

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, September 09, 2015 8:50 AM
To: Public Hearing
Subject: FW: SAVING SHAUGHNESSY

From: Linda Shulman s. 22(1) Personal and Confidential
Sent: Tuesday, September 08, 2015 5:33 PM
To: Correspondence Group, City Clerk's Office
Subject: SAVING SHAUGHNESSY

JUST SAY !! NO !! to MONSTER HOUSES.

They add density, yes, but no vestige of affordability or accommodation for the people who need it.

And CLEARCUTTING the lots means everything is lost - topsoil, trees, green spaces to feed ENDANGERED BEES, nesting sites for birds - the list goes on.

Make a start, at least, with saving heritage areas such as Shaughnessy as so many other cities worldwide have done.

Slow down the profiteering in land that is ravaging our city and destroying our neighbourhoods.

Linda and Ralph Shulman.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, September 09, 2015 8:52 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Cheryl McGregor s. 22(1) Personal and Confidential
Sent: Tuesday, September 08, 2015 6:27 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor
Subject: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I am one of those westside baby-boomer homeowners who supposedly are thrilled that house prices are now out of reach for most working people. Well, you might be surprised that most of us are sickened by the wholesale destruction of fine houses and lush gardens to be replaced by humungous single family homes on small lots.

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 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.

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, and Victoria, BC, 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,
Cheryl McGregor

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, September 11, 2015 11:47 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area_letter of support

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

From: Margaret Gardiner s. 22(1) Personal and Confidential
Sent: Friday, September 11, 2015 11:12 AM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area_letter of support

Dear Mayor and Council members of the City of Vancouver,

I would like to go on record in support of the formation of a Heritage Conservation Area in First Shaughnessy.

I am a resident and home owner in West Point Grey for 25 years. I am very concerned by the rate of demolition of older homes in our city and also by the loss of trees and gardens in our neighbourhoods.

I hope that other HCAs will be created in other parts of Vancouver as well, to protect our older housing stock, our landscaping, and to create incentives for homeowners to do this.

Sincerely,

Margaret Gardiner

s. 22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, September 11, 2015 3:23 PM
To: Public Hearing
Subject: FW: Vote "Yes" to create a Heritage Conservation Area in First Shaughnessy

From: Anne Casselman s. 22(1) Personal and Confidential
Sent: Friday, September 11, 2015 3:22 PM
To: Correspondence Group, City Clerk's Office
Subject: Vote "Yes" to create a Heritage Conservation Area in First Shaughnessy

Dear Mayor and Council of Vancouver,

My name is Anne Casselman. I work as a science journalist in the city for US and Canadian magazines. I am a born and bred Vancouverite, who returned to the city in 2006 after studying and working in the US and UK. I'm 35 years old, and rent with my husband in Cambie Village. We are expecting a baby in February. My husband owns a commercial property in Railtown and we hope to buy a roof over our heads in the next couple of years (although what that would look like, we don't know. See: affordability debate).

First of all, I commend Mayor and Council for reviewing and updating our city's Heritage Conservation Program. I believe that preserving our past in the form of heritage buildings keeps our collective city psyche grounded, our cityscape aesthetically diverse, and makes good business sense in providing a great return on investment for the city and its denizens.

I also believe our city's soul is made up of what has been built before us, and the vitality currently being lived in that matrix of diverse built environments today. Some cities have a soul, and some don't. Vancouver is lucky enough to have one, but is denuding it one demo at a time.

As I witness a barrage of homes and neighbourhoods being razed daily (at a rate of three homes a day by one estimate), I know that something irreplaceable is being lost (beyond the wasted embodied energy and resources that went into them) in some of those instances.

While the loss of one heritage home in a block is imperceptible, the effect across our cityscape level is palpable. A city is like a forest. It's a rich matrix of diverse habitat that hosts all kinds of happenings, all kinds of life. But cut down too many of the oldest trees and the forest shifts from being a cathedral of verdant grandeur to a less expansive, less-grounded environment. Similarly as we raze our oldest homes, our neighbourhoods are lessened in an intangible and irreversible way.

I believe we'll later regret it too. Just look at the hallmark heritage areas and buildings that loom large in our identity: the Vancouver Art Gallery, Hotel Vancouver, the Sun Tower, Gastown, Strathcona. No one ever says about those areas and their buildings, "Boy, I sure regret that we kept them." No one. Ever.

That is why I entreat you to show the courage and leadership to make a groundbreaking step in preserving our city's heritage and vote in favour of First Shaughnessy becoming our city's first Heritage Conservation District.

I mention courage because it's clear that were this an easy decision, with no pressures countering it, it would already be de facto (like it is in most other major Canadian cities and countless other British Columbian neighbourhoods). And I mention leadership because I think that something as cosmetic, contentious, and nuanced as heritage preservation requires a longer term vision of what we want our city to look like in 20, 30,

50 years -- a vision that prioritizes a city's soul, legacy, and long-term financial returns over the immediate gratification of ballooning property values of today.

Also, I must point out: Today's realtors may decry the immediate drop in real estate values of Shaughnessy were it to be turned into a heritage conservation area, but they are shortsighted and perpetuate a fallacy.

As you know, by your own research, the prices of un-renovated and renovated heritage homes in Vancouver have risen significantly more in the last five years than homes built between 1940-1999. Countless national and international studies echo this local trend by showing that historic designation and the creation of historic districts increases property values. Furthermore, a study by the Architectural Conservancy of Ontario found that even though heritage development projects (which in the case of Shaughnessy, would likely take place in the form of in-filling) are more expensive for developers, they achieve a higher rate of return on their investment.

In the words of Randall Mason, a researcher from the Brookings Institute in Washington, DC: "Nearly any way the effects are measured, be they direct or indirect, historic preservation tends to yield significant benefits to the economy."

So I urge you to take this long-awaited big step in protecting our endangered heritage homes in Shaughnessy by designating it a Heritage Conservation District.

I think you want to take it, and I am telling you that myself, and countless of people in my professional and personal network of contacts and friends, value our city's heritage buildings and want you to take it too.

With best wishes,

Anne Casselman