

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 08, 2015 4:04 PM
To: Public Hearing
Subject: FW: Sept. 15, Public Hearing. First Shaughnessy HCA.

From: Judith V. Hansen s. 22(1) Personal and Confidential
Sent: Tuesday, September 08, 2015 2:22 PM
To: Correspondence Group, City Clerk's Office
Cc: s. 22(1) Personal and Confidential
Subject: Sept. 15, Public Hearing. First Shaughnessy HCA.

As a long-time home owner in First Shaughnessy, I wish to support the City's proposals for the enhancement of this area. I am aware of the dedicated work having been done over the past number of months on the part of the planning department, along with Donald Luxton and his firm of experts. I note the well-reasoned responses provided by Anita Molaro to the questions which have arisen during the two previous hearings. I also note there are numerous HCAs in B.C. and none in Vancouver. Numerous neighbourhoods are obviously seeing great changes, many good, however, many resulting in demolition by neglect, rundown properties, and vacant new buildings. Appropriate zoning encourages the development of a truly interesting, liveable, unique city. The issues are much greater than some special interest groups would care to see addressed.

Please support these proposals.

Judith Hansen
s. 22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 08, 2015 1:16 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: JOHANNA NICHOLSON s. 22(1) Personal and Confidential
Sent: Tuesday, September 08, 2015 11:31 AM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

This letter is my support of conserving the Shaughnessy area as a heritage site.

I just came back from a two-month trip to the Midwest -- Chicago, Kansas City, Des Moines, Minneapolis/St. Paul, Mason City, Rapid City, and many more Midwestern cities and town. The thing that impressed me the most was the history in the neighbourhoods in these cities. There was a sense of community going back several generations. The beautiful turn of the century homes were not only preserved, they were cherished and well-loved, all with beautiful gardens, in lovely neighbourhoods. They were family homes.

Vancouver is a unique city. I have lived here all my adult life, and I have watched it change into something I don't recognize. Part of that is good -- False Creek, Yaletown -- these have been transformed into something wonderful. But I have also watched the destruction of the family homes, including my daughter's home, and the destruction of trees and gardens, all in the name of something bigger and better. Newer and bigger is not always better. And I can't even imagine the ecological impact that destroying the gardens will have. Has an assessment been done regarding this?

Many of the homes that are being demolished are architectural jewels. They are a large part of what make our city's residential districts beautiful. And they have a distinct history. Houses are not just brick and mortar. They are homes, and homes are what make a neighbourhood and a community special.

We need good stewards of our community, to preserve and protect it. The decisions to demolish these homes, gardens and communities should not be made by real estate agents with nothing in mind but profit for themselves.

The citizens of Vancouver are trusting you to listen to them, and make the right decision for the community overall.

Many thanks.

Johanna Nicholson

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, September 04, 2015 3:29 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

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

From: Oona Durbach (s. 22(1) Personal and Confidential)
Sent: Friday, September 04, 2015 3:26 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

A first class world city must surely show some respect for its heritage. Its houses and old boulevards area part of this. Before we have lost it all - once it is gone it is not retrievable - I ask you to take the first step in protecting some of our historically worthy areas by creating the Heritage Conservation Area in First Shaughnessy.

Municipalities across North America have programs to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, it is very disappointing that Vancouver has none.

First Shaughnessy is recognized as architecturally and historically unique. 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.

There are also other other neighbourhoods, even certain blocks, that could become Heritage Conservation Areas. A HCA is a much-needed tool for retaining the beauty of our city.

I believe that there will be no significant long-term impact on housing values in a Heritage Conservation Area. Not everyone wants a new mansion. Prices would stay high because there are so few of these gracious homes left. They will become more and more desirable in the future. Let's act before it is too late.

I urge you to accept the proposed recommendations.

Sincerely, Edna Durbach (s. 22(1) Personal and Confidential)

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, September 03, 2015 12:09 PM
To: Public Hearing
Subject: Citizen's Comments, Refers to Item No. 1 - Rezoning: First Shaughnessy Heritage Conservation Area, Reconvened Public Hearing, Tuesday, Sept 15th

Citizen: Beverly Mann

Contact Info: s. 22(1) Personal and Confidential

Comments:

The number of homes demolished every year in Upper Kitsilano is wasteful, unsustainable and counter to the City's "green" goals and the intent of existing zoning. The Heritage Action Plan (HAP) & its proposed updates are too weak to have any effect in slowing, let alone stopping the destruction of our neighbourhoods' character & heritage. The HAP is too little, too late and at this rate, by the time the City puts any teeth into regulations to protect single-family neighbourhoods, our heritage will be in the landfill. I strongly request that the city immediately initiate interim measures for a moratorium on demolition in all RS zones until effective zoning changes for character house retention are in place. I also strongly request that the HAP's criteria for "character houses" include houses built during the 1940's & that the criteria be made less stringent in order to protect our remaining stock of older homes.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, September 03, 2015 9:33 AM
To: Public Hearing
Subject: FW: Heritage Action Plan

From: Jeanette Edwards s. 22(1) Personal and Confidential
Sent: Wednesday, September 02, 2015 6:26 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Action Plan

Mayor Robertson,

I wonder if you have ever taken a tour through the city and the neighbourhoods and seen what's actually going on and the effects it is having.

What's going in to the Landfill is absolutely scary! Such an incredible waste!

No one in City Hall, including you, seems too concerned. If you were you would be doing something about the situation.

I hope that at the next meeting on Sept. 15th., you show the citizens of Vancouver that you do care about your city.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, September 02, 2015 1:51 PM
To: Public Hearing
Subject: FW: Heritage homes & conservation areas

From: Carol Schneider s. 22(1) Personal and Confidential
Sent: Wednesday, September 02, 2015 1:24 PM
To: Sheenagh Bohan
Cc: Correspondence Group, City Clerk's Office
Subject: Re: Heritage homes & conservation areas

Brilliant email, Sheenagh!! I received another response from a gardening friend who lives in Dunbar in which she states:

Houses all around the city are being bulldozed and the lots are ENTIRELY STRIPPED OF ALL GREENERY! This includes huge 80 or 90 year old trees but also, just as important, flowering shrubs and perennials, and also topsoil - all of them absorbing carbon dioxide and giving out oxygen and providing food and habitat for birds and vital insects such as bees. The whole chain of life is being destroyed, lot by lot. And this from a city that prides itself on being "the greenest city" - HAH!

