

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 2:09 PM  
**To:** Public Hearing  
**Subject:** FW: Letter in support of the Heritage Conservation Area in Shaughnessy and elsewhere in Vancouver

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

**From:** Fiona Lam s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 1:03 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Letter in support of the Heritage Conservation Area in Shaughnessy and elsewhere in Vancouver

Dear Mayor and Council,

I am writing to strongly support the proposed Heritage Conservation Area in Shaughnessy. The number of well-built, character homes built prior to 1950 was declining alarmingly until the moratorium was put in place last year. When these houses are destroyed, not only are decades of fine craftsmanship, first growth timber, and quality architectural design lost forever, the destroyed homes end up in our landfills. For environmental, social, cultural, historical and aesthetic reasons, these houses must be spared from destruction. It is an urgent issue as once these houses are demolished, there's no turning back.

My family and my sister's family and my son's sister's family all live in attractive, solid houses that we love built in the 1940's or earlier in various areas of the city (Kitsilano, Mount Pleasant and Fraserview) full of wonderful architectural detail and the best wood our forests could provide. There are many such houses in our neighbourhoods as well as others, not only in Shaughnessy.

We hope that more neighbourhoods and individual blocks and specific houses will be staunchly protected by City Council, and that the Heritage Register is quickly and comprehensively updated in face of the onslaught of demolition applications. We need staff to work with Heritage advocates to identify those areas of town where houses must be protected and ensure that greed does not rule the day.

Yours truly,

Fiona Tinwei Lam  
Vancouver, BC

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s.22(1) Personal and Confidential

"Poetry can tell us what human beings are. It can tell us why we stumble and fall and how, miraculously, we can stand up."

-Maya Angelou

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:41 AM  
**To:** Public Hearing  
**Subject:** FW: Heritage Conservation Areas

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

**From:** Rand Chatterjee s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 8:32 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Conservation Areas

Mayor and Council,

Vancouver would be well to establish a broad-based policy on Heritage Conservation Areas, if not declare a number of such areas, in First Shaughnessy and well beyond.

As one of the oldest settled areas in BC, Vancouver is totally remiss in having not one of BC's 70 Heritage Conservation Areas. With Vancouver an aspirant to become the world's greenest city, this is an serious disconnect since the greenest house is well recognized to be the one already built.

So also the city policy on protecting its stock of trees is greatly threatened and in fact totally undermined by the current epic numbers of home demolitions and the increase of the footprints of new homes that replace our older ones.

In the issue up for discussion in Council on September 15, we have a situation in First Shaughnessy where fully one sixth of the pre-1940s homes have been already lost to demolition, and another nearly 7% are awaiting approval to be taken down.

A Heritage Conservation Area will protect those homes, and this is a well-established legal tool that has not been challenged as a taking under the rules on expropriation anywhere in BC. No compensation would be due to any landholder on the basis of the exercise of Council's right to establish heritage districts. This would especially be the case if a policy on conservation were extended across the entire city.

Furthermore, the restoration of older homes provides more and better-paying jobs than demolition and rebuild, thus protecting and improving Vancouver's job market in a sustainable way.

Establishing a Heritage Conservation Area in First Shaughnessy is a good and necessary first step in the greening of Vancouver.

Rand Chatterjee  
Douglas Park

**Hildebrandt, Tina**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:42 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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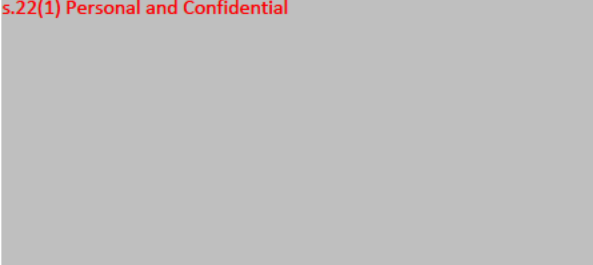
**From:** John Owen s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 8:20 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Mayor & Council

I strongly support the establishment of Heritage Conservation Areas in the city of Vancouver.

John Owen

s.22(1) Personal and Confidential



## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:43 AM  
**To:** Public Hearing  
**Subject:** FW: Heritage Conservation Area in First Shaughnessy..

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

**From:** Diana Brown 5.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 9:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Conservation Area in First Shaughnessy..

