

Dear Council:

As I mentioned when I spoke to you on July 21, 2015; I had very little time to be informed of these issues. Less than a week, for certain and only because I spent significant effort to inform myself.

I did listen very carefully to all of the speakers at the public meeting, and it seems to me that there are actually two completely separate issues before council.

One is the design guidelines for First Shaughnessy and the second is the Heritage Conservation Area. I think these issues should be debated separately in order to arrive at a good decision.

I will not spend much time on the design guidelines as I am not particularly knowledgeable in this area and frankly even though a half dozen architects made presentations, I could not figure out what the actual issue was. Some claimed that rezoning was required in order to achieve architectural merit. I fail to see the connection.

This is a very subjective area. It is unlikely that you are going to ever get consensus on what is beautiful or significant or not. In my opinion, most of the houses that have been built in First Shaughnessy are an improvement over what existed prior. Some are not. There are some possible procedural improvements that could be made to the First Shaughnessy Design Panel. At present, not all development applications are submitted to the FSDP. This leads to the obvious – we did not approve it, excuse. The second procedural item is that there is no follow up to the FSDP's decisions. Perhaps a staff person should be assigned and perhaps there should be penalties. None of these things have been addressed in the present information before Council.

Now we get to the second item before Council which is the Heritage Conservation Bylaw. On this, I do consider myself more expert than most. This is based upon the facts that I was born in Shaughnessy in 1944, and grew up in First Shaughnessy, delivered newspapers to almost all of the houses in First Shaughnessy in the 1950's, cut the neighbor's grass and fixed their TVs and antennas. I purchased my house at 1838 West 19th about 1982. My parents and relatives who also lived here provided continuity in the few years that I was not resident, but I can state that I have seventy-one years of experience with Shaughnessy. I did serve on SHPOA for a number of years and have been sadly disappointed with their lack of response to the recent proposals.

I have also been fortunate enough to have travelled extensively both on business and on pleasure. I love the arts, particularly, opera, orchestra, history, and museums.

So, what is wrong with the Heritage Conservation Bylaw as it applies to First Shaughnessy?

1. Fundamentally it is an attempt to fix the neighborhood in a point of time. It is hubris to suggest that First Shaughnessy is utopia and cannot even be better in the future. It is based upon the false premise that houses built before 1940 actually define First Shaughnessy. It is based upon the completely false premise that the structures define the community.

What if this had been enacted in 1960 to prevent any change to the neighborhood? We would still be a run-down neighborhood of rooming houses, fraternities, and even less desirable elements. I have been

fortunate enough to have seen the revitalization of First Shaughnessy. It is much better than it was when I was growing up.

2. The most significant change to First Shaughnessy came with the implementation of the FSODP in about 1980. This gave people confidence that the significant aspects of the area would be preserved. These include single family, privacy, tree-lined streets, proximity to the business district, low density, gardens, open views, limited rentals, and houses that fit the neighborhood profile.

3. This created the environment that professionals and business people wanted to live in. It made the area highly desirable again, thus revitalizing the vision of the CPR planners who designed the area.

4. The heritage proponents truly believe that buildings are extremely important. Their hearts are in the right place, but reality is that unless buildings are modified, they will not meet present needs. Some of these needs are cosmetic, some of them are for energy efficiency, some for safety, and others for handicapped or special needs. At some point, rebuilding is far more practical than upgrading.

5. Travelling on business, I want a hotel that provides all modern services, especially electronic communications, hot water for my shower, everything that works, and no problems. Travelling on pleasure, I want to experience the country as it lives in the present or in the past and thus I will put up with all sorts of inconveniences. For this reason, I can completely understand that many people who might be interested in living in the very desirable area of First Shaughnessy would want a modern home that "everything works". They do not want to discover that you cannot run the washing machine at the same time as taking a shower or that if his wife is using the hair dryer that he cannot use the coffee pot.

6. My experience in foreign travel includes heritage cities such as York, England; Carcassonne, France; Avila, Spain; and most familiar Venice, Italy; among many other lesser known cities. All of these exhibit common characteristics. The heritage portion of the city is frozen in historical time, which is beneficial for tourism, but not necessarily beneficial for the people that live there. A prime example is Venice Island which has a population of about 60,000 which has fallen from about 160,000 a hundred years ago and now has to endure about 60,000 visitors per day. The commonality among all of these heritage areas is that almost everything except tourist business have moved out. The heritage area has no value except that which can be generated by tourists.