Thank you for your thoughtful and well-thought out response and defense of our city's heritage. I found the people in the Saturday article to be the worst sort - all about money and Greed!! I hope this meeting will succeed, it seems improbable that the city continue to allow this to happen.....

Thanks again!
Carol

ps we should meet up sometime - my "words with friends" is not working properly on iphone and I am very slow to respond as it gets "stuck"!!! - sorry!!

On Sep 2, 2015, at 1:13 PM, Sheenagh Bohan s. 22(1) Personal and Confidential wrote:

Dear Mayor Robertson & City Council,

Recently I became aware of the fact that heritage designated homes are not protected from demolition. I, like many others I presume, was under the illusion that being a heritage home meant it was to be preserved as part of Vancouver's history. If the heritage homes & historic areas like Shaughnessy are not protected from the bulldozers what will the city of Vancouver have left in the way of heritage?

Some realtors seem to be out to earn a fast buck at the cost of the city's rich history. Their reasoning that homes should be demolished because they are "too small for the lots" seems to be a specious ploy & idiotic notion that bigger is always better. Preserving our heritage now is about the future rather than pandering to the greed of housing speculators.

I want to feel proud as a citizen of a city that chooses to preserve homes instead of one that adds to the landfill & allows large homes to be built that will stand empty & eat the heart of the communities. It is already happening now in many neighborhoods that are becoming "ghost neighborhoods".

I urge the Council to consider conserving & preserving the cities heritage for future generations. This should be the City's legacy instead of one of destruction. Please save our history from the bulldozers.

Yours sincerely
Sheena Bohan

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, September 02, 2015 1:51 PM
To: Public Hearing
Subject: FW: Heritage homes & conservation areas

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

From: Sheenagh Bohan s. 22(1) Personal and Confidential
Sent: Wednesday, September 02, 2015 1:13 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage homes & conservation areas

Dear Mayor Robertson & City Council,

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I want to feel proud as a citizen of a city that chooses to preserve homes instead of one that adds to the landfill & allows large homes to be built that will stand empty & eat the heart of the communities. It is already happening now in many neighborhoods that are becoming "ghost neighborhoods".

I urge the Council to consider conserving & preserving the cities heritage for future generations. This should be the City's legacy instead of one of destruction. Please save our history from the bulldozers.

Yours sincerely

Sheena Bohan

Sent from my iPad

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 01, 2015 5:26 PM
To: Public Hearing
Subject: FW: Vancouver Vanishes | Facebook/I support for Shaughnessy heritage district!!!

From: Martha Cheney s. 22(1) Personal and Confidential
Sent: Tuesday, September 01, 2015 5:25 PM
To: Correspondence Group, City Clerk's Office
Subject: Vancouver Vanishes | Facebook/I support for Shaughnessy heritage district!!!

Hello Mayor and council: I am writing in full support of the Shaughnessy Heritage district to help start saving what is left of some of the older homes of this city. I wish you would all look at many other cities around the world and see how they protect not just large mansions but modest heritage homes too. Also, for a supposedly "green" party I do not see Vision as green as they have allowed more houses to be demolished than ever before, many, many of them were very solid and liveable homes and of far better quality than what replaces them. You need to start working for the canadian citizens and full time residents of this city, who pay your salary, and not the international investor, who treat our city's homes as a piggy bank and do nothing to improve or care for their community, only benefit themselves financially.

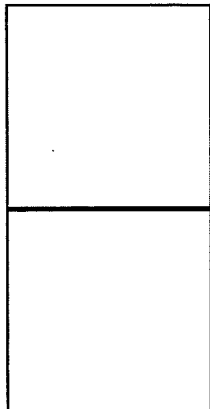
Thank you,
Martha Cheney

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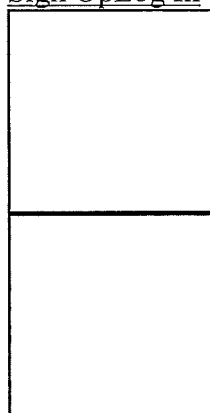
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About

This page is a lament for, and celebration of, the vanishing character homes in Vancouver.

Photos

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 31, 2015 9:18 AM
To: Public Hearing
Subject: FW: Heritage conservation

From: Mike Frimer s. 22(1) Personal and Confidential
Sent: Saturday, August 29, 2015 9:12 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: Heritage conservation

I am a homeowner in the proposed Shaughnessy heritage conservation area. We bought our house in 1986 and chose an old house (circa 1911) over a more contemporary one because we value tradition and see the value in preserving our past. We were in Europe last year and this is very evident in cities such as Vienna where there are virtually no metal and glass skyscrapers (as there are in most North American cities INCLUDING VANCOUVER!). The old buildings are carefully preserved making for a great city.

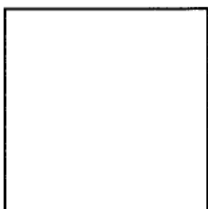
I therefore support the idea of preserving the history of old Shaughnessy for future generations. The benefit is for all the citizens of the city. The downtown is pretty well all new construction. Old Shaughnessy seems to be the ideal place to try to preserve at least some of our heritage.

What I do object to though is making the homeowners of these old houses solely financially responsible for the project to preserve the city's history and character. I think it only fair that the city as a whole should finance this endeavor rather than arbitrarily imposing a bylaw that will lower the property values of those affected. The rest of the city benefits. The rest of the city should share in the cost.

It may be rather difficult to come up with a true figure of what the property values will decrease by. It may also be a challenge to come up with compensation for those property owners affected. If we put our heads together I am sure we can come up with a fair plan. Perhaps the property taxes of those affected could be lowered or eliminated with a compensatory slight increase in the property taxes of all the rest. There must be some smart economists out there that can figure this one out.

Respectfully submitted,

Michael Frimer MD



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www.avast.com

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 31, 2015 9:16 AM
To: Public Hearing
Subject: FW: First Shaughnessy

From: Anita Chapman s. 22(1) Personal and Confidential
Sent: Saturday, August 29, 2015 12:01 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy

I am writing in support of having Council declare First Shaughnessy a Heritage Conservation Area. I own a townhouse in Fraserview, an area of Vancouver which has little in the way of heritage buildings to conserve, but I highly value those parts of my city that do. They make a significant contribution to the character of the city as a whole.

