

Kennett, Bonnie

From: Linda Collins <5.22(1) Personal and Confidential>
Sent: Monday, July 27, 2015 5:36 PM
To: Public Hearing
Subject: Re: July 28 Public Hearing - photo for inclusion

Hello City Clerk's Office,

Thank you your hard work in organizing the speakers. I know you are very busy but I would really appreciate it if you might find the time to insert this photo onto the screen when I speak.

I call this photo "single family-looking" houses.



Cheers,

Linda

Linda Collins
Chair, First Shaughnessy Design Panel

5.22(1) Personal and Confidential

Page 1 of 3

Speaker # 2 at public hearing of First Shaughnessy Heritage Conservation Area
.. 28 Jul 2015

I do not live in a pre-40 building but I do feel privileged to live in our beautiful city and would like to help with the preservation of Heritage in First Shaughnessy District (FSD)

The Coriolis Report stated in subsection 3.3 the proposed New Regulations will have negative impact. The renovation of an old existing house will add premium to the cost of renovation. The report questions whether owners and or purchasers in FSD would need the financial assistance from the on-site rental unit.(page 5), concerned with the loss of privacy and compatibility with the neighbours sharing the grounds .Purchasers of the main house will have limited interest in strata-titling to create an infill dwelling for sale (page 6).

The new by-law is providing incentives that very few home-owners are interested in as stated in the report. Also if the building cannot be demolished , what good is the additional building height allowed ?

Multiples Listings of properties for sale in FSD as of 23 Jul2015 shows 16 properties listed for sale. Over 75 % of the unsold listings are Heritage Buildings built prior to 1912 plus one strata-title home. The market is saying loud and clear it does not want old buildings nor strata-title homes that cannot be demolished as stated in Coriolis Report . Ask the Real Estate Board for a list of Expired Listings in the past year. I suspect most of them are pre-1912 buildings . 3333 the Crescent, a Heritage Register A-listed Nichol House, had been on the market for over 2 years and remains unsold.

A building that is not allowed to be demolished always fetches a lower sale price and pay lower property taxes . The perspective buyers do not want to have their hands tied with the existing footprint , sub-optimal house layout, building height and deal with a sinkhole with bottomless pit . In fact there are very few buyers for buildings that cannot be demolished.

The banning of demolition will choke the development of FSD and the area will deteriorate. There will be a lot more dilapidated eyesores . **Some of the present property owners are not ready , not able and not willing to continue to maintain the old run-down houses and the huge yards due to various reasons (financial , health, advanced age, and or other circumstances) . There are buyers who are ready, willing and able to invest multi-million dollars to re-develop the site , not just the buildings , and adds to the Heritage character of the neighbourhood only if demolition is allowed .** I have here the pictures of Rosemary and the newer house across the street from Rosemary . You shall be the judge if the pre-40 Heritage House is better suited in the area than a newer one.

Rosemary , on Heritage Register A-list , is work in progress for almost 2 decades.





The second and third photos are the newer built .

I am very worried that if the new by-law is passed , there will be a lot more dilapidated eyesores for us to see in FSD. **Instead of preserving Heritage , this proposed bylaw will be choking the beauty of this area instead of preserving it . Present home-owners not able to maintain the old buildings and huge yards for various reasons face the problem of NOT able to find buyers for their properties, may reluctantly continue to live in eyesores that is beyond their capability and control.**

What we should do is to allow demolition. Let FSD reach a higher potential. Fine – tune the present rules and regulations **without the punitive changes** . Encourage property – owners and architects to respect heritage , and do not build cookie – cutter designs, but come up with designs that add to the richness and heritage of the area. We should be proud of what we have achieved so far as demonstrated by the second and third photos.

Let FSD develop to its full potential by allowing new builds which are well designed and retaining the heritage features of the demolished old houses . This way the area will see the assessment values and property taxes go to new height and everyone will be happy.

#5 Saito, Peter
July 28

To our beloved Mayor and our esteemed City Council members:

I sell Shaughnessy real estate. My partner, Vivian Li, and I, sold \$147m worth of real estate last year and \$80m so far this year. A lot of that was in Shaughnessy, close to \$100m in the last 1.7 years.

