

1

Hau, Lucy

Subject: FW: Foreign homebuyers tax

From: Rebecca Wu
Sent: Wednesday, February 08, 2017 7:01 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign homebuyers tax

Hello,

I am in support. Thanks.

Rebecca Wu

2

Hau, Lucy

Subject: FW: foreign buyers tax

From: Moshe Dobner

Sent: Wednesday, February 08, 2017 7:00 PM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: foreign buyers tax

I do not support this motion. Such a tax will reduce values of properties in Markham but will not help 1st time buyers as prices will still remain out of reach for most people in this category.

Once the prices are reduced foreign buyers will resume buying inspite of the tax. So what is the point?

Moshe Dobner

3

Hau, Lucy

Subject: FW: Motion to implement foreign buyer tax.

From: richard sung
Sent: Wednesday, February 08, 2017 6:59 PM
To: Bavington, Kitty; Councillor, Karen Rea - Markham
Subject: Motion to implement foreign buyer tax.

I don't support this motion to implement a foreign buyers tax similar as Vancouver. The council should propose a motion to restrict foreign buyers to purchase only property that's over \$3,000,000. That will stop the overhead market else sale of all housing will suffer like Vancouver.

Hau, Lucy

4

Subject: FW: Foreign investors tax

From: Dan Johnstone
Sent: Wednesday, February 08, 2017 7:10 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign investors tax

Not supportive of the motion, it hasn't been successful in Vancouver, sales are down but prices have stayed the same as the inventory has dropped. There's been a great deal of disruption as deals have collapsed.

DJ

Hau, Lucy

5

Subject: FW: Foreign Buyers Tax

From: Michael Gannon
Sent: Wednesday, February 08, 2017 7:10 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign Buyers Tax

Hi Kitty, I absolutely support Councilor Rea's motion on this subject coming up on Feb 13th. We heard at the URA meeting this week (the Mayor was present) from a prominent local realtor that in his recent experience what we do have is 70-80% of single detached resales are to foreign buyers, and many of them get converted to rentals. We may not have a vacant property issue, but we do have an opportunity to raise revenue from this source, we have an opportunity to stop this conversion to rental which significantly changes our neighbourhoods (while doing nothing to help affordable housing), and we have the opportunity to at least slow down this price escalation which means that our teachers, firemen, nurses and other essential staff can no longer afford to live here.

Regards

Mike Gannon

6

Hau, Lucy

Subject: FW: Foreign Buyers tax

From: Steve Lusk
Sent: Wednesday, February 08, 2017 7:13 PM
To: Bavington, Kitty; Councillor, Karen Rea - Markham
Subject: Foreign Buyers tax

Please note my support for your motion on a foreign buyers tax in Markham.
Thanks for bringing this forward.

Steve Lusk

Hau, Lucy

7

Subject: FW: Motion: REQUEST THE GOVERNMENT OF ONTARIO TO IMPLEMENT A FOREIGN BUYERS TAX ACROSS THE PROVINCE OF ONTARIO

From: John and Mari

Sent: Wednesday, February 08, 2017 7:30 PM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: Motion: REQUEST THE GOVERNMENT OF ONTARIO TO IMPLEMENT A FOREIGN BUYERS TAX ACROSS THE PROVINCE OF ONTARIO

I support this motion

John Stoneman

8

Hau, Lucy

Subject: FW: Please be advised that we are not in favour of this motion,

From: Ray Cowan

Sent: Wednesday, February 08, 2017 7:31 PM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: Please be advised that we are not in favour of this motion,

Margaret & Ray Cowan

Hau, Lucy

9

Subject: FW: Foreign Buyers Tax

From: evelyn johnston
Sent: Wednesday, February 08, 2017 7:39 PM
To: Bavington, Kitty; Councillor, Karen Rea - Markham
Subject: Foreign Buyers Tax

Yes, I think that Ontario should pass a Foreign Buyers Tax. In the meantime, Markham should do so now! Pushing it off to the province is a coward's behaviour! If Markham won't pass this tax, then we should not expect the province to do our "Dirty Work". That means that our local politicians can say, "I had nothing to do with it."

