

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 08, 2015 10:39 AM
To: Public Hearing
Subject: FW: 1263 Balfour Ave signed letter of disapproval for pre-1940 Shaughnessy new heritage conservation area proposal
Attachments: s. 22(1) Personal and Confidential signed letter.pdf

From: Claire Peng s. 22(1) Personal and Confidential
Sent: Tuesday, September 08, 2015 10:23 AM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: s. 22(1) Personal and Confidential signed letter of disapproval for pre-1940 Shaughnessy new heritage conservation area proposal

Hi Mayor and Council,

Please see attached for a signed letter of disapproval for the proposed Shaughnessy Heritage Conservation Area from the owner of s. 22(1) Personal

Thank you.

2015年8月14日

致亲爱的“第一桑那斯1940年前建做的房屋屋主”

这封信是由一群“第一桑那斯1940年前建做的房屋屋主邻居”发出的。我们深切关注如果温哥华市议会批准“传统保护区”(Heritage Conservation Area)提案的话,将会对我们的1940年前房屋和第一桑那斯的整体影响。

公听会过程由2015年7月21日延至2015年9月15日,这让我们有时间来理解和应对这些将对我们每个人都有着深远影响和非常复杂的提案。您是第一桑那斯317家财产价值和财产权利将会受到影响的家庭其中之一(第一桑那斯范围:南北从16街到King Edward Ave.,东西则是从Oak街到East Boulevard)。

市政府有大型团队在这提案工作了一年多,但没有一群代表我们这些将受影响最大的人。我们建议成立一个委员会与房主沟通,并考虑我们应该采取什么集体行动,使我们对9月15日公听会做好充分准备。我们欢迎您的参与和支持!

以下是一些主要条款和问题:

- 提案将划定第一桑那斯所有317家1940年前建造的房屋为保护遗产地,必须保持符合规定,并永久保存,不准拆卸。
- 政府的顾问,Coriolis承认这些限制将导致市场兴趣减少,造成价值的损失。Coriolis用5%的数目,承认这是他们的一个预估。然而曾在第一桑那斯售出许多房屋经纪人却估计多在30%左右。目前看来,这价值的实际损失需要更多的工作来计算。我们认为这价值的实际损失是非常重大,并且是永久的。
- 市政府提出增加密度的奖励,试图弥补物业价值损失的一部分。Coriolis指出增加密度的奖励不可行。而且许多业主在我们的地区会发现二套房及加建小房子没有吸引力,这是因为业主们将会失去隐私及失去使用自己的物业一部分的权利。
- 将来如果你想要改造或修理你的房子,包括更换房子油漆颜色,你将会需要申请古迹改造许可证。

您知道Coriolis估计装修1940年前建造的房屋的成本比建新房屋的成本高50美元每平方英尺吗?

而且,不像现在处理单一的房子过程,市政府认为它具有没有必要谈判,没有必要赔偿的法律权力去实行古迹行动计划(Heritage Action Plan)的建议。

如果您有兴趣的话,这里是一个可以阅读至今发送给市议会关于这一主题的信的链接
<http://former.vancouver.ca/ctyclerk/ecclerk/20150721/pha20150721ag.htm>

此链接还包含了大量的由市政府提供的相关资料,其中包括7月21日下午1时第一次公听会时市政府提供的62页Coriolis经济分析报告补充(附件2)。此页也有7月21日和28日公听会录像的链接。

我们有317个第一桑那斯1940年前建造的房屋地址的列表,并且亲手传递该消息给每个屋主。

我们想集合一个第一桑那斯317间前1940年前建做的房屋屋主的资料库,以便我们更容易地与您沟通,这比我们这次亲自送来方便很多。恳请您在 FirstShaughnessy@gmail.com 或致电 s. 22(1) Personal and Confidential 向我们提供您的联系方式(姓名,地址,电话号码和电子邮件地址)。我们很想知道您对这提案的看法和我们应该采取对下一步集体行动的建议。当我们更清楚理解大家的看法,我们这受影响的一体就能更好地计划未来。

如果您想与我们任何一位署名的人交谈或见面,请用以上的电子邮件或电话通知我们,我们很高兴和您一起商讨。

现在我们是一小群第一桑那斯1940年前建造的房屋屋主,我们希望有更多的人参与,并欢迎您的帮助!

我们相信,您支持或反对的声音是应该被听到,我们鼓励您:

1)用以上的电子邮件或电话联络我们。

2)写信给温哥华市议会表达自己的意见。给市议会的电子邮件应送到publichearing@vancouver.ca并复制本送给mayorandcouncil@vancouver.ca 我们建议您最好写一封有您个人想法的信。如果一个简单的草稿会有所帮助,这信的最后一页有一个草稿,您可以随意修改。

3) 请参加9月15日下午6时的公听会。如果可以的话,您将被允许最多五分钟发言。

感谢您 探讨这一个非常重要的议题!

此致,

一群您的第一桑那斯1940年前建做的房屋屋主的邻居

Robert Angus s. 22(1) Personal and Confidential

Frank Bailly

Nicole Clement s. 22(1) Personal and Confidential

Victor Dukowski Confidential

Paula Masterson

Bryan McKnight

Garth Thurber

Leonard Polsky

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential, a pre-1940 First Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

s. 22(1) Personal and Confidential

致市长和市政府,

我住在 s. 22(1) Personal and Confidential, 这是一间第一桑那斯1940年前建造的房屋。我不同意并不支持"第一桑那斯"传统保护区" Heritage Conservation Area "的提案。

此致,

s. 22(1) Personal and Confidential

2015年8月14日

Hildebrandt, Tina

From: Eddie Sun s. 22(1) Personal and Confidential
Sent: Friday, September 04, 2015 11:46 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: A Letter on First Shaughnessy from a house owner

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential a pre-1940 First Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

First, I do not agree that NOT allowed to demolish the house forever. I believe everyone wants to keep such beautiful Shaughness area. However, not only exterior is important but also the function of house is much more important to house owners living at the house everyday. My house is an old house and also is an ordinary house. I do not agree that applying one standard on all old houses and decided by age of house only. For my ordinary house, I suggest we can rebuild a new house with similar style and heritage characteristic. The reason of that is I want to keep the right of rebuilding for me or future owner.

Second, I am very worried about there would be huge impacts on market price decrease due to less market interests and higher cost of renovation than rebuilding a new one. If the proposal passed, all cost and loss would be all paid by house owner. It's very unfair.

Third, heritage alteration permits and maintaining as specified would hurt our privacy and increase maintaining fee forever. I believe First Shaughnessy already had more restricted regulations than any other place in Vancouver. For us house owner, the house is our home and private space, not a museum.

In addition, as a new immigrant and university graduating student, I want to say new life in a new country is not an easy thing. I am still looking for a job and most likely with minimum wage rate. Therefore, this proposal would have huge impact on me and our family.

Finally, I know the City had put lots of work in this project and really thanks for your hard work. I hope City Council can consider more about house owner's position. The shaughnessy protection needs not only regulations bylaw but also supports from real people who really living here everyday.

Sincerely,

Zhicheng Sun

September 3st, 2015

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, September 04, 2015 12:58 PM
To: Public Hearing
Subject: FW: Pre-1940 First Shaughnessy Property

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

From: Annie Gao s. 22(1) Personal and Confidential
Sent: Friday, September 04, 2015 12:32 PM
To: Public Hearing
Cc: Correspondence Group, City Clerk's Office
Subject: Pre-1940 First Shaughnessy Property

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential Vancouver, a pre-1940 First Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

When we bought this house, my realtor asked the staff members in the City Hall, and they said it can be demolished, so that's why we bought this house. At that time, even now, this house is none of Heritage A, B, C, but we can't demolish it now, which will make us a big loss in market—how upset?!. The renovation will take a longer time and much more expensive than new built, and the market value will be 30% down from what I know.

When you do the proposal, did you think of our feelings? Do you want this area to be more beautiful? Do you want this area to be more valuable and attractive?...There are many ways to make it happen, but not through this restriction. No matter what, we do care about what this First Shaughnessy is going to be like, because we are in here and it is right in our life. Do you realize this proposal is really a damage to this place?

Why don't you take a vote from the First Shaughnessy owners? Why don't you let the owners themselves decide their future?

We really love Vancouver, and love First Shaughnessy. Please don't destroy it by the silly proposal.

We really appreciate it if you really listen to our "voice".

Yours Sincerely

Annie

3rd September 2015

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA

Dear Mayor Robertson and City Council,

This is to inform you that I as a First Shaughnessy owner of s. 22(1) Personal and Confidential oppose strongly the proposed changes and the change to Heritage Conservation Status.