7. The financial aspects of implementation of the Heritage Conservation are onerous.

The obvious is that everyone is in agreement that the blanket "no demolition" will instantly decrease property value. I was told for my property, this would be about 75\$ per square foot, or about \$1,000,000 after tax dollars.

More complex and something that did not seem to be addressed in the Coriolis report was the effect of requiring a heritage alteration permit for a whole variety of items. Many people who purchase an older house want to significantly renovate it, and, if this bylaw is passed, it will be impossible to state whether or not they will be allowed to change kitchen layouts, move bathrooms, paint the house as they desire

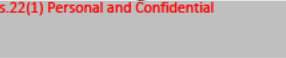
and a variety of other things. I think this will make the house extremely difficult to sell except at bargain prices.

Your decision with respect to the Heritage Conservation Bylaw will define whether or not First Shaughnessy will continue to be a vibrant area of the city or will be frozen in time and will wither.

I would suggest that you vote NO to the bylaw.

Robert Angus

5.22(1) Personal and Confidential

A grey rectangular redaction box covers the text below the name Robert Angus.

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 5:04 PM
To: Public Hearing
Subject: FW: Do not support the proposal for First Shaughnessy

From: 亮晶晶 5.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 4:26 PM
To: Correspondence Group, City Clerk's Office
Subject: Do not support the proposal for First Shaughnessy

Dear Sirs,

I disagree and do not support the proposed new rules and regulations for First Shaughnessy. And I do not want Shaughnessy to be a special heritage conservation area. Obviously, a building that is not allowed to be demolished will decrease property value and would make a future sale more difficult, and renovating an old house is a money pit. The blanket proposal is so unfair to the house owners! So I strongly disagree.

Best Regards!

Denise Yang

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 5:05 PM
To: Public Hearing
Subject: FW: First Shaughnessy

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

From: Beth Noble s.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 4:26 PM
To: Correspondence Group, City Clerk's Office
Cc: Michael Noble
Subject: First Shaughnessy

Dear Mayor and Council re Shaughnessy Heritage Proposal, We are concerned about loss of value of our property at 1926 Matthews Avenue with the proposed plan.

1. This is a 90 year old house we have struggled to maintain over the past 30 years
2. A wooden house of this vintage in a rain forest requires constant costly maintenance

3 there is a natural life span for wooden houses in this climate

4 if we were buying this house of only modest if any heritage value today we would need to replace it.

5 Your plan would prohibit this.

Those realtors already seriously involved with the local Shaughnessy market have been reporting over the past two years a reluctance to purchase houses in First Shaughnessy and a preference for houses south of 25 th, in second Shaughnessy where there is no heritage designation.

6 The Coriolis report underestimates the loss of value for houses on "small" lots and overestimates the value of remedial measures.

7 Shaughnessy homeowners would have no interest in rental suites , lane way houses, etc using these as a potential value and source of income is a spurious argument.

8 The only Shaughnessy properties using such options are owned by developers who the report admits will be excluded by the new bylaws. The new bylaws are not fiscally attractive.

9 City Council wants to make Shaughnessy a park and is legislating that current homeowners subsidize and maintain it.

10 generally any expropriation of property values for park development requires tangible remuneration to the property owners

11 the loss in value of pre 1940 houses in first Shaughnessy is already evident from the oral data presented on July 21 . This loss in value is \$106 a square foot per lot size.

12 in addition comparable lot sizes south of 25 avenue are already selling for significantly higher prices per square foot values

The Coriolis report significantly underestimates the percentage of potential buyers who are seeking to buy a new home and have little interest in heritage renovation.

Value loss carries forward for many years . Most current homeowners are not reassured by your example of Sydney where 50 years later property in a heritage area are now considered desirable again.

If the Coriolis estimate of loss of value of 5 to 10% is correct then most current homeowners can expect to lose between \$500,000 and \$1,000,000.

