

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 2:08 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

---

**From:** Pia Cimini s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 1:01 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Loreta Pia Cimini

s.22(1) Personal and Confidential



## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 2:08 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

---

**From:** Andrew Parrish s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 1:00 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Andrew Parrish

s.22(1) Personal and Confidential

## Hildebrandt, Tina

---

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

---

**From:** Sylvie Kruchten s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 8:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, 10 of which are in Victoria, yet Vancouver has none.

First Shaughnessy is recognized as 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,

~Sylvie Kruchten

**Hildebrandt, Tina**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:43 AM  
**To:** Public Hearing  
**Subject:** FW: Heritage Conservation.....Save something!!

---

**From:** linda schmidt s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 9:27 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Conservation.....Save something!!

RE: First Shaughnessy Heritage Conservation Area  
Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Linda Schmidt

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:44 AM  
**To:** Public Hearing  
**Subject:** FW: Heritage Conservation

---

**From:** Evelyn White s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 9:27 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heritage Conservaiton

RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,  
Evelyn White

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:46 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

---

**From:** Paula s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 9:39 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Paula Grasdal

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:46 AM  
**To:** Public Hearing  
**Subject:** FW: Protecting heritage homes - First Shaughnessy Heritage Conservation area

---

**From:** Margaret Prat s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 9:58 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Protecting heritage homes - First Shaughnessy Heritage Conservation area

RE: First Shaughnessy Heritage Conservation Area  
Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

I personally want to add that Bend, Oregon distinguishes itself with a sense of community and with preserving the character of the original buildings, however modest. While this might not be entirely applicable to Vancouver, to allow the demolishing of perfectly good solid homes creates an eyesore and destroys the character of Vancouver. It tarnishes our "green" reputation (there is nothing green about sending all this to the municipal dump) and our "livability" (try to negotiate streets where they are building new houses, or better still, try putting up with the noise). The message that is coming through loud and clear is that profit trumps long term interests.

As a person who has lived in grand, livable cities like Paris and Amsterdam, it is a shame we don't have a good vision of what is important for Vancouver

Sincerely,

Margaret Prat

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:52 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

---

**From:** Susin Nielsen s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 10:52 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I wholeheartedly support the establishment of Heritage Conservation Area in First Shaughnessy. It is at least a first step in stopping the wholesale destruction of homes throughout our city, with no regard for history, quality or beauty.

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Susin Nielsen

Susin Nielsen  
s.22(1) Personal and Confidential



## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 11:52 AM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

**From:** Heather Fulcher s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 11:02 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, 10 of which are in Victoria, **yet Vancouver has none.**

First Shaughnessy is recognized as 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,

---

Heather Fulcher

s.22(1) Personal and Confidential

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, September 14, 2015 12:33 PM  
**To:** Public Hearing  
**Subject:** FW: First Shaughnessy Heritage Conservation Area

---

**From:** Jane Graham s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 12:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Jane Graham

## Hildebrandt, Tina

---

**From:** Pia Cimini s.22(1) Personal and Confidential  
**Sent:** Monday, September 14, 2015 12:57 PM  
**To:** Public Hearing  
**Subject:** First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

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

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. British Columbia has 70 Heritage Conservation Areas, yet Vancouver, which demolishes more than 1000 homes a year, 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. It also promises "city-wide applicability" and is therefore a much-needed tool for retaining our original, more sustainable and affordable housing stock, our green space, and our history.

I urge you to accept the proposed recommendations.

Sincerely,

Loreta Pia Cimini

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, Jeff Doble, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
4. This policy proposes to set a stronger norm that heritage and neighbourhood character is important in our city and provides a clearer understanding of what is acceptable and what is not.
5. The HCA will help to create a closer community with a common interest in keeping special what makes the area special: gracious homes set among sweeping landscapes that are a critical part of Vancouver and British Columbia's rich history of design, building and urban planning.

Those who oppose the proposal are vocal about a potential property value loss. However, the Coriolis Report concludes that the incentives offered result in little negative impact on property value (if any!). There have also been some very pragmatic suggestions for additional incentives that further increase value for owners and future purchasers of pre-1940 homes that might be implemented on an as needed basis.

Additionally, two reports in 2008 and late 2012 on a two phase study of 32 well-established Heritage Conservation Districts indicate that property values in these districts remain strong. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the studies conclude that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." The reports go beyond real estate analysis and examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. Both reports recommend that cities: "Create more districts because they are successful planning initiatives".

Please vote in favor of this important initiative.

Sincerely,

JEFF DOBLE  
Printed name

SEPT. 14/15  
Date

s.22(1) Personal and Confidential

Email to: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) for Monday, September 14, 2015 (Council meeting is Tuesday)

Dear Mayor and Council,

I, Kimberly Baba, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
4. This policy proposes to set a stronger norm that heritage and neighbourhood character is important in our city and provides a clearer understanding of what is acceptable and what is not.
5. The HCA will help to create a closer community with a common interest in keeping special what makes the area special: gracious homes set among sweeping landscapes that are a critical part of Vancouver and British Columbia's rich history of design, building and urban planning.