Evelyn Johnston

Hau, Lucy

10

Subject: FW: Foreign Buyers Tax

From: Don Hobson

Sent: Wednesday, February 08, 2017 7:46 PM

To: Bavington, Kitty; Councillor, Karen Rea - Markham

Subject: Foreign Buyers Tax

I support a foreign Buyers Property Tax in Markham.

Don Hobson

Hau, Lucy

Subject: FW: Motion # 8

From: Alex Ferguson
Sent: Wednesday, February 08, 2017 7:50 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Motion # 8

Dear Kitty,

I am so happy that this motion has been brought forward, at least for discussion. My first concern is for the people trying to enter into the market for the first time. Impossible!! Not only are our young adults affected, but I also find it disturbing to see family neighborhood units sitting empty, unkept, purely to satisfy those wanting to make a quick investment. I don't really mind who buys into the market as long as I know they will become part of the community, living amongst us, contributing to the City of Markham.

Thank you for your attention,

Marg Ferguson

12

Hau, Lucy

Subject: FW: In response to the motion on a foreign buyers tax on Markham real estate
Importance: High

From: Simon Jay
Sent: Wednesday, February 08, 2017 8:36 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: In response to the motion on a foreign buyers tax on Markham real estate

Dear Ms Rae,

As a long-time resident of Markham, I would like to register my strong opposition to a foreign buyers tax on Markham Real Estate, based on the motion that was presented for the following reasons:

- I do not believe, in general, that government interference in an open market is warranted except where there is foul play involved
- In Vancouver this type of tax has had a significantly negative impact on housing values, impacting existing residents in a detrimental way
- The tax has merely served to push foreign buyers to alternate locations (Victoria, Seattle) and its impact has not been fully assessed at this time
- Financial constraints on foreign cash mobility are likely to come into play and blunt foreign buying anyways, particularly with the amount of uncertainty in the market at this time
- There is also a significant supply shortage on Markham properties which is at least partly to blame for the price increases
- There is absolutely no indication that the tax has lowered prices to a level that would meet the needs of the young buyers that the supporters of the tax claim to be seeking to help and I doubt very much that this will be achieved in there, or in Markham. Instead, owners now have impaired properties as buyers look elsewhere.

In addition, before any such tax is considered, I think it would be very useful to provide actual details on the state of the market. The motion itself suggests that an issue exists and makes some blanket statements on occupancy and foreign purchasing activity, but there is no actual data or supporting evidence in it to demonstrate any kind of an issue in Markham, nor does it suggest that the impact of the proposed tax has been studied in any meaningful way. I also think it would be critical to elaborate where the proceeds of such a tax are to be spent.

I have attached a chart of the impact of the tax in Vancouver from inception (TREB/Douglas Porter/BMO). The reduction in value has not yet stopped and the gap is significant and I expect represents the potential for \$150k in lost value in my case, if we assume it were to stop dropping tomorrow, this is money intended for mine and my wife's retirement.

While I feel for the plight of our youth in acquiring a home, I also remember my experience, which involved my wife and I saving for years to be able to afford a house in Markham, because we could not afford a house in Toronto, as I am certain is the case with many other residents. My expectation is that the normal progression is for property values to increase going forward and for new buyers to buy further out, or to buy smaller properties closer to town. Certainly, Markham has urbanized significantly since our arrival in the late 90's.