Yours truly, Elizabeth Noble

Sent from my iPad

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 5:04 PM
To: Public Hearing
Subject: FW: I Do not support the proposal for First Shaughnessy

From: YXY s.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 4:21 PM
To: Correspondence Group, City Clerk's Office
Subject: I Do not support the proposal for First Shaughnessy

Dear Mayor and Council,

I, Hebe Yang as the daughter of Jurong Lu, the owner of s.22(1) Personal and Confidential, disagree and do not support the proposed new rules and regulations for First Shaughnessy. And I do not want Shaughnessy to be a special heritage conservation area. Obviously, a building that is not allowed to be demolished will decrease property value and would make a future sale more difficult, and renovating an old house is a money pit. The blanket proposal is so unfair to the house owners! So I strongly disagree.

Hebe Yang

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 27, 2015 5:05 PM
To: Public Hearing
Subject: FW: I Do not support the proposal for First Shaughnessy

From: Yang Catherine 5.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 4:41 PM
To: Correspondence Group, City Clerk's Office
Subject: I Do not support the proposal for First Shaughnessy

Dear Mayor and Council,

My name is Xiaoyan Yang, My mother is Jurong Lu, the owner of 5.22(1) Personal and Confidential, I strongly disagree and do not support the proposed new rules and regulations for First Shaughnessy. I understand that the Plan is set to protect buildings built before 1940, Our house is 89 years old and we are happy to keep it as it is, but as time goes on and circumstances changes, we feel that we should have the option to rebuild which will uphold the standards of characteristics of our neighbourhood. Besides, a building that is not allowed to be demolished will decrease our property value and would make a future sale more difficult, and renovating an old house is a money pit. The blanket proposal is so unfair to the Pre- 1940 house owners, and it is also impractical and uneconomical! I am happy with the old rules!

Xiaoyan Yang

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 28, 2015 9:10 AM
To: Public Hearing
Subject: FW: I disagree the proposed new rules for First Shaughnessy

From: Yang Catherine s.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 8:20 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: I disagree the proposed new rules for First Shaughnessy

Dear Mayor and Council,

I am the owner of s.22(1) Personal and Confidential, I disagree and do not support the proposed new rules and regulations for First Shaughnessy. I understand that the Plan is set to protect pre-1940 buildings, but I think the blanket proposal is not only unfair, **unreasonable, impractical and uneconomical** to the house owners, but also harmful for the whole neighbourhood!

My family and I made the decision to purchase our family home in Shaughnessy because we appreciated the beauty, character and the history in this area. At that time, we considered about renovation, so we started to worked on the plan with a local construction company. After several discussion with constructor, and evaluate of the house condition thoroughly, we changed our mind. Because some reasons, we had to give up the renovation plan.

First, the position of the house in the lot is so close to the King Edward Avenue, I guess 89 years ago, when the house built, there wasn't so many traffic on the street, but now the traffic condition changed, so we prefer to keep more distance between our house and the traffic. Besides, the design and the floor plan of the house do not meet the modern way of life. A renovation can not change it.

Second, compare with the 20,000 sq. ft. lot size, the 3,600 sq.ft. unground floor Space is quite small and there isn't enough room for my family. It also is a waste of land.

Thirdly, as far as I know, old houses could have a lot of health and environmental risks. They could have mice, ants and mold problem before. Floor settling in old houses sometimes leave spaces big enough for mice and pest to gain access. And it is almost impossible to get rid of the pest problems. I care about my families's health, so I think rebuild would be a better choice, especially, by considering about the huge amount a renovation can cost, which is up to \$550,000.

Our house does not uphold the standards of characteristics of our neighbourhood and holds no heritage value. Now, we are keeping it as it is, but as time goes on and when we are ready, we feel that we should have the right to rebuild it to satisfy our needs.

Not just for my own house, also for the whole neighbourhood, I don't think a blanket ban for all pre-1940 houses is a correct way to go. A building that is not allowed to be demolished will decrease property value and would make a future sale more difficult, and renovating an old house is a money pit, many residents don't want to spend the money that way, then the houses will simply grow older and more run down over time. A area filled with dilapidated houses is not what a prestigious neighbourhood should look like. I think the blanket proposal is not just unfair to the house owners, but also harmful for the whole community! So I ask that Council 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.

Thank you for your consideration. We trust that the regulations will be designed not only for the protection of the houses, but the interests of the residents.