Our clients like Shaughnessy because of the environment – really nice beautiful streetscape with lots of greenery, wide streets not littered with bumper-to-bumper curb-side parked cars, huge lots with very low density, etc. And having deep pockets, they buy property here even when the prices are sky-high and still increasing.

As every city develops, there has to be one area where the top echelon of the city's inhabitants live. An example is New York's Manhattan right across from Grand Central Park. If a city ignores this basic tenement and choose to down-grade that environment, they (the rich) would choose to live elsewhere.

Remember in 1989 – 1993 where a South Granville 'mansion' went from \$400,000 to a whopping \$2m because of the tide of immigrants from Hong Kong. Well, when en masse they left in 1994 – 1997, the prices dropped to \$1.2m, or 40%. It took from 1997 to about 2010 (13 years plus a winter olympics) to recover that slide back to about \$2m. It was also about the time when the NDP decided to slap the provincial corporate tax on companies worth more than \$2m. Another factor to guarantee the flight of capital away from Vancouver. Many families who stayed here suffered tremendously under the strain.

I can understand your fear of losing so many pre-1940's houses. But that is what happens when bygone eras become bygone. This has to do with efficiency. Tokyo is a city that enjoyed tremendous and almost total rebuilding in the 70s and 80s but is today really rundown because nobody would renovate a 45year 12-storey concrete building anymore. They would rather build new but the economy there doesn't allow them the luxury of rebuilding the entire city. That is also the reason why you have increased parts Vancouver's downtown's FSR to 7 and beyond. However it would be extremely dangerous to do the same thing by increasing density in a single family estate lot sub-division like Shaughnessy.

I do not agree with the Coriolis report that the difference in value between pre-1940 houses and post-1940 is about 10%. I sold 1338 Matthews at a time when it still wasn't fully known what the City's intention was as to how it was dealing with the heritage issue, so the buyers of that property took a bet thinking it was ok at \$400 psf. Today, the market might not be as kind. Today, not many people will dare to actually buy a run-down pre-1940 house anymore. The last 4 sales in 1st Shaughnessy not on a busy street have all been post 1940s. When I sold 1341 Matthews across the street at \$506psf, the market was just beginning to understand that pre-1940 houses would not be allowed to be demolished. Today, the last 4 sales in 1st Shaughnessy have priced demolishable lots at \$642 psf. I truly believe that in order to sell a run-down pre-1940 house today, we would have to sell it for \$400 psf. Someone truly desperate to sell enough because of circumstance will eventually agree to sell at this price.

You see, the 318 (319 minus the one who just had to sell) pre-1940 houses on about approx. 6 million sq.ft. would look to you for about \$242 x 6,000,000 or \$1.45B worth of compensation. Assuming that the owners of those 318 homes agree to take you up on your offer to increase their density. If you were to increase the density by that much, you will inevitably turn Shaughnessy into Kitsilano #2. Last time I checked, a RT-8 50x120 lot in kits was about \$2.5m, or \$419 psf.

Therein lies another problem. All the rest of the homes in Shaughnessy will also see a decrease in value because suddenly the post-1940 homes become the odd ones out – every other home can be turned

Appealing for COV council to support
“grandfathering” of existing development
permit applications.

Loy Leyland
Architect

June 26, 2015 – I sent an email asking for the letters:

From: Loy Leyland s.22(1) Personal and Confidential

Subject: FSD

Date: 26 June, 2015

s.22(1) Personal and Confidential

Dear All,

Last Thursday at the A.D.P. meeting you mentioned there were letters being sent out relating to the impending status of the various F.S.D. applications we have in C.O.V. and implications should the zoning/O.D.P. changes proposed by approved by Council.

When they are available please send the letters which I have yet to see. With respect to the projects in question, there have been staff changes and reassignments of work loads. I hope we will not suffer significantly for this and delays which may affect these applications.

In summary with respect to our projects in F.S.D. :

- 1.) All of our 'prior to letters' have been resubmitted and are with Staff. – CLEARED
- 2.) There are completed DE project applications, (new and retention houses), that have been waiting on Staff to schedule for presentations to the A.D.P.