The driving force comes from people not really qualified to make a decision, not too familiar with area and not living in First Shaughnessy. There should be a panel of architects and some home owners who represent a vision which is not locked into the past but will focus on environmentally improved houses. Maybe the time has come to promote energy saving methods and watering installations to possibly keep the greenery. We certainly are looking at a future with climate change, why compromise this area. We need fully qualified people to advise how to find the best solutions for the results we envision.

The architects do not want to speak out freely as they are concerned about their future dealings with the city and do not wish to make their professional life more difficult.

The changes proposed are defeating the intent. On one side we like to avoid over sized houses in order to retain the gardens but on the other you are proposing different structures on the same property and the basement is more or less unused. We should have full basement development of footprint with minimum ceiling height of 10 feet for parking, storage, media and game rooms and so forth, NOT crawl space which has no purpose. Maybe the basement area has to be mostly excluded from the overall FSR. If the now existing building guidelines for First Shaughnessy would be properly enforced with limitation of double height ceilings and proper use of basement we might get the result we seek.

What is not clear to me the proposed living space in the infills and above proposed separate garage do they get the square footage from the total FSR of 4.5 or are there changes proposed? To give FREE FSR for a two car garage does not make sense when there is so much wasted square footage in basement. We must find a better solution for approach to the garage under the house may be even on ground level or half a level down which would eliminate to dig down too deep to save the roots of possible trees near the house.

You want to stop the so called mansions i.e. monster houses but replace them with several structures instead, which is not in keeping with what First Shaughnessy has always been. Where shall be the lush gardens ? Better to have one structure properly used with nice gardens in front and back. We own these properties because of large gardens not to have the feeling to be surrounded by smaller structures. A garage away from the main house is not improving the quality of life. Security would also be a concern.

We are no longer allowed circular drive ways because of too much hard surface, but what about paths to the garage and drive ways to the infills plus access to the main front door. I would like comparable hard surface square footage in both cases. Just go and look at infills already built and they are on lots of 23,000 square feet or more not 18,000 square feet there are virtually no gardens left.

When we are talking about beautiful old Heritage areas in New York, Toronto and Europe we are comparing it with houses built in stone. Many houses built before 1940 were built between two World Wars and money was not in abundance which resulted in inferior construction compared to the guidelines in place for First Shaughnessy today. Style may also not have been the most important focus.

The houses were bought with no Heritage label attached and one should have the option to develop ones property as desired but with the present guidelines in mind.

What I see are major changes in the wrong direction. After all the additions to existing houses are such that the original house is no longer to be recognized and there is no worthwhile architecture remaining, only higher cost in construction and all this in the name of Heritage Conservation:

That brings me to Compensation for Heritage Status which has been mentioned periodically but not in monetary terms. Why do we have to suffer a two million dollar setback in value of a 20,000 square foot property and in the future it could be a lot more and who will be to compensate ?

A Heritage area in Brussels, Belgium has never recovered as to price and we are talking about houses built in stone.

All this in the name of Heritage and where are my property rights and freedom of choice as most other owners in this city.

Erika Gardner

s. 22(1) Personal and
Confidential

s. 22(1) Personal and Confidential



Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, September 02, 2015 9:39 AM
To: Public Hearing
Subject: FW: New Heritage Conservation Area proposals for First Shaughnessy District

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

From: Daisy Lam s. 22(1) Personal and Confidential
Sent: Tuesday, September 01, 2015 9:06 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: New Heritage Conservation Area proposals for First Shaughnessy District

Dear Mayor Robertson and City Council,

This is to inform you that I'm a owner of First Shaughnessy pre-1940 house. I'm strongly oppose to the Regulatory and Zoning Changes for the First Shaughnessy District - simply because the right and freedom of my property will be taken away without my consent.

Yours truly,

Daisy Lam
s. 22(1) Personal and Confidential

Burke, Teresita

From: Genni Gunn s. 22(1) Personal and Confidential
Sent: Wednesday, September 02, 2015 8:39 AM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: opposition to First Shaughnessy HCS proposals

Dear Mayor Robertson and City Council,

This is to inform you that I, as owner of a property in First Shaughnessy, vehemently oppose the proposed Regulatory and Zoning changes for the First Shaughnessy District.

We have lived in our house at s. 22(1) Personal and Confidential for the past fifteen years, and although our house was built pre-1940, it has never been designated on the Vancouver Heritage Register. It is difficult to understand why, suddenly, all pre-1940 houses in our area should be deemed Heritage status, without any discretion to architectural merit.

If in fact, all pre-1940 houses are now suddenly heritage material, why isn't all the Vancouver affected? Let us see the response from the rest of the city who might suddenly find themselves losing as much as 30% of their property value, without any compensation.

Heritage designation should be given only to those homes that are architecturally important, and their owners should be appropriately compensated for the considerable loss of income.

City Hall has made these decisions without consulting the home owners. We have been **informed of the changes**, rather than being **part of the decision-making** of these changes.

As well, the results of the responses to this new policy are completely weighed by responses from people who are not the owners of pre-1940 houses. They have no stakes and no consequences in this decision. This is equivalent to Shaughnessy owners deciding on building rules for Burnaby.

Appropriate amendments to the existing 1st Shaughnessy Development Plan would easily address issues of concern: abandoned houses, building footprints, etc. The pre-1940 house owners you've targeted are already conserving their properties. That's why we have pre-1940 houses.

I feel the new plan is nothing more than a way to densify Shaughnessy – thus ruining its character – and doing so on the backs of owners, like myself, who have already been maintaining their properties.

This entire process has displayed an alarming lack of respect, and disregard for the legal rights of property owners.

Genni Gunn
s. 22(1) Personal and Confidential

Burke, Teresita

From: Patrick Lee s. 22(1) Personal and Confidential
Sent: Tuesday, September 01, 2015 5:30 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing; s. 22(1) Personal and Confidential
Subject: RE: Proposed Amendment to the First Shaughnessy Zoning District

Vancouver City Hall
Main Building
453 West 12th Avenue
Vancouver, B.C.,
V5Y 1V4

Attention: Vancouver City Council

We have been the proud owners of s. 22(1) Personal and Confidential a century old tudor-style home, for the past 25 years. During that time we have paid our property taxes faithfully, maintained the property in good condition, only making modifications, as necessary, to suit our lifestyle. We write you today in reference to the above-noted matter because we are adamantly opposed to the City's most recent proposal to amend the First Shaughnessy District Zoning for several reasons; a few of which are briefly set forth below:

1. Current Zoning

In our opinion the City currently has enough pulleys and levers to control the aesthetic of homes in the First Shaughnessy District. Further, restrictions and oversight (such as moratorium on the demolition of homes pre-1940 and burdensome maintenance requirements) are unnecessary. Our home is on the Heritage Registrar as a Class B home of historical significance. Under the current regime, before a permit can be issued to demolish a building on the Heritage Register, development and building permits for the new development must first be obtained. City Council currently has the ability to withhold approvals and permits to allow time for heritage retention options to be fully explored with the property owner and with heritage staff. The City's heritage incentives (such as increased density) have been successfully used to develop feasible alternatives to the demolition of heritage buildings, to the satisfaction of both the property owner and the City. It seems now that the City of Vancouver is offering up nothing new (density) in return for ever more restrictive policies on property ownership rights to develop their property. We will not accept what we already have in return for increased municipal oversight and intervention.

2. Assumptions made in the Coriolis Report

There are no footnotes for some of the most important assumptions being made, including assumptions made in relation to the value of our homes (price per sq ft), renovation premium costs and price reductions due to reduced market interest. For instance, the average sale price of a home in Shaughnessy was determined to be \$400/sq ft. Other than throwing out a couple numbers, \$372 and \$430 (which excludes two properties that sold within the past 12 months) and taking the average thereof, the reader has no way to verify whether that number represents anything close to the median sale price per sq ft. Averages, in our opinion, may not fairly represent the current market value because of the skewed effect extremely low or extremely high numbers may cause (in this case being \$180 and \$642). More thorough and significant financial analysis should be conducted using readily available information from MLS in consultation with recognized real estate professionals familiar with the area. The same comment goes for the additional costs associated with renovating (City assumes an additional \$50 per sq ft) and the assumption relating to the reduction in the value of pre-1940 homes due to

reduced market interest (assumed to be a rounding error at 5%).