Regards

Jurong Lu, Jianguo Yang

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 28, 2015 9:13 AM
To: Public Hearing
Subject: FW: I disagree the proposed new rules for First Shaughnessy


From: Mina Zhang s.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 10:41 PM
To: Correspondence Group, City Clerk's Office
Subject: I disagree the proposed new rules for First Shaughnessy

Dear Mayor and Council,

I don't think a blanket ban for all pre-1940 houses is a correct way to go. A building that is not allowed to be demolished will decrease property value and would make a future sale more difficult, and renovating an old house is a money pit, many residents don't want to spend the money that way, then the houses will simply grow older and more run down over time. A area filled with dilapidated houses is not what a prestigious neighbourhood should look like. I think the blanket proposal is not just unfair to the house owners, but also harmful for the whole community! So I ask that Council 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.

--
Mina Zhang *PREC

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 28, 2015 9:13 AM
To: Public Hearing
Subject: FW: OBJECTION TO THE NEW RULE AGAINST FIRST SHAUGHNESSY

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

From: cy.googo s.22(1) Personal and Confidential
Sent: Tuesday, July 28, 2015 1:59 AM
To: Correspondence Group, City Clerk's Office
Subject: OBJECTION TO THE NEW RULE AGAINST FIRST SHAUGHNESSY

Hello,

I am objecting the new bylaw against First Shaughnessy area. It is a blank policy with cookie cut method for the local resident and property owners. It is a policy lacking of care, lacking of humanity.

Those old house have been sitting there for too long. It won't be a healthy and safe living space anymore, How can we allow our brothers and sisters lives there.

Those old house are in poor condition of insulation, heating and cooling. it consumes more energy than a new house supposed to consume.

The new rule will limit the market transition, and eventually decrease the property value in a large scale because of the potential buyer are moving to other area or other cities like West Vancouver.

The new bylaw is totally a wrong decision for First Shaughnessy. Please REJECT IT!!!

Charles Yang

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 28, 2015 9:15 AM
To: Public Hearing
Subject: FW: REZONING: First Shaughnessy Heritage Conservation Area

From: Chao Yang s.22(1) Personal and Confidential
Sent: Tuesday, July 28, 2015 8:09 AM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: First Shaughnessy Heritage Conservation Area

Hello,

I strongly **object** the proposed bylaw regarding our beautiful first Shaughnessy. The proposed by law is mis-directed, unfair, and in short vision.

I say it is mis-directed is because it will change the entire community till we lost the soul of First Shaughnessy. First Shaughnessy was created to be a garden style community. Back to pre 1st world war, she was erected with luxury houses on large lot with curved and tree lined street. Whether you agree the new program or you disagree it, I guess what you cared more is the entire community, and the overall image of first Shaughnessy.

However, the proposed bylaw introduces this infill, laneway house, and strata like method to our lovely garden like community. You might not see any giant monster building here, instead, you will see more buildings than ever will be built up. These so called "perfect sized" structures will eat our lawn, flowers, trees, etc. Eventually, First Shaughnessy will be crowd like downtown. Is that what you want?

I say it is unfair because it is an unbalanced battle between the handful property owners' and countless self-interested people and organization. There are millions of people outside against the true interest of First Shaughnessy Community. How can we reach certain numbers during this public hearing to protect our rights and our freedom for our own belongings?

Speaking of the economic analysis, no mater in short run or long run, the proposed bylaw is going to bring unimaginable negative effect to this lovely community, and that is where **I say it is in short vision**. As Coriolis mentioned quite often in its report, the potential buyer will lose their interest of First Shaughnessy because the proposed policy gives them no choice but left. If there is no demand, there is no value. It will be different if the city or the heritage protection organizations take 100% responsibility to protect the property.

You might say there are infill options available, and that might compensate the lost somehow. Let's assuming it might be able to compensate the monetary lost, will that compensate the loss of the First Shaughnessy Figure? Decades later, we might only be able to see what Shaughnessy looks like through videos, photos, and archived Google Street View.

The existing FSD might have some outdate information, but it revives the spirit of First Shaughnessy. We should not ban it. and spend taxes to replace it completely. I believe a consistent strategy and policy are more attractive than anything else.

Home stands for a warm, secure, and healthy place for family, and this is the number one reason to have a home. Every home was built for that purpose, including First Shaughnessy. In fact, after standing there year after year, these old houses might have accumulating molds, bacteria, fungi, bugs etc. Some houses may have been introduced asbestos, which is a for sure cause for lung cancer.

