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North Vancouver Constituent Update

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Good news for housing, affordability and a prosperous clean economy

This is a time of year when we could all use some **good news** – the darkest days of winter and conflict in many parts of the world can be unsettling. I and my colleagues have worked hard to plan for a brighter future and a more prosperous year ahead – that is my wish for everyone.

A few weeks ago, Minister Freeland brought forward the Fall Economic Statement (FES) – our roadmap to guide us through the toughest economic challenges facing Canadians. This document has three main themes:

- ✔ Addressing climate change & building a prosperous clean economy
- ✔ Building housing
- ✔ Making life more affordable

OPPORTUNITIES AND ACTION

As most of you know very well, climate change is altering our world’s natural environment in a myriad of harmful ways – it is the greatest existential crisis facing our planet. This can feel daunting, even threatening. But the challenge of climate change is also rapidly transforming the global economy and global finance in ways that are creating enormous economic opportunity for those who approach the transition to a low-carbon future in a thoughtful, determined and focused manner, for the good of the planet.

In its recent World Energy Outlook, the Executive Director of the International Energy Agency stated,

“The transition to clean energy is happening worldwide and it’s unstoppable. It is not a question of ‘if,’ it’s just a matter of ‘how soon...”

The global energy transformation already well underway is both an environmental imperative to protect the planet for future generations and an economic opportunity on a scale similar to the industrial revolution. Good news.

Governments around the world – friends and competitors – are taking action. Our American neighbours are making massive investments in growing a clean economy through the Inflation Reduction Act (IRA). Similarly, the European Union, Japan, and Australia are implementing strategies to accelerate clean industrial growth. And beyond democratic friends, countries like China are also moving strategically. Canada very much intends to compete.



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CANADA'S COMPETITIVE EDGE

More good news? Canada is well placed to seize opportunities in the shift towards a low-carbon future. We have an abundance of key natural resources, a skilled, talented workforce, a very strong clean technology sector, and regulatory, legal and political systems that are robust and stable. There are enormous economic opportunities available to every part of this country if we remain thoughtful and strategic.

Since 2015, the federal government – working with collaborative provincial governments, including BC – has put in place investments, incentives and regulations for the development of an economy that will prosper in what must be a low-carbon future. Because of these, **Canada now ranks #1 in foreign direct investment on a per capita basis, and #4 on an absolute dollar basis.**

Part of our economic plan involves a number of Investment Tax Credits (ITCs) that will go further to incent large-scale investment in key areas. Two of these ITCs were detailed in the FES, and legislation to enable them was introduced in Parliament in November:

- The CCUS ITC will assist with decarbonization of heavy industries-steel, cement, oil & gas;
- The Clean Technology Manufacturing Tax Credit will help support manufacturing of technologies such as electric vehicles, batteries, solar panels, and heat pumps.

In addition to the credits, we announced action towards aligning our financial system with a net-zero future with \$7B in funding to be made available for Carbon Contracts for Difference. And we will launch an Indigenous Loan Guarantee program, enabling Indigenous entities to become equity participants – ensuring long-term, sustainable benefits in many of the projects that will be built in their traditional territories.

Our economic vision is moving forward with the announcement of projects across the country:

- the E-Moli One battery factory in Maple Ridge;
- Tidewater's renewable diesel refinery in Prince George;
- Volkswagen's EV factory in St. Thomas, Ontario;
- the \$11.5B Dow net zero petrochemical facility in Fort Saskatchewan;
- Heidelberg's net-zero cement facility in Edmonton;
- the Northvolt battery mega-plant in Quebec.

Other ITCs will be available very soon – for clean hydrogen, clean electricity and clean technology manufacturing, including critical minerals. I am pleased to share that these credits are linked to an assurance of good labour standards – we are creating high-quality jobs across the country. More good news.

HOUSING SOLUTIONS

The FES clearly recognized that Canadians face major challenges with housing availability and affordability – so true right here in North Vancouver. We know that part of the solution right now relates to new housing supply.

