

Brian Hill

s.22(1) Personal and Confidential

20 July 2015

Mayor and Council
City of Vancouver

By email: mayorandcouncil@vancouver.ca

Dear Mayor Robertson and Councilors,

Re: **Public Hearing 21 July - First Shaughnessy Heritage Conservation Area**

s.22(1) Personal and Confidential

As the owner of s.22(1) Personal and Confidential and a longstanding member of the community in First Shaughnessy I am writing to support the creation of the Heritage Conservation Area, but would you consider an amendment to the Regulations and Guidelines to deal with properties like mine, a pre-1940 site that has no heritage value.

I grew up in 1526 Balfour, another home, more appropriately on the list. I attended Shaughnessy Elementary and have spent my whole life living and working in and around Shaughnessy. I now make my home in an original 1960's architectural house in Kerrisdale that I painstakingly renovated to maintain the original character, integrity and style of the home. I understand the value of preserving the past.

My house on Cypress was built in 1910 but substantially destroyed inside and out in 1982 by a poorly executed major renovation. I have owned it since 2007. There are no drawings or evidence of the house in its original form. The renovations done by the previous owner include modern casement windows, false half timbering, plain stucco, extensive brickwork and several additions – porte cochere, greenhouse glazing – which have no aesthetic value and do not contribute to the heritage character, value or character-defining elements of First Shaughnessy.

Allowing a new house on this site, one that complies with proposed FS HCA General Guidelines, would be a benefit to the overall objectives of the Heritage Conservation Area.

I urge you to do two things at Public Hearing:

1. Remove s.22(1) Personal and Confidential from the List of Protected Properties in Appendix A4
2. Amend the First Shaughnessy District Schedule (Appendix E) by adding the following:

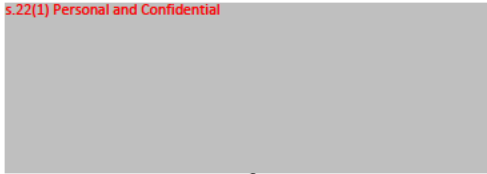
5 *Relaxations of Regulations*

5.5 *The Director of Planning may consider a Development Application which would result in the demolition of pre-1940 building included in the List of Protected Heritage Properties where it is demonstrated that the building has no heritage value and does not contribute to the overall value of the First Shaughnessy HCA, having considered:*

- a. the submissions of any advisory group, property owner or tenant*
- b. the intent of this District Schedule and all applicable Council policies and Guidelines*

Respectfully submitted

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Brian Hill

cc. Marco D'Agostini
Brian Jackson
Anita Molaro

July 17, 2015

Mayor Robertson and Members of Council
City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4

Dear Mayor Robertson and Members of Council,

Re: Vancouver Heritage Foundation support for the recommendations to designate First Shaughnessy as a Heritage Conservation Area

The Board of Directors of Vancouver Heritage Foundation fully supports the designation of First Shaughnessy as a Heritage Conservation Area, as proposed in the Policy Report, *Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy*.

The Heritage Conservation Area designation will clarify the City of Vancouver's intention, already in place for over three decades, to protect the special character and heritage values of this neighbourhood. The proposed Development Plan, District Schedule and related by-laws will strengthen the framework for management of development in the area in line with the established goals.

Vancouver Heritage Foundation commends City of Vancouver staff and the consultant team on the impressive amount of work undertaken in a short timeframe to develop a detailed package. The documentation of the history and significance of the area provides a solid foundation for the recommendations.

We hope that the proposed Heritage Conservation Area will be established, recognizing the long-term value for Vancouver of this historic neighbourhood.