In conclusion, I strongly oppose the proposed bylaw, and I support we continue use existing FSD.

Sincerely,

Chris Yang

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 28, 2015 9:11 AM
To: Public Hearing
Subject: FW: Letter to Vancouver City Council re HCA proposal for First Shaughnessy

From: Nicole Clement §.22(1) Personal and Confidential
Sent: Monday, July 27, 2015 8:49 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter to Vancouver City Council re HCA proposal for First Shaughnessy

Mayor and Council Members

As a pre 1940 home owner, I also strongly believe there has not been "due process" associated with the proposal given the timing of the release of the Coriolis Report and the huge potential negative financial ramifications for pre-1940 property owners, which may easily exceed in aggregate **\$100,000,000**.

Council was of the belief that they required this report prior to making an informed decision regarding the proposal. Therefore, one can only assume that they would appreciate how important that same information would be to the parties actually directly affected (ie those property owners whose property prices will be negatively affected and are not being compensated for their loss).

By simply adjourning council's decision one week and allowing further comment, this does not constitute "due process" for residents with pre-1940 houses as:

- 1) there has been no adequate distribution of the Coriolis report to the parties directly affected;
- 2) the Coriolis Report was not translated into other languages (it should be noted the City believes that our garbage instructions are important enough to come in various languages but not information that affecting people's proprietary rights);
- 3) there has not been sufficient time to:
 - a) Analyze this lengthy report since its release;
 - b) Have the City properly dialogue with pre -1940 homeowners, who have had an opportunity to become aware of the financial ramifications and have the City re-evaluate their approach given the new information;
 - c) For the pre-1940 home owners to assemble a coordinated response; and
- 4) there has been no official notice of the adjournment of the meeting to the effected community.

Moreover, I believe the argument that the value of these pre-1940 properties will recover is specious as the property owners will always be at a disadvantage relative to other property owners given their properties will be restricted due to the new regulations. In addition, the cost of maintaining these homes will be another disincentive to ownership of these properties.

To put this into perspective - I would like council to consider what their response would be to the following hypothetical situation

“ What if the Province or Federal government were to pass legislation which would affect the City of Vancouver’s right to allow development on all the City owned property such that no building owned by the City could ever be demolished.

This would effectively decrease the ability of the City to liquidate its assets for the foreseeable future. What if Council got the independent report which indicated that:

- a) the cost to the City would likely be a minimum of \$100,000,000 ;
- b) the cost would likely increase over time (as other property owners such as surrounding metropolitan areas where not subject to the same constraints therefore making development of neighbouring cities more attractive); and
- c) there would be an significant increasing cost to maintenance of all city buildings over time as the buildings aged and could not be demolished.

Furthermore the report was only released on the eve of the legislation being presented for a vote in the legislature therefore the councilors did not have time to solicit response from their professionals eg planning, solicitors, etc."

I do believe if you were the the City Counsellors in this analogous situation you would be both incensed and would demand compensation, due process, etc. This I hope will give you insight as to why many pre- 1940 homeowners are not in favour of the current proposal albeit they do believe, as I do, that the current bylaws need to be enforced so there are no further abuses which the resulting indiscriminate demolition of neighbourhoods.

Nicole Clement , LLb.

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 28, 2015 9:14 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Len Polsky s.22(1) Personal and Confidential
Sent: Tuesday, July 28, 2015 7:06 AM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

Dear Mr. Mayor and City Councillors

My wife and I live in First Shaughnessy in a pre-1940 house on a "small lot" [as defined in the Supplemental Report]. We are thus among those impacted by the proposed Heritage Conservation Area and its attendant changes.

I attended the open house and information sessions last spring, and have reviewed the proposed changes when they were first published.

I have now reviewed the Supplemental Report of Coriolis Consulting Corp., being the Economic Analysis of the proposed changes.

I am also a person who has followed the real estate prices for similar houses to ours both in our area and in comparably priced areas of the west side of Vancouver quite closely during the more than 1 year during which this matter has been under consideration by City Planning, and for many years before that time.

I read the Coriolis Supplemental Report with much dismay.

I will try to make my comments and express my views as briefly as I can while still explaining them.