We are the first federal government in decades to get back into building housing – in partnership with provinces, territories, Indigenous groups and municipalities. Minister Fraser has been working hard to accelerate housing construction through the Housing Accelerator Fund and the Rental Construction Financing Initiative; we've committed approximately \$100B through the National Housing Strategy. And the good news?

- **150,000 new housing units under construction** or ready to begin;
- **240,000 units repaired** or committed to be;
- **340,000 community housing units protected**;
- **Over 20,000 units built, repaired, supported in Indigenous and Northern communities**;
- **\$11B to meet the housing needs of women and children** – 30% of total funding.

The FES added measures to achieve more housing faster:

- **An additional \$20B in low-cost financing** for rental construction to build up to 30,000 more homes per year;
- **\$1B for the Affordable Housing Fund**, to help build more than 7,000 new homes for the most vulnerable Canadians and;
- **Removing the GST from new rental housing construction** to generate housing starts.

But supply is only part of the problem. Homeowners with mortgages are also feeling real pressure – which is why the FES included the Canadian Mortgage Charter. **This will help Canadians who own homes to access mortgage relief from their banks when renewing.**

The Charter will particularly benefit lower-income homeowners, who are more likely to experience financial difficulties due to elevated interest rates. Canadians can expect mortgage lenders to:

- **Allow temporary extensions** of the amortization period for those at risk;
- **Waive some significant fees and costs**;
- **Waive re-qualification when switching lenders**;
- **Contact homeowners 4-6 months in advance** of renewal to inform them of their options;
- **Give homeowners at risk the ability to make lump sum payments** to avoid negative amortization or residence sale prepayment penalties;
- **Avoid double interest charges.**

OUR WORK DOES NOT END HERE

We're working to ensure Canadians can access well-paying jobs in our growing clean industries, while contributing to efforts to slow the pace of climate change. We're working to address the housing crisis with new financing, supporting non-profit, co-op, and public housing providers while reducing barriers to construction, cracking down on short-term rental sites like Airbnb to increase available rental housing, and helping people save for their first home with a Tax-Free First Home Savings Account. We're driving down inflation, supporting Canadians with \$10/day childcare and the Child Tax Benefit, assisting with grocery prices, providing clean energy incentives for EVs and home heating, extending the national dental plan, lowering credit card fees for small businesses – the list goes on.

This is good news going into what promises to be a good year. We're staying focused on delivering results and building a more prosperous future.

Good will towards all in troubled times

It has been difficult for many to think about the holidays this year given the horrific events happening in Israel and Gaza. On October 7th the world was witness to barbaric attacks by Hamas inside Israel that killed 1200 Israeli civilians – many being children and youths – and saw over 200 hostages taken.

We then witnessed aggressive and sustained retaliation on the part of the Israeli military, retaliation that has tragically led to thousands of innocent Palestinian civilians being killed – once again, many of them children and youths.

I think everyone understands that Israel cannot allow itself to be in a position where an attack similar to October 7th could happen again in a year or two. By the same token, the scale of the devastation being wrought on the people of Gaza cannot continue indefinitely. Civilians in Gaza are not Hamas. Hamas, we must condemn. But the civilians of Gaza, the international community – and Israel itself – must seek to protect.

As a global community, we must seek and find long-term, sustainable solutions to a conflict that has gone on for far too long.

We are – in partnership with other like-minded countries – working towards pathways to provide stability, peace and security for both Israelis and Palestinians.

Here in North Vancouver, my constituency office has been working over these past weeks to assist people affected by the events taking place in the Middle East. My staff came to realize that our office and this community provide a place for those evacuated from Tel Aviv and Jerusalem, from Ramallah and Gaza, to find peace and solace with extended family after experiencing the fear and shock of an unexpected and devastating war.



HOW WE'VE HELPED...

A Jewish/Canadian/Israeli family – evacuated to Greece by Canadian Forces aircraft – arrived with children who asked where the bomb shelters are here in North Vancouver. My staff worked to ensure that the children were enrolled in school promptly. And thanks to understanding and compassionate SD44 administrators, these kids have settled into a calm, safe and peaceful routine and the family has found supports to overcome some of the effects of PTSD they experienced. They were profoundly grateful to Canada for assuring their safe exit from Tel Aviv.

