

2020-10-06: 4. CD-1 Rezoning: 5055 Joyce Street (Support)									
Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
09/28/2020	22:13	PH1 - 4. CD-1 Rezoning: 5055 Joyce Street	Other	As a resident in the Joyce-Collingwood Station area, I'm concerned about another high-rise development being built similar to the high-rise building being constructed just north of the Station adjacent to Vanness and Joyce Street - across from the planned development at 5055 Joyce Street. The current high-rise is not yet completed, but it was advertised in Shanghai first. Although, the signage was removed from the Joyce-Station platform, after about 3 months of being approved by the Vancouver City Council. However, the intentions were clear about where the Developers, Realtors and Banks saw the money originating from in order to financially afford these units - rent or purchase. How many City Council Members and who in the planning department knew that this site would be approved prior to a Hearing? A Notice of Public Hearing for the local affected residents to attend was just window dressing. Vancouver long-term workers, taxpayers and citizens were last on the list, once again. The current work on Joyce Street and the addition of an upgraded sewage line (\$millions) between Vanness Ave and Euclid Street suggest that the development of the 5055 Joyce Street new complex is already baked into the cake, regardless of a Hearing. So I'm not sure why residents are asked for their approval, at this late date. The Wall Centre Condominium Complex at Vanness Ave and Boundary Road experienced the same problem, where \$millions were spent on new sewage line upgrades, after construction completion. The planning department didn't consider the volumes of sewage emanating from the buildings during early morning toilet flushes and showers. The Joyce Street upgrade, although a smaller pipe diameter, appears to be the same issue. The good news is that the planning department may be two to three years early if the 5055 Joyce Street complex is approved. Note: St. Mary's Parish might appreciate repairing the damage to their front lawns after construction crews are finished laying pipe. 12 crew members leaning on their shovels watching two workers shovelling below grade isn't a good use of manpower. Now that we have the Cullen Commission in operation prior to January 2020, City/property developments should be vetted by the Commission to ensure that the money funding these developments isn't laundered money. It's no longer appropriate just to ask Banks, Realtors, Lawyers, Developers and a host of complicit parties as to where the money originates from. It's time to put everyone under the lens with a formal process, regardless of their position in the decision-making chain. Although, it's usually top-down vs bottom-up influencing the development - easily identifiable targets. Since Real Estate has been the primary vehicle to wash or launder money for many decades, we owe it to the working class (aka the real taxpayer) to ensure affordable housing is available. The whining by MLAs and MPs about affordable housing is a ruse (continued in the attached file)	Ron Bruce			Renfrew-Collingwood	Appendix A
09/29/2020	11:17	PH1 - 4. CD-1 Rezoning: 5055 Joyce Street	Other	I would like to comment on two items: below market rental and the planned parking spaces. The information sent to us says ten below market rental units. This is too low. If you really want to support affordable housing, at least 10% or 36 units should be designated affordable. Second comment- 102 parking spaces are planned. Are you insane? 360 units, plus visitors, plus car share plus retail and only 102 parking spaces? At minimum one parking stall for each residential unit, and that will NOT be enough. You MUST insist on more on-site resident parking. Where would you suggest 80% of the new residents in this building park their vehicles? This is an incredibly densely populated area. Street parking for residents anywhere near this intersection is already impossible. This new development must include at minimum 360 on-site resident parking stalls. These adjustments will lead us towards a more livable city. Thank you for listening!	Sheri Parke			Unknown	No web attachments.

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10/02/2020	08:46	PH - 4. CD-1 Rezoning: 5055 Joyce Street	Other	<p>For the above-referenced Hearing please reconfirm the phone number that you wish me to use on October 6 at 6:00 PM. A presentation document has been submitted and confirmed as being received. "Your comments have been received by the City Clerk's Office. Your case number is 101014402087"</p> <p>In the spirit of saving time, please copy all City Council Members prior to the October 6th meeting regarding 101014402087. Then, in the 5 minutes, I have been given, I will highlight the contents of the submission and expand upon certain topics. By not having Council Members prepared or not having read the submission would diminish the clarity of discussions between Council Members. Voting on the Rezoning proposal won't be possible unless all Council Members are prepared. My submission is in a pdf. format and easy to email. I would appreciate receiving the names of the Council Members in attendance at this Hearing. And will they be at City Hall or online? If a number of them are participating remotely, the written submission "101014402087" would obviously be beneficial to all. Regards Ron Bruce [REDACTED]</p>	Mr Ron Bruce	[REDACTED]	[REDACTED]	Renfrew-Collingwood	No web attachments.

To Vancouver City Council on September 28, 2020, **Ref: Public Hearing 5055 Joyce Street, Vancouver, BC**

As a resident in the Joyce-Collingwood Station area, I'm concerned about **another** high-rise development being built similar to the high-rise building being constructed just north of the Station adjacent to Vanness and Joyce Street - across from the planned development at 5055 Joyce Street. The current high-rise is not yet completed, but it was advertised in Shanghai first. Although, the signage was removed from the Joyce-Station platform, after about 3 months of being approved by the Vancouver City Council. However, the intentions were clear about where the Developers, Realtors and Banks saw the money originating from in order to financially afford these units - rent or purchase. How many City Council Members and who in the planning department knew that this site would be approved prior to a Hearing? A Notice of Public Hearing for the local affected residents to attend was just window dressing. Vancouver long-term workers, taxpayers and citizens were last on the list, once again.

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Since Real Estate has been the primary vehicle to wash or launder money for many decades, we owe it to the working class (aka the real taxpayer) to ensure affordable housing is available. The whining by MLAs and MPs about affordable housing is a ruse, where they can't figure out the cause and affect. Or, do I dare say, they're part of the machination.