I support the establishment of the Heritage Conservation Area in First Shaughnessy.  
Thanks,  
Diana Brown

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:48 AM  
**To:** Public Hearing  
**Subject:** FW: Heritage Vancouver

**From:** Kelly Schaecher s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 10:07 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Vancouver

Dear Mayor Robertson,

Please save our heritage district in Shaughnessy. I don't want our city to be all glass towers, it's DULL and soul less.

Kelly Schaecher

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:49 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy heritage reserve

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

**From:** Jane s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 10:29 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy heritage reserve

It is very important to reserve what is about local Vancouver origin, Vancouver people will be more proud of our city history which the heritage houses can have the functions, and also can balance the hot crazy housing market .

Jane Zhou .

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:50 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed Heritage Conservation Area in First Shaughnessy

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**From:** Karyn Huenemann s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 10:43 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Heritage Conservation Area in First Shaughnessy

Dear Mayor Robertson and Council Members,

In 2013, 82,700 jobs in the Vancouver area were in the tourism industry ([Tourism BC Statistics](#)), and there were 8,569,470 "overnight visitors" to Vancouver who spent 3.52 billion dollars in our city ([Tourism Data for Metro Vancouver 2013 Report](#)). Vancouver has fairly consistently been voted one of the top most beautiful cities in the world, and one of the attractions of our city is the abundance of beautiful residential areas that speak of a tranquil past less harrowed by the frenetic modernity of most cities in the world today. Shaughnessy is perhaps the best example of this tranquility, and an integral part of the aesthetic and cultural ethos of our city. If it is not protected, we will be left with little more than a collection of modern versions of the "Vancouver Special." We would lose so much by this change; I can guarantee you that the tourists bringing in those billions of dollars to not go sightseeing in Surrey.

I therefore 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,

Karyn Huenemann  
s.22(1) Personal and Confidential



## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:51 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

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**From:** Mary Coltart Evans s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 10:51 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I write in support of the Heritage Conservation Area in First Shaughnessy, and its city-wide applicability, as a tool for retaining Vancouver's original housing stock and its accompanying vital green space.

I have lived in Dunbar for 27 years, and am now witnessing the wholesale destruction of so many good, liveable older homes in the neighbourhood. I walk daily with my dogs, and each block we traverse shows a minimum of three homes destroyed, with new ones under construction. These new houses are characterless spec homes, built from the cheapest materials, that have a much larger footprint than their predecessors. Mature gardens are wiped out with each tear down and the replacement landscaping is on a much smaller square footage and on a much smaller scale, so the sum total is an enormous loss of green space.

I ask you to please support heritage conservation.

Sincerely,

Mary Evans

s.22(1) Personal and Confidential





THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

September 14, 2015

Hon. Gregor Robertson, Mayor  
3rd Floor, City Hall  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson,

The Historic Districts Council is a not-for-profit, private organization which serves as the citywide advocate for New York's historic neighborhoods. HDC is the only organization in New York City which works directly with community-based groups to help protect, preserve and enhance the physical character of our city's historic neighborhoods through programs of community education, outreach and advocacy. Since our founding in 1970, HDC has worked closely with New York City's municipal preservation agency, the Landmarks Preservation Commission, serving as partners, advocates and, when necessary, their conscience and ombudsman.

New York City has one of the United States' oldest and strongest preservation ordinances. Celebrating its 50th Anniversary this year, the New York City Landmarks Law empowers the City to designate and regulate individual buildings, parks and neighborhoods. The Landmarks Preservation Commission oversees over 31,000 buildings in New York City, regulating all proposed exterior changes to designated buildings. This inventory of buildings is under 4% of the total built property of New York City but includes some of the city's most well-known buildings and most desirable neighborhoods. The Empire State Building, the Metropolitan Museum, Brooklyn Heights, Greenwich Village, the Upper West Side, SoHo and Tribeca are all regulated by the Landmarks Preservation Commission, acting under the Landmarks Law.

Real estate development is one of New York City's principal economic engines. The amount of money involved in real estate is genuinely awe-inspiring; several hundreds of billions of dollars is made and traded annually. As such, there is a very powerful real estate lobby the Real Estate Board of New York, which seeks to deregulate real estate for the economic benefit of owners and developers. RENBY, one of the strongest lobbying groups in New York State, has campaigned against preservation and conservation regulations since they've first been proposed in the 1950's. They are the player on the other side of preservation, always ready to insert themselves in local issues and try to influence public opinion and sway decision-makers to their vision of a pure real estate market. However, one thing they have never done is try to demonstrably prove that landmark regulations depress property values or economically impact property owners negatively. That is because preservation is undeniably good for neighborhood property values, and even free-market capitalists know it.