Anita Chapman
s. 22(1) Personal and
Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 28, 2015 4:44 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage designation

-----Original Message-----
From: Anne Warman s. 22(1) Personal and Confidential
Sent: Friday, August 28, 2015 4:36 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage designaton

I write in support of the city 's proposed Heritage Designation of First Shaughnessy. The fact that Vancouver does not have one heritage designated neighbourhood to date is reason enough. However, there are so many reasons why this city needs to step up its game in this area. Despite the loud arguments from the realtor community about "rich people" and their entitlements, a so- called "world class" city is about much more than an overheated real estate market. It is about commiUnity, architectural preservation, and preserving neighbourhoods through scale and organic unity. Allowing developers and real estate agents who base their choices solely on economics to hold sway is a retrograde and absurd and would not be allowed in any "world class" city.

Thank you
Anne Guthrie-Warman

Sent from my iPad

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 28, 2015 2:08 PM
To: Public Hearing
Subject: FW: HCA 1st Shaughnessy

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

From: s. 22(1) Personal and Confidential

Sent: Friday, August 28, 2015 2:05 PM

To: Correspondence Group, City Clerk's Office

Subject: HCA 1st Shaughnessy

SAVE IT.

Save it from demolition by foreigners.

Foreign investors are already major owners of our Canadian natural resources.

The Conservative government has passed laws that TOTALLY FAVOUR whatever they choose to do with these natural resources.

WHY DO YOU BELIEVE IT'S ALSO THEIR RIGHT TO DESTROY OUR HERITAGE PROPERTIES.

Glorie Manley

I remember how beautiful Vancouver was.

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, August 26, 2015 2:41 PM
To: Public Hearing
Subject: FW: Heritage conservation area in First Shaughnessy

From: Kelsey Wood s. 22(1) Personal and Confidential
Sent: Wednesday, August 26, 2015 9:44 AM
To: Correspondence Group, City Clerk's Office
Subject: Heritage conservation area in First Shaughnessy

Dear Mayor and Council,

I am writing to ask you to please please please support the creation of Vancouver's first Heritage Conservation Area in First Shaughnessy. I am surprised that a city of Vancouver's size and global prestige has not taken this step before now. We have an incredible richness of historic housing types that provide diversity and character to many neighborhoods. It is my hope that this conservation area will set a precedent for the creation of more such protected neighborhoods.

I live near the rapidly developing Main St. and Cambie corridors and I feel like I am surrounded by constant construction. I believe cities must grow, but we don't need to tear everything down in order to do so. It is heartbreaking to watch the wholesale destruction of solidly-built, efficiently-designed homes and the mature landscaping around them. I have personally had to relocate my family due to impending demolition and had to explain to my young children why the house they grew up in is now a fenced-off hole in the ground.

It is exceedingly wasteful to take apart houses that were built with more pride and craftsmanship than anything being thrown together now and which have stood longer than their replacements will. Perfectly good materials are going to the landfill, including tons of lumber, which should count as organic waste and fines should be levied against those dumping wood products since the city is now banning organics from the landfill. To meet its goals for the Greenest City initiative, Vancouver should look very hard at the amount of construction-related waste headed to its landfills. I've read that it's near 50%. That's a real shame.

All this construction has been termed "Eco-density," but that's not how most people see it. What regular folks, particularly renters, see is older but suitably affordable housing being replaced with over-sized homes in which the basement and lane way tenants will be put upon to subsidize the homeowner's mortgage. How many times have I heard of owners who pay practically nothing to live in the main portion of a home because their tenants are paying far more than their share of the total monthly cost of a home. As long as renters are being forced into basements, perhaps the city could put in place a legal cap on what percentage of a home's mortgage they can be expected to pay, and it should be commensurate with square footage.

Just some thoughts from an astute armchair student of city planning issues...

Sincerely,
Kelsey Wood

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, August 26, 2015 2:51 PM
To: Public Hearing
Subject: FW: Heritage Conservation Area

From: Brenda Fitzpatrick s. 22(1) Personal and Confidential
Sent: Tuesday, August 25, 2015 9:39 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Conservation Area

Dear Mayor and Council

This is to provide my comments on the proposed Heritage Conservation Area in First Shaughnessy. While I am not familiar with the specific terms of the proposal, in general I strongly support protection of heritage and character houses, buildings, and neighbourhoods.

Vancouver has a reputation for failing to protect heritage buildings, and I urge you to take steps, such as the implementation of a Heritage Conservation Area and/or others, to correct this. Preserving heritage neighbourhoods—discouraging demolition of existing buildings and the building of anomalous new buildings or additions—protects the history and personality of a city. It is also more sustainable in that it requires fewer new resources for buildings, and creates less waste from demolition. In some cases, including that of Shaughnessy, it preserves much needed and appreciated green space.

At the same time, heritage preservation measures should allow for sensitive and sensible densification, such as infill and multiple conversion dwellings, that allow for affordable housing, economically diverse neighbourhoods, and the sustainability and livability advantages that come with denser neighbourhoods.

Yours truly,

Brenda Fitzpatrick



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www.avast.com

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, August 25, 2015 9:42 AM
To: Public Hearing
Subject: FW: Heritage conservation laws

From: Deborah Campbell s. 22(1) Personal and Confidential
Sent: Monday, August 24, 2015 7:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage conservation laws

Dear Mayor and Councillors,

I wholeheartedly support all efforts to stop the destruction of Vancouver's heritage and history. We are losing a thousand houses a year—a blight on our environmental responsibilities and an enormous loss to future generations. Where will it stop? How much must be lost before our leadership assumes their responsibility to safeguard it?

Do whatever you can to stop it now. You have the power. Vancouver is disappearing at an unacceptable rate that bodes ill for our collective future.

Regards,

Deborah Campbell
Lecturer and Journalist, University of British Columbia

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, August 25, 2015 9:43 AM
To: Public Hearing
Subject: FW: Heritage Conservation Areas

From: Nyla Sunga s. 22(1) Personal and Confidential
Sent: Monday, August 24, 2015 7:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Conservation Areas

Hello Mayor and Council,

This to affirm our support for a Heritage Conservation Area in First Shaughnessy. We feel this could provide a template for future areas of Vancouver that are in dire need of some protection.

If we are to be the "Greenest City" we need to make sure there isn't this culture of waste with so many demolitions, rapping of mature heritage gardens, perfectly good houses ending up in the dump. We need responsible densification by making some of these old homes into multi suite houses. We need to make sure we are not totally losing the character of our neighbourhoods.