I assume this is taking a relatively long time due to the high volumes of work at the Panel.

Thanks, Loy Leyland

June 29, 2015 – COV replies:

From: "Molaro, Anita" s.22(1) Personal and Confidential

Subject: RE: FSD

Date: 29 June, 2015

s.22(1) Personal and Confidential

Hello Loy,

You should receive letters regarding your applications and enquiries very soon, if you haven't already. They were sent by mail on Tuesday of last week. If you do not receive them by end of day tomorrow, please let me know.

Regarding current applications in First Shaughnessy, staff will work as expeditiously as possible to review prior-to responses and, if everything is in order, issue development permits prior to the Public Hearing date on July 21. For applications that have **yet to be presented to the FSADP**, or where there was previous non-support from the Panel, we do not anticipate these will be scheduled to go before the Panel until after Council has made their decision on the proposed changes. If Council should adopt the changes and enact the proposed by-laws before a development permit is issued, these applications **must be reviewed against the new regulations**. If Council does not adopt the proposed changes, then these applications will continue to be processed under the current zoning and guidelines.

SOME HAVE BEEN TO A.D.P.!! BUT YOU STOPPED PROCESSING THEM.

Regards,

Anita

2015-07-28

June 29, 2015 – I received the letters for COV:

From: Loy Leyland s.22(1) Personal and Confidential

Subject: Re: FSD

Date: 29 June, 2015

s.22(1) Personal and Confidential

Hello Anita,

I have received the letters today.

I think Planning, out of reasonable consideration to the Owners and a fair and open permit process, should offer to sit down with each person affected and explain this and answer their questions.

I do not think some of these projects even have a Project Coordinator assigned as Gavin Hadden has left and so has Katrina Hsieh.

New assignments may not be upto speed with the applications and landscape is what it is...

We have done nothing wrong and are now waiting for judgement and execution for changes which may or may not occur but will only cause more delays and hardships.

1837 W 19th Ave.
(retention project)

DE application received: June 9th, 2015

- **September 2014** – SOS discussion began
- **February 2014** - Submitted SOS Report
- **August 2014** – House received a “low C”:

From: "King, Colin" § 22(1) Personal and Confidential
Subject: 1837 W. 19th. FSD
Date: 21 August, 2014
To: 'Loy Leyland' § 22(1) Personal and Confidential

*“the house has been evaluated as being of heritage merit...
planning would only be able to support a retention proposal
on this site.”*

O.K. WE HAVE SUBMITTED A RETENTION HOUSE

- **February 2015** – City comments received
- **June 2015** – Applied for DE

1263 Balfour Ave.
(retention project)

DE application received: December 5th, 2014

* HER SON HAS LEUKEMIA!

- **November 2013** – Submitted SOS Report
- **June 2014** – Still no response...

From: "King, Colin" s.22(1) Personal and Confidential

Subject: 1263 Balfour Ave

Date: 11 June, 2014

To: 'Loy Leyland' s.22(1) Personal and Confidential

“Hello Loy,

My earliest availability to discuss this project is Tuesday next at 3pm: please accept the meeting request if this suits. I will also aim to have some feedback on 1263 Balfour at the meeting, if not before: I will be visiting the property today.

*Kind Regards,
Colin”*

2015-07-28

- **August 2014:**

From: "King, Colin" § 22(1) Personal and Confidential
Subject: 1263 Balfour Ave
Date: 29 August, 2014 10:46:56 AM PDT
To: 'Loy Leyland' § 22(1) Personal and Confidential

“I've reviewed the proposed renovation and addition at 1263 Balfour Ave with senior staff and with my heritage colleagues. The design development to set back the mass of the new addition and not extend the porch area was well received, but there are still concerns with the relationship of the new addition to the heritage dwelling... if needs be we can set up a meeting the week after next with heritage staff to discuss.”

- **September 2014 – COV Reviewing retention drawings**
- **December 2014 – Applied for DE**

3688 Hudson St.
(New house on a post 1940 site)

DE application received: March 18th, 2015

- **August 2014** – COV states that it's ok to proceed with a new house
- **September 2014:**

s.22(1) Personal and Confidential
From: "King, Colin" [REDACTED]

Subject: 3688 Hudson St [REDACTED]

Date: 12 September 2014

To: 'Loy Leyland' [REDACTED]

"I reviewed the proposal for a new house at 3688 Hudson St with senior staff and want to provide the commentary below to guide any forthcoming application."

