

## Kennett, Bonnie

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 27, 2015 4:14 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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

**From:** Tim R. 5.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 3:57 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

I am writing to express my support for the First Shaughnessy Heritage Conservation Area plan and to implore you to do the same.

Vancouver has thoughtlessly allowed the destruction of it's character and community in this area while doing nothing to move towards any green initiatives. It has brought shame to the city and drawn the scorn of national media, not to mention make the city of Vancouver less livable and enjoyable for it's citizens.

Your support for this initiative is a critical step in stopping the destruction and correcting some of the wrongs that have been committed.

Please, for the good of the city approve this plan and continue to move quickly to save existing communities and make Vancouver a great and green city for all.

Sincerely,  
Tim Roulson

## Kennett, Bonnie

---

**From:** Carrie Stevenson s.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 6:53 PM  
**To:** Public Hearing  
**Cc:** Jon Fraser s.22(1) Personal and Confidential  
**Subject:** RE: First Shaughnessy heritage hearings

My husband and I live in Shaughnessy. We believe that preserving the heritage of the area is important in order to retain historically unique features in the city. Furthermore, we do not see the value in having extremely large mansions built on the properties of pre 1940 homes that have been torn down unnecessarily. It's wasteful.

We are fine seeing our property value decrease in order to retain the historical nature of our area. Please retain the pre 1940 homes left standing in Shaughnessy and forbid further demolitions. Let's have some respect and deference for our shared architectural history.

Carrie Stevenson and Jon Fraser

s.22(1) Personal and Confidential

---

**From:** Public Hearing [<mailto:PublicHearing@vancouver.ca>]  
**Sent:** Monday, July 27, 2015 3:51 PM  
**To:** Carrie Stevenson  
**Subject:** RE: First Shaughnessy heritage hearings

The First Shaughnessy Heritage Conservation Area Public Hearing will be tomorrow morning (Tuesday, July 28, 2015) at 9:30 am on the Third Floor, Vancouver City Hall. It is open to the public.

If you wish to submit written comments, you can write this email address and it will be forwarded to Mayor and Council for review.

---

**From:** Carrie Stevenson s.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 1:35 PM  
**To:** Public Hearing  
**Subject:** First Shaughnessy heritage hearings

Are the hearings re First Shaughnessy open to everyone and when and where are they?

Can I submit feedback, as a Shaughnessy resident, that will be taken in to account?

Carrie Stevenson

---

If this message is not meant for you, do not use it - please let us know, and then delete it. We try hard to keep our messages and attachments free of viruses and other malicious programs, but are not liable if our precautions don't prevent their spread.

## Kennett, Bonnie

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, July 28, 2015 9:10 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Conservation Area Proposal

---

**From:** Anne Robertson s.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 5:52 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Conservation Area Proposal

Dear Sirs and Mesdames:

I am writing in support of the First Shaughnessy Conservation Area proposal to preserve the unique character of this historic neighbourhood's pre 1940's homes and gardens. It is a sensible plan which allows for thoughtful infill while substantially preserving existing heritage homes and gardens.

As a longtime resident of a house built in 1910, I value the importance of preserving Vancouver's unique history through its built environment. It is also vitally important to protect established gardens which act both as a key part of the urban forest and a habitat for birds and insects. It would be tragic to see the current rate of demolition continue.

I applaud City staff for this innovative proposal and hope very much that Mayor Robertson and the City Council will give it the support it deserves.

Yours sincerely,

Anne Robertson

**Kennett, Bonnie**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, July 28, 2015 9:10 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy

---

**From:** HUGH MEIKLE s.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 7:03 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy

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, Hugh Meikle

Sent from my iPhone

## Kennett, Bonnie

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, July 28, 2015 9:11 AM  
**To:** Public Hearing  
**Subject:** FW: Heritage Buildings in Vancouver

**From:** \*\*\*\*\* \*\*\*\*\* s.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 8:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Buildings in Vancouver

Dear Mayor and Council,

Vancouver needs to retain it's Heritage buildings.

Please make the approval process easier, reduce building permit fees and add more incentives for home builder's like myself to retain and develop Heritage buildings.