3. Proposed Maintenance Bylaw

Aside from questionable assumptions, Coriolis fails to include what impact the proposed Maintenance Bylaw will have on the value of First Shaughnessy pre-1940 homes. This proposal is very broad and imposes strict adherence to maintenance requirements for property owners (even in respect of fences and retaining walls) that if contravened, carry stiff penalties ranging from \$1,000 to \$10,000 fines for each offence and further 1,000-\$10,000 fines for each day such offence is continuing. Despite how “reasonable” one hopes the City would be in enforcing such a bylaw, these fines seem unreasonably high, and will most definitely deter future buyers and act to further reduce the value of our properties, thus making the 5% assumption in the Coriolis report far too low.

4. Proposed Heritage Procedure Bylaw

Under the proposed new regime, if one wishes to renovate his property, he/she must first determine if he/she needs to obtain a “heritage alteration permit” pursuant to the proposed Heritage Procedure Bylaw. Honestly, after reading the bylaw and the broad definitions contained therein, we are confused as to what things, if any, we could do without obtaining the City’s approval. For example, under Subsection 4.3 (d) of the proposed new bylaw, one may need the City’s approval to paint an interior “architectural feature”, such as a door surround, in the case that it did not fall within an exemption under Subsection 4.5(a)(ii). This is ridiculous. If we want to paint the door surrounds neon pink and that “affects the external appearance” we should be able to do so. Our house is not a museum nor is it open to the public, so how it looks on the inside should be our business and not the City’s. If the laws and regulation continue on this trajectory, next you will ask us to furnish our home in such a way consistent with how a Canadian Pacific Railway baron would have done so in the early 1900’s. This level of interference in the way we maintain our home is not welcome.

Not only are these proposed bylaws too broad, i.e. the interior of people’s homes and gardens, but they are also punitive when applying for a heritage alteration permit. The average owner would be discouraged to undertake any maintenance or development after they find out how much they need to post as a security deposit. You are proposing a security deposit in the amount of 120% of the estimated cost of the work “in the form of a letter of credit or cash”. This is unreasonable. The City may as well take second mortgages on people’s homes instead, so that they can have assurance that the work will be carried out in accordance with its proposed Heritage Procedure Bylaw.

The “big brother” oversight on how to renovate our pre-1940 homes coupled with the large sum of money to be posted in order to make the City feel secure that they can meet their intended objectives will most certainly reduce home values further. The effect of these punitive bylaws were not considered by the Coriolis report and should have been.

5. Summary

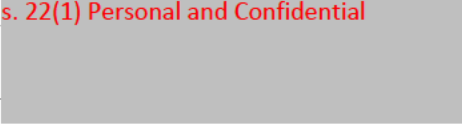
We are opposed to the amendment of the First Shaughnessy Zoning District. We are of the opinion that, presently, homes worthy of heritage protection have already been placed on the heritage registrar and the City has not offered up incentives enticing enough to counter the reduced market interest and subsequent reduction in the value of our pre-1940 homes. Moreover, overarching proposed maintenance and permitting bylaws, which we note were not considered in the Coriolis analysis, will certainly act to further reduce our home values and make it even more difficult to maintain our homes in a liveable state.

In summary, the City’s proposals are grossly unfair. They force us to take less in the event we sell our homes and they also increase the costs to maintain them. I am hopeful that council will reconsider and if not, we will be consulting with other disgruntled homeowners and considering our collective options.

Sincerely,

Dr. Patrick and Mrs. Elizabeth Lee

s. 22(1) Personal and Confidential



Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 01, 2015 5:20 PM
To: Public Hearing
Subject: FW: This is interesting discussion on Heritage Preservation

From: Bob Angus s. 22(1) Personal and Confidential
Sent: Tuesday, September 01, 2015 4:38 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: This is interesting discussion on Heritage Preservation

I apologize for not including my name and also noting that it is a quote. I thought it was important that councilors receive some outside opinion.

By the way, if you wish to categorize this letter, I am 110% opposed to the HCA.

Robert Angus
s. 22(1) Personal and
Confidential

The actual author of the paragraph is

C. A. Sharpe
Urban Geographer, Memorial University

From: Correspondence Group, City Clerk's Office [<mailto:ccclerk@vancouver.ca>]
Sent: Tuesday, September 1, 2015 4:09 PM
To: Bob Angus
Subject: RE: This is interesting discussion on Heritage Preservation

Thank you for your email regarding the Public Hearing on the Rezoning of the First Shaughnessy Heritage Conservation Area which will reconvene on September 15, 2015.

During a public hearing, Council hears from all of the interested speakers. At the end of that process, Council declares the speakers' list closed. All written comments submitted for the public hearing and received up to 15 minutes after the close of the speakers' list will be distributed to members of Council for their consideration. Written comments submitted for the public hearing more than 15 minutes after the close of the speakers' list will not be distributed to Council in compliance with S18.10 of the City's Procedure Bylaw.

When submitting written comments, keep your document to 1500 words or less if the public hearing has already started. If the public hearing has not taken place yet, there is no limit to the number of words you can submit.

Written comments submitted to the public hearing will be posted on the City website and must include the name of the writer. Additional contact information (e.g. email address) will be removed. For more

information about public hearings, visit vancouver.ca/publichearings.

Thank you.

From: Bob Angus s. 22(1) Personal and Confidential
Sent: Tuesday, September 01, 2015 12:20 PM
To: Correspondence Group, City Clerk's Office
Subject: FW: This is interesting discussion on Heritage Preservation

Re: HCA for Shaughnessy

Decisions to preserve urban built heritage are commonly based on the assumption that it plays a significant role in the everyday lives of ordinary people. But there has been very little investigation of public attitudes towards heritage conservation, and the assumption that the general public supports such projects on the basis of a considered heritage conservation rationale remains just that — an assumption. It has been argued that any attempt to justify conservation with reference to the supposed role which buildings play in people's lives is nothing more than an *ex post facto* rationalization of an elitist activity (Hubbard, 1993: 362). It may be that the so-called expert knowledge which drives the identification, preservation, interpretation and delivery of the heritage product to the general public is incorrect in its assumption that the public derives social, psychological and aesthetic benefits from it. If this is true, we certainly don't know why (Parkes and Thrift, 1980: 64), although we do know that public support for heritage conservation is idiosyncratic, fickle and often incidental (G. Wall, 2002). "Many symbolic and historic locations in a city are rarely visited by its inhabitants... but a threat to destroy them will evoke a strong reaction ... [because] the survival of these [often] unvisited, hearsay settings conveys a sense of security and continuity" (Lynch, 1972: 40). A study of the Old Strathcona neighbourhood in Edmonton, Alberta (Heritage Canada's first "Main Street" project), concludes that "outside the middle class, people have little attachment to historic architecture or objects" (K. Wall, 2002: 36). This confirms British evidence that official heritage is defined, interpreted and presented primarily by middle-class experts and consumed largely by their peers (Light and Prentice, 1994).

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Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 31, 2015 9:20 AM
To: Public Hearing
Subject: FW: Public Heritage process

From: Hilary Benson s. 22(1) Personal and Confidential
Sent: Sunday, August 30, 2015 3:29 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: Public Heritage process

Dear Mayor and Council

I live at s. 22(1) Personal and Confidential a pre-1940 First Shaughnessy property.

I disagree with and do not support the proposed new heritage conservation area proposals for First Shaughnessy as our house does not have a heritage look and in fact has many outdated and undesirable components.

It is our opinion that this house, in its entirety, will need to be replaced within the next 5 to 10 years. We support the concept of maintaining an aesthetically pleasing environment in Vancouver but feel that the current Shaughnessy bylaws adequately accomplish this.

Hilary Benson
s. 22(1) Personal and Confidential

August 30, 2015

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 28, 2015 5:04 PM
To: Public Hearing
Subject: FW: opposed to First Shaughnessy Heritage Proposal

From: Lorna Vanderhaeghe s. 22(1) Personal and Confidential
Sent: Friday, August 28, 2015 4:51 PM
To: Correspondence Group, City Clerk's Office
Subject: opposed to First Shaughnessy Heritage Proposal

Dear Mayor and Council,

We live at s. 22(1) Personal and Confidential in a pre 1940 home and we are vehemently opposed to the First Shaughnessy Heritage Conservation Proposal. Any proposal that limits the rights of 317 property owners over the rights of the rest of their neighbors is flawed and most likely not legal.