Sincerely,

s.22(1) Personal and Confidential

Judith Mosley
Executive Director



402 - 510 West Hastings Street
Vancouver BC V6B 1L8
tel: 604 264 9642
mail@vancouverheritagefoundation.org
www.vancouverheritagefoundation.org
Charitable Registration # 891765968

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EXECUTIVE DIRECTOR

Judith Mosley

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 21, 2015 9:37 AM
To: Public Hearing
Subject: FW: First Shaughnessy HCA, written submission to public hearing July 21 2015

From: Peter Kappel [mailto:5.22(1) Personal and Confidential]
Sent: Tuesday, July 21, 2015 8:07 AM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy HCA, written submission to public hearing July 21 2015

5.22(1) Personal and Confidential



July 20, 2015

Dear Mayor Robertson and Councilors -

,

Re: Proposal Before Council on the First Shaughnessy HCA

I am writing in a personal capacity as a resident of First Shaughnessy. I am a member of the FSADP and member of the Board of SHPOA, however, nothing in this letter should be attributed to either body.

I am writing in support of the proposals for the First Shaughnessy HCA. I have several reservations, outlined below, however I am fully in favour of ensuring that the unique nature of the FSD is retained and have observed how, under the current regimen, it is under threat.

As the owner of a house constructed in 1912 I will be directly affected by the proposals and expect there to be a negative impact on the value of the house in, at the very least, the short term. I do believe, however, that in the long run, if the City provides meaningful incentives to retain pre 1940's homes and its Planning Department is a facilitator –as opposed to a gatekeeper – when owners seek to renovate and update their homes, the long term impact will be a marginal net negative if not positive.

I digress momentarily on two philosophical items. In theory, if the city had a well-designed development/redevelopment rules the incentives to retain a pre 1940 home would outweigh what could be achieved from tearing it down and building new, as a result we would not need the blanket classification afforded by the HCA. In all but a few cases, the rational owner would act in

a manor consistent with the objectives of the proposal. I am therefore, philosophically at least, against the imposition of such a regime. Furthermore, as such a new regime may impose costs (through the loss of current or potential value) on individual property owners, without compensation, I also find it bordering on the unconscionable, regardless as to whether council has the technical ability to do so under the Vancouver Charter. That said, I also recognize that something needs to be done.

I am in favour of substantially all of the newly set out planning provisions relating to both pre and post 1940 sites. They tighten, considerably, the loopholes that were exploited under the old FSDP and that is to be welcomed. In my view, such changes alone, if effectively implemented, are likely to achieve the bulk of the objectives of the underlying exercise in both preventing unsuitable new houses and preserving Heritage Homes, thereby retaining the character of the neighbourhood. Where, at the end of the day, in those few instances where the owner wished to build new and the city wanted to retain, the issue of compensation could be settled at that time. If, however, the only way to effectively implement the revised planning rules is through the establishment of an HCA - and if the real reason for the HCA is not driven by the motive of avoiding compensation-, then it has my support.

The key to making this initiative a success is to ensure current and potential owners want to take on the task of updating and maintaining an old house. We love the ambiance of our Arts and Crafts house. It has been substantially updated (with virtually all that one seeks in a modern house, but a heating bill that doesn't) and the additions are in character with the original 1912 design. It is still an old house and we invest a lot of time and money keeping it in good shape – simple it is not. But we value it and will keep at it, as will many of our neighbours, for we see it as both a Vancouver legacy and an investment that holds water.

My fear is that if a value decline results from this initiative, the motivation to update and maintain will fall and the objective of this exercise will suffer. Nice is a neighbourhood of well-maintained Character Homes but it is sad to view dilapidated old houses. It is therefore key that the Planning Department takes on a very positive attitude with owners of pre 1940 houses in their updating applications. The tone that is set in the next two years will, or will not, make this a win-win situation. Such projects need to be given priority handling; the department should be liberal in allowing relaxations to compensate for any more restrictive provisions under the new regime (in particular regarding siting/setbacks, where in particular owners of smaller sites should be given the benefit of the former rules where advantageous). Turnaround should be quick. Create an environment where real estate agents to talk up the HCA and facilitation of updating as a feature of the neighbourhood.

The First Shaughnessy HCA is the first of many for Vancouver. It should, therefore, be doubly important for this to be perceived, from all affected, as a success from the very beginning. Pass this measure, but please make it abundantly clear that the careers of senior individuals in the planning department are dependent on this being a success for the homeowners as well. They are the people who can make this work and they should be motivated to these ends.

Unfortunately, prior engagements require me to be in London at this time. I would have liked to attend the meeting this evening. Should you have any followup questions of me please contact me by email.

Kind regards,

Peter H Kappel

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 21, 2015 9:38 AM
To: Public Hearing
Subject: FW: First Shaughnessy hearing
Attachments: City Council -- Heritage Letter.docx

From: Z.Gartner/ J.Dippong
Sent: Tuesday, July 21, 2015 9:18 AM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy hearing

July 21st 2015

Dear Mayor Robertson and Council,

As a long-time Vancouverite, home owner (in Grandview-Woodland), and recent member of Heritage Vancouver, I'm writing in support of the establishment of a Heritage Conservation Area in First Shaughnessy.

I attended the information session on this issue and other aspects of protecting both character homes (and areas) and heritage buildings at City Hall several months back and was impressed by the level of consultation city planners had done with experts in the community.

My understanding from the session and other sources is that many municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, ten of which are in Victoria, but there are none (so far!) in Vancouver.

My overall concern is about the city-wide level and speed of demolition of both heritage and character homes – the destruction of history, combined with waste and lack of sustainability of these demolitions.

A Heritage Conservation Area in First Shaughnessy would be an important first step in protecting other neighbourhoods. A HCA is a much-needed tool for retaining our original, more sustainable, and affordable housing stock, our green space, and our history.

Sincerely,

Zsuzsi Gartner

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Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 21, 2015 10:40 AM
To: Public Hearing
Subject: FW: Shaughnessy Heritage Conservation Area - Written Submission

From: Jennifer Clay s.22(1) Personal and Confidential
Sent: Tuesday, July 21, 2015 10:20 AM
To: Correspondence Group, City Clerk's Office
Subject: Shaughnessy Heritage Conservation Area - Written Submission

Mayor and Council

Via email: mayorandcouncil@vancouver.ca

I now live in North Vancouver but spent the first 30 years of my life living in a house at s.22(1) Personal and Confidential s.22(1) Personal and Confidential My family home was built in 1911 and was one of the first homes in the area developed by the CPR. The first owner was Robert Leighton who, according to the City Directory, was a racing judge with the BC Thoroughbred Association!

The rest of my family still lives in Vancouver so I visit regularly. I have watched with sadness and shock over the last decade or more as many of the original homes throughout the Shaughnessy area have been torn down and replaced with over-sized “monster” homes which I believe are not well suited to the neighbourhood and which destroy the historical fabric of this neighbourhood. As well, these demolitions are environmentally unfriendly as they fill the landfill with unnecessary waste and destroy a lot of trees in the process of trying to maximize square footage.

I am heartily in favour of making Shaughnessy a Heritage Conservation Area, so that my family home and others of the same vintage can be protected. The concept of a Heritage Conservation Area is not new – there are more than 70 just within BC with downtown Victoria being a prime and very successful example.

I know that developers and some current property homeowners may be worried about the future value of their properties however it is a known fact that heritage properties are actually very desirable and have consistently out-performed non-heritage properties in the real estate market with Queens Park in New Westminster being a prime example.

Please vote in favour of designating First Shaughnessy a Heritage Conservation Area so that this original and unique part of our city can be retained and preserved, before it is too late.

Regards,

Jennifer Clay

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Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 21, 2015 3:32 PM
To: Public Hearing
Subject: FW: Heritage Houses Vancouver

From: Trisha McDowall s.22(1) Personal and Confidential
Sent: Tuesday, July 21, 2015 2:51 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Houses Vancouver

I will not be able to attend the meeting this evening with regards to Heritage Conservation in First Shaugnessy.

I do think it is a shame the way all the old character houses in Vancouver are being torn down. I grew up in the Dunbar area and have seen house after house come down. THE really sad part is that many of these houses are perfectly beautiful and completely livable and some have even been recently renovated. Also this is not creating housing but in fact, is doing just the opposite. Many houses are being purchased for investment purposes only and some are even sitting empty, how does this help Vancouverites and neighbourhoods??

I feel the City of Vancouver needs to take more steps to save its beautiful past. This is not happening in other Canadian cities!

Please do something about it, soon.

Trisha McDowall

City of Vancouver
City Clerk's Office
453 W. 12th Avenue, Third Floor
Vancouver, BC
V5Y 1V4

Re: Proposed Heritage Conservation Area Official Development Plan

We are writing in response to the proposed Heritage Conservation Area Plan. Amelia Wong and Winnie Wong are the registered owners of s.22(1) Personal and Confidential
The home has been our principal residence since the 1950's. We are fourth generation Vancouverites that have enjoyed living in Vancouver, the greenest city in Canada.

We are concerned about the negative impact that this proposed zoning plan will have on our family.

In number 6 of the Information Bulletin it states, "In general, it is anticipated that maintaining the pre-1940 heritage character of First Shaughnessy will support long-term stability of land values". This would be highly inequitable and unjust if properties within the zone were stabilized; yet properties across the street outside the zone would appreciate as the market continues to recognize the value and quality of life in Vancouver. We would suggest that the goal of the Development Plan should be to maintain the character of all neighbourhoods in the overall City without artificially reducing the value of a particular property zone.

The City's policy is to encourage the increase of the housing stock within the city by way of adding lane way housing, additional family units, employee housing units, rental units, new condominium construction on existing single family lots much smaller than those in Shaughnessy. It may be considered discriminatory and unfair to allow building on small lots and not on larger lots when property owners are treated unequally.

By imposing the non-demolition clause, it would penalize residents within the heritage zone while residents outside of the zone can build homes that are not in character within their Westside neighbourhoods.

Some of the proposals that would negatively impact these property values are:

-Heritage Property Standards of maintenance. The standard is somewhat subjective and open to interpretation by staff and residents. This will create great confusion and frustration. As well, we are greatly concerned that costly standards will be dictated upon us, and that we will not have the ability to fund the maintenance costs. In the event that a resident does not have the ability to fund the maintenance requirements, is there a proposed appeal process to

address the deficiency? We are concerned that we would be forced to sell our residence and be forced to move away from our home of over sixty years.

-The houses are legally protected from demolition. This would require residents, and/or prospective purchasers to complete costly renovations to upgrade the homes to meet current standards in electrical, plumbing, and current housing conveniences. New construction is a much more efficient use of resources. As well, new homes can be designed such that they do maintain the character of the neighbourhood and achieve modern results and benefit from new technology yet avoiding the costly process of superficial renovations and cosmetics. This proposal would unjustly increase the cost of construction and arbitrarily pass wealth to construction companies at the cost of Vancouver residents.

-Based on their current condition, some properties can only be sold at full value if the prospective purchasers can rebuild and do not have to do costly and extensive renovations. With some properties due to their age and condition, it may be more logical to rebuild rather than renovate. Thus there should not be a general blanket policy for the area, and each property should be treated on its own merit.

We ask that Council consider the following:

-conduct further studies on the land value impacts to develop further benefits that will ensure that properties will not be negatively impacted by the Plan.

-consider and communicate how the Plan will be implemented and administered.

-consider implementing the non demolition clause on a case by case basis by evaluating the current condition of the property, and the design of the proposed new dwelling. If the proposed design is appropriate for the neighbourhood demolition should be permitted to proceed.

-consider an appeal process on maintenance standards, and how residents who would greatly suffer, can seek relief.

-consider modifying the Plan to permit demolition where the new residence is designed that suits the character of the Heritage Conservation Area.

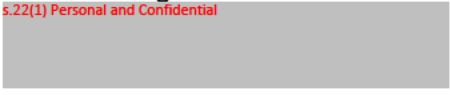
-clarifying and confirming the infill dwelling opportunities, rather than arbitrary regulations enabling the Director of Planning to "consider" development relaxations. Without significant increased confirmed density relaxations, these properties will be unattractive to developers, and current residents will suffer severe financial implications relative to other Vancouver residents.

Thank you for your consideration. We trust that the regulations will be designed to not only protect the character of the area, but the interests of the Vancouver residents.

Yours truly,

Winnie Wong, Amelia Wong
c/o
Alan Wong on behalf of the Wong family

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