1. The economic impact analysis put forward by Coriolis is not complete, and thus not accurate, because it significantly fails to take into account a comparison of the values of the affected properties with those of similar west side properties which are outside the First Shaughnessy area. One such area which is most familiar to me, is that part of Kerrisdale bordered on the North by 41st Avenue; on the South by 49th Avenue; on the West by Cypress Street; and on the East by Churchill Street. Lots in this area are generally quite similar in size to the "small lots" in First Shaughnessy. Houses in this area were for many years, and up to reasonably recently, quite comparably priced to those of First Shaughnessy. However, over the past 1 to 1.5 years, there has been much sales activity, and significantly rising sales prices in this area, while the sales activity involving comparable First Shaughnessy houses has been dampened, and the sales prices have not seen similar increases. In my reviews, I have seen formerly comparable houses in First Shaughnessy stay in the \$4.5M to \$5.5M range, while in this area of Kerrisdale the house sales appear to have risen to the High \$7M level, with signs of going significantly higher than that in the very near future.

Thus the best "guesses" by Coriolis of a 5% to 10% downward impact of the proposed changes on prices in First Shaughnessy is way off, and my estimate, based on the examples summarized here, would put the real-world downward economic impact, or lost opportunity cost, at more like 30% plus, at least for the "small lot" properties.

This is unfair and prejudicial. The significant lessening of demand is entirely caused by the new proposals and by the uncertainties raised by the process and the time taken in their development.

2. In my view, the idea of heritage preservation is a good one, but the current proposals are not in my view sound. The heritage conservation proposals are for preservation of a historic area of Vancouver. That is a good starting point. However, the flaw comes in then proposing the so-called benefits and incentives. These are likely to erode the preservation of the area as it was, and thus result in a significantly changed area. Where is

the sense in that? These are contradictory results, and thus to combine them together within the same set of proposals shows a dramatic flaw in reasoning.

3. There are 317 houses affected by these proposals. Not all of them, and quite likely only a modest percentage of them, have real heritage merit. It is unfair, and lazy, to lump them all in together. A better way would be to assess the houses individually, as was once proposed, and then declare certain streets or areas or individual properties as being heritage sites, while not unfairly prejudicing the rights of alienation of the owners of those affected properties which are not really the ones with real heritage merit. This singling-out process, in combination with sound design and other guidelines for any significant changes or re-developments of the non-heritage properties, would likely have a similar end-result to what has so far been proposed.

4. The process throughout would have benefitted greatly from having one-on-one or small group consultations at each stage of development of the proposals, with home owners and potential sellers of the affected properties and with Realtors active in the First Shaughnessy area, in order to get a real-world indication of what the affected public think. This would have been more meaningful than the more hands-off public consultation approach which appears to have been taken by City Planning. It is still not too late to do that, as a meaningful adjunct to what has already been done.

5. In short, this should still be viewed as a proposal and a work-in-progress. However, the degree of intrusion and the effects on values having already been significant, I would like to see the moratoriums and protection orders be dispensed with, and a continuation of the considerations and discussions with more personal involvement of affected parties and their professionals, and a greater real-world emphasis, in order to arrive at a fair and sensible result within the original desire to preserve Vancouver's historic sites. This continuation could and should be fast-tracked, in order not to unduly prolong the marketplace uncertainties which have resulted to date.

Yours Truly,
Leonard Polsky

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 28, 2015 9:16 AM
To: Public Hearing
Subject: FW: First Shaughnessy Conservation Area.

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

From: Carol Polsky s.22(1) Personal and Confidential
Sent: Tuesday, July 28, 2015 8:53 AM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Conservation Area.

Dear Mr. Mayor and City Councillors:

As long-time residents of First Shaughnessy, my family and I have been directly impacted by your Planning Department's conservation proposals. I cannot be at the meeting today to speak because of the time it is being held, but I wish my submission below to be read aloud in its entirety. Thank you.

Process:

I strongly object to the "Public Consultative Process" that has been in place. This has been an extremely flawed process.