Thank you
Nyla and Paul Sunga

s. 22(1) Personal and
Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 24, 2015 9:51 AM
To: Public Hearing
Subject: FW: First Shaughnessy

From: Tony Dunn s. 22(1) Personal and Confidential
Sent: Saturday, August 22, 2015 4:57 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy

To the Mayor and City Council:

I'm writing to you to note that I support the proposals by the City Planning Department to conserve First Shaughnessy, within the Heritage Action Plan.

Regards,
Tony Dunn

Vancouver resident

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 21, 2015 12:14 PM
To: Public Hearing
Subject: FW: Heritage Action Plan

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

From: Liz Fendley s. 22(1) Personal and Confidential
Sent: Friday, August 21, 2015 12:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Action Plan

I would like to add my support to the proposed zoning changes to the first Shaughnessy area in the Heritage Action Plan. Although I will never live in that lovely area, I always enjoy biking through the leafy streets, hearing the birds, appreciating the beautiful architecture and the gorgeous gardens. Gradually the streetscape is changing as new larger homes are taking over, and the gardens are shrinking.

If we are aiming at the greenest city designation (which I highly support), there has to be some limitation on the demolition of older homes, in Shaughnessy and across the city. There is nothing green about tearing down a perfectly serviceable older home, throwing much of it in the landfill, and then building a new massive home. Older homes often have sturdy bones, heritage character, and valuable resources. They may not have 5 ensuite bedrooms or a wok kitchen, but they can often be renovated beautifully and can accommodate more than one small family.

Green living means smaller environmental footprints. It certainly does not mean 5000 sq ft houses, 10 ft ceilings, excess bathrooms, and increased energy and water usage. Green living means multifamily dwellings, infill housing, smaller accommodations and carbon neutral construction. That is the direction we need to go if we are serious about aspiring to be a green city.

I urge you to take immediate action to prevent the destruction of many of our older homes and to promote the repurposing of larger homes to make our city more liveable and more green.

Sincerely
Liz Fendley
s. 22(1) Personal and Confidential

Sent from my iPad

Burke, Teresita

From: Margaret Doyle s. 22(1) Personal and Confidential
Sent: Thursday, August 20, 2015 8:56 PM
To: Public Hearing
Subject: support

Hi there-

I just wanted to write to show my deep support of this initiative. I cannot attend the evening but feel very strongly as a third generation Vancouverite about the terrible destruction of our heritage.

My grandparents, my parents and myself have all lived in heritage houses and only one still survives and hangs on by a thread in Point Grey.

I often visit Palm Springs where heritage and conservation is big business--why can't we do the same here in Vancouver? Heritage and garden tourism equals big dollars in--don't just count on overseas developers to save you! They won't.

Remember who we are please. CANADIANS. VANCOUVERITES. We have something special to protect.

Thank you,

Margaret Doyle

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 21, 2015 10:01 AM
To: Public Hearing
Subject: FW: First Shaughnessy

From: Neil Carnell s. 22(1) Personal and Confidential
Sent: Thursday, August 20, 2015 2:56 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy

Dear Mayor and Council,

I am a resident of The Greater Vancouver Regional District. I want to state for your records that I completely agree with and support the proposed new Heritage Conservation Area proposals for First Shaughnessy. Too many of Vancouver's classic architecture buildings are destroyed and areas such as Shaughnessy deserve and require protection.

Sincerely,

Neil Carnell

20 August 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>

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Thursday, August 20, 2015 9:25 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Poul Hansen s. 22(1) Personal and Confidential
Sent: Wednesday, August 19, 2015 6:28 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

Mayor and Council,
As Owner of a 1921 house in First Shaughnessy, 3589 Pine Crescent, I wish to register our full support of the proposed by-laws and the creation of a Heritage Conservation Area Official Development Plan.

I hope that the Hearing on Sep 15 and the correspondence that you and Council have received will indicate to City Council that these measures should be approved.

Sincerely
Poul Hansen

Poul Hansen
s. 22(1) Personal and Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, August 18, 2015 12:04 PM
To: Public Hearing
Subject: In Support, Refers Item No. 1 - Rezoning: First Shaughnessy Heritage Conservation Area, Reconvened Public Hearing, Sept 15, 2015

Citizen: Jenny Sandy

Email: s. 22(1) Personal and Confidential

Citizen Comments:

I am a supporter of the proposed Conservation Area in Shaughnessy. Please help to save the homes and character of the area and don't give into the small minority that misunderstand perceived property devaluation. Conservation will keep the jewel that is Shaughnessy and protect property values.

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Thursday, August 13, 2015 10:35 AM
To: Public Hearing
Subject: Citizen Comments, J. Longpre Refers to Item No. 1 - Rezoning: First Shaughnessy Heritage Conservation Area, Reconvened Public Hearing for Tuesday, September 15th

Received via 311 Contact Centre,

I live at s. 22(1) Personal and Confidential and walk in Shaughnessy several times a week. I have read a few articles about the results of the heritage meeting and need to say a few things.

1. REAL ESTATE AGENTS SHOULD HAVE NO SAY IN THIS ISSUE.
2. PEOPLE DO NOT HAVE A GOD GIVEN RIGHT TO PROFIT FROM THE SALE OF THEIR HOMES. A HOME IS BOUGHT TO LIVE IN AND IF YOU MAKE SOME MONEY, GREAT, BUT YOUR PRIMARY RESIDENCE IS FOR SHELTER, IT IS NOT AN INVESTMENT PROPERTY (AND I'M A HOMEOWNER!)
3. ALL!!! CITY DECISIONS NEED TO BE BASED ON THE GREATER GOOD.
4. I AM ALL FOR SAVING SHAUGHNESSY HERITAGE AND SUPPORT THE MOTION BUT THE CHOICE IS RATHER BOURGEOIS. WORSHIPING THE MANSIONS OF POWERFUL WHITE MEN IS SO OUTDATED. STRATHCONA IS A MUCH MORE INTERESTING HERITAGE AREA IN EVERY WAY AND WHAT ARE YOU DOING TO PROTECT IT???

Sender: Julia Longpre, tel: s. 22(1) Personal and Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, August 12, 2015 10:01 AM
To: Public Hearing
Subject: FW: New First Shaughnessy Amendment!

From: s. 22(1) Personal and Confidential
Sent: Tuesday, August 11, 2015 11:30 PM
To: Correspondence Group, City Clerk's Office
Subject: New First Shaughnessy Amendment!