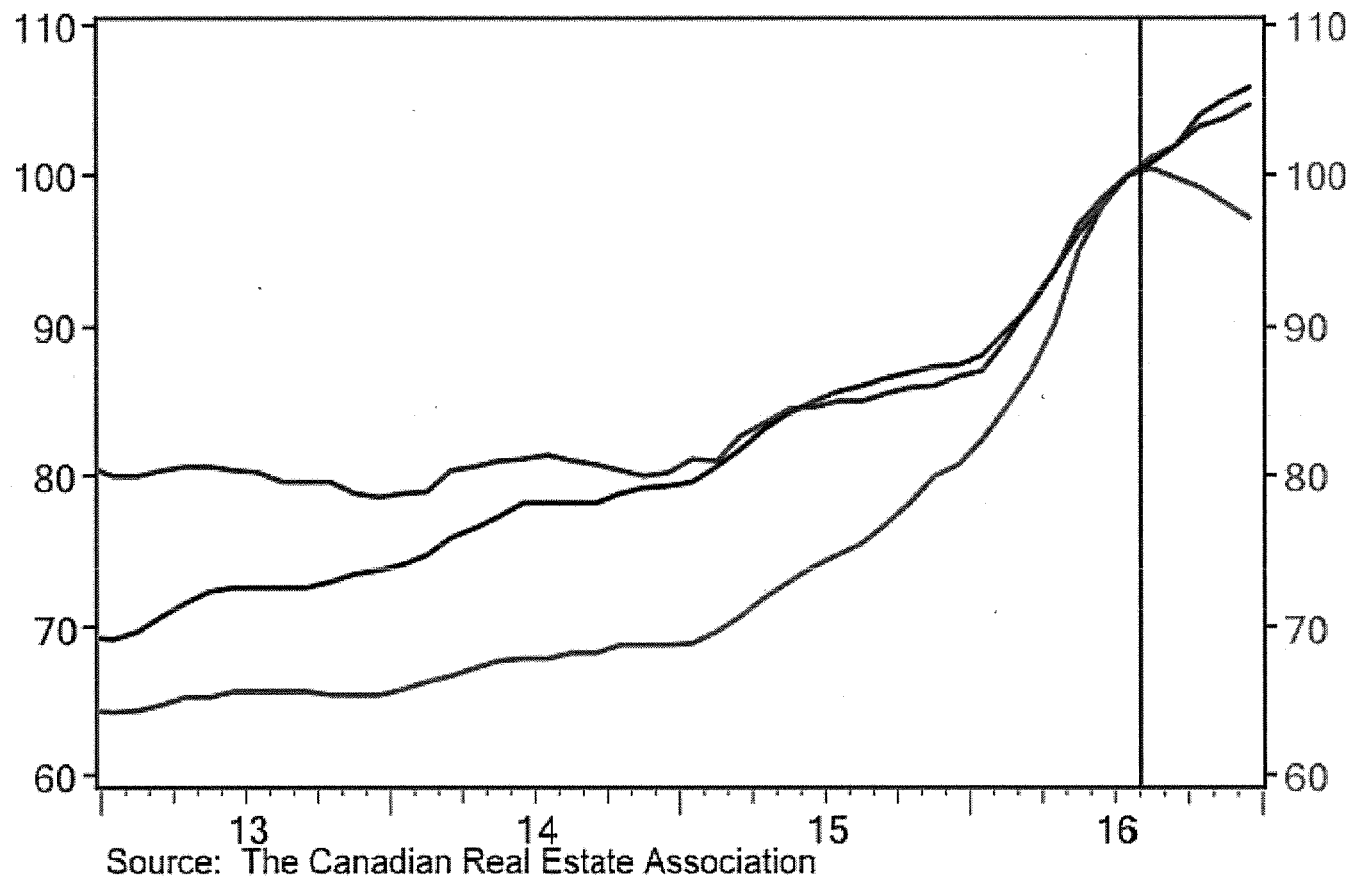
Rather than impose a tax on foreign buyers and disproportionately impair the equity of people who have lived here a long time, I believe government should examine other options to provide affordable housing that do not impair an open market or impact existing owners.

I would be extremely disappointed if you were to support this motion as I am certain that it was not a part of your electoral platform or mandate and I urge you to put it to the voters in a meaningful way before acting.