In this statement about the objection to the Development at 5055 Joyce Street, I won't get into all the different ways on how to launder money and all those aiding and abetting the process of approving developments (aka complicit). The email from the AG's Office (below) confirms that Real Estate is on the radar of the Cullen Commission. Willful Blindness isn't a defence argument that wins in the Courts. And if the money laundering goes so deep as to call into play CSIS, it will be a National Security issue. All those aiding and abetting the process will receive criminal charges. And for the lower-level players, who facilitate the movement of illicit activity, may only be fired - try getting a job at Walmart with these details on your résumé, especially after identifying oneself as a government employee - with reasons. Loyalty to fellow Canadians, who have been pulling the tax-train for generations, is masked by loyalty to money launderers. Which is now the majority in the Real Estate Industry and everyone thereto attached. Hopefully, the Cullen Commission can identify the bad actors, seize assets, including Bank accounts and expose the money shufflers - Nationally and Internationally.

<https://www.icij.org/investigations/fincen-files/fincen-files-stories-from-around-the-globe/>

Email from the AG Office :

Dear Ron Bruce:

Thank you for your August 28 and September 21, 2020 emails. We are responding regarding your concerns about money laundering and the connection with Trump Towers.

“The Commission is looking into the connected issues of gambling, **real estate, financial institutions and the corporate and professional sectors**. As part of the Commission's work to define the scope of the inquiry's mandate, the Commission decided to engage British Columbians at public hearings to identify key themes of concern. Witness hearings began spring of this year after the Commission collected and reviewed relevant documents from key agencies.

As the Commission is **independent of government operations**, please contact the Commission directly by email about your concerns at: info@cullencommission.ca. To find out more about the Commission and updates, you can also visit their website at: www.cullencommission.ca

We can assure you that addressing money laundering is a key priority of our government. This is an important and complex issue and we are confident in the ability of Justice Cullen and his team to do the appropriate analysis.

Thank you for taking the time to write.

B1: LEED GOLD - BUILDING DESIGN + CONSTRUCTION Sustainability Strategies – Rezoning Application per **Integral Group**.

“As the project (5055 Joyce Street) is over 50% residential, LEED registration, design and certification is not required (page 4 of 6)”. In other words, the heating and cooling costs and lack of sustainable building design features (Insulation, triple-pane windows, etc) become the burden of tenants, as long as the building is still standing, under the current building codes - the next 80 years +. And the incentive competition which is administered by the Integral Group is thrown out the window. Someone just put their thumbs on the scale regarding Sustainability Strategies and the lack thereof.

Integral Group: The Integral Group is administering the Better Buildings BC program, while the BC Ministry of Mines, Energy and Petroleum Resources **is providing funding and program oversight**. There appears to be a number of influencing parties dictating the outcome of any one development that the Integral Group is involved with. Anyone associated with new building development is therefore an insider. Or at the very least a conduit for informing third parties of potential property grabs. What better place to sit than in the Planning Department or at The Land Title Office? The methods used are so overt they're covert.

Integral Group is administering the Better Buildings BC program. Better Buildings BC is an incentive program and juried competition that provides incentives and support to **high-rise residential, office, retail, commercial, institutional, and other large complex building projects** designed to meet a net-zero energy-ready level of performance (*the sizzle*). The program offers two separate incentives. Design Incentives of up to \$40,000 are available to assist **design teams** in offsetting any costs that may be incurred by any additional design necessary to target net-zero energy-ready. Participants who receive a Design Incentive will be invited to submit a **Full (full disclosure of methods and technology) Program Application** and will be eligible to receive a Net-Zero Energy-Ready Incentive of up to **\$350,000**. Again, per the Integral Group - the project (**5055 Joyce Street**) is over 50% residential, therefore LEED registration, design and certification are not required (page 4 of 6). In reality, are these incentives real or are they just a lottery for trapping submissions? This again is an open door to Vancouver's Zoning and Development processes.

Intellectual Property submitted is vetted/juried by the Integral Group to evaluate and overseen by the BC Ministry of Mines, Energy and Petroleum Resources **providing funding and program oversight**. Anyone requested to sign a non-disclosure agreement in the chain of approving incentives or a specific development is naive. Tracing the number of influencers and leaks is in the hundreds. Integral Group's global locations will give you some sense as to who the information is being shared with, by just using the email send function. <https://www.integralgroup.com/news/bbbc/> Even those who are suspicious of illicit activity do not want to lose their jobs/positions, won't blow the whistle or want to lose out on any incentives for their collective design team. So Willful Blindness is decided upon as the best course of action.

The foregoing insights/comments/ideas expressed to the Vancouver City Council, regarding one high-rise development at 5055 Joyce Steet has little impact. Although, these nefarious activities won't change much regarding **high-rise, residential, office, retail, commercial, institutional, and other large complex building projects across BC**. The same parties, professionals and people in the chain of approving development are involved with the outcome - good or bad.

Since the AG's Office was prompt and professional in responding to my recent emails, based on how money is laundered and by whom, with reasons, I feel compelled to share this short brief with the Cullen Commission. Generally speaking, the foregoing is typical of approving Vancouver development, as well as approving development all across British Columbia.

If you have taken the time to read the foregoing, I will congratulate you. There is more, but authoring or co-authoring a book about money laundering and all the myriad of connections/directions thereto takes time and resources. It also takes hundreds of concerned citizens to submit their own personal and evidentiary experiences. The website of ICIJ.org and www.cullencommission.ca is the most comprehensive resources today and can be referred to regularly.

Without Prejudice
Ron Bruce, Vancouver BC