A young family was evacuated at a moment's notice from the West Bank – with just a suitcase they raced to a bus arranged by Global Affairs Canada, two small children in their arms, afraid to miss this chance to escape random attacks on their apartment building. They reached North Vancouver after a grueling trip from Jordan. Dad and kids are Canadian citizens (reunited with extended family living here); Mom is Palestinian, waiting to apply for permanent residency, and will adjust to having access to all the services, rights and privileges as everyone else in Canada, regardless of gender, physical, cultural or religious background. Both parents are seeking employment and want very much to contribute to their community.

These are just two of the stories my staff has seen over the course of the past months. The repercussions of violent conflicts resonate far beyond the actual war zones – Afghanistan, Ukraine, Sudan, Iran. As peaceful as it may seem here in our own hometown, the world can be a violent and unsettling place, and we are not immune to its terrors and challenges.

A TIME FOR REFLECTION

My staff remind me that it is both a privilege and a responsibility to undertake this work. They dedicate their days to assisting constituents of all political stripes and cultural backgrounds through tough times – from tax challenges to surviving war zones. These folks work hard to ensure that all North Vancouverites and their families, when in need, are treated with respect, dignity and understanding.

Something to reflect upon, during and beyond the holiday season...peace and good will to all.

SET SOME TIME ASIDE FOR THIS IMPORTANT FEEDBACK!

[CLICK HERE](#) to learn about consultations to counter foreign interference.

We can walk and chew gum

Climate change is a scientific reality; its effects surround us. The call to action has never been more resounding. As we respond, it must be in the most thoughtful ways possible – ensuring that the costs of fighting climate change are as low as they can be and that the economic upside is maximized.

Putting a price on carbon pollution is one tool – a financial incentive for people and businesses to pollute less. It is widely accepted internationally as one of the most effective and efficient approaches to reduce the greenhouse gas emissions that cause climate change, while driving innovation.

Canada is among approximately 50 countries with some form of carbon pricing – double the number ten years ago. The Supreme Court of Canada recently described carbon pricing as “critical to our response to an existential threat to human life.” Canada’s independent Environment Commissioner says it is responsible for 30% of the emissions reductions we have achieved in Canada since 2019.

A price on carbon is about personal choice. The idea is to leave it to people and businesses to decide for themselves the best ways to lower their



carbon footprint and associated costs. It is far more democratic than trying to reduce greenhouse gases through solely relying on regulations telling households and companies what they must and must not do.

AFFORDABILITY

If well designed, a price on pollution can also ensure that fighting climate change will be affordable for Canadians. Where the federal carbon price applies, Canadians receive quarterly rebates. These rebates are, in dollar terms, larger than what is paid by eight in ten Canadian families. In fact, the rebates have a progressive impact – those who live on modest incomes typically are better off as a result of the rebates they receive.

It is important that we keep these facts in mind even in the context of rising concern around affordability. Such concerns appear to be weighing on Canadians’ priorities. The proportion of those saying climate change is

among their top issues facing Canada has dropped from 40% in 2019 to 22% in a recent Angus Reid study. More than three-in-five of those surveyed said that the cost of living must be the top priority, even at the cost of climate change related policies. This need not and must not become an either/or proposition. **A well-designed carbon price policy can ensure that addressing climate change is affordable for Canadians.**

IRONIC

It is ironic that carbon pricing began as a conservative idea promoted by leaders like Preston Manning, as a logical way of using prices – the basic mechanism of free markets – to reduce pollution.

It’s time to assign carbon pricing to an appropriate place in the climate policy discourse and refocus, in a thoughtful and non-partisan way, on the big ideas that will restore climate stability and build a more prosperous and sustainable economy for everyone.

St. Roch – a link from past to climate future

A recent visit to the Vancouver Maritime Museum (VMM) reminded me of how important links are between our past and our future.