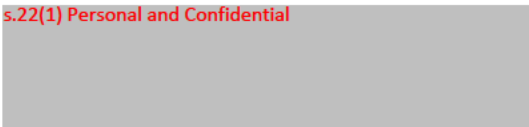
Areas which are overseen by preservation agencies create certainty and stability for property owners. Owners who own landmark properties know what the future will bring, which protects them from the vicissitudes of real estate speculation. From the perspective of the homeowner, being in an area where houses are protected against speculative demolition means an assurance that the area will not transform and unravel around your property into an unrecognizable morass of placelessness. For the developer, it means that empty property is harder to come by and actually more valuable – a worthwhile trade-off for aesthetic oversight. For the community, it is a means of empowerment, a way to have a voice about the future of their neighborhood and a way to ensure that their personal investments in their homes will be treasured and continued by future generations.

Vancouver is not New York City and there are different market forces at play. But both places are vibrant, vital cities which pride themselves on growth and change. Historic districts work for cities – they are important, potent tools for guiding the growth of cities in a sustainable, community-based way which respects and protects the shared past while encouraging a grounded future.

Please support the First Shaughnessy Heritage Conservation Area.

Sincerely,

s.22(1) Personal and Confidential



Simeon Bankoff  
Executive Director

cc: Heritage Vancouver Society

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:19 AM  
**To:** Public Hearing  
**Subject:** FW: Regarding Sept. 15 meeting: Heritage Vancouver First Shaughnessy Action Plan

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**From:** s.22(1) Personal and Confidential  
**Sent:** Saturday, September 12, 2015 12:19 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Regarding Sept. 15 meeting: Heritage Vancouver First Shaughnessy Action Plan

Dear Mayor Robertson and Council,

Please strongly consider the proposal that Heritage Vancouver has put forth for First Shaughnessy. With the influx of wealthy people, new to our city who have no attachment to the history of Vancouver, our heritage buildings are in grave danger of becoming non-existent. As a resident of Vancouver since 1998, even though that history is not there for me, I look at the Heritage structures around Vancouver and imagine the time they were built, the people who lived there over the years and I gaze at the quality of craftsmanship and decoration that is unparalleled today.

I know that people argue these buildings are not up to standards today, but that's not true. The quality back then was very good and it's obvious as they are in excellent shape today. I understand that some updates need to be done, but working in the construction/design industry myself, I realize that for the most part renovation/restoration is not as expensive as a complete tear down and rebuild.

I think that these proposals for a Heritage Action Plan should be considered for the following reasons:

- To not compromise the beauty and character of the area
- It will make sure our landfills are not overfilled which is an environmental concern
- It doesn't allow nearly as much waste of good materials
- It honors and respects the Vancouver Architects and Craftsmen of a prior time that put a lot of love and care into building these structures

These reasons are why I ask that you consider these proposals for this area. Shaughnessy is a big attraction for me and for many other people in Vancouver. Please approve this plan for me and for many, many citizens of Vancouver.

Thank you,

Tanya Kenny

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:20 AM  
**To:** Public Hearing  
**Subject:** FW: Shaughnessy Heritage Conservation Area proposal.

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**From:** Anthony Norfolk s.22(1) Personal and Confidential  
**Sent:** Saturday, September 12, 2015 4:48 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Shaughnessy Heritage Conservation Area proposal.

I spoke at the first hearing session to remind of former Councillor Tang's rhetorical question at the moratorium hearing. I will speak again on Tuesday to remind of a point I made at the moratorium hearing which has not been raised again. I would now simply like to confirm in writing my support for this proposal. So much inaccurate fearmongering has been projected, particularly by those who wish to profit from destruction of heritage resources and construction of new buildings; they should be challenged. As someone involved in the creation of HCAs in Ottawa in the early 1980s I know how well these were positively accepted by the affected property owners. Yet all these years later Vancouver still has no Heritage Conservation Areas so far. Opponents ignore the fact that this proposal simply strengthens a regulatory regime already in place, but found to be inadequate with the passage of time. And as a lawyer myself I suggest that you refrain from allowing yourselves to be bullied by lawyers representing opponents. The Supreme Court of Canada has upheld your right to regulate in this field.

Respectfully submitted. Anthony Norfolk.