Good Evening.....I FULLY support a total moratorium on the destruction of pre- 1940 houses in First Shaughnessy.....I vote YES to its swift implementation!
I plan to attend the Sept. 15 th council meeting.
I sat through most of the July 21 st meeting, and was disgusted by the cold blooded and manipulative agendas of some speakers.....especially certain Realtors who don't give a good goddamn about aesthetics or heritage.....If Australia, and certain cities in Europe can prevent destruction of their architectural history.....We can as well!.....Candidly and hopefully, Rob Cardinal.....

Sent from my BlackBerry 10 smartphone.

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 10, 2015 11:05 AM
To: Public Hearing
Subject: FW: Heritage Preservation

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

From: Barbara Phillips s. 22(1) Personal and Confidential

Sent: Monday, August 10, 2015 6:37 AM

To: Correspondence Group, City Clerk's Office

Subject: Heritage Preservation

I implore you to preserve the heritage and character of First Shaughnessy and other heritage homes (like mine, s. 22(1) Personal and Confidential
s. 22(1) Personal and Confidential The wanton destruction of Vancouver character and heritage is obscene.

Barbara Phillips

Sent from my iPad

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 10, 2015 9:45 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation

From: Celena Benndorf s. 22(1) Personal and Confidential
Sent: Sunday, August 09, 2015 3:21 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation

Dear Mayor and Council,

Vancouver has precious little in the way of heritage buildings to start with, and you're allowing developers to lay waste to even that. To say that preservation is 'too expensive' is to ignore the example set by European countries, which have far more rigorous protection and restoration requirements. Following more rigorous standards would just mean a little less lucrative profits for developers, and judging by their profits, they can well afford the expense. Of course, if they really feel they can't, they can always walk away... yeah, I didn't think so.

On a related note, 'sustainable development' is an oxymoron, because on a finite planet, with finite resources, endless growth is obviously not possible. As well, preaching densification in the name of lowering our carbon footprint is simply the koolaid that developers want us all to drink so that they can endlessly build, to quench their insatiable greed. When a critical threshold of the general public connects these dots, as you must have done already, y'all will have some "splaining to do".

Regards,

Celena Benndorf
Vancouver, BC

From: Heritage Vancouver Society s. 22(1) Personal and Confidential
Sent: Friday, August 07, 2015 3:56 PM
To: s. 22(1) Personal and Confidential
Subject: Free Tour: First Shaughnessy and the Proposed Heritage Conservation Area, First Shaughnessy Heritage Conservation Area Public Hearing Reconvenes Sept. 15, Burrard Bridge Update, Heritage BC Annual Conference



- Tour: First Shaughnessy and the Proposed Heritage Conservation Area
- First Shaughnessy Heritage Conservation Area Public Hearing Part 3- reconvening September 15, please show your support!
- Burrard Bridge Update
- Heritage BC Annual Conference- Early Bird Registration Extended

Tour: First Shaughnessy and the Proposed Heritage Conservation Area

Date: Saturday, September 12, 2015

Time: 10am-12pm

Location: Meet at the south side of The Crescent (Shaughnessy Park) opposite The Hollies

Tickets: THIS TOUR IS FREE- register on Eventbrite [here](#)

Heritage Vancouver will be holding a free walking tour of First Shaughnessy to look at the potential adoption of a Heritage Conservation Area to tackle the spike in demolitions, and the deterioration of architectural integrity, neighbourhood character and landscaping which the neighbourhood is experiencing. The First Shaughnessy Heritage Conservation Area Public Hearing convenes for public comment for a 3rd time at City Hall, three days after this tour, on September 15, 2015. We'll also let you know what you can do to support this precedent setting tool for heritage conservation in our city. Your action and support is needed to make this tool a reality!

Extremely important and timely opportunity to see first-hand and become informed about the threat to one of our city's most historically and architecturally valuable neighbourhoods.

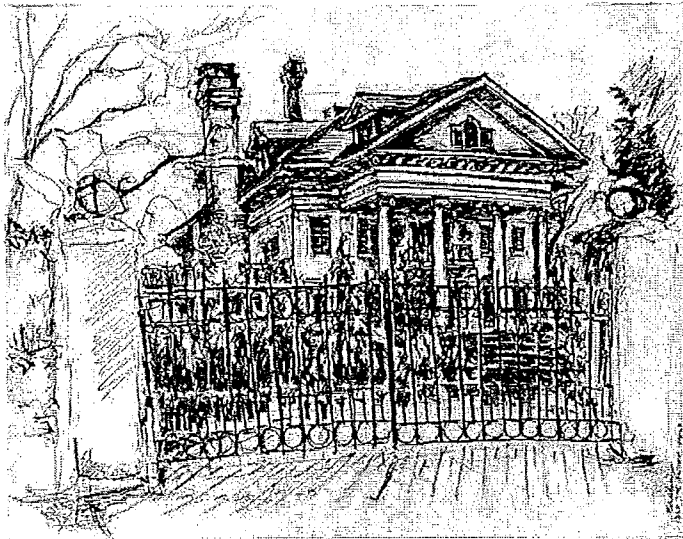


Photo courtesy of City of Vancouver Archives AM1354-: 99-29-11

Join **Richard Keate**, longtime Shaughnessy resident, chair of the Vancouver Heritage Commission and Heritage Vancouver board member, for a tour of First Shaughnessy on the eve of the 3rd public hearing to consider making First Shaughnessy Vancouver's first Heritage Conservation Area.

First Shaughnessy is a unique area to Vancouver, with its lush estate-style landscaping, distinctive development pattern and concentration of homes which are irreplaceable for their architecture, design, and use of materials. Declaring First Shaughnessy a Heritage Conservation Area would equip council with a powerful tool to conserve important heritage resources in this neighbourhood.

Richard will point out threatened heritage houses, demolition through neglect, loss of green space and landscaping, and excessive additions to homes that overwhelm the space and character of the area through the exploitation of loopholes in the existing development plan. He will follow up by delving into the potential benefits this precedent setting tool for heritage conservation in our city can bring to address these problems including:

- sensible increases to density in the form of family friendly infill residences and multiple conversion dwellings as an incentive for retention
- the introduction of maintenance standards to limit neglect
- clear language on design guidelines that will prevent people from taking advantage of loopholes in order to build out-of-context McMansions and/or additions.

Register for tickets to the free walking tour [here](#).