"From a form of development point of view the proposal is consistent with the ODP and Guidelines as it relates to massing, tripartite expression, etc. ... The guidelines do not seek for new houses to replicate older character housing in the district but do expect that new buildings are compatible with the historic area."

"I don't see this as a reason to hold up any forthcoming application but just wanted to note the above ahead of application."

- **March 2015** – Applied for DE
- **April 2015** – Went to the design panel — COV IS STALLING,

4033 Osler St.

(New house on site deemed by COV to have **NO** heritage value and O.K. for new house)

DE application received: May 12th, 2015

- **August 2013** – SOS report given to Planning Department
- **August 2014 (one year later!)** – No heritage value found:

From: "King, Colin" s.22(1) Personal and Confidential

Subject: 4033 Osler St

Date: 29 August, 2014

To: 'Loy Leyland' s.22(1) Personal and Confidential

“Following advice from senior staff I can advise that, as per previous advice, the merit evaluation process previously carried out on the existing pre-date dwelling at 4033 Osler St concluded that the property did not have sufficient heritage merit to potentially be added to the register. As such, the temporary protection order does not apply and staff could consider a new house proposal subject to the FS ODP & Guidelines.”

“As the merit evaluation concluded that the dwelling was not of heritage value, demolition could be supported.”

- **May 2015-** Applied for DE

1341 Matthews Ave.
(New house on a post 1940 site)

DE application received: May 4th, 2015

June 2014:

From: "King, Colin" s.22(1) Personal and Confidential
Subject: New House Enquiry at 1341 Matthews Ave
Date: 12 June, 2014
To: 'Loy Leyland' s.22(1) Personal and Confidential

“We would be happy to see an application substantially in line with the preliminary design move forward: I suggest that we review landscape and floor plans again once they are developed at pre-app stage, and all being well proceed to FSADP only as an application.”

- **May 2015-** Applied for DE

1390 Laurier Ave.
(New house on a post 1940 site)

DE application received: February 23, 2015

- **March 2014** – Preliminary design sent to Planning Department
- **April 2014:**

From: "King, Colin" s.22(1) Personal and Confidential
Subject: 1390 Laurier and Cartier.
Date: 11 April, 2014
To: 'Loy Leyland' s.22(1) Personal and Confidential

"If you could send me a hardcopy to review in advance of panel scheduling I would appreciate it, and we can look at getting before the panel as soon as possible."

- **February 2015** – Applied for DE
- **May 2015** – Submitted for Design Panel → *CO.V.*
STALLING
XZ

Thank you.

Thank you for the opportunity to speak again. I need to rebut some of the things I heard last week.

This is not about Heritage. WE all agree there are houses of merit.

It is about fairness and balance and process.

My position is that I am against the proposed changes.

It is confusing that the Heritage and houses sizes should become debated at the same time.

There is such things as home owner rights and also fair, equitable and due process from City officials to follow the law.

** NOT all houses built before 1940 are worth saving.

it is Wrong to assume otherwise.

Permits applied for and still not processed should be grandfathered.

Why ?? People said there was speculation and that home owners were speculating and should have known better and their architect should have told them.... by example look at the following dates and communications from the Planning department.....

Planning said that it wasn't possible because of the Law department.

Staff said there wasn't time to process applications.

Advisory Design Panel said, why bother? we don't want to respect the current laws. We want the new laws so we will stall and vote against all applications.

Is this fair ???

In the past there was grandfathering.

This process has created cynicism and mis trust.

We followed the law.... you should too.

#9 Chow, Pearl
July 28/15

Speaker number 9

As a long time resident of a pre-1940 house in First Shaughnessy, after reviewing the Economic Analysis by Coriolis Corp, I strongly oppose the proposed changes for the First Shaughnessy area. I feel that it would have grave impact on the value of my property as well as the beauty and development of First Shaughnessy.