The St. Roch – a tough little ship that made three voyages through a very ice-filled Northwest Passage, and was the first vessel to circumnavigate the North American continent – was built right here in North Vancouver at the Burrard Dry Dock and launched from the slipway on our waterfront in 1928.

The ship has been up on stilts – in an exhibit first mounted by Parks Canada, and now operated independently by the Museum – since it was retired to the shore in 1958. The iconic A-frame building erected around the vessel remains a landmark on the Vancouver waterfront. Likely many of my constituents, their children and grandchildren have visited over the years, exploring the sloped decks and marveling at the tiny bunks, galley and wheelhouse that accomplished so much adventuring in our far north.

One of the most remarkable facts of the St. Roch voyages was that for some of the time at sea, various Inuit guides and hunters lived on deck, helping with navigation, sourcing food and providing interpretation with locals along the way.

The Indigenous knowledge they provided was instrumental in assuring the success of the voyages undertaken through the passage, before it had been properly charted.



Even more amazing is the fact that in the several voyages this brave little ship ploughed its way through sea ice, the Northwest Passage was treacherous, thick with moving ice and solidly frozen for many months

of the year. That reality is now gone because of advancing climate change, and our experience of the passage will never again be quite as daunting.

It is this link from what seems a distant and unchanging past to our future with a global climate reality some degrees warmer, with less severe winters and significantly less ice, that demonstrates a continued value in understanding our history to prepare for what will come.

The VMM is undertaking, with federal government assistance, the updating and modernizing of the St. Roch exhibits. They will revitalize the interpretive elements and connect the St. Roch in the context of the Arctic then, now and into the future – dusting off our understanding to deepen perspectives on sovereignty, Indigenous knowledge, climate impacts, and advancing science in the far north.

Karin Bubaš – a thread in our rich cultural tapestry

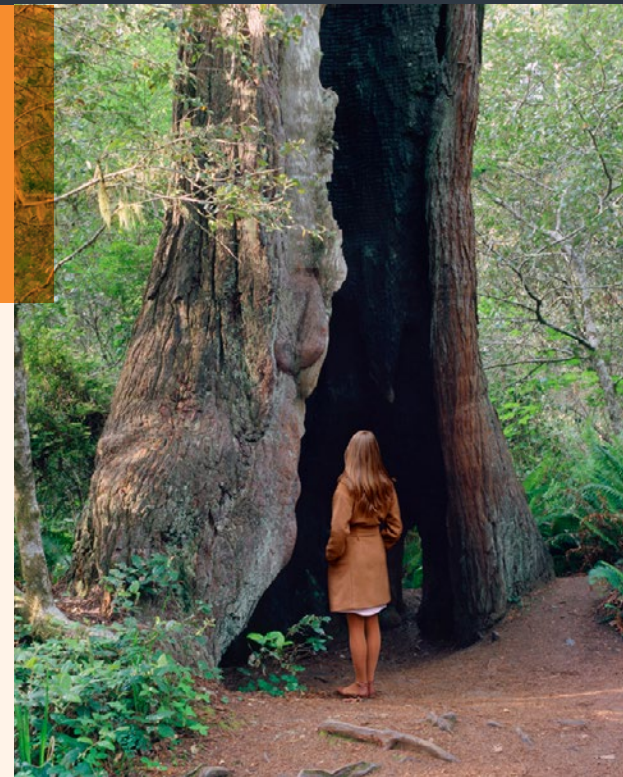
The North Shore is increasingly known for its thriving art and cultural scene, set against the dominant backdrop of forests and peaks. Among the many threads woven into this vibrant tapestry of artistic expression is **Karin Bubaš, born and raised in North Vancouver.** In fact, it was at Sutherland Secondary where she discovered her love for photography. An artistically inclined student, her teachers encouraged her to pursue the arts, knowing she had an eye for photography and painting, interpreting the world around her through a creative lens.