First Shaughnessy Heritage Conservation Area Public Hearing Part 3 in September

Date: Tuesday, September 15, 2015

Time: 6:00 pm

Location: City Hall, Council Chamber 453 West 12th Avenue, 3rd Floor

To register to speak, send an email to publichearing@vancouver.ca or call 604-829-4238

If you are unable to attend, you can send your comments to: mayorandcouncil@vancouver.ca

The First Shaughnessy Heritage Conservation Area (HCA) Public Hearing heads into a third round Tuesday September 15.



If you have ever felt that there is unnecessary demolition, unabashed disregard for heritage and loss of neighbourhood character in our city, now is your chance to have your say and do something about that. Please write to council here: mayorandcouncil@vancouver.ca

Heritage Vancouver unequivocally supports this HCA not only as a powerful heritage conservation tool by incentivizing retention and limiting demolitions, but also because:

- 1) It incentivizes retention of older homes
- 2) It limits demolitions
- 3) There is clear language that prevents people from exploiting the loopholes in the original Official Development Plan (ODP) of 1982 in order to build out-of-context McMansions and/or additions
- 4) It's much easier to apply than Heritage Revitalization Agreements
- 5) It allows for sensible densification in the form of infill and Multiple Conversion Dwellings. This is densification done well
- 6) It retains landscaping and it reduces building material waste which aligns with the Greenest City Initiative
- 7) It introduces maintenance standards to keep buildings and landscaping in good condition and prevent neglect
- 8) It allows for the area to maintain its unique character
- 9) It provides a framework for other areas that need protection
- 10) This is a precedent setting tool for heritage conservation in our city
- 11) HCAs exist in around 70 locations across BC, Victoria has 10 and is considering an 11th. We have yet to have one despite having key historic areas at risk

If it's helpful please feel free to use the above points in your letter to council.



Additional information can be found [here](#) at the City of Vancouver website.

Please don't miss this important

opportunity to show the Mayor and Council your support for something that can really make a difference in protecting heritage and character in our city.

Burrard Bridge Update



On Wednesday, July 22nd, Vancouver City Council approved the Burrard Corridor project which includes structural rehabilitation of the Burrard Bridge, safety improvements at the Burrard and Pacific intersection, and a return of pedestrians to the east side of the bridge. As you may know, the Council decision also includes some form of physical barrier for suicide prevention on the bridge. Our position on the rehabilitation project and fencing as well as a call for more meaningful public consultation can be found here:

http://www.heritagevancouver.org/pdf_letters/HVS-letter-burrardbridge-2015-07-21.pdf

Moving forward, Heritage Vancouver has been invited to meetings over the next few weeks on the design of the suicide prevention barriers. We will attend all these meetings and provide our input for a design that best protects the heritage value and the experience of the bridge.

Heritage BC Annual Conference- Early Bird Registration Extended



Conference Dates: October 1-3, 2015

Early bird rate deadline: Extended until August 10

Location: Rossland, BC

Tickets and information: <http://www.heritagebc.ca/events/annual-conference-registration>

Themes this year include creating a dynamic downtowns, discovering tourism opportunities, and sustainability practices.

This message was sent to celena.benndorf@telus.net from:

Heritage Vancouver Society | events@heritagevancouver.org | Heritage Vancouver Society | 1020 Denman St.,
PO Box 47036 Denman Place | Vancouver, BC V6G 3E1, Canada

Manage Your Subscription



Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 10, 2015 10:08 AM
To: Public Hearing
Subject: FW: Heritage Conservation Area in First Shaughnessy

From: Janie Chang s. 22(1) Personal and Confidential
Sent: Sunday, August 09, 2015 2:26 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Conservation Area in First Shaughnessy

Dear Mayor and Council,

In our rush to densify and modernize, let's not leave behind Vancouver's history. Any city can build new high rises and townhouses, but once torn down, a historic site which lends character and heart to a community is gone forever.

It is one of the features that make Vancouver unique, as much as our waterfront and mountains. What would New Orleans be without the Garden District, or Chicago without nearby Oak Park?

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,

Janie Chang

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, August 10, 2015 10:08 AM
To: Public Hearing
Subject: FW: Heritage Conservation Area designation for First Shaughnessy

From: Marnie Strong s. 22(1) Personal and Confidential
Sent: Sunday, August 09, 2015 12:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Conservation Area designation for First Shaughnessy

Dear Mayor Gregor Robertson and City Councillors:

I am writing to support the Heritage Conservation Area designation for First Shaughnessy.

This is a much-needed and long overdue conservation policy for the City of Vancouver. This particular proposal will preserve and protect the remaining heritage stock in the First Shaughnessy neighbourhood. It will also put an end to the ominous, orange, plastic tree fencing in the area that signals the impending demolition of yet another significant character house and the construction of yet another ghastly, modern monster home.

As a planning tool, HCA designations, throughout North America, have a proven track record in preserving historic districts while promoting responsible densification and sustainability. As the first proposed HCA in Vancouver, the introduction of this policy in First Shaughnessy will serve as a model for neighbourhood character retention in other areas of the city.

This is a critical time in ensuring that Vancouver's future includes historically and architecturally valuable neighbourhoods. And it is high time that City Council policies include an updated commitment to heritage conservation.

I urge the Mayor and City Councillors to vote in support of this plan.

Yours truly,

Marnie Strong

May Peace Prevail In Our Hearts And On Earth

Marnie

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Friday, August 07, 2015 5:01 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area (HCA)

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

From: Thelma Mulholland s. 22(1) Personal and Confidential
Sent: Friday, August 07, 2015 4:56 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area (HCA)

I am writing in support of the HCA Plan. We must stop unnecessary demolition and the disregard for Heritage Values and neighbourhood character !

Sincerely,
T. D. Mulholland

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, August 04, 2015 2:37 PM
To: Public Hearing
Subject: FW: Heritage Conservation and Development Plan

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

From: Maureen Brown s. 22(1) Personal and Confidential
Sent: Tuesday, August 04, 2015 7:46 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: Heritage Conservation and Development Plan

>>
>> Dear Mayor Robertson and Councillors,

>> I am in full support of the long overdue Heritage Conservation Plan for First Shaughnessy.
>>
>> Vancouver neighbourhoods have lost so much due to rampant demolitions of beautiful character homes.

>> This is not green or sustainable.