The report states clearly that the requirement to retain the existing dwelling would have a negative impact on the value of the property. The "incentives" of secondary suites, coach houses, infill units and multiple conversion dwellings were hardly ever utilized because they were not the desirable features for a home owner in First Shaughnessy. One does not spend multi million dollars on a beautiful home in a really good neighborhood, and than wants to supplement his income by renting out a unit on his property which would negatively impact his privacy. The rights of the primary owner would also be infringed upon by converting the property into a multiple dwelling unit. It was mentioned multiple times in the report that *"it is unlikely that many of these conversions will happen and this opportunity will not be seen as a benefit to offset the impact of requiring the retention of the existing house."* Furthermore, the intent of this proposal is to enhance the heritage nature of the area, not to subdivide the larger lots into multiple smaller units.

I believe, and it is confirmed by the report, that the property value is overwhelmingly tied to the buildable area as well as the right of the owner to build a new house. It is difficult, expensive, and sometimes impossible to renovate or convert a pre-1940 house into a new home that suits the owner given the sub-optimal layout of a pre-1940 house. The report further concludes that *"the benefits (in the proposed new regulations) could be characterized more as potential compensation (unlikely to be utilized as explained above) than as a true financial incentive that encourages and rewards the retention of older houses."*

I feel that the characters of First Shaughnessy would be significantly improved if the pre-1940 houses are allowed to be demolished and rebuilt with stricter guidelines to ensure desirable designs are retained, rebuilt or added; rather than imposing a blanket ban on demolition of all pre-1940 houses. There are already a good number of houses in First Shaughnessy on the Heritage list. The stricter guidelines would be more than sufficient to ensure that any further development would blend in and make First Shaughnessy more attractive for many years to come.

Dear Mayor and Councillor,

My name is Victor Wong I am here today to represent myself and 5 others persons:

Peter Lee, owner of [REDACTED]

Cindy Chi, purchaser of [REDACTED]

Jenny Xue Yi Jiang, purchaser of [REDACTED]

Architects Stefan Wiedemann and Gary VD

I am a residential home designer and have been designing homes for 30 years. During my career I had the opportunity to visit many different countries and cities in the world. I have visited Paris, New York, San Francisco, Singapore, Thailand, Bali, Dubai, Switzerland, and many cities in China.

Not only each country, but each city has a unique culture. It is architecture that portrays their culture and makes them special and unique.

Therefore it is important to preserve the culture, but also the style of architecture. I support the idea of preserving the culture and the architecture style in the First Shaughnessy area.

However, I disagree with blanket ban on the redevelopment of the pre-40's home in the area. I think the blanket ban on redevelopment is wrong.

I think we can learn some experience from other countries.

In 1906, a devastating earthquake hit San Francisco, causing a fire that destroyed a large part of the city.

83 years later, in 1989, San Francisco suffered yet another major earthquake that destroyed many bridges, homes and buildings.

Nonetheless in year 2000 I visited San Francisco and I was surprised to find that San Francisco was so beautiful. In fact an architect, Hood Thomas told me, "thanks to the earthquake," San Francisco became more beautiful because they were able to rebuild the city to their previous charm.

Redeveloping a city does not mean a loss of culture or architecture. Redevelopment makes the city more beautiful and better preserves local architecture.



1906 THE FAMOUS SAN FRANCISCO FIRE DESTROYED MUCH OF THE CITY



1989 MAJOR EARTHQUAKE & DESTRUCTION



TODAY'S SANFRANCISCO

- CITY REBUILT
- CULTURE PRESERVED
- CITY BECAME EVEN MORE BEAUTIFUL
- REBUILDING DOES NOT MEAN LOSS OF CULTURE AND DESTRUCTION

In another occasion, I went to Paris to tour some castles. On this trip I stayed in Le Chateau du Flamerans in Dijon Burgundy. Chateau du Flamerans has a main building and 4 accessory buildings. The Chateau was beautiful. The buildings were constructed with stone, Unfortunately but inevitably, after a few centuries all the roof for accessory buildings were destroyed by weather. One building collapsed and the roof and windows were totally disintegrated. If the blanket ban on new construction for the pre-40's homes in First Shaughnessy continues for another century or more, then some, if not many homes in the area will meet the same fate. In the long run, blanket ban on new construction does not help to preserve what is remaining. I therefore represent 5 others person to speak against the Blanket ban on new construction for the First Shaughnessy area.



