

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, July 23, 2015 10:42 AM  
**To:** Public Hearing  
**Subject:** FW: FC Heritage Action Plan

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**From:** Sabine Wood s.22(1) Personal and Confidential  
**Sent:** Wednesday, July 15, 2015 3:26 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Linda Collins  
**Subject:** FC Heritage Action Plan

Hello,

I am an owner of a house in First Shaughnessy and I support the FC Heritage action plan! I am from Europe and I know how important it is to keep the character of different neighbour hoods intact! In a young city like Vancouver, the last remaining neighbour hoods can be lost pretty fast in order to give room for higher density!...and by losing the soul of the city. There is no economic need to put "monster houses" on each plot, maximizing the building capacity, but there is, and there will always be a need to maintain as much green space as possible! ...for us and for future generations!

Kind regards  
Sabine Wood

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, July 23, 2015 10:43 AM  
**To:** Public Hearing  
**Subject:** FW: 1st Shaughnessy

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**From:** Stuart Howard s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 21, 2015 10:44 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1st Shaughnessy

Dear Mayor and Council

Unfortunately, I was unable to stay late enough to speak at tonight's public hearing. But I wish my opinion heard.

I have been a practicing architect in Vancouver for over 40 years, have done numerous renovations, restorations, additions, and new houses in First Shaughnessy under the existing ODP, and in fact under the previous RS-4 zoning in place pre 1982. I have won City of Vancouver Heritage awards for houses in First Shaughnessy.

A great deal of time, tax money, and effort was put in developing the existing ODP and I agree with some speakers who expressed concern that the good was being thrown out with the bad. The guidelines that are being disposed of were written with care by some of the best designers and architects of the time.

The ODP could be amended to remove those provisions that are seen problematic... things such as open to below spaces and height are just a simple text amendment away from resolution. This has happened in the past with such things as above grade floor area. If you want to encourage steeper roofs change the maximum height or how the height is measured... to the mid point of a sloped roof of a certain pitch would steepen roofs right away.

Percentage yards are a severe mistake on irregular lots, I notice that the examples that planning showed were all nice rectangles... Shaughnessy has very few nice rectangular lots...so percentage yards will lead to a non parallel set of setbacks which will lead to odd ball shaped houses, as the envelope, the floor area and the site coverage all kind of equal each other, so if you don't fill up the envelope you cannot get the maximum floor area allowed under the present proposal. This is the 'cookie cutter' result as described by earlier speakers.

I sat on both the Vancouver Heritage Commission, and was their representative to the First Shaughnessy design panel in the 90's, and we lacked the tools to mandate saving of pre date houses, an amendable Heritage plan would be that tool, but it cannot be a rigid document, there must be ways of justifying inclusion and exclusion, not just a date.

With the restrictive envelope of the proposed zoning most pre 1940 houses will become existing non conforming in some manner... The planning department states that they would relax all the rules to allow for additions and modifications to preserve the house, but the house is protected, the threat of demolition is gone. Why grant a relaxation will slowly seep into the mindset of future planners and approving officers, and these relaxations will just become words in the bylaw that no one ever gets. The Zoning and development bylaw is full of them that are seldom given.

In conclusion I support the Heritage Conservation plan with modifications to insure that inclusion is not arbitrary. I support retaining the existing ODP with minor modifications to include open to below space in floor area.

The process has been rushed, most people did not see the actual propose bylaw until today. This needs far more testing and input prior to being adopted. If only my clients rezoning applications were treated with such urgency.

Thank you

**Stuart Howard**

**architectAIBC SAA FRAIC AIA**

Stuart Howard Architects Inc.

5.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, July 23, 2015 10:44 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area Public Hearing

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

**From:** Kim Richards s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 21, 2015 11:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area Public Hearing

The designation is the right thing to do. If there's any chance that you were swayed by the self-interest and fears expressed tonight, think of the future. Those councillors who decided to create Stanley Park so long ago thought of the future too.