>> It has made Vancouver completely unaffordable, and I grieve over this loss of community.
>>
>> Sincerely,
>
Maureen Brown
s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Public Hearing
Sent: Monday, August 10, 2015 9:27 AM
To: Public Hearing
Subject: FW: Heritage Conservation Area In First Shaughnessy - COMMENTS

From: Georgia Scott s. 22(1) Personal and Confidential
Sent: Friday, July 31, 2015 3:05 PM
To: Tuerlings, Leslie
Subject: Re: Heritage Conservation Area In First Shaughnessy - COMMENTS

Dear Mayor Gregor Robertson and City Councillors:

I am writing to express my strong support for the Heritage Conservation Area designation for First Shaughnessy.

This is a sound and comprehensive strategy. It will protect and preserve the architecturally and culturally significant homes and gardens in the First Shaughnessy neighbourhood, while promoting sustainability.

As Vancouver's first HCA, it will serve as a model for future designated areas in the city and prevent the continuing demolition of heritage properties.

I urge City Council to approve this proposal. HCAs are an effective tool in managing change and growth by protecting the historic fabric of a city.

By adapting this plan, Vancouver will join other progressive cities in promoting sustainable heritage policies.

Yours truly,

Georgia Scott

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 30, 2015 12:14 PM
To: Public Hearing
Subject: FW: July 28 Public Hearing screen shots

From: Linda Collins s. 22(1) Personal and Confidential
Sent: Thursday, July 30, 2015 8:42 AM
To: Correspondence Group, City Clerk's Office
Cc: D'Arcy Jones; Lori Hodgkinson; Kerri-Lee Watson; Peter Kappel; David Nelson; Kathy Reichert; Hanako Amaya; Mollie Massie; Frank Shorrock; Jim Huffman; King, Colin; Dallas Brodie; Donna Chomichuk; Lyons, Georgina; Linda Collins; Joanne Giesbrecht
Subject: July 28 Public Hearing screen shots

Dear Mayor and Council,

In this meeting Mr. Leyland put some emails on the screen that were written by Colin King. I am writing this to you in support of Colin. Colin was and is a very good Planning Department liaison with the FS Design Panel and he contributed a lot to our meetings and the neighbourhood. We always trusted that Colin had our backs and he did.

Please do not blame Colin for the emails or hang him out to dry over this. Everyone makes mistakes, I make lots of them, I'm sure Colin was trying his best, he always worked very hard for us. We support Colin whole heartedly.

Thank you,

Linda

Linda Collins
Chair, First Shaugnessy Design Panel
s. 22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 30, 2015 12:13 PM
To: Public Hearing
Subject: FW: Heritage Conservation Area in First Shaughnessy

From: Trisha McDowall s. 22(1) Personal and Confidential
Sent: Wednesday, July 29, 2015 8:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Conservation Area in First Shaughnessy

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, 10 of which are in Victoria, yet Vancouver has none. All beautiful and interesting cities have heritage and character buildings, and trees!.. thats one of the most important features as to what makes a city desirable.

First Shaughnessy is recognized as a unique architectural and historical area. Despite this, 56 of the 317 pre-1940 homes there have already been demolished. Only 11 are protected. In the 18 months before the June 2014 temporary moratorium on demolitions in the area, there were a further 19 inquiries to demolish.

A Heritage Conservation Area will protect these homes.

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

I believe that there will be no long-term impact on housing values in a Heritage Conservation Area. As shown in other municipalities such as Sydney, Australia, value in heritage areas holds and grows due to the stability, beauty and desirability of these neighbourhoods. I further believe that if someone wants to live in Shaunnessy then they will respect the heritage of the neighbourhood, putting real estate investors and agents aside! It is time to step away from the profit only idea, and think more about Vancouver's beautiful history, that is being erased at an ever increasing rate!

I urge you to accept the proposed recommendations.

Sincerely,

Trisha McDowall

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 30, 2015 12:12 PM
To: Public Hearing
Subject: FW: Heritage Conservation Area In First Shaughnessy

From: Georgia Scott s. 22(1) Personal and Confidential
Sent: Wednesday, July 29, 2015 2:58 PM
To: Correspondence Group, City Clerk's Office
Subject: FW: Heritage Conservation Area In First Shaughnessy

Hi – the email I sent on July 27 was a draft. Could it be replaced by the correct email below?
Thank you.
Georgia Scott

From: Georgia Scott s. 22(1) Personal and Confidential
Date: Monday, July 27, 2015 at 8:16 PM
To: <mayorandcouncil@vancouver.ca>
Subject: Heritage Conservation Area In First Shaughnessy

Dear Mayor Gregor Robertson and City Councillors:

I am writing to express my strong support for the Heritage Conservation Area designation for First Shaughnessy.

This is a sound and comprehensive strategy which will protect and preserve the architecturally and culturally significant homes in the First Shaughnessy neighbourhood, while promoting sustainability.

As Vancouver's first HCA, it will serve as a model for future designated areas in the city and prevent the continuing demolition of heritage properties.

I urge City Council to approve the HCA as an effective tool in managing change and growth in Vancouver by protecting the historic fabric of the city.

By adapting this plan, Vancouver will join other progressive cities in promoting sustainable heritage policies.

Yours truly,

Georgia Scott

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 30, 2015 12:11 PM
To: Public Hearing
Subject: FW: Heritage homes, Shaughnessy, today's Vancouver Sun, front page

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

From: Rebecca Bishop [s. 22(1) Personal and Confidential]
Sent: Wednesday, July 29, 2015 11:37 AM
To: [s. 22(1) Personal and Confidential]; [s. 22(1) Personal and Confidential]; 'Judith Mosley'
Cc: Correspondence Group, City Clerk's Office; [s. 22(1) Personal and Confidential]
Subject: FW: Heritage homes, Shaughnessy, today's Vancouver Sun, front page

Hello Larri,

Thank you for sharing your story, and for your support for prioritizing the public-good in significant areas of concern, above private ownership interests. This is not a perspective you hear very often, but is a very relevant one in the case of the proposal to convert First Shaughnessy into a Heritage Conservation Area.

VHF agrees with Mr. McNutt that there is immeasurable and exceptional value in these homes in Shaughnessy. The CPR mandated a very high level of design and construction which resulted in a magnificent and carefully crafted neighbourhood. This is at terrible risk of being lost without applying protection to this heritage architecture.

Thank you for taking the time to share your thoughts after reading the article in the Vancouver Sun today.

Kind regards,
Rebecca Bishop.

