

September 16, 2015  
Mayor Robertson and Councillors  
City of Vancouver  
453 West 12 Avenue, Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

**Re: Rezoning - First Shaughnessy Heritage Conservation Area**

As the public hearing is extended, I continue to support this initiative and urge council to approve the Heritage Conservation Area.

Although it may not be feasible to make substantive changes since the end of the temporary moratorium will soon expire, there are a number of issues that still should be addressed.

**Therefore, in addition to approving the Heritage Conservation Area, please direct staff to review and report back to council six months from approval of the rezoning with recommendations that would help to balance the economics to further favour the heritage retention option.**

I would suggest requesting staff to consider and report back on the following:

1. Allow all FSR in the retention option to be incorporated into the main house at the owners discretion rather than having to build infill to maximize value. This could allow for on large single family house (which is what is currently preferred by the market), or for secondary suites, or for a multifamily conversion dwelling (MCD) which may or may not be stratified. This gives more options to the owner, including the option to use some of the FSR for infill if desired.
2. Exempt basements in FSR for the retention option only while including basements in FSR for the new construction option. This then becomes a bonus for retention.
3. Require full basements to be built in both retention and new construction options to reduce bulk of building massing. Require these to be suite ready, but optional for use to the owner's discretion.
4. Allow unlimited underground parking within the footprint of the building for the retention option only. This will be helpful if multiple units are provided and a benefit for owners in the retention option. This area should be exempt from FSR.

Further referrals back to staff:

- **Make a city request to the federal government to allow capital gains tax exemptions for principle residences with multi-family conversion dwellings (MCDs) and infill.** In order to make MCDs and infill more attractive, make multiple units of up to 3 or 4 units on one site with heritage and character buildings, as may be defined by the municipality, be allowed to qualify for the capital gains tax exemption for principle residence as long as the owner lives in one of the units and the units remain non-strata.

This would incentivise heritage and character building retention in other areas of the city as well as Shaughnessy, and help increase the number of rental units city-wide.

It has been made clear through the comments in this public hearing and through the economic analysis that more needs to be done to compensate owners of pre-1940 heritage buildings. It is essential that the economic balance is achieved so that owners of pre-1940s buildings feel they are being dealt with fairly and will be compensated financially from this change. The long term resiliency of this zoning will depend on it.

Please consider the suggested amendments above to address this issue, and with these amendments approve the First Shaughnessy Heritage Conservation Area.

Sincerely,

Elizabeth Murphy

s.22(1) Personal and Confidential

PS. Please see the following article from the Vancouver Sun.

**Opinion: Retaining our character and heritage homes must be a priority**

By Elizabeth Murphy, Special to The Vancouver Sun September 14, 2015 3:46 PM

<http://www.vancouversun.com/opinion/op->

[ed/opinion+retaining+character+heritage+homes+must+priority/11362876/story.html](http://www.vancouversun.com/opinion/op-ed/opinion+retaining+character+heritage+homes+must+priority/11362876/story.html)

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 15, 2015 1:30 PM  
**To:** Public Hearing  
**Subject:** FW: Support of the proposed First Shaughnessy Conservation Area

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

**From:** Patrick Gunn s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 15, 2015 12:46 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Support of the proposed First Shaughnessy Conservation Area

Dear Mayor Robertson and Council,

I fully support the recommendations in the proposed First Shaughnessy Heritage Conservation Area, and only wish that this was implemented back in the early 1980s during the initial round of planning.

First Shaughnessy isn't an area to supply building lots, then to construct something that appears to have come off the shelf from isle 17 in Home Depot. If the destruction continues, a unique component of Vancouver's history will be eroded away for all of us, taking with it a unique area of our architectural and social history.

Retaining one house here and there only serves as an artifact commentary. Retaining entire streetscapes is what makes a conservation area special and hold value.

The HCA isn't short-term, but a plan for future – when every single one of us here today are no longer on this earth, we'll have allowed this unique area from its beginnings in 1910 to carry on from 2015 to hopefully giving this to Vancouver's future residents of 2115 and beyond.

Sincerely,  
Patrick Gunn  
Vancouver, BC

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 15, 2015 1:28 PM  
**To:** Public Hearing  
**Subject:** FW: 6pm mtg tonight - First Shaughnessy Heritage Conservation Area

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**From:** Vicki Buchanan s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 15, 2015 12:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** 6pm mtg tonight - First Shaughnessy Heritage Conservation Area

Dear Mayor and Council:

I write to ask you to please (please!) support this built heritage initiative in Shaughnessy and heritage conservation efforts in general in all of Vancouver.