Sincerely,

Simon Jay

MLS Home Price Index (July 2016 = 100): Toronto
Greater Vancouver
Victoria



13

Hau, Lucy

Subject: FW: Tax

From: Tom
Sent: Wednesday, February 08, 2017 8:37 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Tax

A very bad idea. Just look at the drop in house prices in Vancouver.
Don't do it.

Tom & Sharon Little

14

Hau, Lucy

Subject: FW: Foreign buyer's tax

From: Bell Mail [dchen
Sent: Wednesday, February 08, 2017 8:45 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign buyer's tax

Fully supportive! As an addition, a withholding tax for vacant building.

Hau, Lucy

Subject: FW: Motion for Foreign buyers tax

From: Phil And Nancy
Sent: Wednesday, February 08, 2017 9:30 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Motion for Foreign buyers tax

Hi Guys,

Thanks for the notification, however, I do not support the motion for this new tax.

Thanks,
Phil

Sent from my iPad

Hau, Lucy

16

Subject: FW: Support for additional Land Transfer tax for foreign investors

From: Michelle Perry
Sent: Wednesday, February 08, 2017 10:04 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Support for additional Land Transfer tax for foreign investors

Hello Kitty,

Please add our support for the implementation of an additional Land Transfer tax to applied to foreign ownership/investors Thank you

Frank and Michelle Perry Ward 4 residents City of Markham

Hau, Lucy

17

Subject: FW: Foreign Land transfer tax

From: Sue Keeble
Sent: Wednesday, February 08, 2017 10:37 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign Land transfer tax

I support the motion requesting the Province to implement a foreign buyers Tax similar to Vancouver.

Our children cannot afford to live in our city because of the inflation of real estate prices to out of reach levels. Bring some sanity back to the real estate market.

Sincerely,

Susan Keeble

Hau, Lucy

Subject: FW: foreign buyers tax

From: David Atherton
Sent: Wednesday, February 08, 2017 10:46 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: foreign buyers tax

To Whom It May Concern,

My name is David Atherton and I'm a resident of Markham. The implementation of a Foreign Buyers Tax, I believe is a good thing. The housing market is, in my opinion, over inflated with pricing reaching outrageous levels which I feel is being driven by many factors, including low resale inventory and also the fact that sellers in our area are banking on foreign buyers looking to buy in the area.

If any foreign buyers are moving into our area, we would expect them to be contributing members of our communities and city but we don't want to have empty houses being used to park foreign equity or just as summer/educational homes.

It is a difficult topic as we should not discourage those who are looking to become engaged members of our city and communities but our social and city services come at a cost and if someone can afford a home at the current prices, we should expect that they are also contributing to our tax base not just through property taxes but in both social and economic forms as well.

Thank You for considering my opinion,

David Atherton
Markham Resident

19

Hau, Lucy

Subject: FW: Support Foreign Buyers Tax

From: S W
Sent: Wednesday, February 08, 2017 10:58 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Support Foreign Buyers Tax

Good Evening,

I support a Foreign Buyers Tax to be implemented by the City of Markham.

Thank you,

Sheryl Wright

20

Hau, Lucy

Subject: FW: do not support another 15% tax grab

From: Brian Cloke
Sent: Wednesday, February 08, 2017 11:17 PM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: do not support another 15% tax grab

(21)

Hau, Lucy

Subject: FW: Support to Motion requesting the Province to implement a foreign buyers tax similar to Vancouver

From: yue zhang

Sent: Wednesday, February 08, 2017 11:56 PM

To: Councillor, Karen Rea - Markham; Bavington, Kitty

Subject: Support to Motion requesting the Province to implement a foreign buyers tax similar to Vancouver

and I want this to be implemented asap to save quality life of us all and our next generation!

Hau, Lucy

22

Subject: FW: Councillor Rea's motion re Foreign Buyer's Tax

From: Donald Symonds
Sent: Thursday, February 09, 2017 6:17 AM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Councillor Rea's motion re Foreign Buyer's Tax

I fully support Councillor Rea's motion to propose a province-wide transfer tax on foreign buyers' purchases of homes to help temper the acceleration of house prices.