CHATEAU WAS BUILT WITH
STONE WALL AND METAL
ROOF THEREFORE UNDAMAGED
AFTER A FEW HUNDRED
YEARS



Le Chaateau de Flamerans



HISTORIC PHOTOS SHOWING 4 ACCESSORY
BUILDINGS WITH ROOF
ONCE APON A TIME THE CHATEAU WAS
BEAUTIFUL THEN



FEW CENTURY LATER ALL FOUR ROOF COLLAPSED
ROOF, DOOR AND WINDOWS DISINTEGRATED

BLANKET BAN ON FIRST SHAGNESSY PRE-40'S HOME
MAY LEAD TO DISTRUCTION OF MANY A FEW CENTRY LATER.
Speake # 0 Vcto Wong u y 28 20 5 4 0 5

By adopting the ban on new construction you have removed homeowner's rights to build for some but not others. The pre-40s home property will lose market value in comparison to those who have the right to build.

Without proper maintenance, ban on construction does not help to preserve these wood buildings. In the long run, it may do more harm than good.

The blanket ban may implies that no one in the present day can design as well as our ancestors from 100 years ago. I disagree with that I believe that Vancouver's architects and tradesmen are talented and they can design and build a new home just as well as 100 years ago in the style that you approve of.

As long as the City of Vancouver has a proper design criteria for the area, traditional style and culture will be preserved through design.

Please work with the talented Vancouver architects and designers to maintain and build a better city.

Please be fair to all the owners in the same area. Everyone should be given the same right to choose between rebuilding and preserving.

From bottom of my heart "LIFT THE BAN"

Victor WM Wong

16 July, 2015

Dear Mayor and Council,

We live at § 87(2)(b) Personal and Confidential we disagree and

do not support the proposed new rules and regulations for First Shaughnessy. We

do not want Shaughnessy to be a special heritage conservation area. Thank you.

Signature § 87(2)(b) Personal and Confidential

Print Yaqing Gu

16 July, 2015

Dear Mayor and Council,


We live at § 22(1) Personal and Confidential _____, we disagree and

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Signature

Print

§ 22(1) Personal and Confidential

Jack Hoy

§ 22(1) Personal and Confidential
Lily Ann Hoy

16 July, 2015

Dear Mayor and Council,

We live at

(b) (2) (1) Personal and Confidential

Vancouver we disagree and

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Signature

(b) (2) (1) Personal and Confidential

Print

FRANCIS LIN

16 July, 2015

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Signature

Print

Tom Hayden Kremer

§ 87(1) Personal and Confidential
§ 87(1) Personal and Confidential

July 20, 2015

Dear Mayor and Council,

I am the Owner and Occupant of § 87(2)(b) Personal and Confidential I disagree and I do not Support the Heritage Designation for First Shaughnessy.

§ 87(2)(b) Personal and Confidential
DIXIE JONES

16 July, 2015

Dear Mayor and Council,

§ 22(1) Personal and Confidential

We live at _____, we disagree and

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§ 22(1) Personal and Confidential

Signature _____

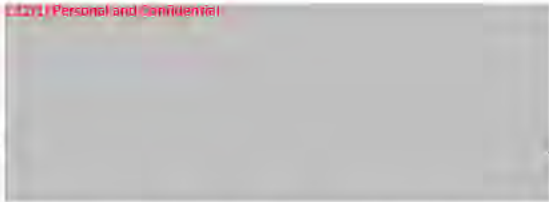
Print

ALFRED HURWITZ

§ 22(1) Personal and Confidential

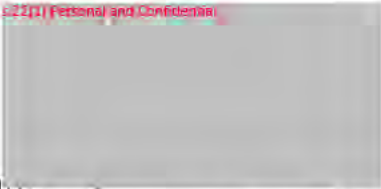
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Signature _____

Print _____

ZHEN DONG LU

16 July, 2015

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Signature § 87(2)(b) Personal and Confidential