BC Schools are this year implementing new curriculum to help teach our children to respect, understand and empathize with the impact of European settlement on First Nations' cultures and the immigrant histories of Asians to our Province; yet we are ironically destroying the visible history of the European and Chinese settlers who built Vancouver; each and every time we demolish a heritage building!! Again, I use the word "ironic".

I have no sympathy for real estate agents or property owners who fear-monger that the buildings might be harder to sell if protected. First of all, this is desirable Vancouver we're talking about here. Also, heritage laws do NOT affect selling property or values when they become pervasive; it simply becomes accepted and worked around. A relative of mine sold a property this year in England (in only 2 weeks) which DEFINITELY would have been demolished here in Vancouver - because they weren't allowed to do that, this property was simply refurbished by a company specializing in that very thing. This is a huge opportunity for renovation companies rather than construction companies (and far more in keeping with Vancouver's vision of a green city). Smart real estate agents would also simply re-think their target market and advertising techniques. If the new owner wanted to utilize the property as a personal home, then, as in other world-class cities, you don't buy a heritage home, unless that is something that appeals to you. If you simply want an investment property that you can develop, then there are plenty of other opportunities for that without destroying heritage properties. Alternatively, some of these homes could be converted into mini-museums, restaurants, B&Bs, bridal boutiques, opportunities for the film industry - this list is exciting and endless!

My understanding is that Victoria has at least 10 protected areas. It is unthinkable that Vancouver doesn't even have one - does that mean even Gastown, with its throngs of tourists, is not protected?? Let's celebrate our heritage, research it, advertise it - let the world know we are proud of the vision, energy and care that the original architects put into the original buildings of Vancouver by protecting those very buildings. This is as much a part of moving forward as is the thought that is put into the design of Vancouver's record-breaking downtown skyscrapers which represent a new chapter in Vancouver's history.

Please be the Mayor and Council who does this. There was great vision many, many years ago, in Vancouver's history, in the setting aside of the large land mass that became Stanley Park, in order to provide future residents with a relatively untouched piece of natural Vancouver as park land. They must have foreseen

the development that was coming. Please be the Mayor and Council who do a similar good thing, by setting up heritage conservation areas all over Vancouver, that will preserve some of the beauty and history of original Vancouver architecture, for future residents to explore and enjoy.

Thank you for listening.

Vicki Buchanan

North Vancouver

(former Kitsilano resident of 20 years-with family stretching back 4 generations in Vancouver)

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 15, 2015 2:14 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy HCA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 15, 2015 2:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy HCA

Dear Mayor Robertson and Members of Council,

I am writing to express my strong support for the proposed First Shaughnessy HCA. The current Heritage Conservation Program is not protecting the character of our neighbourhoods and the City's heritage buildings and landscapes to the degree that the majority of the public wants. I say majority based not only on all of the public outcry these last couple of years about Vancouver's high level of demolitions but also on the research that the Vancouver Heritage Foundation did in 2012 where 96% of the residents they surveyed, residents of all ages, agreed that heritage buildings contribute to our sense of place and need to be preserved.

We need better tools and a stronger culture of heritage conservation that lets owners and buyers know how much we as a city value our history and built heritage and how important having a tangible, living connection with our past is to our communal well-being. An HCA in First Shaughnessy would be a well-proven step forward in strengthening our heritage preservation tools.

Our heritage buildings were built to last with mostly local materials and a high level of craftsmanship that cannot be replaced. I can say that from experience having lived in the Quebec Manor Housing Co-op for many years. One of the reasons we are in relatively secure financial shape is because we are a 100 year old building and did not have to take out a second mortgage due to leaky building issues which many of the co-ops built in the 1980s did. It is critical to keep these treasured resources out of landfill not only for how they contribute to the soul of the City but also for the very positive impact they have on the environment and affordability.

As a resident of Mount Pleasant I also appreciate the city-wide applicability that an HCA in First Shaughnessy might have for other neighbourhoods as well.

I very much hope you will accept the proposed recommendations.

Sincerely,

Danielle Peacock

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 15, 2015 7:49 PM  
**To:** Public Hearing  
**Subject:** FW: REZONING: First Shaughnessy Heritage Conservation Area

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**From:** Gwyneth MacKenzie s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 15, 2015 7:12 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** REZONING: First Shaughnessy Heritage Conservation Area

Hello,  
I support the proposed rezoning for First Shaughnessy.

In addition I think there should be financial disincentives such as much higher penalties for cutting down trees (\$10000 per) as they somehow wind up in the proposed building foot print. Also, there should be a demolition penalty of 20% of the sale value. There are far too many houses being sold with development and demolition permits in place. "Developers" and realtors should not be able to obtain these as it promotes the selling of a property as a tear down.

Thank you,  
Gwyneth MacKenzie  
Vancouver, BC