It states on your website that registered letters were sent to the 317 owners. We have not received a registered letter. There are only 317 families why has the city not met with each and every one of them? The people who are affected have not been consulted. The Coriolis report used to back up this proposal is flawed. The 317 families in this proposed area will have their property values affected by up to 30% with no compensation from the city. Real estate agents have advised us that second Shaughnessy and empty lots in first Shaughnessy are more desirable due to this new proposal. Currently the existing bylaws are set up to compensate home owners if the city decides they won't allow new development but if the new First Shaughnessy Heritage Conservation proposal is passed the city will have a free hand to enforce what they want without compensation even in the case where a home owner has their property devalued by 30%.

I do not think the city has considered how they will deal with enforcement if they are successful in implementing the proposal. For example on the north and south sides of our home we are flanked by post 1940 houses. Our frontage is on Granville Street where we have a one hundred year old stone wall that is 150ft long. This stone wall runs up and down the entire block. Under the Heritage proposal we would be required to maintain that one hundred year stone wall. And according to the proposed bylaws if we did not maintain the wall then the city would maintain the wall on our behalf and we would be charged the cost of repair presumably on our taxes. But the pre 1940 houses would not have to maintain the stone wall as they are not part of the First Shaughnessy Heritage Conservation area. You can see that it would be unfair to burden one home owner when the other several home owners would have no ramifications under this new proposal. I can assure you that if the city decided to maintain these stone walls at the City's expense the rest of Vancouver tax payers would be staging protests that their tax dollars were being used for this purpose but no one seems to see the unfairness of enacting bylaws that force one home owner over another to pay for maintenance under the enforcement of the city planning department.

Our home is 103 years old and we have substantially renovated. We have built many new homes so we have experience in dealing with both new builds and renovations. Under the new proposal our home could not be altered or demolished but only renovated under the strict unfair proposal. The Coriolis report states that a renovation in a 1940 Shaughnessy home would ONLY cost \$50.00 more per square foot than a new build. The authors of the report are naïve. From our recent experience renovating our 103 year old home it cost us eight times that of a new build. Under the current proposal families would be unfairly burdened with the cost to maintain the home based on what a bylaw enforcement officer deems appropriate. The proposal currently would fine owners for not maintaining their landscaping in the manner the city deems appropriate. Remember the guidelines are not clear so we would be at the mercy of city bylaw officers. It appears we would need permits to maintain our landscaping or change the way we care for our landscaping. We will need a permit to change the color of our homes, to change our windows or any other feature deemed historical. The cost (let alone the time) to get a permit for items that should be simply standard building maintenance will ensure the city continues to make more money from us through permitting. First Shaughnessy homeowners already have to pay more than any other area to get a building permit due to the consulting process.

We have heard comments that this First Shaughnessy Heritage Conservation proposal only affects the rich and they can afford to foot the bill for maintaining a heritage conservation area. Why should any one segment of the population fund a conservation area? Beware Mount Pleasant or Dunbar . If the city wants a conservation area they should go to voters and get the funds to maintain it. The current bylaws are designed to maintain the character of the neighborhood and these bylaws should be left in place and enforced.

We will seek legal action if this proposal proceeds. And we will encourage all 317 property owners to do so.

Sincerely, Lorna Vanderhaeghe

Burke, Teresita

From: Naz Office s. 22(1) Personal and Confidential
Sent: Friday, August 28, 2015 12:07 AM
To: firstshaughnessy@gmail.com; mayorandouncil@vancouver.ca; Public Hearing
Subject: Heritage enforcement and infringement of people's rights on balfour avenue

Dear Mr Mayor and Council,

I own a pre 40s house on balfour avenue and I am irate about the City's plan to unilaterally dictate to me what I can and cannot do with my own freehold property.

The detail of the restrictions is draconian, including forcing me to keep my window sills clean !!, It's dictatorial and self-serving, and without precedent. Who do you think you are to tell me to keep my garden planted one way or another and not to sell my house to a developer to knock down??

It is City Planners business to screen the proposed new building and guide the new construction so that any new house fits a certain mould perhaps, but not your right to forbid me to have the property demolished.

The whole idea of stopping the homes being demolished is now too little too late- you should have thought about it before you issued permits for demolition without worrying about what the new monster houses would do to the area- trying to close the stable door after the horse has bolted. Its too late !! Your own planners messed up just as they are doing now. The City was so greedy for permit money they permitted awful houses to be built. Now you are so greedy for recognition that you are willing to sacrifice people's freedoms and rights. Well you can't.

As for Coriolis' estimation of land values, and impact, I am glad he is not my accountant or analyst. His assessment is ridiculous. Ask any of 100 real estate agents and see.

Let me ask you if you would agree to having the price of your property fall by 50% just because a bunch of poorly-thinking bureaucrats at City Hall want to make a mark of some sort.

There can't be two tiered living and freedoms- one group in Shaughnessy who can and have , and one group now restricted who face the impossibility of a sale and a loss in value of perhaps 50%. It is discrimination in the extreme akin to Hitler. We are not living in Idi Amin's Uganda- this is Canada and we have rights and freedoms, no such discrimination is tolerated. My property is freehold and I can maintain it how I like including keeping it dirty and untended if I wish. I dont intend to landscape for you or maintain my home the way you like, and I don't want to clean my window sills to your tune.

I would like to know if any members of City Council able to vote on this issue are homeowners of the targeted houses.

The fact that you may permit relaxations to infill and suites is totally contradictory to the very character of the neighbourhood which you say you are trying to maintain. I didnt buy my house to have tenants/ coach houses/suites / infills and high density with no garden and lots of noise. The relaxation you hope to bribe us with is of no benefit to me or to Shaughnessy. It will only encourage sales to profiteering builders who will pack the lots with multiple dwellings and completely ruin what ever is left of old Shaughnessy.

If the City wishes to control my living space, what I do with it , what colour I palnt it, how I plan and organise my garden, how I clean my house and how dirty and messy I keep it, then I suggest you buy it for a heritage building at current market value and maintain it how you like, and make it a heritage museum if you wish. Or make another mess of it like the Olympic Village

If the City wants to preserve "heritage", then put your money where your policy is. Buy out all the homes, compensatae all the landowners you now wish to restrict. Buy me out, and maintain your heritage property(which incidentally doesnt have a stick of heritage left in it). But dont even think of making ME maintain it for you in the manner you wish, at my expense nd at a loss of millions in a very hot market.

You simply cannot impose such restrictions on my property. (I think you forget that its mine, not yours Or the city's.)

Yours faithfully
muni nazerali

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Thursday, August 27, 2015 5:09 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Public Hearing

From: Dixie Jones s. 22(1) Personal and Confidential
Sent: Thursday, August 27, 2015 4:42 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Public Hearing

August 6, 2015

Mayor and Council,
City of Vancouver

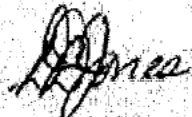
REGARDING FIRST SHAUGHNESSY ZONING AND REGI

Dear Mayor and Council,

I own and live in a house in 1st Shaughnessy for over 20 y
and I are totally opposed to the suggested new rules.

I do not want the rules changed.

Regards,



Dixie Jones

s. 22(1) Personal and Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, August 25, 2015 11:30 AM
To: Public Hearing
Subject: FW: First Shaughnessy - Proposed Heritage Conservation Area

From: Rob Macdonald [REDACTED] s. 22(1) Personal and Confidential
Sent: Tuesday, August 25, 2015 11:09 AM
To: D'Agostini, Marco; Susan Macdonald [REDACTED] s. 22(1) Personal and Confidential
Cc: [REDACTED] s. 22(1) Personal and Confidential; Correspondence Group, City Clerk's Office; Public Hearing
Subject: First Shaughnessy - Proposed Heritage Conservation Area

Mr. Dagostini : I am in receipt of your letter of August 12th , 2015 addressed to my wife Susan Macdonald .
We have been living in the Shaughnessy area for three generations now and our children make it the fourth generation.

