

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 15, 2015 11:20 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

-----Original Message-----

**From:** Robert Andrew s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 15, 2015 9:11 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I wholeheartedly support the establishment of Heritage Conservation Area in First Shaughnessy.

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, has none.

First Shaughnessy is recognized as architecturally and historically unique. Despite this, 56 of the 317 pre-1940 homes there have already been demolished. Only 11 are protected. In the 18 months before the June 2014 temporary moratorium on demolitions in the area, there were a further 19 inquiries to demolish.

A Heritage Conservation Area will protect these homes. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,  
Robert & Karen Andrew, s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 15, 2015 11:19 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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**From:** Nancy Stern s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 15, 2015 8:09 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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First Shaughnessy is recognized as architecturally and historically unique. Despite this, 56 of the 317 pre-1940 homes there have already been demolished. Only 11 are protected. In the 18 months before the June 2014 temporary moratorium on demolitions in the area, there were a further 19 inquiries to demolish.

A Heritage Conservation Area will protect these homes. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

We need to encourage renovations and additions to these great homes. The streetscapes created by these homes are the history and urban fabric of what makes our neighbourhoods unique.

I urge you to accept the proposed recommendations.

Sincerely,  
Nancy Stern

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 15, 2015 10:42 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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**From:** Laura Dawn Petrie s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 10:56 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I wholeheartedly support the establishment of Heritage Conservation Area in First Shaughnessy.

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, has none.

First Shaughnessy is recognized as architecturally and historically unique. Despite this, 56 of the 317 pre-1940 homes there have already been demolished. Only 11 are protected. In the 18 months before the June 2014 temporary moratorium on demolitions in the area, there were a further 19 inquiries to demolish. A Heritage Conservation Area will protect these homes. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Laura Dawn Petrie

Dear Mayor and Council,

I, JOHN MADDEN, would like to voice my support for the proposed Heritage Conservation Area (HCA) in First Shaughnessy.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and Infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
4. This policy proposes to set a stronger norm that heritage and neighbourhood character is important in our city and provides a clearer understanding of what is acceptable and what is not.
5. The HCA will help to create a closer community with a common interest in keeping special what makes the area special: gracious homes set among sweeping landscapes that are a critical part of Vancouver and British Columbia's rich history of design, building and urban planning.

Those who oppose the proposal are vocal about a potential property value loss. However, the Coriolis Report concludes that the incentives offered result in little negative impact on property value (if any!). There have also been some very pragmatic suggestions for additional incentives that further increase value for owners and future purchasers of pre-1940 homes that might be implemented on an as needed basis.

Additionally, two reports in 2008 and late 2012 on a two phase study of 32 well-established Heritage Conservation Districts indicate that property values in these districts remain strong. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the studies conclude that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." The reports go beyond real estate analysis and examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. Both reports recommend that cities: "Create more districts because they are successful planning initiatives".

Please vote in favor of this important initiative.

Sincerely,

JOHN C. MADDEN

Printed name

Sept 14, 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, ANNA RUTHERFORD, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

ANNA RUTHERFORD  
Printed name

SEPT. 14, 2015  
Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Katherine Reichert, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Katherine Reichert  
Printed name

SEPT 14, 2015  
Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, TERENCE RUTHERFORD, would like to voice my support for the proposed Heritage Conservation Area (HCA) in First Shaughnessy.

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Please vote in favor of this important initiative.

Sincerely,

TERENCE RUTHERFORD

Printed name

14 SEPT

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Julia Hulbert, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Julia Hulbert

Printed name

September 14, 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Michael Kluckner, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Michael Kluckner

Printed name

Sept. 17, 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, JENNY SANDY, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Jenny Sandy

Printed name

Sept 14/15

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

TERRY BUNETTE, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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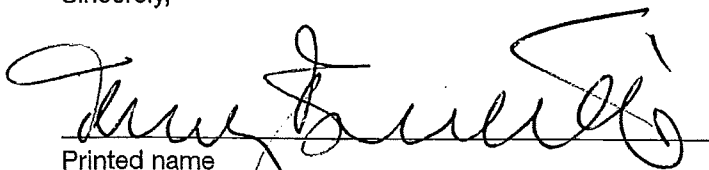
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Please vote in favor of this important initiative.