Sincerely,

Kim Richards

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, July 23, 2015 10:44 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation

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

**From:** Carol Gibson 5.22(1) Personal and Confidential  
**Sent:** Wednesday, July 22, 2015 5:09 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation

Dear Mayor Robertson and Council Members:

I strongly urge you to support the conservation of pre-1940 homes in the first Shaughnessy area. Vancouver is teetering on the edge of losing its historical housing stock, in the rush to raze the houses that gave the city its lovely and unique character. Having travelled to most of the great cities of the world, with a few exceptions, it is the stock of a city's old buildings that make a city a place one wants to wander through and spend time in. In Vancouver, every day it seems another lovely old home is destroyed, and more of the city's character is lost forever.

If Vancouver is to be a truly green city, we cannot justify destroying these homes and filling the dumps with the lumber and debris from them, while pouring more and more concrete, and destroying more and more forests to build monstrous new homes.

Please vote to preserve the pre-1940 homes and keep a little of the character that has made Vancouver the city it is.

Sincerely,

Carol Gibson

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, July 23, 2015 10:49 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Rezoning

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**From:** Don Labossiere s.22(1) Personal and Confidential  
**Sent:** Wednesday, July 22, 2015 11:46 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Rezoning

To Whom it May Concern,

I am an architect acting on behalf of the firm and a client with a project currently in for DP. That project is located at 2051 West King Edward Avenue and involved the demolition of a post 1940 bungalow. Although the firm and the client in this case both find the intent of the new rezoning for First Shaughnessy to be in the best interest of the public we see several issues that make it hard to support. They include:

1. Retroactively enacting the new zoning does not seem fair to all projects that have currently been submitted for DP. The essence of this argument lies in the implicit contract that existed between the City and our client and ourselves as we moved forward with the development of their property. By trying to change the 'rules' after the fact is simply not acceptable and were it to be applied would require the City in some way to compensate each applicant affected in some way amenable to each project. How that would ever be resolved given the factors of time and design would be at best problematic. What cost can one put on the loss of design time spent over months if not years in designing the property? It is hard to believe that the City would potentially want to put itself into a legal battle about something that seems inherently wrong.
2. The new zoning would negate the possibility of having a below grade garage. On larger sites we can understand how this may have not contributed to the essence of the current design guidelines but for our 'fringe' site having this below grade parking allows us to maximize the user use of this very awkward and narrow site. We have spent considerable time and energy working on this project and we truly believe it meets, if not exceeds, the essence of the FSD guidelines. Although we can understand the need for a more prescriptive set of rules to enforce the heritage qualities for those larger sites we believe it would be best to allow 'fringe' or other unique sites to demonstrate their value within some sort of design panel process. There simply has to be some type of mechanism to deal with sites such as our own that are truly not in keeping with the overall character of most sites in the FSD. (Small, sloping and bordering on an urban edge is definitely at odds with large, flat, inward focussed pastoral sites.)
3. The general pre 1940 cut-off for Heritage sites is once again prescriptive in nature and I can see how it would give a protective umbrella to much of the destruction of heritage value properties in the area. But much like the point mentioned above this sort of prescriptive designation needs a 'place' to be challenged so that pre 40 buildings with really minimum heritage quality can be addressed. I believe the City is going to provide such a mechanism but forcing owners to go through the council in order that they be able to get their houses off the registry seems a rather onerous process. I believe the City could simply round up 10 of the best architects (not necessarily from the area) and get them to review all the pre 40 houses in the area and thereafter decide which are of real value and which aren't. I know the City wants to remove the qualitative aspects of judging pieces of architectural heritage but I don't believe that this is truly possible. Architecture is far too nuanced to be viewed in this light and a checklist formula will undoubtedly do much to ease the bureaucracy at hand and slow the

pace of the destruction to the current stock of heritage houses in the area but it will not truly address the needs of individual homeowners.

Let me conclude by saying that I know trying to regulate 'heritage value' is not an easy task and I appreciate where the City is going and what they are trying to do. Where the public good meets private wants and needs is ultimately the role of government ... not an easy task and one I believe to be of great worth to all. I believe this current zoning revision is good in intent but fails to address some of the nuances of unique and individual qualities of the owners and sites involved. I am optimistic that the City and its councillors will find this balance.