The current process at City Hall discourages the retention and development of Heritage buildings.

Gary Buchanan

July 27, 2015-07-27

RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I wish to add my name to the list of those people who wholeheartedly support the establishment of Heritage Conservation Area in First Shaughnessy. I am devastated to see how many pre-1940 character houses, many of which represent a significant chapter in Vancouver's history, are going under the bulldozer. These houses were built with a quality of materials and craftsmanship that we will likely not see again. Vancouver absolutely needs policies which will protect such character houses, and establishing a Heritage Conservation Area in First Shaughnessy is an important first step.

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.

Most of these older houses are surrounded by a lot more green space/garden than the newer houses that are replacing them. I believe that this green space should be preserved, as it creates a more liveable environment. Green space in gardens produce oxygen, absorb urban noise, keep neighbourhoods cooler in summer, absorb heavy rainfall, are aesthetically pleasing, make a neighbourhood feel more spacious, provide privacy to residents, and give children a safe place to play outside.

If densification is an issue, many of the newer houses that are being built are not necessarily housing more people than the houses they replace, even though the new ones are generally bigger. Bigger houses with the same number of people in do not constitute increased density; they simply destroy heritage houses and green space with no net increase to housing units or housing availability.

I urge you to accept the proposed recommendations. Once our city's character houses are gone, they are gone forever. We must act quickly to save them.

Sincerely,

Moira Langley

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: FSD public hearing - supporting letter

**From:** Stewart Burgess 5.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 10:42 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** FSD public hearing - supporting letter

Dear Mayor and Council,

I am writing to express my support for the proposed First Shaughnessy Heritage Conservation Area. I strongly believe that this policy is critical to modernizing Vancouver's heritage policy framework and preserving one of Vancouver's most prestigious neighbourhoods: First Shaughnessy.

**Heritage Conservation Areas (HCA) are an effective, proven strategy for maintaining neighbourhood character while still supporting sensible densification.** They have been successful in over 70 locations in BC including ten neighbourhoods in Victoria. The policy has been demonstrated to incentivize the retention of older homes, limit demolitions (and consequent material waste) while allowing for the gentle density of infill, laneway and multiple conversion dwellings. This is densification done well that will maintain First Shaughnessy's historic Garden City-inspired landscaping while allowing new residents to enjoy the area's charms.

Existing policies such as "designating" heritage properties using a Heritage Revitalization Agreement, while effective in some cases have been shown to be very complex when applied to individual houses with ordinary home owners. Similarly the Vancouver Heritage Register is effective at maintaining high-profile assets, but is too cumbersome to apply to broad swathes of a neighbourhood.

In contrast the HCA "schedules" meritorious properties based on the historic context of a neighbourhood which allows for the area to maintain its unique character. It also includes a City-controlled process for removing unmerited homes, including for demolition or rebuild. **This policy respects the property rights of individual home owners while giving the City the tools (including a minimum maintenance bylaw) to maintain the look and feel of First Shaughnessy or other applicable neighbourhoods.** It is much easier and has less risk to the City than using the existing tool box of heritage policies.

From an property value perspective the Corilois Consulting Report notes that:  
"the proposed new regulations will not cause significant, persistent negative impacts on lot values for lots with pre-1940 houses in First Shaughnessy." (*p.30, Economic Analysis of Proposed Changes to FSD: Supplemental Report, Coriolis Consulting Report July 2015*). This clearly indicates that the proposed HCA policy will not have a significant financial impact on the neighbourhood, **while having a very significant impact on the retention of First Shaughnessy's historic character** (the whole reason many people buy homes there!).

Creating Vancouver's first Heritage Conservation Area in First Shaughnessy is a precedent setting moment for this City Council and will **demonstrate a commitment to both neighbourhood character retention and heritage conservation to the citizens of Vancouver.**

Please vote in support of this important initiative.