Rebecca Bishop - Programming Manager - Vancouver Heritage Foundation [s. 22(1) Personal and Confidential]
[s. 22(1) Personal and Confidential]

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

From: larri woodrow [s. 22(1) Personal and Confidential]
Sent: July-29-15 8:47 AM
To: mail@vancouverheritagefoundation.org
Cc: mayorandcouncil@vancouver.ca; [s. 22(1) Personal and Confidential]
Subject: Heritage homes, Shaughnessy, today's Vancouver Sun, front page

Robert McNutt and Vancouver Heritage Foundation,

Don't hesitate to use the example of our Streamside Protection & Riparian Areas Regulation (RAR) as an example used in the past. This is a good one, for RAR removes value with token compensation to property owners for their losses.

RAR's purpose is to protect fish & wildlife habitat. All jurisdictions here, the Thomson, & east coast of Vancouver Island have adopted RAR. (At this time tiny Lasqueti Island landowners are implementing RAR.) RAR was thrust upon owners for the common good--habitat protection. Owners and developers are simply out of pocket. (RAR imposes a 30 meter setback from a stream's top of bank.) No fair compensation for owners' loss of developable lots, as with pre-RAR, within this 30 meters exists. The process was brutal for owners, but necessary for fish & wildlife habitat protection.

Did owners take a severe hit? I'll say we did. I was an owner in Langley who suffered a loss in the hundreds of thousands because of RAR. My former hobby farm, today named Woodrow Lane, is now a 4 yr. old townhome development.

I'm also an avid, active fish & wildlife habitat conservationist.

Heritage protection too is a worthy cause. Because Shaughnessy was home to some of our weathiest and foremost BC citizens, it's heritage has value to all BC citizens, not just a few realtors & owners who put their profit margins first.

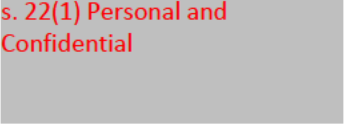
Why must we remain Pioneers, free enterprisers of The Wild West? We don't.

Why choose the Slow-Learners Class? Community values must always trump the interests of owners, developers and their agents. I support Shaughnessy heritage-home protection.

Thank you for your lobbying to save some of BC's finest heritage homes.

Larri Woodrow

s. 22(1) Personal and
Confidential

A grey rectangular box redacting the contact information of Larri Woodrow.

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 30, 2015 12:11 PM
To: Public Hearing
Subject: FW: Heritage homes, Shaughnessy, today's Vancouver Sun, front page

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

From: larri woodrow [s. 22\(1\) Personal and Confidential](#)
Sent: Wednesday, July 29, 2015 8:47 AM
To: mail@vancouverheritagefoundation.org [s. 22\(1\) Personal and Confidential](#)
Cc: Correspondence Group, City Clerk's Office, [s. 22\(1\) Personal and Confidential](#)
Subject: Heritage homes, Shaughnessy, today's Vancouver Sun, front page

Robert McNutt and Vancouver Heritage Foundation,

Don't hesitate to use the example of our Streamside Protection & Riparian Areas Regulation (RAR) as an example used in the past. This is a good one, for RAR removes value with token compensation to property owners for their losses.

RAR's purpose is to protect fish & wildlife habitat. All jurisdictions here, the Thomson, & east coast of Vancouver Island have adopted RAR. (At this time tiny Lasqueti Island landowners are implementing RAR.) RAR was thrust upon owners for the common good—habitat protection. Owners and developers are simply out of pocket. (RAR imposes a 30 meter setback from a stream's top of bank.) No fair compensation for owners' loss of developable lots, as with pre-RAR, within this 30 meters exists. The process was brutal for owners, but necessary for fish & wildlife habitat protection.

Did owners take a severe hit? I'll say we did. I was an owner in Langley who suffered a loss in the hundreds of thousands because of RAR. My former hobby farm, today named Woodrow Lane, is now a 4 yr. old townhome development.

I'm also an avid, active fish & wildlife habitat conservationist.

Heritage protection too is a worthy cause. Because Shaughnessy was home to some of our weathiest and foremost BC citizens, it's heritage has value to all BC citizens, not just a few realtors & owners who put their profit margins first.

Why must we remain Pioneers, free enterprisers of The Wild West? We don't. Why choose the Slow-Learners Class? Community values must always trump the interests of owners, developers and their agents. I support Shaughnessy heritage-home protection.

Thank you for your lobbying to save some of BC's finest heritage homes.

Larri Woodrow
[s. 22\(1\) Personal and Confidential](#)

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 30, 2015 12:09 PM
To: Public Hearing
Subject: FW: First Shaughnessy

From: Beverley Watt s. 22(1) Personal and Confidential
Sent: Tuesday, July 28, 2015 7:50 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy

Dear Mayor Robertson & Councillors,

After reading the supplemental report regarding First Shaughnessy I would like to re-emphasize how important this area is to the city. These historical homes must be preserved. Most cities around the world take great pride in their history and their historical, character homes - not Vancouver. There has been no leadership in preserving our neighbourhoods. Vancouverites have witnessed unprecedented bulldozing of neighbourhoods and even though there has been a lot of protest, the developers always win. This is so wrong. As you know, Vancouver's west side homes and gardens made Heritage Canada's top 10 most endangered list. What is happening is extremely short sighted, it is not green, and thousands of beautifully renovated homes and mature gardens have gone to the landfill.

Do what is right and pass this by-law and quickly apply it to other neighbourhoods. So far, the latest incentives for trying to slow down demolitions is not working at all.

Sincerely,

Beverley Watt

July 27, 2015

Dear Mayor and Council:

Re: First Shaughnessy Heritage Conservation Area

The Upper Kitsilano Resident's Association strongly supports 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.

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 owners discretion rather than having to build infill to maximize value. This could allow for on large single family house (which is what is currently preferred by the market), or for secondary suites, or for a multifamily conversion dwelling (MCD) which may or may not be stratified. This gives more options to the owner, including the option to use some of the FSR for infill if desired.
2. Exempt basements in FSR for the retention option only while including basements in FSR for the new construction option. This then becomes a bonus for retention.
3. Require full basements to be built in both retention and new construction

- options to reduce bulk of building massing. Require these to be suite ready, but optional for use to the owner's discretion.
4. Allow unlimited underground parking within the footprint of the building for the retention option only. This will be helpful if multiple units are provided and a benefit for owners in the retention option. This area should be exempt from FSR.
 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.

We urge you to accept the proposed recommendations and establish a Heritage Conservation Area in First Shaughnessy.

Sincerely,



Marion Jamieson
Director
Upper Kitsilano Residents Association

s. 22(1) Personal and Confidential