I have several comments to make about your proposal to make our neighbourhood a Heritage Conservation Area :

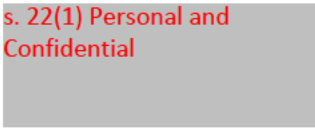
- 1) You say that you want to make our neighbourhood a conservation area, yet the City of Vancouver has either quite purposely or through gross neglect, let much of this area go downhill over the last several years . The Streets are full of potholes and the paving is a mess. I have personally placed and pounded exactly 700 pounds of asphalt (purchased in bags at Home Depot) into potholes on our street around Fir and Marpole Avenue to fill the deepest of the holes which are particularly dangerous to cyclists. Much more needs to be done which I will undertake later this month when it gets slightly cooler. There are broken lamp standards throughout our area where the tops have been cut off but the poles have not been removed which is all quite hideous . Our laneway looks like something you would find in Iraq.
The grass in the Angus boulevard is always unkempt as are the trees . Your conduct in managing this area is nothing less than disgraceful particularly when we and our neighbours pay around \$20,000 per year in property taxes . You say you want to conserve this area , yet your own repair and maintenance practices are a joke. Numerous complaints to the City have met with no results , which is why we are forced to make some repairs to the most egregious problems ourselves .
- 2) Conserving certain homes prior to some arbitrary date of 1940 makes no sense . Many homes have had multiple renovations over many years from 1923 to 2013 and just do not fit the box you want to put everything in. The system that we have now in our area , to generally preserve the character of the neighbourhood has worked quite well over many years and your meddling is unnecessary . The system is not broke , it works reasonably well and does not require set in stone oversight by the City of Vancouver who have proven completely incapable and incompetent at doing their primary job as set out in point one above .
- 3) Your proposal appears to allow home owners and developers to convert the homes in our neighbourhood into multi-suite dwellings . This is a not so veiled attempt at converting what is currently a single family neighbourhood into an apartment community which is exactly what would happen over time. I might digress to say that a conspiracy theorist might think that this is some underhanded way to get rid of the rich bastards in this area altogether , who may not vote for the Socialist Vision Party.
- 4) I can only presume that your current "consultation process " is of the same sham and phony nature as much of the other "consultations" the City has undertaken over the last few years. If you actually believed at all in real democracy , you would have the 317 home owners affected by your proposal to vote on whether they want it to

pass or not. The majority of this City Council has proven time and again that they cannot be trusted to do what the majority of the local public actually wants and only an attempt at direct democracy with an actual vote of the 317 homeowners can determine if your proposal is acceptable to the people who are actually impacted. It is crystal clear to me at this point that the vast majority of my neighbours do not accept your proposal as positive . Therefore a vote by City Counsel to override the wishes of the neighbourhood will only risk another potential lawsuit against the City which no one should want .

In the meantime why don't you start with something really novel like cleaning the streets, fixing the potholes, removing broken lamp standards , restoring the boulevards, and repairing the laneways .

Robert J Macdonald

s. 22(1) Personal and
Confidential

A grey rectangular redaction box covers the text below the signature.

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, August 25, 2015 9:48 AM
To: Public Hearing
Subject: FW: Heritage Conservation Proposal

From: s. 22(1) Personal and Confidential [REDACTED] **On Behalf Of** Cora Wills
Sent: Monday, August 24, 2015 11:10 PM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: Heritage Conservation Proposal

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential [REDACTED] a pre 1940 Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Cora Wills

Cora Wills
August 24th, 2015

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 24, 2015 2:37 PM
To: Public Hearing
Subject: FW: Shaughnessy Heritage Conservation Area signed disapproval letter for proposal:
s. 22(1) Personal and Confidential
Attachments: [redacted] signed disapproval for proposed first shaughnessy heritage conservation area.pdf

From: Claire Peng s. 22(1) Personal and Confidential
Sent: Monday, August 24, 2015 1:57 PM
To: Correspondence Group, City Clerk's Office
Subject: Shaughnessy Heritage Conservation Area signed disapproval letter for proposal: s. 22(1) Personal and Confidential

Hi Mayor and Council,

Please see attached for a signed letter of disapproval for the proposed Shaughnessy Heritage Conservation Area.

Thank you,

--
Claire Peng
Marketing and Executive Assistant
Peter Saito & Vivian Li
s. 22(1) Personal and Confidential

2015年8月14日

致親愛的”第一桑那斯1940年前建做的房屋屋主”

這封信是由一群“第一桑那斯1940年前建做的房屋屋主鄰居”發出的。我們深切關注如果溫哥華市議會批准”傳統保護區”(Heritage Conservation Area)提案的話,將會對我們的1940年前房屋和第一桑那斯的整體的影響。

公聽會過程由2015年2月21日開始延至2015年9月15日。這讓我們有時間來理解和應對這些將對我們每個人都有著深遠影響和和非常複雜的提案。您是第一桑那斯317家財產價值和財產權利將會受到影響的家庭其中之一(第一桑那斯範圍:南北從16街到King Edward Ave.,東西則是從Oak街到East Boulevard)。

市政府有大型團隊在這提案工作了一年多,但沒有一群代表我們這些將受影響最大的人。我們建議成立一個委員會與房主溝通,並考慮我們應該採取什麼集體行動,使我們對9月15日公聽會做好充分準備。我們歡迎您的參與和支持!

以下是一些主要條款和問題:

- 提案將劃定第一桑那斯所有317家1940年前建造的房屋為保護遺產,必須保持符合規定,並永久保存,不准拆卸。
- 政府的顧問Coriolis承認這些限制將導致市場興趣減少,造成價值的損失。Coriolis用5%的數目,承認這是他們的一個預估。然而曾在第一桑那斯售出許多房屋經紀人卻估計多在30%左右。目前看來,這價值的實際損失需要更多的工作來計算。我們認為這價值的實際損失是非常重大,並且是永久的。
- 市政府提出增加密度的獎勵,試圖彌補物業價值損失的一部分。Coriolis指出增加密度的獎勵不可行。而且許多業主在我們的地區會發現二套房及加建小房子沒有吸引力,這是因為業主們將會失去隱私及失去使用自己的物業一部分的權利。
- 將來如果你想要改造或修理你的房子,包括更換房子油漆顏色,你將會需要申請古蹟改造許可證

你知道Coriolis估計裝修1940年前建造的房屋的成本比建新房屋的成本高 50美元每平方英尺嗎?

而且,不像現在處理單一的房子的過程,市政府認為它具有沒有必要談判,沒有必要賠償的法律權力去實行古蹟行動計劃(Heritage Action Plan)的建議。

如果您有興趣的話,這裡是一個可以閱讀至今發送給市議會關於這一主題的信的鏈接

<http://former.yancouver.ca/ctyclerk/cclerk/20150721/phea20150721ag.htm>

此鏈接還包含了大量的由市政府提供的相關資料,其中包括7月21日下午1時第一次公聽會時市政府提供的62頁Coriolis經濟分析報告補充(附件2)。此頁也有7月21日和28日公聽會錄像的鏈接。

我們有317個第一桑那斯1940年前建造的房屋地址的列表,並且親手傳遞該消息給每個屋主。

我們想集合一個第一桑那斯317間前1940年前建做的房屋屋主的資料庫,以便我們更容易地與你溝通,比我們這次親自送來方便很多。懇請您在 FirstShaughnessy@gmail.com 或致電 **s. 22(1) Personal and Confidential** 向我們提供您的聯繫方式(姓名,地址,電話號碼和電子郵件地址)。我們很想知道你對這提案的看法和我們應該採取集體對下一步行動的建議。當我們更清楚理解大家的看法,我們這受影響的一體就能更好地計劃未來。

如果您想與我們任何一位署名的人交談或見面,請用以上的電子郵件或電話通知我們,我們很高興和您一起商討。

現在我們是一小群第一桑那斯1940年前建造的房屋屋主。我們希望有更多的人參與,並歡迎您的幫助!

我們相信您支持或反對的聲音是應該被聽到，我們鼓勵您：

1) 用以上的電子郵件或電話聯絡我們。

2) 寫信給溫哥華市議會表達自己的意見。給市議會的電子郵件應送到publichearing@vancouver.ca並複製本送給mayorandcouncil@vancouver.ca。我們建議您最好寫一封有您個人想法的信。如果一個簡單的草稿會有所幫助，這信的最後一頁有一個草稿，您可以隨意修改。

3) 請參加9月15日下午6時的公聽會。如果可能的話，您將被允許最多五分鐘發言。

感謝您 探討這一個非常重要的議題！

此致，

一群您的第一桑那斯1940年前建做的房屋屋主的鄰居

Robert Angus
Frank Bailly
Nicole Clement
Victor Dukowsk
Paula Masterso
Bryan McKnight
Garth Thurber
Leonard Polsky

s. 22(1) Personal and
Confidential

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential, a pre-1940 First Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

s. 22(1) Personal and
Confidential

致市長和市政府，

我住在 s. 22(1) Personal and Confidential，這是一間第一桑那斯1940年前建造的房屋。我不同意並不支持“第一桑那斯”傳統保護區“Heritage Conservation Area”的提案。

此致 s. 22(1) Personal and Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 24, 2015 9:50 AM
To: Public Hearing
Subject: FW: Heritage Conservation Area Proposals for First Shaughnessy

From: Matthew Topham s. 22(1) Personal and Confidential
Sent: Friday, August 21, 2015 6:10 PM
To: Correspondence Group, City Clerk's Office
Cc: s. 22(1) Personal and Confidential
Subject: Heritage Conservation Area Proposals for First Shaughnessy

Dear Mayor and Council,

I am a resident of s. 22(1) Personal and Confidential a pre-1940 Shaughnessy home in the City of Vancouver. I want to state for your records that I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

Matthew Topham
August 21st, 2015

Burke, Teresita

From: carol killam s. 22(1) Personal and Confidential
Sent: Sunday, August 23, 2015 3:57 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: First Shaughnessy

I live at s. 22(1) Personal and Confidential a pre-1940 First Shaughnessy where I have lived since 1975. I disagree with and do not support the new Heritage Conservation Area proposals for First Shaughnessy.

Carol Killam

August 23, 3015

August 23rd, 2015

Dear Mayor and City Council Members

Re: First Shaughnessy Heritage Conservation Area – Proposed Regulatory and Zoning Changes

We hereby submit our concerns regarding the proposed Regulatory and Zoning Changes. We have been residents of s. 22(1) Personal and Confidential in First Shaughnessy for over thirty years. Over the years we have noticed run down homes with neglected front yards being replaced with newly constructed homes and manicured lawns. Indeed, we are pleased to say that in the last 10-20 years we have noticed a wonderful renewal in the neighbourhood. The house immediately east to us was demolished and a new house was constructed; the house immediately south to us was demolished and a new house was built, and the house across the street north to us was also demolished and a new house was constructed. In all these cases, and, in fact, in most cases whenever a house is demolished in our neighbourhood (i.e., First Shaughnessy), we always thought that the change was positive. We felt that an attempt was made to maintain the unique character of the neighbourhood and what was once beautiful First Shaughnessy is becoming even more beautiful.

We recognize that some of the new houses built in First Shaughnessy were out of character to the neighbourhood. We suggest that effective city hall “architectural” guidelines can ensure that such cases will not recur. Further, we admit that the houses replacing those which were demolished are usually bigger, perhaps much bigger. However, actually do not mind bigger houses, and since the city is not considering new size regulations in First Shaughnessy, we assume that size is not the issue and we will not comment on it any further.

The issue is heritage. But we have difficulties understanding the value of heritage in the way it is reflected by the new regulations – namely, all houses built before 1940 are considered heritage. We view such designation as arbitrary with no real justification. We understand that a house that played some role, perhaps not even a significant role in the history of the city should be preserved. But should all houses built before 1940 be preserved? Would visitors to First Shaughnessy be able to tell the difference between a house built before 1940 - renovated and expanded as the new regulations would permit, and a newly built house in the same style? Could they tell which one is “heritage” and which one is newly built? We doubt it very

much! What is the value of a “heritage” house if one cannot recognize it as such from the outside, and can only verify whether it is heritage by finding out whether it was built before 1940?

Moreover, the suggestion that regulations would be relaxed to allow for in-fills in lots having pre – 1940 houses would do nothing to enhance or maintain the beauty and style of First Shaughnessy. Density will increase, and old pre – 1940 houses, some of which are a bit rundown, will remain. The cost of renovating an old house versus demolishing it and building a new house, coupled with the uncertainty whether the new regulations, if introduced, will be reversed at some point in the future, would reduce incentives for owners or contractors to pursue the renovation option. As a result, it is very likely that we will see in the neighbourhood more rundown pre – 1940 homes with neglected front yards.

We can see the merit of heritage if it is intended to maintain an architectural diversity in First Shaughnessy. We may be unhappy to see “old style architecture”, i.e., pre-1940 houses, being demolished and replaced with and a new “eclectic” architecture. But then, there are other ways of achieving architectural diversity without antagonizing residents and while enhancing and beautifying First Shaughnessy. For example, any house built before 1940 (that played no significant role in the history of the neighbourhood) which has some distinctive architectural style or features of a gone by era can be demolished only if it is replaced with a house having a similar or otherwise desirable architectural style. In fact, we suggest that introducing and enforcing new architectural guidelines for all future new houses to be built in First Shaughnessy would do much more for the neighbourhood than the new regulations which are being considered – no demolition of pre – 1940 homes and increasing the density via in-fills.

Sincerely

Daniel and Frieda Granot

s. 22(1) Personal and Confidential



Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 21, 2015 10:07 AM
To: Public Hearing
Subject: FW: First Shaughnessy

From: Jennifer Wong s. 22(1) Personal and Confidential
Sent: Friday, August 21, 2015 8:11 AM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy

Dear Mayor and Council,

I want to state for your records that I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

Signed: Jennifer Wong
August 21, 2015

Please visit the following website to read the Computershare legal notice:
<http://www.computershare.com/disclaimer/americas/en>

Veillez visiter le site Web suivant afin de prendre connaissance de l'avis juridique de Computershare:
<http://www.computershare.com/disclaimer/americas/fr>

Dear Mayor and Council,

I am a resident of a pre 1940 Shaughnessy home in the City of Vancouver. I want to state for your records that I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

s. 22(1) Personal and

Confidential (sign)

Rachelle Topham (print name)

August 21, 2015 (date)

Dear Mayor and Council,

I want to state for your records that I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

s. 22(1)
Personal and
Confidential

_____ (sign)

Margaret Zuhra (print name)

Aug 20 2015 (date)

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 21, 2015 10:05 AM
To: Public Hearing
Subject: FW: Heritage conservation area proposals

From: Clara Yiu s. 22(1) Personal and Confidential
Sent: Thursday, August 20, 2015 4:33 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage conservation area proposals

Dear Mayor and Council,

I am a resident of the City of Vancouver. I want to state for your records that I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

s. 22(1) Personal and Confidential


"Clara Yiu"

_____ (sign)

Clara Yiu

_____ (print name)

August 19, 2015

_____ (date)

Sent from my Samsung device

Dear Mayor and Council,

I want to state for your records that I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

s. 22(1) Personal and Confidential

 (sign)

Clara A. Bonhomme (print name)

August 20, 2015 (date)

To mayorandcouncil@vancouver.ca

cc. - publichearing@vancouver.ca

August 21st 2015.

Dear Mayor Robertson and City Council,

I am the owner of an old house in the First Shaughnessy District.

I have brought up a Family and restored a nice old house, at considerable expense, into a nicer old house; but it is not a house of special note or merit.

I have worked continuously for over 45 years and I should now like to retire and move on with the next phase of the lifecycle. My entire self-worth is in my house.

I am unable to sell my house because no-one wants to buy it.

My house needs renovating to meet the requirements of a present day Family.

The buyer who is prepared to renovate, balks at the excessive cost of renovation required to meet the provisions of these new HCA Proposals.

The buyer wanting an efficient new house in this area is unable to replace it with a modern version of mine.

All potential buyers are concerned over the inordinate waiting periods required to obtain permissions and permits.

Therefore I am unable to sell my house because nobody wants to buy it.

I disagree with and do not support the proposed new Heritage Conservation Area (HCA) proposals for First Shaughnessy.

The HCA Proposals are blanket proposals, draconian and alarmingly unfair; I fear they will have the effect of returning the First Shaughnessy District to an area of rooming houses from which it was rescued and restored some decades ago.

Meanwhile I am held hostage to the prospect and uncertainty and of these new regulations.

I better get back to work.

Yours sincerely,

L.J.Stringer

Burke, Teresita

From: Robert Miranda s. 22(1) Personal and Confidential
Sent: Thursday, August 20, 2015 11:57 AM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: First Shaughnessy - Proposed Regulatory and Zoning Changes

Dear Mayor Robertson and City Council,

This is to inform you that my wife Dr Jane Hailey and I, as owners of a property in First Shaughnessy, oppose in the strongest manner the proposed Regulatory and Zoning Changes for the First Shaughnessy District - changes that are to come before you for consideration again on 15th September 2015.

My wife and I have lived in the neighbourhood for 22 years. Our house, though built before 1940, is not designated on the Vancouver Heritage Register. And so, first of all, we fail to see how our house - which in the past was not considered of sufficient architecture or historic merit to warrant designation - now can be, as implied by the proposed changes.

I am a UK trained architect with post-graduate degrees in architecture and architectural history from Harvard and Cambridge universities. For several years I chaired the First Shaughnessy Advisory Design Panel, and so I have a keen interest in the neighbourhood. As the Chair of the Panel I was continually bemused and often frustrated by the Vancouver Heritage Board representatives on the Panel who displayed remarkable enthusiasm for the preservation of old Shaughnessy houses but little judgment as to their architectural or historic merits (it was sufficient for the houses simply to be old !) I suspect that it is such people, few in number but noisy in the expression of their opinions, who are most eager for these changes. The majority of my neighbours are as opposed to these changes as are my wife and I.

The Vancouver Charter, I understand, stipulates that owners of properties that are designated as heritage have to be compensated should they suffer financial loss as a result of that designation. If the City has in mind to designate the whole neighbourhood as heritage, rather than specific houses in the neighbourhood, in order to avoid the considerable costs involved in compensation, this would be reprehensible, duplicitous, and probably would not withstand scrutiny in a court of law, since what is a neighbourhood other than a collection of individual properties.

The major concern being expressed by my neighbours regarding these changes is that they will diminish the value of properties in the neighbourhood. Clearly, insufficient research has been undertaken regarding this matter; and I suspect that the only real test would follow from the changes being put into place – which I sincerely hope does not happen. But I can assure you that if my wife and I were to place our property on the market and we found that its value was diminished by these changes we would not hesitate to instruct our lawyers at Miller Thomson LLP to sue the City.

What has annoyed me personally most of all recently regarding Shaughnessy is the City's total lack of respect for the existing legal rights of property owners. I came before Council to voice this opinion when a property close to my own, s. 22(1) Personal and Confidential was being considered for temporary "protection" - a preposterous need for a house of marginal architectural merit at best, and of little historic interest (this property, like my own, is not designated). The cavalier behaviour toward the new owner of this property by the Planning Department is a disgraceful abuse of authority.

I would like to conclude by remarking that though Shaughnessy may contain a few nice old houses, it is not a museum. Rather, it is a living, continually changing environment. Short-sighted, petty City regulations - from which Shaughnessy suffers too much already - will simply suffocate the neighbourhood. There are other more efficacious ways to encourage the preservation of the few old houses that have architectural merit.

Yours sincerely,

Robert Miranda

Robert Miranda
BA, BArch (L'pool)
MArch (Harvard)
MA (Cantab)
ARB (UK)

s. 22(1) Personal and
Confidential



Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Thursday, August 20, 2015 9:26 AM
To: Public Hearing
Subject: FW: HCA Submission regarding pre-1940s households

From: David Kaplan s. 22(1) Personal and Confidential
Sent: Wednesday, August 19, 2015 10:59 PM
To: Correspondence Group, City Clerk's Office
Subject: HCA Submission regarding pre-1940s households

Dear All,

I would appreciate your adding this information to your consideration of the First Shaughnessy Heritage Conservation Area (HCA) proposal.

The Vancouver Directory of 1935 indicates that P. C. Sayers lived at s. 22(1) Personal and Confidential in what appears to have been a coach-house which originally belonged to a property on Cypress Ave.

In the early 1980s the dwelling was so extensively renovated that the only remnant of the original dwelling that remained at end of the renovation was the cupola and two single pane windows on the side of the house. A Frank Lloyd Wright inspired addition off the back doubled the size of the house and completely altered its footprint and look. In 2012 my family extensively renovated the home which included the removal of the remaining original single-pane windows. The only remaining feature of the original pre-1940s dwelling appears to be the cupola.

Knowing this, the HCA requirement to retain the house in its current form does not preserve a pre-1940 house. It preserves a late 1970s early 2000s house. That in 1935 a dwelling existed at the same address as our contemporary home does not logically translate the current dwelling into a pre-1940s dwelling.

I understand the desire to maintain Heritage and sympathize with this view. My company owns, maintains and values Vancouver's 3rd oldest building, Fairview House, built in 1892. We value the preservation of a historical imprint on Vancouver. However, Fairview House closely resembles the house originally built in 1892. We have photos from the early 1900s which indicate this to be the case. And therefore its preservation is indeed preservation of a Heritage building. It would make similar sense to apply this criteria when considering which homes in Shaughnessy ought to be included in the pre-1940 HCA. It is not enough that a property was inhabited prior to 1940. The current building on the property must closely resemble the pre-1940 dwelling of the same property to be considered of historical or heritage significance. I suggest that only these original dwellings are worthy of being categorized pre-1940.

In short a new definition of a pre-1940s dwelling is required. The current dwelling must closely resemble the pre-1940s dwelling to be considered for preservation.

However, even homes which are considered suitable for preservation are not in need of an HCA to achieve this end. The current A, B, C Heritage home designation system is sufficient. The system currently requires voluntary designation. I suggest that in an open society the city has the right to offer an incentive for owners to designate their homes Heritage. What I worry about is that a blanket, coercive by-law is an appropriation of property and property rights.

The HCA may also be contrary to the intent of the CPR in 1907 when First Shaughnessy was founded. The Daily World of October 21, 1907 explains that First Shaughnessy is laid out for one residence per block; for the residence to cost no less than \$7,000 whereas the plots cost \$450. In other words, a ratio of +10:1 in favor of house cost over land cost. Restricting the footprint of the home was not the initial intent. In fact, the larger the home the more it was encouraged. Of course, the lots were also larger.

I would also like to caution the regarding the by-law's relevance over time. Any restrictive by-law must allow for technological change especially in building materials and changes to living patterns. Currently the first Shaughnessy guidelines call for all-wood windows. Building materials technology has made this requirement obsolete. Today one can acquire windows which are wood-like which are more ecologically/environmentally efficient than all-wood windows. In other words, without sacrificing aesthetics and character we can improve energy efficiency. However, in first Shaughnessy, because of the guideline, not updated since the 1990s, homeowners are forced to install lower efficiency windows. I therefore caution that the HCA proposal may have similar unintended consequences later. I would suggest that a potential resolution of this problem is to restrict the by-law to 3 years at which time it will lapse. This will allow the by-law to achieve its immediate aims and will allow the by-law to be re-introduced to council for rolling 3 year extensions which take new current environment into consideration.

In Sum, I wish to note four points:

1. It is not enough that a property was inhabited prior to 1940. The current building on the property must closely resemble the pre-1940 dwelling of the same property to be considered of historical or heritage significance.
2. The current A, B, C Heritage home designation system is sufficient and may be bolstered by city incentives.
3. The HCA may also be contrary to the intent of the CPR in 1907 when First Shaughnessy was founded.
4. Any restrictive by-law must allow for technological change especially in building materials and changes to living patterns.

Best Regards,

David Kaplan

s. 22(1) Personal and Confidential



Mayor and Council
City Hall
Third Floor
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor and Council,

My home is located in First
Slaughterness at s. 22(1) Personal and Confidential
and is a pre 1940 property which
I have lived in for fifty years.

I wish to state that I do not
support the proposed new Heritage
Conservation proposals for First
Slaughterness. Putting Market
mandatory restrictions such as
these proposals on one's home
is not the way to go and not
supported by this home owner.

Respectfully submitted,

Barbara M. Campney
BARBARA M. CAMPNEY
AUGUST 20, 2015



Ms. Barbara M Campbell
s. 22(1) Personal and
Confidential

1508212200
3714 V7B

Mayor and Council
City Hall
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Burke, Teresita

From: stanley512 s. 22(1) Personal and Confidential
Sent: Wednesday, August 19, 2015 6:02 PM
To: Public Hearing: Correspondence Group, City Clerk's Office
Cc: s. 22(1) Personal and Confidential
Subject: First Shaughnessy Heritage Proposal

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential a pre-1940 First Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

My reasons are the following.

1. We believe that every house has a life within it, and with the life, comes a lifespan. As time goes by, and the structural integrity of the house starts to weaken, the house becomes more dangerous to the people living within it. Not letting people rebuild their homes, is just like not letting someone buy a new car, instead they can only keep on trying to fix it and hope that they don't get into a accident everyday.
2. If you want to make Heritage Conservation Areas, then you have to survey and discuss all the homes in the First Shaughnessy region, instead of just saying that every pre-1940 home cannot be demolished and every post-1940 home can be. Not every home that was constructed pre-1940 has conservation value, and if the proposal does pass it is very irresponsible of you. Also if the proposal does pass, it will cause many post-1940 homes that have conservation value to be demolished, due to the homeowners not wanting to be a victim of another proposal.
3. Making a Heritage Conservation Area's purpose is for making the residents of Vancouver aware of these homes, my family and I are very proud to be residents of this region. Sadly, if these proposals do pass, we realize that the market value of our home, along with other family's homes, will fall greatly. This proposal will ultimately fail if it does pass.

Sincerely,
Liu Feng
2015/08/19

宝宝的进口奶粉纸尿裤, 1元全包了

Caroline Sze

s. 22(1) Personal and Confidential

Tel:

August 18, 2015

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential a pre- 1940 First Shaughnessy property. I disagree with and do not support the Proposed new Heritage Conservation Area. My house is very old and sinking, it will need to be demolished in the near future.

Yours Sincerely,

s. 22(1) Personal and Confidential

Caroline Sze

Burke, Teresita

From: Bas Masri s. 22(1) Personal and Confidential
Sent: Monday, August 17, 2015 9:23 AM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council

I live at s. 22(1) Personal and Confidential a pre-1940 First Shaughnessy property. As a matter of principle, I disagree with an arbitrary proposal to deem every property build before 1940 a heritage property. Many properties in First Shaughnessy have no heritage value and are quite frankly ugly and deserve to be torn down. Any renovation to make them look better would have to completely change the character of the home.

I personally like older properties and this is why I bought our house. It had been renovated by the previous owners and all the beautiful wood paneling and mouldings, including windows, were painted white. The beautiful exterior was replaced with smooth vinyl California stucco. I painstakingly restored all this at a huge expense because I felt that the house was worth saving. Having said that, when I was looking for a property in First Shaughnessy in 2006-2007, I saw many properties that were not worth saving and would better be demolished.

Even with heritage protection, houses can be destroyed. There is a beautiful house on Selkirk with a Heritage A designation (used to be a convent many years ago) that recently sold and is being renovated. It was a beautiful tudor home with lots of character. If I could afford it I would have bought it and restored it, but unfortunately I could not. The beautiful tudor is now replaced with wood shingles that look completely out of character. So even heritage protection does not guarantee taste!

One of the current problems in First Shaughnessy is the design regulations that allow underground parking with the area of the garage not counting towards FSR if there is a dwelling above it. With 3 or four underground parking spots, this automatically forces a very wide house that eats up the majority of the lot, leading to the current so-called monster homes.

I have no issue with demolishing older homes that have no redeeming features, but the new construction should fit with the character of the older homes that are worth keeping. Instead of having wide two story homes. Why not have narrower 3 story homes similar to the older homes in Shaughnessy? Why not encourage detached garages instead of making them count towards FSR as they currently do in older homes? Why not offer incentives to people retaining older homes, while giving a choice to rebuild or renovate. If renovating gives a better product with incentives, people will choose to renovate. Incentives work much better than regulation and disincentives in any walk of life. Based on my dealings with the city thus far, there are almost disincentives to doing what's right. I was denied a permit to put a patio cover on our back patio because the detached garage counted towards FSR. When the city is so inflexible, people choose to demolish!

There are other ways of enhancing the character of the neighbourhood, which I would like to preserve, without deeming every home built before 1940 as a heritage home.

As a resident of First Shaughnessy, it is in my best interest to retain the character of the neighbourhood, and this can be done without having draconian measures that potentially negatively impact property values and hurt our ability to resell when the time comes.

Sincerely yours,

Bas Masri (home)
s. 22(1) Personal and
Confidential

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Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 17, 2015 9:18 AM
To: Public Hearing
Subject: FW: First Shaughnessy

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

From: Mitch Taylor s. 22(1) Personal and Confidential

Sent: Sunday, August 16, 2015 10:42 AM

To: Correspondence Group, City Clerk's Office

Subject: First Shaughnessy

We live at s. 22(1) Personal and Confidential, a pre 1940 First Shaughnessy property.

We disagree and do not support these proposed Heritage Conservation Area proposals for First Shaughnessy.

We live in a beautiful and highly desirable single family dwelling neighbourhood in the city, probably the most beautiful and highly desirable, and we want to keep it that way.

It will not remain that way long if the property values of our remaining 317 homes are suddenly 30% less than our neighbours who have post 1940 homes on their properties. .

The effect of an "us and them" distinction between pre 1940 and post 1940 homes will create a very undesirable effect on long term investment and maintenance decisions for our properties, not to mention a huge economic hardship your council have arbitrarily decided to impose on our properties.

Sincerely,

Mitch and Anne Taylor

s. 22(1) Personal and Confidential

CITY OF VANCOUVER

17/AUGUST/2015

I OWN A HOUSE IN STANUMESSY
AND I OPPOSE THE PROPOSED NEW
RULES AND HERITAGE DESIGNATION.

e

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

JING ZOU

s. 22(1) Personal and Confidential

Donald E. Ritchie

s. 22(1) Personal and
Confidential

August 17, 2015

Via Email

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential in a pre-1940 First Shaughnessy property. I disagree and do not support the proposed new heritage conservation area proposals for First Shaughnessy.

I feel it will decrease my property's value and that the proposed changes will ruin the character of the neighbourhood by allowing suites and infills in what has historically been a "single-family" neighbourhood. I also feel that the changes are a form of discrimination as I will not have the same rights as my post-1940 neighbours.

Please reconsider the effects these proposed changes will have on this historic neighbourhood.

Yours Sincerely,
s. 22(1) Personal and
Confidential

Donald E. Ritchie

Burke, Teresita

From: s. 22(1) Personal and Confidential
Sent: Sunday, August 16, 2015 4:55 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: Re: From owner

From: s. 22(1) Personal and Confidential
Date: August 16, 2015 at 4:48:43 PM PDT
To: s. 22(1) Personal and Confidential
Subject: From owner

Hi,
My name is Rosy Shang, my address is s. 22(1) Personal and Confidential cell is s. 22(1) Personal and Confidential
email is s. 22(1) Personal and Confidential

I live at s. 22(1) Personal and Confidential A pre-1940 First Shaghnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaghnessy.

Thank you for your efforts.

Rosy Shang

Sent from my iPhone

Burke, Teresita

From: s. 22(1) Personal and Confidential
Sent: Sunday, August 16, 2015 8:53 AM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing; s. 22(1) Personal and Confidential
Subject: HCA Proposals

I am the owner of s. 22(1) Personal and Confidential I am adamantly opposed to the HCA Proposal to place restrictions on the development of my property. I don't think it's appropriate use of taxpayers' money to create such an oversight committee nor do I want or need the City taking away my ownership rights to use and enjoyment of my property. Any heritage designation should require the consent of the owner. I don't understand how this type of infringement on a property owner's rights is constitutional. As you must have already determined the City's legal right to pursue this course of action, please furnish me with your legal counsel's opinion outlining your authority (including precedents) to take such drastic action.

Regards

Dr. Patrick Lee
s. 22(1) Personal and Confidential

Sent from my LG Mobile

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, August 06, 2015 10:15 AM
To: Public Hearing
Subject: FW: I do not support the proposal for First Shaughnessy

From: Rachel s. 22(1) Personal and Confidential
Sent: Thursday, August 06, 2015 10:08 AM
To: Correspondence Group, City Clerk's Office
Subject: I do not support the proposal for First Shaughnessy

Dear Mayor and Council,

I am living in First Shaughnessy area, and I strongly 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. I understand that the Plan is set to protect buildings built before 1940, but I think the blanket proposal is unfair to the house owners, and it is also impractical and uneconomical! 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. 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 neighborhood, demolition should be permitted.

Regards,
Huijuan Yang

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 30, 2015 2:10 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area - Proposed Regulatory and Zoning Changes

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

From: Christopher Shackleton s. 22(1) Personal and Confidential
Sent: Thursday, July 30, 2015 1:44 PM
To: Correspondence Group, City Clerk's Office
Cc: Paula Shackleton; Deborah Shackleton
Subject: First Shaughnessy Heritage Conservation Area - Proposed Regulatory and Zoning Changes

Dear Mayor and Council:

As an owner of one of the approximately 318 pre-1940 properties within First Shaughnessy, I consider the proposed Regulatory and Zoning changes to be highly discriminatory and prejudicial. Clearly the property values of the pre-1940 homes will decrease while those of the ~200 odd post-1940 properties will increase. There is now way the City has any idea what the magnitude of the values changes will be. However, if I were a cash buyer, I would certainly be more interested in a pre-1940 property. And if I infer the implications of the Heritage Property Standards of Maintenance By-Law, costs of ownership will increase. Net will be a fall in asset value and a concurrent rise in cost of ownership potentially forcing owners to become "distressed" sellers.

Why isn't this pre-1940 By-Law city-wide? Why not tighten the building regulations to ensure that new construction is consistent with the "heritage theme"? Why not prevent the construction of "envelope" homes? There are entire streets in the city that consist of hideous "cookie-cutter" monster homes that where build in the '80's and '90's who let that happen?

Please don't Balkanize First Shaughnessy

Yours sincerely,

Christopher R. Shackleton