Yours truly,

--  
Stewart Burgess  
IA AIBC

**Kennett, Bonnie**

---

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

**From:** C.D. Hopkins s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 28, 2015 7:34 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Conservation Area

RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

As a life long resident of Vancouver, I wholeheartedly support the establishment of a Heritage Conservation Area in First Shaughnessy. I am hoping it means other neighborhoods in Vancouver could also become Heritage Conservation areas. I find it disturbing that block after block, especially on Vancouver's west side is littered with orange demolition fencing. Practically every house built prior to 1940 is torn down and replaced by something twice as large and ten times as pretentious. It doesn't matter if the older houses are fully renovated or not, they are still sent to the landfill as they are deemed to be too small and unmarketable to the very rich. Without such conservation, every older home in Vancouver will be eventually be torn down.

A Heritage Conservation Area may protect some of these homes.

I urge you to accept the proposed recommendations.

Sincerely,

Catherine Hopkins

s.22(1) Personal and Confidential



## Kennett, Bonnie

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, July 28, 2015 9:12 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

---

**From:** Megan McLarnon s.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 10:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I am writing to express my support for the establishment of a 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.

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. This suggests there will be no significant long-term adverse impact on housing values in a Heritage Conservation Area.

I cite the above figures, as compiled by the Vancouver Vanishes organization, to reiterate the urgent need for action and leadership on your part.


On a personal note, I am a born and raised Vancouverite who recently relocated back to the west coast after several years in Halifax, Nova Scotia, and am saddened by the dramatic changes in the neighbourhoods where I grew up. I note striking differences between Halifax's efforts to preserve the history of the city, through protecting heritage homes and neighbourhoods, compared to Vancouver. Taking action in Vancouver is critical before parts of our history are irretrievably lost.

I urge you to accept the proposed recommendations, and I hope that other neighbourhoods in the Lower Mainland will be considered for similar protection in future.

Sincerely,

**Megan McLarnon, PhD**

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: First Shaughnessy Heritage Conservation Area

---

**From:** Ann [REDACTED] s.22(1) Personal and Confidential  
**Sent:** Monday, July 27, 2015 10:21 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,

Ann Dow

## 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

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

**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 28, 2015 6:12 AM  
**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,

Lisa Pogossian

## Kennett, Bonnie

---

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

---

s.22(1) Personal and Confidential

**From:** Brigid Coult  
**Sent:** Tuesday, July 28, 2015 8:33 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I live elsewhere, but I work in Vancouver, and have been heartbroken by the demolition of beautiful older homes around the city. 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,

Brigid Coult

## Kennett, Bonnie

---

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

---

**From:** Jennifer Clay s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 28, 2015 7:33 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy HCA

Mayor and Council:

### Re: First Shaughnessy Heritage Conservation Area

I view of the re-opened window on the topic of the establishment of a Heritage Conservation Area in First Shaughnessy, and as a former resident of Shaughnessy, I am writing to re-emphasize my support.

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.

In order to ensure that rezoning is fair and equitable to existing and future owners, the following permitted & prohibited uses would help to balance the economics to favour the heritage retention option. The rezoning should be amended now or as soon as possible after the moratorium deadline.

1. Allow all FSR in the retention option to be incorporated into the main house at the owner's discretion rather than having to build infill to maximize value. This could allow for a 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.

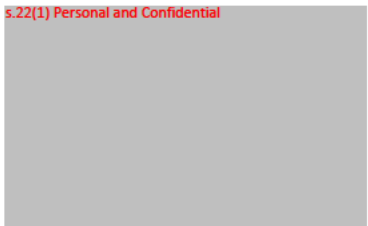
2. Exempt basements in FSR for the retention option only while including basements in FSR for the new construction option. This then becomes a bonus for retention.
3. Require full basements to be built in both retention and new construction options to reduce bulk of building massing. Require these to 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.
5. In order to make MCDs and infill more attractive for heritage and character buildings, the city should pressure senior governments to allow multiple units on one site of up to 3 or 4 units to qualify for the capital gains tax exemption for a principle residence as long as the owner lives in one of the units and the units remain non-strata.
6. Increase penalties for illegal demolition of character or heritage houses. Penalties could be considered a cost of doing business while imprisonment would be hard to enforce though proposed changes in the draft bylaws will help. However, penalties should be enforced through large reductions in FSR that are tied to the future land development so penalties cannot be avoided or mitigated through flipping the property for a change in ownership.

In summary, I urge you to accept the proposed recommendations and establish a Heritage Conservation Area in First Shaughnessy.

Sincerely,

Jennifer Clay

s.22(1) Personal and Confidential





1020 Denman St, P.O. Box 47036 Denman Place, Vancouver, BC V6G 3E1  
(604) 254 9411 info@heritagevancouver.org www.heritagevancouver.org

July 28, 2015

Mayor Gregor Robertson and Vancouver City Council  
Vancouver City Hall  
453 W. 12<sup>th</sup> Ave.  
Vancouver, BC, V5Y 1V4

Dear Mayor & Council:

**Re: First Shaughnessy Heritage Conservation Area**

Dear Mayor and Council,

We are writing to express our support for the proposed First Shaughnessy Heritage Conservation Area. At the July 21, 2015 Public Hearing, a good representation of our members spoke in favor of the proposed policy framework. Due to the daytime hearing schedule today, many of those members cannot make a repeat appearance. However, we wish to reemphasize our strong belief that this policy is critical to modernizing Vancouver's heritage policy framework and preserving one of Vancouver's most prestigious neighbourhoods: First Shaughnessy.

Heritage Conservation Areas (HCA) are an effective, proven strategy for maintaining neighbourhood character while still supporting sensible densification. They have been successful in over 70 locations in BC including ten neighbourhoods in Victoria. The policy has been demonstrated to incentivize the retention of older homes, limit demolitions (and consequent material waste) while allowing for the gentle density of infill, laneway and multiple conversion dwellings. This is densification done well that will maintain First Shaughnessy's historic Garden City-inspired landscaping while allowing new residents to enjoy the area's charms.

Existing policies such as "designating" heritage properties using a Heritage Revitalization Agreement, while effective in some cases have been shown to be very complex when applied to individual houses with ordinary home owners. Similarly the Vancouver Heritage Register is effective at maintaining high-profile assets, but is too cumbersome to apply to broad swathes of a neighbourhood.

In contrast, the HCA "schedules" meritorious properties based on the historic context of a neighbourhood which allows for the area to maintain its unique character. It also includes a City-controlled process for removing unmerited homes, including for demolition or rebuild. This policy respects the property rights of individual home owners while giving the City the tools (including a minimum maintenance bylaw) to maintain the look and feel of First Shaughnessy or other applicable neighbourhoods in the future. It is much easier to apply and lowers risk to the City compared with using the existing tool box of heritage policies.

From a property value perspective the Corilois Consulting Report notes that:

"the proposed new regulations will not cause significant, persistent negative impacts on lot values for lots with pre-1940 houses in First Shaughnessy." (p.30, *Economic Analysis of Proposed Changes to FSD*:



1020 Denman St, P.O. Box 47036 Denman Place, Vancouver, BC V6G 3E1  
(604) 254 9411 [info@heritagevancouver.org](mailto:info@heritagevancouver.org) [www.heritagevancouver.org](http://www.heritagevancouver.org)

*Supplemental Report, Coriolis Consulting Report July 2015*). This clearly indicates that the proposed HCA policy will not have a significant financial impact on the neighbourhood, **while having a very significant impact on the retention of First Shaughnessy's historic character** (the whole reason many people buy homes there!).

Creating Vancouver's first Heritage Conservation Area in First Shaughnessy is a precedent setting moment for this City Council and will demonstrate a commitment to both neighbourhood character retention and heritage conservation to the citizens of Vancouver.

Please vote in support of this important initiative.

Yours truly,

5.22(1) Personal and Confidential



Stewart Burgess, Vice President  
Heritage Vancouver Society

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



## Kennett, Bonnie

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, July 28, 2015 9:34 AM  
**To:** Public Hearing  
**Subject:** FW: 1st Shaughnessy heritage.

---

**From:** Leah Macfarlane s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 28, 2015 9:22 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1st Shaughnessy heritage.

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,

Leah MacFarlane

s.22(1) Personal and Confidential