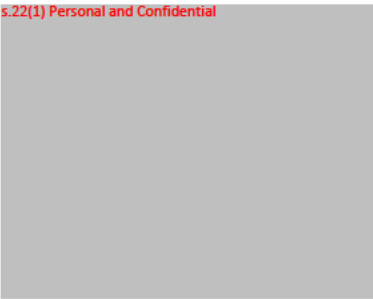
Regards,

**Don Labossière**

Architect AIBC LEED AP (BD+C)

Peter Rose Architecture + Interiors Inc.

s.22(1) Personal and Confidential



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July 23, 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**

Thank you for the opportunity for more input on this rezoning which I continue to support.

In review of the presentations and letters now available online, as well as the economic analysis, it is clear that amendments to this zoning proposal would be wise to address these concerns. I would like to now offer additional items that would help to balance the economics to favour the heritage retention option.

I would suggest amending the rezoning as follows:

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.

After the new zoning is enacted:

- **Provide a review period of six months** after the zoning is enacted, to assess the effectiveness and fairness of the new zoning and enforcement regulations. Staff to report back to council with further recommendations as may be applicable.

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

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, July 23, 2015 4:34 PM  
**To:** Public Hearing  
**Subject:** FW: Shaughnessy

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

s.22(1) Personal and Confidential

From: Kathy Wyder [mailto:[kathy.wyder@cityofvancouver.ca](#)]  
Sent: Thursday, July 23, 2015 4:33 PM  
To: Correspondence Group, City Clerk's Office  
Subject: Shaughnessy

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, 10 of which are in Victoria, yet Vancouver has none.

First Shaughnessy is recognized as a unique architectural and historical area. 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.

A Heritage Conservation Area in First Shaughnessy will also have <sup>3</sup>city-wide applicability,<sup>2</sup> meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I believe that there will be no long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods.

I urge you to accept the proposed recommendations.

Sincerely,

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 9:15 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

**From:** Hilary Thomson s.22(1) Personal and Confidential  
**Sent:** Thursday, July 23, 2015 9:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

I am writing to provide feedback on the proposed rezoning of First Shaughnessy Heritage Conservation Area. It is important that, as the city retains and preserves the heritage of Shaughnessy, it also considers way to make the neighbourhood relevant again.

I often run through Shaughnessy, because it's an incredibly beautiful part of Vancouver. It's also incredibly underutilized. Parks and green spaces are empty. Huge lots sit unused. Gardens are left untended. Many homes are empty for much of the time. As we look at ways of preserving Shaughnessy's heritage we should also think about ways to relax zoning so that Shaughnessy is once again the family neighbourhood it was intended to be. Allowing things like co-housing, infill housing, and permitting the homes to be converted into apartments which retain some of the key heritage features, would all be meaningful steps.

Right now there are incredible housing pressures in Vancouver. We can't afford to just preserve Shaughnessy as it was before the Second World War, but affordable only for multimillionaires. We can, however, preserve Shaughnessy's pre-war housing stock but allow greater densification and creative land uses. Wouldn't it be wonderful to walk through Shaughnessy and actually feel a sense of community? That has been gone for some time, but we can get it back.

All the best,  
Hilary.

**Kennett, Bonnie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 9:16 AM  
**To:** Public Hearing  
**Subject:** FW: Heritage Conservation Area in First Shaughnessy

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**From:** Andrea Wadman s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 8:33 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Conservation Area in First Shaughnessy

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, 10 of which are in Victoria, yet Vancouver has none.

First Shaughnessy is recognized as a unique architectural and historical area. 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.

A Heritage Conservation Area in First Shaughnessy will also have "city-wide applicability," meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I believe that there will be no long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods.

I urge you to accept the proposed recommendations.

Sincerely,

Andrea Wadman

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 10:59 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

**From:** Jeanette Edwards s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 10:51 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

I am again sending an e-mail to voice my opinion on the future of our city.

I was born and raised here 66 years ago and have seen many changes through out that time, but nothing like what is happening now!

I can remember when a house was bought for the house, people knew their neighbours, everyone went by the rules and regulations and followed the By-laws. Now Vancouver has become a city where people do whatever the hell they want and with an attitude!

I'm seeing entire neighbourhoods disappearing and being unrecognisable from how I remember them.

We've got to preserve areas of our city so that we can all remember what Vancouver grew from.

**Kennett, Bonnie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 12:27 PM  
**To:** Public Hearing  
**Subject:** FW: A Heritage Conservation Area

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**From:** HJ Burnham s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 12:12 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** A 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, 10 of which are in Victoria, yet Vancouver has none.

First Shaughnessy is recognized as a unique architectural and historical area. 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.

A Heritage Conservation Area in First Shaughnessy will also have "city-wide applicability," meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I believe that there will be no long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods.

I urge you to accept the proposed recommendations.

Sincerely,

HJ Burnham  
s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Ann Thomson s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 1:01 PM  
**To:** Public Hearing  
**Subject:** Rezoning in Shaughnessy

To the Vancouver Mayor and Council,

I am not in a position to make a presentation at the public hearings, but I would like to comment on the rezoning proposals for Shaughnessy.

Like many Vancouverites (and I am a native Vancouverite who has lived in many other major cities in my life), I am appalled at the price of housing in the city. I have children who cannot afford to live here, even though they are comfortably middle-class young professionals.

While I support the rezoning of Shaughnessy to preserve heritage buildings, I feel strongly that the large properties and mansions should be preserved in a way that allows for multiple-family housing. We should allow infill and transformation of mansions into townhouse complexes. Certainly we would not want to see large condominium developments in the area, but Mayor and Council need to consider a way to enliven this valuable central area that would provide more housing and bring it out of the dead zone it currently inhabits.

Sincerely,

Ann Thomson

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Ann Thomson

s.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 4:05 PM  
**To:** Public Hearing  
**Subject:** FW: Heritage Conservation

s.22(1) Personal and Confidential

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**From:** Stephanie Dubowski  
**Sent:** Friday, July 24, 2015 3:32 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Conservation

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, 10 of which are in Victoria, yet Vancouver has none.

First Shaughnessy is recognized as a unique architectural and historical area. 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.

A Heritage Conservation Area in First Shaughnessy will also have "city-wide applicability," meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I believe that there will be no significant long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods.

I urge you to accept the proposed recommendations.

Sincerely,

Stephanie Dubowski



## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 4:06 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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**From:** Brian McMillan s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 3:48 PM  
**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, 10 of which are in Victoria, yet Vancouver has none. First Shaughnessy is recognized as a unique architectural and historical area. 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. A Heritage Conservation Area in First Shaughnessy will also have "city-wide applicability," meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history. I believe that there will be no significant long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods.

I urge you to accept the proposed recommendations.

Sincerely,

Brian McMillan

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 4:06 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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**From:** guy lombardo s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 3:50 PM  
**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, 10 of which are in Victoria, yet Vancouver has none.

First Shaughnessy is recognized as a unique architectural and historical area. 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.

A Heritage Conservation Area in First Shaughnessy will also have "city-wide applicability," meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I believe that there will be no significant long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods.

I urge you to accept the proposed recommendations.

Sincerely, Vishva Hartt.

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 4:06 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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**From:** Maxine Schleger s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 3:52 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, 10 of which are in Victoria, yet Vancouver has none.

First Shaughnessy is recognized as a unique architectural and historical area. 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.

A Heritage Conservation Area in First Shaughnessy will also have "city-wide applicability," meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I believe that there will be no significant long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods.

I urge you to accept the proposed recommendations.

Sincerely,  
Maxine Schleger  
Langara Planning Student

**Kennett, Bonnie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 24, 2015 4:07 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

**From:** Kathryn Boyd s.22(1) Personal and Confidential  
**Sent:** Friday, July 24, 2015 3:59 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I strongly 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, 10 of which are in Victoria, yet Vancouver has none. The heritage neighbourhoods contribute to the charm of Victoria.

First Shaughnessy is recognized as a unique architectural and historical area. 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.

A Heritage Conservation Area in First Shaughnessy will also have "city-wide applicability," meaning that other neighbourhoods, even certain blocks, could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, culture, and our history.

Vancouver attempts to lay claim to being the greenest city in Canada and yet we tear down hundreds of livable (some even luxurious) homes a year. These homes contribute to the filling of dumps.

I believe that there will be no significant long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods. Additionally, these heritage neighbourhoods have become a point of pride in their communities.

I urge you to accept the proposed recommendations.

Sincerely,  
Kathryn Boyd

s.22(1) Personal and Confidential