Print

XIAO HUA | LUAN

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: Rosanna Lam

Address:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

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Thank you,

Name: Anson Luu

s.22(1) Personal and Confidential

Address:

Te



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

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Thank you, s. 22(1) Personal and Confidential



Name: Patrick Parton.

s. 22(1) Personal and Confidential

Address:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

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Thank you,



Name: EMILY TRAK

Address: _____



24 July, 2015

Mayor and Council,
City of Vancouver

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I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

s.22(1) Personal and Confidential

Name: Peter Luong Dieu Phat

Address

Tel:



24 July, 2015

Mayor and Council,
City of Vancouver

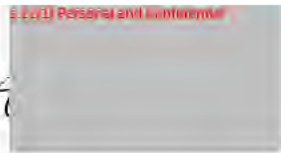
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Thank you,

s. 2(2) Personal and Confidential


Name: Triona Chi Kien

Address 

24 July, 2015

Mayor and Council,
City of Vancouver

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I have a house in Shaughnessy.

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I support the existing zoning.

Thank you,

Name: Philip Leuna

s.22(1) Personal and Confidential

Address:



24 July, 2015

Mayor and Council,
City of Vancouver

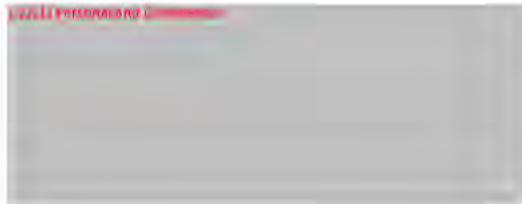
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I am 'opposed' to the new proposed rules and heritage changes and

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Thank you,



Name: Paul Trac

Address:



Tel:

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

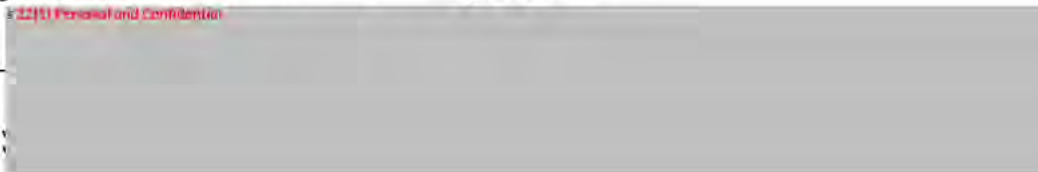
Thank you,



Name: Susan Sieou S Trac

Address:

Tel:



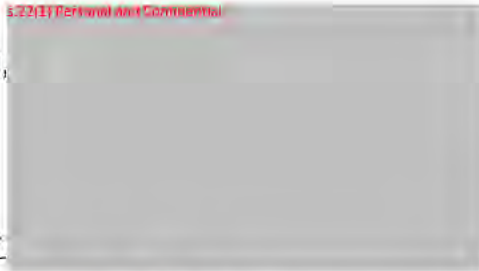
24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and
I support the existing zoning.

Thank you,



Name: Anita Dich

Address: 

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

~~I have a house in Shaughnessy.~~

I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

§ 22(1) Personal and Confidential



Name: Alan Truong

§ 22(1) Personal and Confidential

Address:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
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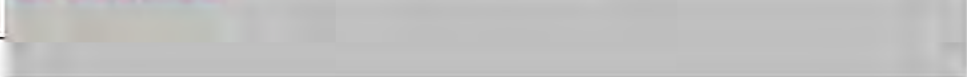
Thank you,

s.22(1) Personal and Confidential



Name: Austin Lum

s.22(1) Personal and Confidential

Address: 

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: Alicia Nguyen *Alicia Nguyen*

5.22(1) Personal and Confidential

Address:

Te

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: Debbie Lum

s.22(1) Personal and Confidential

Address: _____

Te _____



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

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Thank you,



Name:

Minh Tu Dich

Address:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

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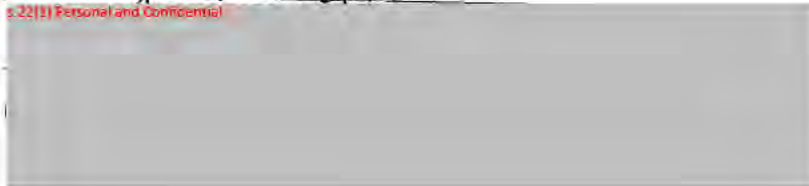
Thank you,



Name: Nancy Parton.

s.22(1) Personal and Confidential

Address:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
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I support the existing zoning.