There has been no attempt to meet in small committees with the homeowners directly affected by your non-elected Planning Department's ideas. I do not consider posting story boards in a room with individual staff from the Planning Department standing by to field questions, a "consultative process". Indeed, at two of these Information Sessions, Planning staff's main function was to refute any suggestions or concerns made by those people directly affected. Particularly resistant and dismissive was the man from Coriolis who denigrated any concerns raised verbally and talked in terms of "empirical observation" of effects. This has to be ridiculous since no changes were yet in place so how could there be empirical observation? Yes, he could use other cities around the world as indicators but, quite plainly, other cities are not Vancouver, so his 'assessments' of the financial impacts on First Shaughnessy are really only theories. It would have been logical to include Vancouver Realtors in the process as they would have given a more realistic view on financial impact.

It is interesting to me that New Westminster's Heritage Planning department is meeting with a committee of residents in the area which is most affected by the conservation planning they wish to do, while Vancouver's Planning Department quite arrogantly refused to do so - seeming to think that the "Shaughnessy Ratepayers' Association" was the voice of Shaughnessy Residents. The website for Shaughnessy Heights Property Owners Association gives no names of the people who send out the information and I have no idea who they are or what their point of view is regarding the conservation proposals.

Planning Department with politeness and the utmost sincerity had, at the first story board showing, a forum for people to comment, using sticky post-it notes, which were displayed on the walls. Most of the ones I read were not flattering and made valuable points regarding concerns. Was there ever any attempt to let the public know what those comments said and how they were taken into consideration?

Going through the motions of consultation when decisions have already been made as to proposals, to appease the public is arrogant, unfair, and careless.

Heritage area

I am at a complete loss to understand what exactly is trying to be achieved. There are houses in First Shaughnessy built by Architects of renown and with valuable materials. It is understandable that the City wishes to preserve this small minority of houses. What is unclear to me is the smoke and mirrors around this. How are you preserving the area when you are going to allow infill houses and extensions? The visual impact of First Shaughnessy will be forever changed by the new proposed renovation rules. Another reason given for the Conservation was the protection of the 'mature plantings' which also create the feel of the area. It is obvious that adding infill houses and extensions will impact

landscaping, so this seems a specious argument at best. Why do you not just designate the houses of Architectural renown as heritage and be done with it? To blanket all pre-1940 houses as worthy of retention seems overkill.

To re-cap: First Shaughnessy will not look like a heritage area at all once new infill houses are built and existing houses have extensions added. There will be a few isolated heritage houses in a sea of huge homes and tiny homes.

First Shaughnessy will not look like a heritage area at all when 'mature plantings' are removed for the building of new infill houses and extensions.

Unfortunately, the City Planning Department, like it or not, has the reputation of being extremely difficult and obstructionistic to work with, regarding renovation approval. The Planning Department personnel acknowledged this at the "Information" sessions, and expressed a wish to change this perception. How is the ethos there going to change? 'Benefits' of 'loosening requirements' for renovation permits in First Shaughnessy are mentioned in the document that was circulated. Unless the Planning Department re-invents itself as a department that understands it is actually there to help residents achieve their goals, this is going to be a nightmare of the highest order with waiting lists of years for approval. The existing practice of making people apply over and over again to get their renovation request approved is an example of their unwillingness to be helpful.

Financial Impact

While house prices in Vancouver continue to soar, the prices in First Shaughnessy have increased slightly, or not all, over this past year.

The man from Coriolis did not take into account that in the real world potential purchasers do not want to buy in an area where there is uncertainty about what might happen. So even if 'Mr. Coriolis' was correct in his assumption that the market would not be affected, he is predicating that naive belief on the fact that there would still be actual buyers prepared to buy. This has not proved to be the case over the past year, as those overseas buyers have, during the moratorium, looked farther afield, with the effect that previously comparable houses in Kerrisdale above 41st Avenue have risen dramatically in price by about \$2m. while First Shaughnessy house prices have stayed the same. In short, the market and appetite for First Shaughnessy houses dropped significantly over the past year.

Requests

I would like to see the proposals on Heritage Conservation of First Shaughnessy as submitted to Council by the Planning Department added to, with a report by homeowners of First Shaughnessy about the proposed Conservation measures, before they are finalized and accepted.

I would like to know what policies the Planning Department is going to put in place so that they serve the public instead of obstructing the public when finalized proposals go through.

I would like to see some accountability requirements placed on the Planning Department for their future actions.

I would like a public appeal process for unsatisfactory decisions from the homeowners perspective.

Respectfully submitted,
Carol Polsky.