Karin pursued a photography degree at Emily Carr University and nowadays, Bubaš' artistic repertoire spans various media, including painting, drawing and photography. Her commitment to pushing artistic boundaries is deeply evident in her forays into printmaking. In a recent conversation, she explained that the meticulous process of printmaking allows her to experiment with texture and form in ways that transcend traditional painting. This medium becomes a playground for her exploration of identity, toying with the intersections of culture, memory, and personal narrative.

The resulting prints are visually striking and conceptually compelling, inviting viewers to engage with layers of meaning embedded in each piece.

Beyond her individual artistic contributions, Bubaš actively engages with the Canadian art community, participating in exhibitions and collaborations that contribute to our collective arts narrative. Her work serves as a bridge between cultures, inviting dialogue and fostering a greater understanding of the diverse influences that shape the Canadian artistic landscape. Ranging from close focus on the beauty of indoor, manmade spaces to vast, natural landscapes – some of which we recognize as close to home – contrasted by lone figures in eclectic wardrobes, Bubaš' meticulous attention to detail remains evident throughout her pieces.

Her work appears at the Audain Museum in Whistler until the end of January where viewers come face to face with breathtaking and thought-provoking pieces from collections like Studies in Landscapes and Wardrobes and Fleurs. Locally, the Gordon Smith



Gallery of Canadian Art features one of her tableaux. **Bubaš' work has also been featured in the NY Times, Canadian Art, In Touch Magazine, and other prominent arts publications.**

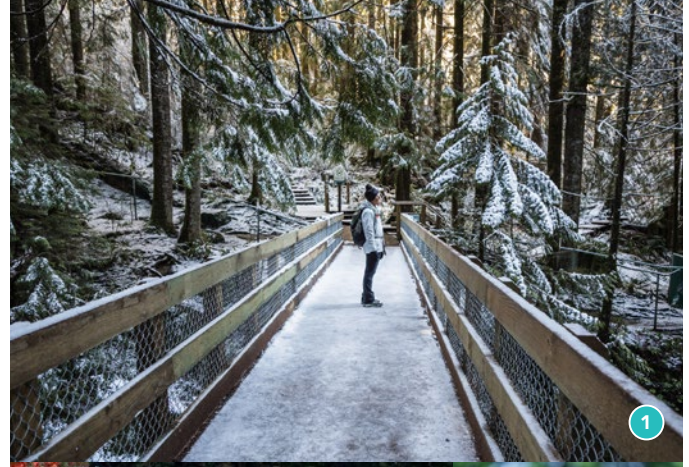
I so appreciate our ability to celebrate the mosaic of Canadian art. Karin Bubaš' contributions serve as a reminder of the talent we nurture here in our own community, and the power of artistic expression through which we are all connected. Now more than ever, her works help to knit us together through a body of work that is both deeply personal and universally resonant – a tapestry thick and lush and rich in our shared experience of culture and place.

These are a few of our favourite things...

What's the best part of the holiday? Having time to spend with friends, family, or just by oneself is really so very much a part of the lovely short days and long nights of the seasonal break. And how we spend time doesn't have to be expensive. Here are some favourites of mine and my staff:

- Meeting friends in Edgemont Village
- Exploring the Green Necklace
- Visiting the frozen pond in Hunter Park in Lynn Valley
- Listening to music in Library Square
- Picking up Christmas-themed mysteries at a local Library
- Taking a forest walk at Lynn Canyon District Park (1)
- Spending a day wandering the Lynn Valley Link trail
- Walking around the duck pond in Murdo Fraser Park
- Visiting the lights and music in Park & Tilford Garden (2)
- Playing in the snow in Ray Perrault Park
- Skating at the rink in Shipyards (4)
- Following the Spirit Trail (3)

Take time to enjoy some of your own favourites when you have those moments of calm during the holidays!



In The Community

Visiting Red Fox Society after-school programs



North Van Chamber 2023 Small Business Awards winners – **Congratulations!**



Attending the 2023 Remembrance Day service at Victoria Park

Hoping for peace and calm – Best wishes to all this holiday season. Constituency staff & volunteers are here to serve you.

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