In addition, to discourage the growing practice of leaving homes unoccupied for extended periods, thus reducing the overall availability of useable housing, I would encourage the application of additional property taxes. This would have the effect of increasing revenue for the city as well as encouraging the rental use of such houses, increasing the availability of housing for families. Options such as this are being implemented, or considered, in other jurisdictions facing similar challenges, including boroughs in the greater London area in England (Islington is an example).

Donald Symonds

Hau, Lucy

23

Subject: FW: Foreign Buyers Tax

From: Ina-Marie Dobner
Sent: Thursday, February 09, 2017 6:21 AM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign Buyers Tax

I am writing to say that I support the upcoming motion at the Council's meeting of February 18th requesting the Province to implement a foreign buyers tax.

Sincerely,

Ina-Marie Dobner.

24

Hau, Lucy

Subject: FW: I support the motion for the foreign buyer tax same as Vancouver

From: Debra Thomson

Sent: Thursday, February 09, 2017 7:47 AM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: I support the motion for the foreign buyer tax same as Vancouver

Hi

I support this.

Prices are getting so high our own Canadians can't purchase homes.

Also are we doing anything about the 3 families purchasing houses - then using the schools but paying the taxes as if the home was for one family.

I have done volunteer work at a couple of schools in the past few years and there are some who have told us about this. The subdivisions were not created for this amount of families in one home. ie Steeles and Markham road area.

Thanks

Debra Thomson

Hau, Lucy

25

Subject: FW: Proposed tax for out of country buyers

From: Darlene Marcellus

Sent: Thursday, February 09, 2017 8:04 AM

To: Bavington, Kitty

Subject: Proposed tax for out of country buyers

I support this tax as too many houses in my area are being purchased by out of country purchasers then either rented or left vacant. This results in the properties not being maintained and that makes the whole area look bad.

Darlene Marcellus

Hau, Lucy

26

Subject: FW: Foreign Buyers Tax

From: P4 Group Inc.
Sent: Thursday, February 09, 2017 8:10 AM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign Buyers Tax

STOP

We have enough tax and economic road blocks to doing business in Canada. As much as the province is pretending that this would make for cheaper housing, what they are really calculating is the new dollars that will be generated for them to spend. The city of Markham, the Province and the Federal governments NEED TO TO STOP SPENDING MONEY, RAISING TAXES AND BEGIN TO OPERATE IN A MORE RESPONSIBLE WAY!

BTW – if you read any of the current articles from the CHBA (<http://www.chba.ca>), the “Foreign Buyers Tax” made a slight impact initially in slowing the realestate market but even wth the 15% tacked on, Canada is still a great place to launder money. The markets bounced back pretty quickly, some investment moved to Ontario. If we implement a tax, those investment dollars will be diverted to Calgary, Edmonton, Montreal, etc.

Todd Patterson

Hau, Lucy

27

Subject: FW: Foreign Buyers Tax Motion

From: jim walker
Sent: Thursday, February 09, 2017 8:12 AM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign Buyers Tax Motion

I am presently not in favour of supporting this motion until there is further discussion and information made available.

Jim Walker

Hau, Lucy

Subject: FW: tax to foreign buyers

From: mikewiner

Sent: Thursday, February 09, 2017 8:14 AM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: tax to foreign buyers

I support a tax to foreign buyers of residential properties. Particularly to people who are not resident/in the country, that is, if you live there and pay tax (etc), you shouldn't be impacted.

The real problem is not purchasing - but purchasing and not using the property. Having it empty - homes/condos are meant to be occupied/rented/used - not as a money store for investment. Have an additional tax on empty units that are not really attempting to rent/lease/etc.

Our kids will never be able to afford homes in the GTA without significant help from us - which will only delay our planned retirement and thus further impact the job market for younger Canadians.