Sincerely,

  
Printed name

14.09.15  
Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Jan Fialkowski, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Jan Fialkowski

Printed name

September 14, 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Penelope B. Noble, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Penelope B. Noble

Printed name

Sept. 13 2015

Date

s.22(1) Personal and Confidential





Dear Mayor and Council,

I, Lynda Spratley, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Lynda Spratley

Printed name

13 Sep 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, HELEN LEE, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

HELEN LEE  
Printed name

s.22(1) Personal and Confidential  
\_\_\_\_\_  
Signature

SEPTEMBER 13, 2015  
Date



Dear Mayor and Council,

I, Peter Wickham, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
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Please vote in favor of this important initiative.

Sincerely,

Peter Wickham

Printed name

Signature

s.22(1) Personal and Confidential

Sept 14, 2015

Date

Dear Mayor and Council,

I, STEPHANIE GREENWOOD, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

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Please vote in favor of this important initiative.

Sincerely,

STEPHANIE GREENWOOD

Printed name

Sept 13, 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Ann Daskal, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Ann Daskal  
Printed name

13/9/15  
Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Sandra McPeake, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Sandra McPeake

Printed name

Sept 13 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Raymond Greenwood, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

R. Greenwood

Printed name

12/9/2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Christine Bowers, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Christine Bowers

Printed name

Sept: 12/15

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, RUFINA WU, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

RUFINA WU

Printed name

Sept. 12 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Samanth Abrishamkar, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Samanth Abrishamkar

Printed name

s.22(1) Personal and Confidential

12/09/2015

Date

Dear Mayor and Council,

I, SATYA DANU, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

SATYA DANU  
Printed name

Sep 17 2015  
Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Thomas Viccars, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

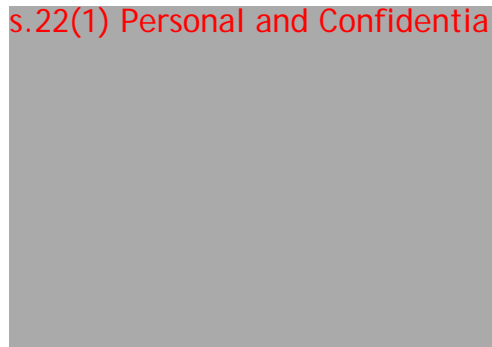
Thomas Viccars

Printed name

11 Sept 15

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Arthur Reber, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

ARTHUR REBER

Printed name

Sept 12, 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, RON MASON, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

RON MASON

Printed name

s.22(1) Personal and Confidential

Sept 12/15

Date



Dear Mayor and Council,

I, MELANIA TAYLOR., would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

s.22(1) Personal and Confidential

MELANIA TAYLOR

Printed name

Sept 12/15

Date

Dear Mayor and Council,

I, Deborah Day, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
4. This policy proposes to set a stronger norm that heritage and neighbourhood character is important in our city and provides a clearer understanding of what is acceptable and what is not.
5. The HCA will help to create a closer community with a common interest in keeping special what makes the area special: gracious homes set among sweeping landscapes that are a critical part of Vancouver and British Columbia's rich history of design, building and urban planning.

Those who oppose the proposal are vocal about a potential property value loss. However, the Coriolis Report concludes that the incentives offered result in little negative impact on property value (if any!). There have also been some very pragmatic suggestions for additional incentives that further increase value for owners and future purchasers of pre-1940 homes that might be implemented on an as needed basis.

