

**Subject: FW: Secondary Suites**

**Date:** Mon, 11 Apr 2005 09:26:53 -0700

**From:** "Ernie Crist" <ernie\_crist@dnv.org>

**To:** <fonvca@fonvca.org>

R E V I S E D     A N D     U P D A T E D.

From: Ernie Crist  
Sent: Sunday, April 10, 2005 11:50 PM

Subject: FW: Secondary Suites

Dear .....

The Manager has acknowledged that a staff person who was responsible for this venture goofed. You may therefore ignore it. You are quite right that it was a waste of taxpayers money.

However, since we are talking about waste, I am sending you a copy of an email I have sent to a resident in response to his enquiry re this matter. It may be of interest to you.

Respectfully Yours,

Ernie Crist

Dear Mr. .... .

I am sending you a copy of an email I have written in response to a letter from a resident which you might find interesting as it is in line with your own concerns. Hopefully it will explain to you the real issues re the tax increases.

Yours truly,

Ernie Crist

---

From: Ernie Crist  
Sent: Sunday, April 10, 2005 8:22 PM

Subject: RE: Secondary Suites

Dear Dr. ....

From the municipal government point of view, taxing secondary suites is, in many ways attractive since, in most cases, such suites result in higher costs to the municipality. Also, in most cases they provide the owners with additional income which, in the absence of a progressive Federal taxation policy for local government in Canada, appears only fair and equitable.

Canada is the only non third world country which does not recognize local government under it's constitution, even though close to 90% of Canadians live within it's jurisdiction and are faced with the staggering problems of a modern society. In North Vancouver for instance 150 natives are recognised as a legitimate level of government but the 90,000 people living in the District are not. The result is that local government, other then the property tax, has no access to any of the lucrative tax sources available to senior levels of government such as gasoline, tobacco or liquor for instance. Indeed, the Federal government is even taking from local government the gasoline tax which was raised originally to support local infrastructure expenditures.

Generally speaking, secondary suites do result in higher costs to the municipality for such items as water, sewage, waste and other demands on services. Still, I have serious reservations to charge for secondary suites. This is because the District of North Vancouver has for many years and continues to this very day a policy of subsidising the City of North Vancouver via our present recreation agreement when there is no justification for it other than for purely political reasons.

The City of North Vancouver is building the high-rises and we are building the playing fields. The District has 3 swimming pools and the City has one but is not contributing a single penny towards the capital maintenance of District pools eventhough the population in the City is more than half of what it is in the District.

This is only possible because the people in the District do not seem to care one iota that their taxes are being used to subsidize the City even though it has been pointed out to them a thousand times and in a thousand different ways. A proposal to reorganize the administration of the present Rec Commission along the Parkgate model which is based on the society principle and is far more efficient and more accountable has been rejected by District Council repeatedly even though it would save the District taxpayers millions of dollars annually and without adversely impacting the level of services. This too, is done so as not to upset the status quo. All efforts on my part to change this situation have fallen on deaf ears. This includes ALL present members of Council.

There is an old saying that those who don't sew up the hole in their purse will end up short. The point is that the people in the District have been silent and so the bleeding continues. That this is dumb by any standard goes without saying but apparently it does not bother the District residents. In the meantime, the District is short of money and is trying to get it by way of least resistance, namely the District taxpayers. The tax increases during the last twelve years by the way have not been 4 to 5% annually but both direct and indirect increases have been between 7 and 8% annually. This too has been pointed out on numerous occasions by the Federation of North Vancouver Community Associations (FONVCA) based on statistics.

Needless to say, I do not agree with this poor and politically opportunistic policy, but since nobody listens it will surely continue; hence the secondary suite charge.

It may be of interest to you also that in the last 12 years taxes in the District have gone from the second lowest in the region to the second highest. This too does not seem to bother District residents and neither does it upset them or so it seems that during that same time the District Heritage Fund amounting to hundreds of millions dollars has been used up more or less, not to speak of the fact that, unlike any other municipality in the region, the District today is without any infrastructure Reserve Fund which in 1997 stood at \$91 million.

Apathy can cost a great deal of money. On the other hand ignorance, albeit by choice, is bliss or so the saying goes.

You are undoubtedly familiar with the Elois who were being used as food by the Morlocks in H.G. Wells' "Time Machine". This is another way of saying we get what we deserve.

Be that as it may, I have done my duty and pointed this out a thousand times and so have others but to no avail. Indeed, those who have, were either not elected and/or were kicked off Council. The message is clear. Don't upset the public with facts for they will never forgive you. Indeed those who are in the main responsible for this fiasco, not to speak of scandals like Northlands, KPMG, Canlan, L.V.Library etc., have been promoted to higher office - I rest my case.

And finally, should you wish to verify what I have said above, I would

urge you not to consult elected officials or bureacrats but people and dedicated community activists such as Dr. Corrie Kost, Brian Platts, David Sadler and Allan Orr for example who are outstanding individuals and know what is going on in the District and have seen the scenario unfold for years.

Yours truly,

Ernie Crist

---

haw.ca]  
Sent: Sunday, April 10, 2005 11:50 AM  
To: DNVCouncil  
Subject: Secondary Suites

Dear DNV Council

I have dutifully filled in my secondary suite declaration. I do not have a problem with this and understand that there are additional taxes to having a secondary suite. Still, I feel I have to get it off my chest and let Council know how I feel about this.

We (my wife and I) would never rent out our suite. It provides accommodation (as well as dignity) to a senior citizen ('grandma') who might otherwise be forced to seek subsidized (tax payer subsidy) housing in order to live. I now feel that I am looking after our elderly (at our expense) and being taxed additionally. If your intent was to tax us for housing an extended family, then perhaps a Poll tax might be more useful. If your intent was to tax second kitchens, I appreciate that.

Having said that, I feel a bit 'bummed' about having my extended family taxed when there are so many around me renting illegal suites, some with kitchens and others without, who may not be complying with district regulations, not declaring their 'income' and utilizing district services on non-family members. If the District's intent was to 'regulate' illegal suites, then I think you should re-think how it was done and consider that you may have just made it harder for some (we'll survive) to house their parents with dignity. I think you should first crack down on the illegal suites not meeting district regulations with undeclared incomes. Please consider that this puts me in an awkward situation as I do not wish to raise the hackles of my dear neighbours, of which nearly 50% of them have illegal suites. Consider that I am a bit rankled at the thought that I will be dutifully paying the tax whereby many (who should) will not!

Anyways, I have it off my chest. I understand that District Council has done their best to deal with this prickly situation and will support it. Short of running for council myself ( I don't intend to, I assure you), I appreciate your efforts.

---

 [winmail.dat](#)

**Name:** winmail.dat  
**Type:** application/ms-tnef  
**Encoding:** base64  
**Download Status:** Not downloaded with message