Hau, Lucy

29

Subject: FW: ward 4 report

From: Yu Fu
Sent: Thursday, February 09, 2017 8:45 AM
To: Councillor, Karen Rea - Markham; Bavington, Kitty
Cc: Councillor, Amanda Collucci - Markham
Subject: Re: ward 4 report

Dear Karen,

Thanks for your information. This is Yu from Markham Wismer Community. Please see my thought below at your convenient time. Thank you very much.

First, I don't support "implement a foreign buyers tax similar to Vancouver". This is not a good and long-run way to solve the housing problem.

Second, I think the community security should be top priority in the upcoming Councillor meeting. More than 100 residents in our community have sent a request to you and Amanda. We wish that our Councillor and police have an action plan to protect our community.

Thanks a lot.

Yu

30

Hau, Lucy

Subject: FW: Foreign Buyers Tax

From: Bruce Grubbe
Sent: Thursday, February 09, 2017 9:00 AM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign Buyers Tax

We are in agreement that this tax should be implemented. There are three houses, one or two lots away from our house, that have been purchased and rented/leased in the past year. One appears to be an Air BnB.

We are worried that these properties will not be kept up to the high standards that the owners on our street keep, possibly resulting in lower property values.

We realize that this type of tax will not stop the resale and leasing out of properties, but it may slow it down.

If the province does implement this tax a provision should be made that each municipality receives their proportion of the tax to help lower our municipal taxes.

Anne and Bruce Grubbe

31

Hau, Lucy

Subject: FW: Foreign buyers tax

From: Martin Wallace
Sent: Thursday, February 09, 2017 9:00 AM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Foreign buyers tax

I totally support the notion to implement a tax for foreign buyers. Housing should be considered 1st a necessity of life and when foreign buyers only look at it strictly as an investment it makes the housing prices out of reach for the average Canadian to purchase for their quality of life and family needs. York region is especially vulnerable because (like Vancouver) of the predominate Asian influence and Hong Kong money.

Hau, Lucy

32

Subject: FW: Markham - Foreign Buyers' Tax

From: Paul Larocque

Sent: Thursday, February 09, 2017 9:49 AM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: Markham - Foreign Buyers' Tax

Is a province-wide tax appropriate or, rather, one targeted at Southern Ontario? Is it necessary to tax foreign investors buying real estate in Thunder Bay?

That said, I'm happy my home is worth more now; the proposed foreign buyers' vacant-home tax on real estate sounds like it would cool the Markham market. Three of the ten homes on my block are vacant. I support the motion to have the tax.

Regards,

Paul J. Larocque

33

Hau, Lucy

Subject: FW: Foreign Buyers Tax

Importance: High

From: Lifes Ruff

Sent: Thursday, February 09, 2017 9:57 AM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: Foreign Buyers Tax

February 9, 2017

Ms. Kitty Bavington
Clerks Department
City of Markham
101 Town Centre Boulevard Markham
Ontario L3R 9W3

Dear Kitty:

I am in favour of the implementation of the Foreign Buyers Tax as outlined in the Council Minutes from the meeting dated January 30, 2017, 7:00 p.m., moved by Councillor Karen Rea and seconded by Councillor Alan Ho.

My hope is that this tax will reduce or stop foreign buyers from using properties for airbnb rentals in our neighbourhoods.

Yours truly,

Debbie Reynolds

Hau, Lucy

34

Subject: FW: Support for tax on foreign investors

From: Kamal Lee
Sent: Thursday, February 09, 2017 10:02 AM
To: Bavington, Kitty
Cc: Councillor, Karen Rea - Markham
Subject: Support for tax on foreign investors

I support the motion requesting the Province to allow the city to charge an additional land transfer tax to foreign buyers.

Kamal Lee

35

Hau, Lucy

Subject: FW: Ward 4 - Foreign Buyers' Tax motion

From: Barbara Trendos

Sent: Thursday, February 09, 2017 10:18 AM

To: Bavington, Kitty

Cc: Councillor, Karen Rea - Markham

Subject: Ward 4 - Foreign Buyers' Tax motion

We support this tax.