Those who oppose the proposal are vocal about a potential property value loss. However, the Coriolis Report concludes that the incentives offered result in little negative impact on property value (if any!). There have also been some very pragmatic suggestions for additional incentives that further increase value for owners and future purchasers of pre-1940 homes that might be implemented on an as needed basis.

Additionally, two reports in 2008 and late 2012 on a two phase study of 32 well-established Heritage Conservation Districts indicate that property values in these districts remain strong. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the studies conclude that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." The reports go beyond real estate analysis and examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. Both reports recommend that cities: "Create more districts because they are successful planning initiatives".

Please vote in favor of this important initiative.

Sincerely,

Kimberly Baba

Printed name

s.22(1) Personal and  
Confidential

Signature

September 14, 2015

Date

Email to: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) for Monday, September 14, 2015 (Council meeting is Tuesday)

Dear Mayor and Council,

I, Alex Arnitzgo, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy.**

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
4. This policy proposes to set a stronger norm that heritage and neighbourhood character is important in our city and provides a clearer understanding of what is acceptable and what is not.
5. The HCA will help to create a closer community with a common interest in keeping special what makes the area special: gracious homes set among sweeping landscapes that are a critical part of Vancouver and British Columbia's rich history of design, building and urban planning.

Those who oppose the proposal are vocal about a potential property value loss. However, the Coriolis Report concludes that the incentives offered result in little negative impact on property value (if any!). There have also been some very pragmatic suggestions for additional incentives that further increase value for owners and future purchasers of pre-1940 homes that might be implemented on an as needed basis.

Additionally, two reports in 2008 and late 2012 on a two phase study of 32 well-established Heritage Conservation Districts indicate that property values in these districts remain strong. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the studies conclude that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." The reports go beyond real estate analysis and examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. Both reports recommend that cities: "Create more districts because they are successful planning initiatives".

Please vote in favor of this important initiative.

Sincerely,

Alex Arnitzgo

Printed name

9-14-15

Date

s.22(1) Personal and Confidential

Email to: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) for Monday, September 14, 2015 (Council meeting is Tuesday)

Dear Mayor and Council,

I, SARAH TAYLOR, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
4. This policy proposes to set a stronger norm that heritage and neighbourhood character is important in our city and provides a clearer understanding of what is acceptable and what is not.
5. The HCA will help to create a closer community with a common interest in keeping special what makes the area special: gracious homes set among sweeping landscapes that are a critical part of Vancouver and British Columbia's rich history of design, building and urban planning.

Those who oppose the proposal are vocal about a potential property value loss. However, the Coriolis Report concludes that the incentives offered result in little negative impact on property value (if any!). There have also been some very pragmatic suggestions for additional incentives that further increase value for owners and future purchasers of pre-1940 homes that might be implemented on an as needed basis.

Additionally, two reports in 2008 and late 2012 on a two phase study of 32 well-established Heritage Conservation Districts indicate that property values in these districts remain strong. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the studies conclude that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." The reports go beyond real estate analysis and examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. Both reports recommend that cities: "Create more districts because they are successful planning initiatives".

Please vote in favor of this important initiative.

Sincerely,

SARAH TAYLOR

Printed name

SEPT. 14 / 15

Date

Email to: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) for Monday, September 14, 2015 (Council meeting is Tuesday)

s.22(1) Personal and Confidential

Dear Mayor and Council,

I, DAVID DOWE, would like to voice **my support** for the **proposed Heritage Conservation Area (HCA) in First Shaughnessy**.

As a policy, the HCA positively impacts many urban issues Vancouverites care about today: sensible densification, affordability, environmental concerns, retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area I favour include:

1. Limiting demolitions and providing incentives for the retention of older homes reduces building material waste and in turn cares for the environment.
2. Sensible densification in the form of Multiple Conversion Dwellings, Coach Houses and infill suites increases the supply and diversity of housing types in Vancouver potentially improving affordability for individuals and families.
3. The HCA creates incentives for people to buy in the area who support and respect the heritage and cultural significance of these older homes. This might be in contrast to speculators who merely want to make money off the real estate or those who aim to exploit the loopholes in the existing Official Development Plan and enjoy the prestige of Shaughnessy without contributing to its character.
4. This policy proposes to set a stronger norm that heritage and neighbourhood character is important in our city and provides a clearer understanding of what is acceptable and what is not.
5. The HCA will help to create a closer community with a common interest in keeping special what makes the area special: gracious homes set among sweeping landscapes that are a critical part of Vancouver and British Columbia's rich history of design, building and urban planning.

Those who oppose the proposal are vocal about a potential property value loss. However, the Coriolis Report concludes that the incentives offered result in little negative impact on property value (if any!). There have also been some very pragmatic suggestions for additional incentives that further increase value for owners and future purchasers of pre-1940 homes that might be implemented on an as needed basis.

Additionally, two reports in 2008 and late 2012 on a two phase study of 32 well-established Heritage Conservation Districts indicate that property values in these districts remain strong. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the studies conclude that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." The reports go beyond real estate analysis and examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. Both reports recommend that cities: "Create more districts because they are successful planning initiatives".

Please vote in favor of this important initiative.

Sincerely,

DAVID DOWE

Printed name

SEPTEMBER 14, 2015

Date

s.22(1) Personal and Confidential

Email to: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) for Monday, September 14, 2015 (Council meeting is Tuesday)