Thank you.

s.22(1) Personal and
Confidential

Name:

Bertram Lau

s.22(1) Personal and Confidential

Address

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: Phyllis Han

s.22(1) Personal and Confidential

Address:

Tel:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

~~I have a house in Shaughnessy.~~

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Thank you,

Name: Helen Luong

s.22(1) Personal and Confidential

Address: 

Tel: 

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

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Thank you,



Name: Kim Lien Lum.

Address:

Tel:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: Jennifer Trak

s.22(1) Personal and Confidential

Address:

Tel:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
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Thank you,

Name: Phoebie Lau

s.22(1) Personal and Confidential

Address:

Tel

24 July, 2015

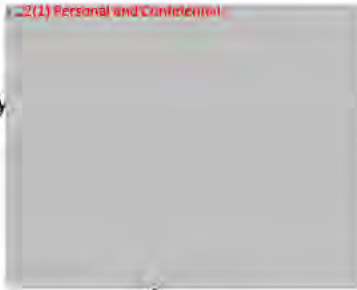
Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank y



Name: Susan Lau

Address:

Tel:



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

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Thank you,

Name: Sandy Liu

Address: _____

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: _____

Alan Brown

s. 27(1) Personal and Confidential

Address: _____

s. 27(1) Personal and Confidential

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and
I support the existing zoning.

Thank you,

Name: Tony Liu.

Address: _____

S27(1) Personal and Confidential

S27(1) Personal and Confidential

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: Amy Kuan

s.22(1) Personal and Confidential

Address: _____

24 July, 2015

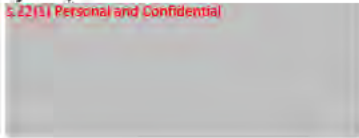
Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy. *1011 14th St*
I am 'opposed' to the new proposed rules and heritage changes and
I support the existing zoning.

Thank you,

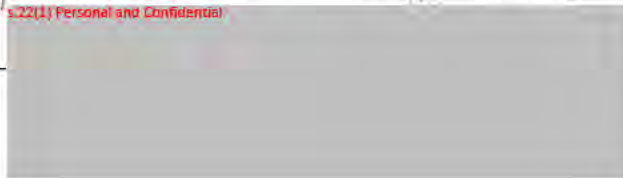
s.22(1) Personal and Confidential



Name: _____

s.22(1) Personal and Confidential

Address: _____



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: HUAN CHUN LIU

Address: _____

s.22(1) Personal and Confidential

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

Name: _____

MARIA XIE

Address: _____

24 July, 2015

Mayor and Council,
City of Vancouver

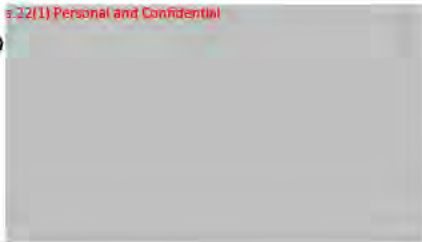
REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.

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I support the existing zoning.

Thank yo



Name: _____

Theresa ...

s.22(1) Personal and Confidential

Address: _____



24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

s.22(1) Personal and Confidential

Name:

Lucie Wong

s.22(1) Personal and Confidential

Address:

[Redacted Address]

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you.

s.22(1) Personal and Confidential

Name: Emily TRAK

s.22(1) Personal and Confidential

Address:

Tel:

24 July, 2015

Mayor and Council,
City of Vancouver

REGARDING: FIRST SHAUGHNESSY ZONING and REGULATION CHANGES

I have a house in Shaughnessy.
I am 'opposed' to the new proposed rules and heritage changes and

I support the existing zoning.

Thank you,

s.2(1) Personal and Confidential


Name: Kenneth Lau

s.2(1) Personal and Confidential

Address:

Tel:

