

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 24, 2015 5:03 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: mark boyter [mailto:s.22(1) Personal and Confidential]
Sent: Friday, July 24, 2015 4:25 PM
To: Correspondence Group, City Clerk's Office
Cc: Stevenson, Tim
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,
Mark Boyter

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 24, 2015 5:03 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Joy Munt [s.22(1) Personal and Confidential]
Sent: Friday, July 24, 2015 4:23 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.

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I urge you to accept the proposed recommendations.

Sincerely,

Joy Munt

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 24, 2015 5:04 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Laura Dawn Petrie [§.22(1) Personal and Confidential]
Sent: Friday, July 24, 2015 4:34 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.

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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.

We need to maintain pockets of Vancouver's historic architectural beauty. These buildings and neighbourhoods are a source of pride and admiration, and tell a story of our city's past. It would be a travesty to lose them.

I strongly urge you to accept the proposed recommendations.

Sincerely,

Laura Dawn Petrie

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 24, 2015 5:04 PM
To: Public Hearing
Subject: FW: Shaughnessy Heritage Conservation District

From: Gail West 5.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 4:48 PM
To: Correspondence Group, City Clerk's Office
Subject: Shaughnessy Heritage Conservation District

Dear Mayor and Council,

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I urge you to accept the proposed recommendations.

Sincerely,

Gail West

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:20 AM
To: Public Hearing
Subject: FW: First Shaughnessy Conservation

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

From: Elizabeth Tait [mailto:[s.22\(1\) Personal and Confidential](#)]
Sent: Friday, July 24, 2015 8:04 PM
To: Correspondence Group, City Clerk's Office; Stephanie Tait
Subject: First Shaughnessy Conservation

Sir and Madam:

I am writing to support the adoption of a plan to prevent the further demolition and desecration of the history and heritage of my city. I was born in Vancouver in 1947 and have lived here all my life. Despite your claims to be the greenest city and your excessive zeal in promoting bike lanes etc etc you as a council have presided over the destruction of what was once a very liveable and remarkable city of neighbourhoods and reasonably priced housing. There is nothing green about clear cutting lots and building out to the maximum size of clone like monster homes. This is seen all over the city from West Point Grey to Shaughnessy and beyond. For example, the lovely home on The Crescent that my parents and grandparents lived in was bought in 1992 by an off-shore family, left vacant from that time, became derelict and last year in 2015 was demolished. Density has become a holier than thou byword and is used to justify the most rapacious landgrabs and development greed possible. I ask you to show some integrity and responsibility for once was once a gracious and historically significant area of this city. Do all you can to prevent wholesale demolition and desecration of First Shaughnessy.

With grave concern,

Elizabeth W Tait
Homeowner, ratepayer and voter

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:22 AM
To: Public Hearing
Subject: FW: Heritage conservation area - Shaughnessy

From: p birch 5.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 10:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage conservation area - Shaughnessy

I whole-heartedly agree to the concepts of a heritage conservation areas and cannot express strongly enough that this must be expanded immediately to other areas, including Dunbar, where I have a better understanding of the catastrophic nature of denuding neighbourhoods of heritage, to say nothing of the environmental disaster caused by the destruction of 1920's houses.

Patricia Birch

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:25 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Ali Espley s.22(1) Personal and Confidential
Sent: Saturday, July 25, 2015 12:15 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.

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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,

Ali Espley

George Challies

s.22(1) Personal and Confidential

July 25, 2015

Mayor Robertson and Vancouver City Council
Vancouver City Hall
Vancouver BC V5Y 1V4

Rezoning: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

As a Board member of the Heritage Vancouver Society, I am writing to support the recommended Rezoning to be considered at the Public Hearing on July 28, 2015.

The proposals protect the major investments made by the City over more than 30 years, since the original First Shaughnessy Official Development Plan was implemented. These include investments in volunteer time by the Design Review Boards, the Heritage Commission and other City groups. There have also been significant costs over the years, for the staff time to review proposals to modify and too often to demolish existing houses. We also acknowledge the time and money spent by those homeowners who have maintained their heritage houses and gardens to a very high standard.

The proposed Heritage Conservation Area is a fair way of letting everyone know that this is a unique heritage area. It is fair to existing residents as well as fair to those who intend to move into First Shaughnessy. By requiring that an owner seeking a demolition permit must first prove that a house does not have heritage significance, these recommendations should protect the threatened stock of pre-1940 heritage houses. This will help preserve the unique character of the First Shaughnessy District.

These recommendations set an important precedent for heritage conservation in our city.

Yours truly,

George Challies

cc. Penny Ballem, City Manager
Brian Jackson, General Manager, Planning and Development
Marco D'Agostini, Senior Planner, Heritage Group

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:27 AM
To: Public Hearing
Subject: FW: Rezoning - First Shaughnessy Heritage Conservation Area

From: Jean Gordon [s.22(1) Personal and Confidential]
Sent: Saturday, July 25, 2015 2:04 PM
To: De Genova, Melissa; Carr, Adriane; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Correspondence Group, City Clerk's Office; Molaro, Anita; Ballem, Penny; Jackson, Brian (PDS); Johnston, Sadhu; Quinlan, Kevin; Meggs, Geoff; Robertson, Gregor
Subject: Fwd: Rezoning - First Shaughnessy Heritage Conservation Area

Dear Mayor and Council

I strongly support designating First Shaughnessy as a Heritage Conservation Area.

Please approve the proposal.

It is the right thing to do, especially given the *enormous* global pressures on Vancouver and our early neighbourhoods. Rampant demolition across the west side has turned established leafy, gardened neighbourhoods into strips of big box houses with big box garages. If it weren't for our mature street trees, much of the west side (especially south of West 41st) feels like new subdivisions in the suburbs. The very elements that made these neighbourhoods attractive in the first place -- well-built gracious houses surrounded by mature gardens - have been eradicated.

My mother lives in the house she was born in 83 years ago close to Van Dusen Gardens. Her neighbourhood is a wasteland of enormous empty houses built from cheap composite materials.

Weekly, real estate agents - often the same ones -- knock on her door and say she is too old to be living there and they have many prospective buyers who will **pay cash** and build new.

Every house on her block has been demolished.
It is too late for much of the west side.

First Shaughnessy represents an important piece of Vancouver's early history. Its houses can take a great deal of pushing and pulling and renovating, but they need to stay.

As a city, we need to do a better job, especially for those new to our city, **at creating and conveying the prestige and cachet of First Shaughnessy's magnificent old houses, built by hand out of our rain forests' First Growth firs.**

Regardless of the development community's push for demolition(and they have done quite well enough in our current gold rush), designating First Shaughnessy a Conservation area is at this point in Vancouver's history is a necessary action,

Jean Gordon

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:25 AM
To: Public Hearing
Subject: FW: First Shaughnessy Conservation Area

From: Lori Kozub Hodgkinson §.22(1) Personal and Confidential
Sent: Saturday, July 25, 2015 11:53 AM
To: Correspondence Group, City Clerk's Office
Cc: 'David Cuan'; 'Linda Collins'; 'Peter Kappel'; §.22(1) Personal and Confidential D'Agostini, Marco; Jackson, Brian (PDS)
Subject: First Shaughnessy Conservation Area

Mayor & Council Members

Further to my presentation last week, I have been on the First Shaughnessy Design Panel for over 6 years, 3 as Chair. I am also the Representative for the HAP and a VP of SHPOA.

There are two key areas in the HCA that need to be considered by you.

1. Changes to the ODP. As I discussed the current ODP is not a good document. It is interpretative vs. factual and has allowed the development of very poor architecturally designed homes in order to maximize square footage on a lot. The new ODP Planning developed is a very good one and will solve many of the concerns the neighborhood has and will streamline the approval process. This needs to be implemented immediately. The new ODP should be reviewed in 2 years to ensure that it is a document that is executable and accomplishing what it was intended to do.

I do not support the grandfathering of current applications. The ones mentioned in the Public Hearing presentations are more of the same. Overbuilt, out of scale and the removal of mature landscaping. I urge you not to do this.

2. The List. As a member of the HAP we requested the list to include all heritage A, B, C and those homes with meritorious value and historical importance in the neighborhood. This was going to take some time and a lot of effort but is a well thought out approach. The sweeping statement of all pre 1940's homes on the list I believe is a not good idea and should not be the recommendation just because of time constraints. There are some homes that do not have historical importance and *those owners should not be penalized.* I suggest a readjustment of this list. There could be a variety of ways to accomplish this either through a committee of heritage experts, owners submitting their homes be removed from the list with a statement of significance or a combination of both within a time frame (6-8 mos). Or another approach. Extend the demolition ban and take the time and do it properly.

After a proper assessment is completed of the list, if an owner wants to tear down the house the proposed Public Hearing approach is fine.

My recommendation would be to pass the HCA with an amendment that included a thorough review of the protected list to ensure we have the best of the best and that owners are not penalized who shouldn't be. That is fair.

Thank you for your consideration and commitment to the neighborhood.

Lori Kozub Hodgkinson

§.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:28 AM
To: Public Hearing
Subject: FW: First Shaughnessy Conservation Area

5.22(1) Personal and Confidential

From: Lorraine Weldrick
Sent: Saturday, July 25, 2015 3:04 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy 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.

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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,

Lorraine Weldrick

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:32 AM
To: Public Hearing
Subject: FW: Shaunessy

From: Viviane Hotz s.22(1) Personal and Confidential
Sent: Sunday, July 26, 2015 11:45 AM
To: Correspondence Group, City Clerk's Office; Heritage Vancouver
Subject: Shaunessy

Dear Public Representatives

What makes European cities, or ancient Asian cities "world-class"?

Why do people flock to Old Towns? Why are North Americans agog seeing old monuments?

Because it shows history, context, the development of a community. It tells the story of a people, of economics, of climate, of culture. That is what makes a city truly World-class a word bandied about so easily in Vancouver and to my mind so badly understood.

Sadly we know developers have a big say in this city, apparently easily influencing a lot of people dangling promises of more income for it.

But do consider the untold and long lasting benefits of preserving what really is not a very big area here in Vancouver and protect our common history for generations to come.

Thank you

Viviane Hotz

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:32 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area (HCA)

From: Clea King [mailto:clea_king@yahoo.co.uk]
Sent: Sunday, July 26, 2015 3:30 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area (HCA)

Hello,

This is an email in support of the proposed First Shaughnessy Heritage Conservation Area (HCA). Shaughnessy is such a unique part of Vancouver and is an area that truly shows the heritage and history of the city. Vancouver is a young and growing city and as such it is so important for us to preserve this history and heritage. I would hate to think what Vancouver would look like if this heritage was lost. It only adds to a world class city.

Some points for support of the First Shaughnessy Heritage Conservation Area (HCA) are:

- 1) there is clear language that prevents people from exploiting the loopholes in the original Official Development Plan (ODP) of 1982 in order to build out of context monster homes and/or additions
- 2) of its ease of application versus Heritage Revitalisation Agreements
- 3) it allows for sensible densification in the form of infill and Multiple Conversion Dwellings
- 4) it retains landscaping and it reduces building material waste which align with the Greenest City Initiative
- 5) it introduces maintenance standards to keep buildings and landscaping in good shape and prevent neglect
- 6) it allows for the area to maintain its unique character
- 7) it provides a framework for other areas that need protection
- 8) this is a precedent setting tool for heritage conservation in our City

Please do support this plan. Vancouver will be a much richer city if heritage buildings are preserved.

Clea King

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:19 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Michele Smith s.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 5:35 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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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,

Michele Smith

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:19 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Ryder s.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 6:27 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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I urge you to accept the proposed recommendations.

Sincerely,

Ryder Bryan

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:20 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: michele munroe s.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 6:48 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.

Both my grandparents grew up in the Shaughnessy area. One house still stands, beautifully renovated. The other has been demolished.

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I urge you to accept the proposed recommendations.

Sincerely,

Michele Munroe

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:21 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

Importance: High

From: Clare Cullen s.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 9:17 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area
Importance: High

Dear Mayor and Council,

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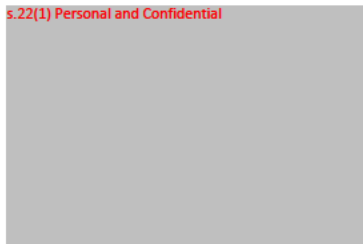
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Sincerely,

Clare Cullen

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:21 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

s.22(1) Personal and Confidential

From: Seanna & Wallace Koopmans
Sent: Friday, July 24, 2015 10:05 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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Sincerely,

Seanna Koopmans

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:22 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Jason Allum s.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 10:49 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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Sincerely,

Jason Allum

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:23 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Forrester Associates s.22(1) Personal and Confidential
Sent: Friday, July 24, 2015 10:57 PM
To: Correspondence Group, City Clerk's Office
Subject: FW: 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,

Carol Forrester

Langley, BC

:

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:24 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Jodi Muzyłowski s.22(1) Personal and Confidential
Sent: Saturday, July 25, 2015 12:14 AM
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.

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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, Jodi Muzyłowski

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:27 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Lesley Johnson s.22(1) Personal and Confidential
Sent: Saturday, July 25, 2015 1:38 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: First Shaughnessy Heritage Conservation Area

RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I am writing in support of 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 set a precedent of "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.

Without the timely creation of such a plan, Vancouver will soon become an area of unappealing and generic neighbourhoods with no trace of the history of the people who built and thrived in this city over the past one hundred fifty years. There will be no remaining evidence of the heritage that keeps generations living stable and productive lives.

I urge you to accept the proposed recommendations.

Sincerely,

Lesley Johnson

(Former Vancouverite who attended UBC Point Grey and then had to move to Surrey for a career and a decent, affordable place to live)

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:27 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

s.22(1) Personal and Confidential

From: Peggy Douglas
Sent: Saturday, July 25, 2015 2:34 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.

I live near Shaughnessy and am a member of the University Women's Club of Vancouver. Our lovely clubhouse is one of the jewels of Vancouver. I regularly walk along the lovely streets and inspiring homes" it it sad to see stately homes destroyed and yet I also see people renovating the graceful mansions.

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. This is a travesty in terms of preserving the heritage of our young city.

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.

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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,

Peggy Douglas

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:28 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

5.22(1) Personal and Confidential

From: Melissa McDiarmid [redacted]
Sent: Saturday, July 25, 2015 4:03 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.

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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,

Melissa McDiarmid

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:28 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: KarenCaleb P s.22(1) Personal and Confidential
Sent: Saturday, July 25, 2015 4:12 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 First Shaughnessy and also has "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,

Kareb Parinas

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:29 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: s.22(1) Personal and Confidential **On Behalf Of** Travis Bothner
Sent: Saturday, July 25, 2015 4:24 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.

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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,

Travis Bothner

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:29 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

5.22(1) Personal and Confidential

From: [REDACTED]
Sent: Saturday, July 25, 2015 4:32 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.

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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,

Brent Maybroda

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:34 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

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

5.22(1) Personal and Confidential
From: rob howatson
Sent: Sunday, July 26, 2015 9:07 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

Attn Mayor and Council

Please protect the old homes of Shaughnessy.

I don't live there, but appreciate how its winding streets are steeped in the history of this city.

Everyone enjoys driving through there to gawk at the amazing architecture.

Let this plan be a precedent setting tool for heritage conservation in our city.

Rob Howatson
Freelance Writer

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 9:36 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Young Yuen s.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 12:37 AM
To: Correspondence Group, City Clerk's Office
Subject: RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

RE: First Shaughnessy Heritage Conservation Area

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,
Mr. Young Yuen, P.Eng.

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 11:19 AM
To: Public Hearing
Subject: FW: Shaughnessy

-----Original Message-----
From: Roberta King 6.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 10:25 AM
To: Correspondence Group, City Clerk's Office
Subject: Shaughnessy

Please do make this area a heritage conservation site.

Thank you

Roberta King

Sent from my iPhone

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 12:28 PM
To: Public Hearing
Subject: FW: I Couldn't Even Imagine A Mayor and Council That Wouldn't Support This. It Is Both Green and Protects Our City.

From: Dianne Millar s.22(1) Personal and Confidential
Sent: Sunday, July 26, 2015 5:51 AM
To: Correspondence Group, City Clerk's Office
Subject: I Couldn't Even Imagine A Mayor and Council That Wouldn't Support This. It Is Both Green and Protects Our City.

RE: First Shaughnessy Heritage Conservation Area
Dear Mayor and Council,

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

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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,

D. Millar

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 2:08 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: richard keate s.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 1:47 PM
To: Correspondence Group, City Clerk's Office; D'Agostini, Marco; Jackson, Brian (PDS); Yarnell, Tanis Knowles; donald luxton
Subject: Re: First Shaughnessy Heritage Conservation Area

Dear Mayor and Councillors

Having addressed you on behalf of the Heritage Commission in favour of the proposed Heritage Conservation Area for First Shaughnessy, I'm writing as a private resident of First Shaughnessy, someone lucky enough to be a fourth generation FSD resident and as someone familiar with most of the houses-interior as well as exterior in this historic mansion area. I was involved at the outset in 1982 with Joyce Catliffe, City Planner, and the President of the Shaughnessy Heights Property Owners Association who shepherded the Overall Development Plan through its public hearing.

First of all, I'm delighted that after 33 years the plan is being reconfigured as a Heritage Conservation Area to ensure that Vancouver does have a historic mansion area like any other beautiful city. I'm also pleased that the act makes the status of each property abundantly clear and accessible for future owners. The design guidelines have had their loopholes closed, and the landscape is again as every bit important as the house design/restorations, having been written with a view to the greening of the overall site. The view to the future to gently accommodate further density is fully supportable and very family friendly.

I wish I could be there for the rest of the public hearing, but I'm out of town. I wanted to also back up the letters of Lori Kozub Hodginson and Elizabeth Murphy - I think nearly all of their points are well taken. Perhaps the pre-1940 houses that are being disputed for their heritage value (such as Brian Hill's house which the First Shaughnessy Advisory Design Panel supported for demolition in the early '90's after a site visit), could be quickly evaluated on a case by case basis as we do for S.O.S. candidates without going through the entire list to save expense and time. Obviously if it is a Maclure, R.W. Fripp, or other notable architect, it's not coming down.

The most important part is the need for a review of the guidelines -in particular at the two year mark. As chair of the FSADP for 11 years, and a member of the Panel for the first two years, I've seen the Panel be consistent in their comments regarding the guidelines' shortcomings. Although there was supposed to be a review "from time to time", I've been worried that that might not include my lifetime! However, thanks to the earnest and capable work of staff and the consultant team we have a well thought out plan for the future.

I urge you to pass this legislation and extend my gratitude to those who support it.

Sincerely,

Richard Keate

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 3:05 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Caroline Adderson s.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 2:42 PM
To: Correspondence Group, City Clerk's Office
Cc: Carr, Adriane; Ball, Elizabeth; Elizabeth Murphy; Kerry Gold; Vancouver Heritage Commission; Heritage Vancouver Society
Subject: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

Thank you for this opportunity to add to the comments I made on 21 July in **support** of the establishment of a Heritage Conservation Area in First Shaughnessy. During the public hearing I was asked two questions that I could not answer satisfactorily without additional research. I can provide a complete answer now.

In reference to my conversation with the City of Victoria Heritage Planning Department, **Councillor Carr** asked if property values had been affected there by the establishment of Heritage Conservation Areas. I spoke at length today with Victoria's Senior Heritage Planner Murray Miller. His overall summary of the situation: "What has been the general trend, if anything, is that property values have increased." He put this down to the "value placed on stability" as well as the "reasonable approach to infill and development" which occurs in HCAs. He also reported that "properties that have fetched the highest prices in Victoria are heritage designated properties." Mr. Murray has also worked in Edmonton where he was part of a study on the relationship between heritage designation and property values using a sample of 40 properties; the findings indicated "a clear increase in property values." He went on to say that there is "no evidence that would substantiate a downturn in property values, especially in residential areas." This fear that values will decline is "not informed" and is due to a lack of awareness of the potential of heritage properties. He referred me to an important study by Robert Shipley of the University of Waterloo: *Heritage Designation and Property Values: Is There An Effect* which supports his viewpoint. You can read it here: <http://www.whitby.ca/en/discoverwhitby/resources/PL-DWHCD-OtherInformation-HeritageDesignationandPropertyValues.pdf>

s.22(1) Personal and Confidential

Councillor Ball asked for my observations on Heritage Conservation Areas in other cities I've visited in recent years. Below is a list of the cities I travelled to in 2014 and 2015 and the requested information:

New York City, NY has 114 Historic Districts and 20 Historic District Extensions in all five boroughs. The total number of protected sites also includes 1,347 individual landmarks, 117 interior landmarks and 10 scenic landmarks.

Portland, OR has 15 Historic Districts, primarily located in or near the Central City. All of Portland's historic districts are listed in the National Register. Portland also has 6 Conservation Districts designated by the City of Portland.

Ottawa has 18 Heritage Conservation Districts. All of these districts are found within the urban area of the city.

Victoria has 10 Heritage Conservation Areas and an 11th in process. They are also researching citizen-initiated HCAs.

Toronto has 16 Heritage Conservation Districts.

Halifax has 1 Heritage Conservation District and 2 areas designated as National Historic Sites. Note that Halifax has such a concentration of registered buildings on the same street they seem to function as de facto Heritage Conservation Areas:

<https://www.halifax.ca/heritage-properties/Documents/HeritagePropertiesHalifax.pdf>

Edmonton has 3 proposed Heritage Areas.

Whitehorse is possibly too small for a Heritage Conservation Area; they have 17 protected buildings in their downtown core.

Montreal: Please see the attached email below.

I hope this information will help reassure you that, while some property owners in First Shaughnessy may be nervous about this change, it is unlikely to create financial hardship. To the contrary, it will enrich them as well as our city as a whole. So many North American cities (these are just the handful I happen to have visited recently) embrace Heritage Conservation Areas as a tool to save the best of the past -- for the future and for the community as a whole. Please support these recommendations.

Sincerely,

Caroline Adderson

Email from Heritage Montreal:

Montreal has a series of areas that are protected. In Quebec, our heritage is protected according to the Cultural Heritage Act and is under the authority of the Minister of Culture. The Act's Article 1 expressed to following objective.

«The object of this Act is to promote, in the public interest and from a sustainable development perspective, the knowledge, protection, enhancement and transmission of cultural heritage, which is a reflection of a society's identity. It is also intended to promote the designation of deceased persons of historical importance and historic events and sites. Cultural heritage consists of deceased persons of historical importance, historic events and sites, heritage documents, immovables, objects and sites, heritage cultural landscapes, and intangible heritage.»

See <http://www2.publicationsduquebec.gouv.qc.ca/dynamicSearch/telecharge.php?type=5&file=2011C21A.PDF>

Quebec Cultural Heritage Act comprises a system of designation shared between the government and local administration like municipalities. These designations include the following ones which are more directly related to your issue

- “heritage site”: a place, a group of immovables or, in the case of a heritage site referred to in section 58, a land area that is of interest for its archaeological, architectural, artistic, emblematic, ethnological, historical, identity, landscape, scientific, urbanistic or technological value;
- “protection area”: an area surrounding a classified heritage immovable, defined by the Minister to protect the immovable.

For instance, in 1964, the Old Montreal was declared historic area (*arrondissement historique*). This would mean that anybody who wishes to:

- Construct or demolish a building, in his entirety or partially;
- Repair or modify the exterior of a building;
- Divide or subdivide of a lot;
- Replace or demolish a sign, board ...

Must obtain to authorisation from the Minister of Culture.

The Quebec Heritage Act is complemented by other pieces of legislation such as the Land Use and Development Act with enabling powers given to municipal and regional authorities to adopt, enforce or amend planning bylaws and masterplans. This Act also provides municipalities with the possibility to designate areas of their territory for their architectural and landscape interest and enforce special qualitative and design review processes with the support of local Planning Advisory Boards.

- In addition, the City of Montreal has its own Charter which is an Act of the Quebec Provincial Legislature which establishes a number of specific responsibilities and obligations including:
 - o Constituting the Conseil du patrimoine de Montréal (Montreal Heritage Council) – actually, it was included in the Charter at the suggestion of Heritage Montreal.
 - o Constituting the Public Consultation Office to carry on public consultation on major projects, in particular those requiring changes to the City’s Master Urban Plan.

Unfortunately, a lot of the information regarding the protection of our heritage is in French. I hope this will help you, even though our legislative system differ from yours in BC.

Best regards,

Andréanne Jalbert-Laramée
Coordonnatrice, activités éducatives
Educational Activities Coordinator

Héritage Montréal
L’avenir en héritage
A heritage for the future



s.22(1) Personal and Confidential