Barbara and George Trendos.

36

Hau, Lucy

Subject: FW: Foreign Buyer Tax Implentation

From

Sent: Thursday, February 09, 2017 10:28 AM

To: Bavington, Kitty

Subject: Foreign Buyer Tax Implentation

I am in full support of putting this tax in place, in light of the real estate transactions that are happening in Markham particularly. As we all want our real estate to appreciate in value, the pace seems to be out of control. It makes it very difficult for young people whose families have been part of the communities since birth to get into the market. I would also support hefty fines at the municipal level for homes that are not occupied and an increase in the fines currently imposed on property owners that do not keep their property standards. The standards should also be reviewed and brought up to date with a clear outline of expectations and responsibilities when purchasing a single dwelling home in Markham.

Thank you,

Victoria Tomev

Hau, Lucy

Subject: FW: Support of implementing foreign buyers tax

From: shaofeng sun
Sent: Thursday, February 09, 2017 10:56 AM
To: Bavington, Kitty; Councillor, Karen Rea - Markham
Subject: Support of implementing foreign buyers tax

Hi

I'm writing to show my support for motion of implementing foreign buyers tax.

Thanks

Shao Sun

38

Hau, Lucy

Subject: FW: Foreign buyers tax

From: Sent: Thursday, February 09, 2017 11:26 AM
To: Bavington, Kitty
Cc: krea@msrkham.ca
Subject: Foreign buyers tax

I support the foreign buyers tax in Ontario. The prices have gone so high that our children have no Hope of buying a home in Markham or any where in the GTA. The madness has to stop.

Sandra Moriarty

Hau, Lucy

39

Subject:

FW: Ward 4 Feedback

From: Ian Vaudry

Sent: Thursday, February 09, 2017 11:26 AM

To: Bavington, Kitty; Councillor, Karen Rea - Markham

Subject: Ward 4 Feedback

Hello, this is in response to Karen's open Ward 4 Report asking for feedback re the proposed York Region Foreign Buyer's tax. I am **NOT** in support of this proposal. To me, this is simply a way of artificially manipulating market factors to drive more tax dollars without any defined benefit or purpose for the existing tax base. I reject the notion that this is for the "greater good" of making homes more affordable. A 15% additional tax has the effect of taking more potential investors/buyers out of the market which results in marginally lower prices for those who already own property and wish to maximize their sale, if they do wish to sell. These investors/buyers will simply go elsewhere.

Real estate prices go up, **and they will go down...** it's funny that in an inevitable down market (a buyer's market where property values may be below previous purchase prices), no one is suggesting as part of this proposal that the Region **REDUCE** taxes for Foreign buyers by 15% to drive foreign investment, resulting in higher resell prices so current property owners can protect investments in their largest asset.

I want my council to stay out of any artificial market manipulation or influence like trying to effect the real estate market, building hockey arena's, etc..... stick to using my tax dollars to make sure the region has the right physical infrastructure, proper police/fire services, parks/rec services, etc that are in accordance with our local population, growth needs and lifestyle expectations....over time the real estate market will find it's own right level.

Just my thoughts....thanks

Regards,

Ian Vaudry

Hau, Lucy

40

Subject:

FW: Tax on foreign buyers

From: JAN HUGHES

Sent: Thursday, February 09, 2017 11:34 AM

To: Bavington, Kitty; Councillor, Karen Rea - Markham

Subject: Tax on foreign buyers

I am writing to express my opinion on a foreign buyer's tax, as Vancouver has instituted.

I absolutely agree we should tax foreign buyers, but at 25%, not 15%. Once they have a home here, they can access all of our provinces social services, and frankly, we have to pay for that somehow. OHIP, welfare, etc. have to be funded and if they do not live here and pay income tax, they are paying nothing towards our social services system, but will access it at the first opportunity, especially the health care system.

Jan Hughes