



Making a difference...together

Capital Regional District

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April 24, 2017

File 0400-50

Mr. Chris Coates  
City Clerk, Legislative & Regulatory Services  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mr. Coates:

**RE: Foreign Purchaser Property Transfer Tax**

At the Capital Regional District (CRD) Board meeting of April 12, 2017, the Board considered the following Notice of Motion brought by two CRD Directors:

*That the CRD Board Chair write to the Provincial Government requesting that should the percentage of foreign purchasers in the region be 10% or more for two consecutive months, that the Province immediately introduce a 15% Additional Property Transfer Tax to ensure a level playing field among the three least affordable regions in the country.*

The full wording of the motion along with supporting documentation is enclosed for your reference.

The Board resolved to postpone further consideration of the motion until June 14 to allow the Board to seek input on the issue from other affected local governments in the region.

If Victoria Council wishes to provide any input to the CRD Board on the issue, please provide it to me in writing on or before Wednesday, June 7, 2017, so that it can be included in the Board's agenda material for its June 14 meeting.

Do not hesitate to contact me if you have any questions.

Yours sincerely,

Brent Reems  
Senior Manager  
Legislative & Corporate Services  
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Encl.



## **Notice of Motion for CRD Board Meeting Wednesday April 12<sup>th</sup> 2017**

Whereas in July 2016, the Government of British Columbia introduced a 15% Additional Property Transfer Tax to purchases of residential real-estate by foreign entities;

And whereas Greater Victoria, Metro Vancouver and Toronto have for sometime now been now the three most unaffordable real estate markets in the country;

And whereas the Government of Ontario is now considering implementing a similar tax for Toronto which would potentially increase the pressure on Greater Victoria's market;

Therefore be it resolved that the CRD Board Chair write to the Provincial Government requesting that should the percentage of foreign purchasers in the region be 10% or more for two consecutive months\*, that the Province immediately introduce a 15% Additional Property Transfer Tax to ensure a level playing field among the three least affordable regions in the country.

\* See attached data for Metro Vancouver and individual municipalities for June and July 2016. The proposed 10% for two months in a row threshold is on the low end of the spectrum when compared to the Metro Vancouver Region as a whole for the months of June and July.

Director Helps  
Director Howe

PROVINCE	June 10-August 1, 2016		Aug. 2- 31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	30126		17808		11682		11128		10942		8817		90503	
Total Number of Property Transfers that Involved foreign nationals	2519	8.4%	249	1.4%	247	2.1%	329	3.0%	350	3.2%	329	3.7%	4023	4.4%
Total Value of All Property Transfers	\$20,499,449,901		\$10,922,923,675		\$7,237,233,481		\$6,294,981,366		\$6,765,450,335		\$5,048,310,340		\$56,768,349,098	
Total Value of All Property Transfers Involving Foreign Nationals	\$2,619,156,390	12.8%	\$156,055,924	1.4%	\$162,185,677	2.2%	\$245,198,463	3.9%	\$295,758,538	4.4%	\$225,182,674	4.5%	\$3,703,537,666	6.5%

METRO VANCOUVER	June 10-August 1, 2016		Aug. 2- 31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	14978		6964		5150		4694		5013		4216		41015	
Total Number of Property Transfers that Involved foreign nationals	1974	13.2%	60	0.9%	92	1.8%	140	3.0%	204	4.1%	168	4.0%	2638	6.4%
Total Value of All Property Transfers	\$14,079,792,502		\$6,541,646,159		\$4,520,716,824		\$3,653,313,044		\$4,263,221,032		\$3,251,490,521		\$36,310,180,082	
Total Value of All Property Transfers Involving Foreign Nationals	\$2,321,595,023	16.5%	\$46,869,877	0.7%	\$79,247,974	1.8%	\$115,376,442	3.2%	\$197,551,473	4.6%	\$138,524,778	4.3%	\$2,899,165,567	8.0%
Total Investment from foreign nationals based on % ownership	\$2,161,424,712	15.4%	\$17,135,140	0.3%	\$50,358,215	1.1%	\$88,845,777	2.4%	\$165,920,817	3.9%	\$104,283,939	3.2%	\$2,483,684,661	6.8%