Additionally, two reports in 2008 and late 2012 on a two phase study of 32 well-established Heritage Conservation Districts indicate that property values in these districts remain strong. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the studies conclude that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." The reports go beyond real estate analysis and examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. Both reports recommend that cities: "Create more districts because they are successful planning initiatives".

Please vote in favor of this important initiative.

Sincerely,

Deborah Day  
Printed name

Sept. 12 2015  
Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Ivanne Voelkel, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Ivanne Voelkel

Printed name

s.22(1) Personal and Confidential

12 September 2015

Date

Dear Mayor and Council,

I, ZENIJA ESMITS, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

ZENIJA ESMITS

Printed name

SEPT 12, 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Mary Speer, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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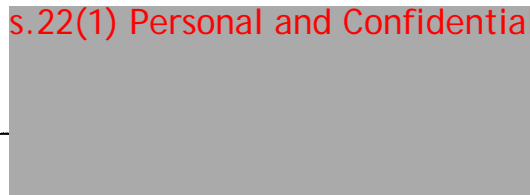
Please vote in favor of this important initiative.

Sincerely,

Mary Speer  
Printed name

Sept 13, 2015  
Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Susannah Smith, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Susannah Smith

Printed name

13 Sept. 15

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Helena McMurdo, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Helena McMurdo  
Printed name

Sept 12 2012  
Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, SUZANNE BUTLER, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

SUZANNE BUTLER

Printed name

Sept 12, 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, JUDITH HANSEN, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

JUDITH HANSEN  
Printed name

12 SEPT 2015  
Date

s.22(1) Personal and Confidential

(OWNER IN FIRST SHAUGHNESSY)



Dear Mayor and Council,

I, POUL HANSEN, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

s.22(1) Personal and Confidential

Sincerely,

POUL HANSEN

Printed name

SEP 21 15

Date

(OWNER IN FIRST SHAUGHNESSY)

Dear Mayor and Council,

I, RIKKE RUTTER, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

RIKKE RUTTER

Printed name

Sept 12 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, KEITH AUSTIN, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

KEITH AUSTIN

Printed name

9/12/2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, John STUART, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

John STUART

Printed name

s.22(1) Personal and Confidential

Sept 12, 2015

Date

Dear Mayor and Council,

I, ROSHEEN O'DONNELL, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

ROSHEEN O'DONNELL

Printed name

Sept 21/2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Kevin Bowers, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Kevin Bowers

Printed name

Sept 12 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Peter Dixon, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
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Please vote in favor of this important initiative.

Sincerely,

Peter Dixon

Printed name

s.22(1) Personal and Confidential

13-9-2015

Date

Dear Mayor and Council,

I, Blake Jenkins, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Blake Jenkins

Printed name

Sept. 12 / 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Rhiannon Allen, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Rhiannon Allen

Printed name

s.22(1) Personal and Confidential

12 Sept 2015

Date

Dear Mayor and Council,

I, SARAH FORSSMAN, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

Sarah Forssman

Printed name

Sept 13/15

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, Janice Becker, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

Janice Becker

Printed name

Sept 14, 15

Date

s.22(1) Personal and Confidential





Dear Mayor and Council,

I, CHARLES UNGERLEIDER, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

CHARLES UNGERLEIDER

Printed name

13 SEPT 2015

Date

s.22(1) Personal and Confidential



Dear Mayor and Council,

I, ISAAC VANDERHORST, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

ISAAC VANDERHORST

Printed name

SEPT. 13/15

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, LIAN CHANG, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Please vote in favor of this important initiative.

Sincerely,

LIAN CHANG

Printed name

SEP 13, 2015

Date

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Lily Lee, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

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Please vote in favor of this important initiative.

Sincerely,

Lily Lee

Printed name

s.22(1) Personal and Confidential

Sept. 13/15

Date

Dear Mayor and Council,

I, Margot Keate West, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

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Sincerely,

MARGOT KEATE WEST

Printed name

Sept 15/15

Date

s.22(1) Personal and Confidential