REST OF PROVINCE	June 10-August 1, 2016		Aug. 2- 31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	15148		10844		6532		6434		5929		4601		49488	
Total Number of Property Transfers that Involved foreign nationals	545	3.6%	189	1.7%	155	2.4%	189	2.9%	146	2.5%	161	3.5%	1385	2.8%
Total Value of All Property Transfers	\$6,419,657,399		\$4,381,277,516		\$2,716,516,657		\$2,641,668,322		\$2,502,229,303		\$1,796,819,819		\$20,458,169,016	
Total Value of All Property Transfers Involving Foreign Nationals	\$297,561,367	4.6%	\$109,186,047	2.5%	\$82,937,703	3.1%	\$129,822,021	4.9%	\$98,207,065	3.9%	\$86,657,896	4.8%	\$804,372,099	3.9%

Percentage of all Transactions in BC that were in Metro Vancouver	49.7%	39.1%	44.1%	42.2%	45.8%	47.8%	45.3%
Percentage of all Investment in BC that was in Metro Vancouver	68.7%	59.9%	62.5%	58.0%	63.0%	64.4%	64.0%
Percentage of all Transactions that involved foreign nationals in BC that were in Metro Vancouver	78.4%	24.1%	37.2%	42.6%	58.3%	51.1%	65.6%



METRO VANCOUVER ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Cumulative (from June 10-August 1, 2016)		Aug. 2-31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	14978		8964		1550		4094		5013		4216		42055	
Total Number of Property Transfers that involved foreign nationals	1974	13.2%	60	0.9%	92	1.8%	140	3.0%	204	4.1%	160	4.0%	2638	6.4%
Total Value of All Property Transfers	\$14,079,792,502		\$6,541,646,109		\$4,520,716,824		\$1,693,313,044		\$4,243,321,632		\$3,251,460,321		\$36,510,180,082	
Total Value of All Property Transfers Involving Foreign Nationals	\$2,321,595,023	16.5%	\$46,860,877	0.7%	\$79,147,974	1.8%	\$135,376,442	3.2%	\$197,551,473	4.6%	\$138,524,778	4.3%	\$2,889,145,567	8.0%
Total Investment from foreign nationals (based on % ownership)	\$2,163,428,713	15.4%	\$7,335,140	0.3%	\$50,858,215	1.1%	\$88,840,777	2.4%	\$165,920,817	3.9%	\$104,283,535	3.2%	\$2,387,968,609	7.1%

VANCOUVER ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Cumulative (from June 10-August 1, 2016)		Aug. 2-31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	3327		1483		1267		935		1111		856		8709	
Total Number of Property Transfers that involved foreign nationals	508	15.3%	34	0.9%	23	2.1%	23	2.5%	49	4.4%	36	4.5%	655	7.5%
Total Value of All Property Transfers	\$4,093,182,110		\$1,898,680,874		\$1,260,770,081		\$991,046,337		\$1,450,647,895		\$981,405,510		\$10,695,742,927	
Total Value of All Property Transfers Involving Foreign Nationals	\$732,958,732	17.9%	\$11,135,004	0.6%	\$28,853,899	2.3%	\$27,400,300	2.8%	\$81,501,077	5.6%	\$12,488,376	5.3%	\$994,335,488	8.7%
Total Investment from foreign nationals based on % ownership	\$689,489,127	16.8%	\$6,496,953	0.3%	\$18,907,243	1.5%	\$21,188,149	2.1%	\$67,514,454	4.7%	\$45,790,568	4.7%	\$846,382,494	7.9%

RICHMOND ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Cumulative (from June 10-August 1, 2016)		Aug. 2-31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	1557		538		480		801		754		375		4255	
Total Number of Property Transfers that involved foreign nationals	310	24.7%	10	1.9%	11	4.4%	54	6.7%	66	8.8%	27	7.2%	488	11.6%
Total Value of All Property Transfers	\$12,230,751,579		\$498,811,598		\$402,354,023		\$535,294,597		\$454,908,352		\$332,133,597		\$3,444,220,656	
Total Value of All Property Transfers Involving Foreign Nationals	\$334,726,069	27.2%	\$6,353,000	1.3%	\$12,130,800	3.1%	\$38,400,433	7.2%	\$46,795,133	10.3%	\$24,573,173	7.6%	\$463,145,708	13.4%
Total Investment from foreign nationals based on % ownership	\$311,907,339	25.2%	\$3,896,901	0.8%	\$7,210,717	1.8%	\$14,179,032	6.4%	\$40,542,855	8.9%	\$12,769,883	4.0%	\$420,696,287	12.2%

SURREY ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Cumulative (from June 10-August 1, 2016)		Aug. 2-31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	3299		1572		1139		995		977		1290		9230	
Total Number of Property Transfers that involved foreign nationals	318	9.6%	10	0.6%	11	1.0%	9	0.9%	15	1.5%	54	4.2%	417	4.1%
Total Value of All Property Transfers	\$2,414,362,950		\$1,170,827,290		\$887,528,453		\$978,705,804		\$691,781,547		\$647,998,424		\$6,391,206,688	
Total Value of All Property Transfers Involving Foreign Nationals	\$313,696,408	12.9%	\$6,469,913	0.6%	\$9,076,738	0.9%	\$5,957,460	1.0%	\$13,945,310	1.9%	\$22,803,746	3.5%	\$564,352,890	5.7%
Total Investment from foreign nationals based on % ownership	\$266,055,416	11.0%	\$1,569,501	0.1%	\$3,686,981	0.4%	\$2,683,508	0.5%	\$10,868,195	1.6%	\$20,955,648	3.2%	\$396,020,448	4.0%

BURNABY ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Cumulative (from June 10-August 1, 2016)		Aug. 2-31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	1084		494		358		307		393		344		2880	
Total Number of Property Transfers that involved foreign nationals	262	24.2%	5	1.0%	5	1.4%	18	5.9%	35	8.9%	27	7.8%	152	11.8%
Total Value of All Property Transfers	\$915,758,073		\$424,764,646		\$300,399,054		\$248,056,436		\$267,357,184		\$249,210,518		\$2,389,545,121	
Total Value of All Property Transfers Involving Foreign Nationals	\$221,186,711	24.2%	\$2,076,000	0.5%	\$3,205,700	4.2%	\$11,227,000	4.5%	\$11,923,000	8.0%	\$19,043,400	7.8%	\$287,543,831	12.0%
Total Investment from foreign nationals based on % ownership	\$215,148,281	23.5%	\$1,123,640	0.3%	\$1,175,700	3.7%	\$9,415,300	3.8%	\$18,650,882	7.0%	\$11,488,300	4.8%	\$507,207,609	11.3%

Percentage of all Transactions in Metro Vancouver that were in Vancouver, Richmond, Surrey and Burnaby	58.6%	58.7%	59.5%	62.8%	64.5%	66.8%	61.2%
Percentage of all Investment in Metro Vancouver that was in Vancouver, Richmond, Surrey and Burnaby	61.5%	61.0%	63.5%	64.4%	67.2%	67.5%	63.2%
Percentage of all Transactions that involved foreign nationals in Metro Vancouver that were in Vancouver, Richmond, Surrey and Burnaby	70.8%	65.0%	65.2%	74.3%	80.9%	85.7%	72.4%
Percentage of all Investment Involving Foreign Nationals in Metro Vancouver that was in Vancouver, Richmond, Surrey and Burnaby	69.1%	76.4%	81.4%	76.3%	82.9%	87.5%	71.2%

#### Average Value of Property Transfer

District	Total	Foreign Nationals	Canadians / Permanent Res.
Metro Vancouver	\$885,290	\$1,098,001	\$670,600
Vancouver	\$1,128,125	\$1,430,835	\$1,211,694
Richmond	\$819,085	\$949,151	\$602,008
Surrey	\$592,418	\$688,098	\$683,417
Burnaby	\$805,217	\$816,886	\$603,654

PROVINCE OUTSIDE OF METRO VANCOUVER	Cumulative (from June 10-August 1, 2016)		Aug. 2- 31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	15148		10844		6532		6434		5929		4601		49488	
Total Number of Property Transfers that Involved foreign nationals	545	3.6%	189	1.7%	155	2.4%	189	2.9%	146	2.5%	161	3.5%	1385	2.8%
Total Value of All Property Transfers	\$6,419,657,398		\$4,381,277,516		\$2,716,516,657		\$2,641,668,322		\$2,502,229,303		\$1,796,819,819		\$20,458,169,016	
Total Value of All Property Transfers Involving Foreign Nationals	\$297,561,367	4.6%	\$109,186,047	2.5%	\$82,937,703	3.1%	\$129,822,021	4.9%	\$98,207,065	3.9%	\$86,657,896	4.8%	\$804,372,099	3.9%

Capital Regional District	Cumulative (from June 10-August 1, 2016)		Aug. 2- 31, 2016		Sept 1 - 30, 2016		Oct 1 - 31, 2016		Nov 1 - 30, 2016		Dec 1 - 31, 2016		Cumulative Total - June 10 - Dec 31, 2016	
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage	Totals	Percentage
Total Number of Property Transfers	2280		1214		824		879		848		735		6780	
Total Number of Property Transfers that Involved foreign nationals	90	3.9%	45	3.7%	27	3.3%	55	6.3%	39	4.6%	38	5.2%	294	4.3%
Total Value of All Property Transfers	\$1,304,572,544		\$738,947,274		\$514,615,953		\$526,964,594		\$510,469,293		\$386,839,321		\$3,982,408,979	
Total Value of All Property Transfers Involving Foreign Nationals	\$62,727,356	4.8%	\$38,468,620	5.2%	\$18,908,220	3.7%	\$54,377,408	10.3%	\$32,008,579	6.3%	\$24,859,449	6.4%	\$231,349,632	5.8%

#### Average Value of Property Transfer

District	Total	Foreign Nationals	Canadians / Permanent Res.
Rest of Province	\$413,397	\$580,774	\$408,577
Capital Regional Distri	\$587,376	\$786,904	\$578,332

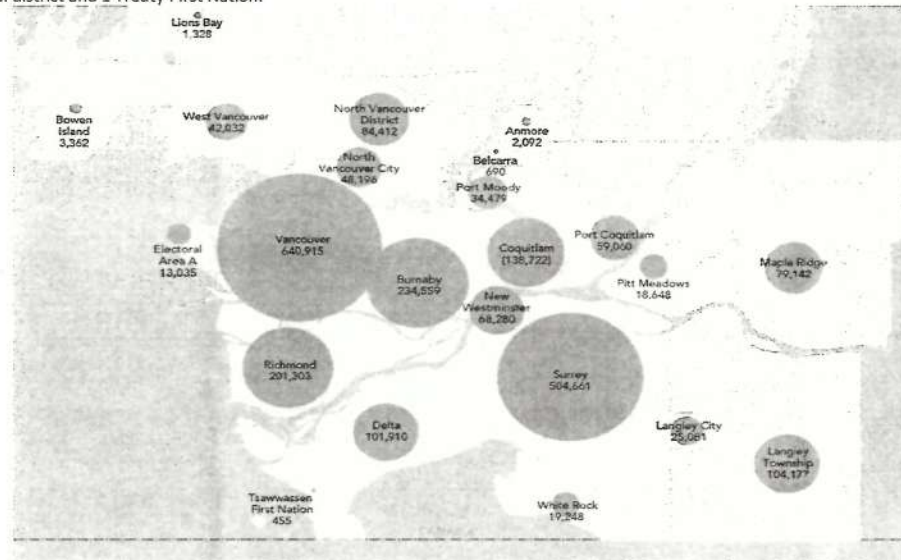
## NOTES:

**Property Transfer Transactions** A transaction that involves the transfer of a single property (regardless of the number of individuals involved)

**Foreign National** Someone other than a Canadian Citizen or a Permanent Resident.

**Metro Vancouver** Encompasses 21 municipalities, 1 electoral district and 1 Treaty First Nation:

Anmore  
 Belcarra  
 Bowen Island  
 Burnaby  
 Coquitlam  
 Delta  
 Electoral Area A  
 Langley City  
 Langley Township  
 Lions Bay  
 Maple Ridge  
 New Westminster  
 North Vancouver City  
 North Vancouver District  
 Pitt Meadows  
 Port Coquitlam  
 Port Moody  
 Richmond  
 Surrey  
 Tsawwassen First Nation  
 Vancouver  
 West Vancouver  
 White Rock



**Capital Regional District (CRD)** Encompasses 13 municipalities and 3 Electoral Areas (Juan de Fuca, Salt Spring, and the Southern Gulf Islands).  
 (Victoria, Saanich, Central Saanich, Colwood, Esquimalt, Highlands, Langford, Metchosin, North Saanich, Oak Bay, Sidney, Sooke, View Royal)