

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 15, 2015 11:24 AM
To: Public Hearing
Subject: FW: Letter in support of Heritage Conservation Areas

From: bill yuen s.22(1) Personal and Confidential
Sent: Tuesday, September 15, 2015 9:56 AM
To: Correspondence Group, City Clerk's Office
Subject: Letter in support of Heritage Conservation Areas

Dear Mayor and Council,

I am writing in support of the proposed Heritage Conservation Area in First Shaughnessy.

There is much that this HCA can do for our communities and until now, there is much that has been lost in First Shaughnessy and other parts of our city because of insufficient protection for our heritage and character homes, landscapes, structures and whole neighbourhoods.

Policy should reflect the values of the citizens- or so it is said. This HCA policy resonates with me and I believe with many Vancouverites as there are many in this city who value having a sense of place, having more affordable options for a home, having character in their neighbourhoods, and having a community of owners and residents who have respect for, and value the interdependencies that make a neighbourhood great. And that is just to name a few benefits.

I am not convinced that there will be a loss in property value to the pre-1940 homes if they are prohibited from being demolished. There have been reports and studies (Coriolis, University of Waterloo) that demonstrate that HCAs do not have a long term negative effect on property values.

Nor do I believe that there is an issue with private property rights. No property rights should be absolute. In this case, the absolute property rights that are demanded by those who oppose the HCA on these grounds are damaging to, and have for years, damaged, community interests. There is far greater community benefit if the HCA is introduced. Those who are vocal about property rights and a perceived loss of property value need to address the real effects of costs to the community and our society.

Financial self interest is no longer leading to the well being of the community in First Shaughnessy and I believe good regulations in the form of the HCA need to be introduced.

Sincerely,

Bill Yuen

September 14, 2015

Dear Mayor & Council:

We are writing to strongly support Council's proposed First Shaughnessy Heritage Conservation Area (HCA). The Upper Kitsilano Residents Association has been very concerned about the loss of heritage, character homes, and mature landscaping through increasing numbers of demolitions not only in Shaughnessy, but throughout the west side of the City.

We also strongly agree with Council's concerns about the design of new houses, again, not only in Shaughnessy but throughout the west side. Like Shaughnessy, Upper Kitsilano is rapidly losing its attractiveness as original homes are replaced with "monster" homes out of character and scale with the neighbourhood.

The heritage issue is critical as pressure to demolish homes in Shaughnessy and the west side is not diminishing but continues to increase. Though the proposed HCA is not an Upper Kitsilano issue per se, it has a bearing on our neighbourhood as our Residents Association has made repeated efforts to make Council aware of the need to stop demolition of older houses and the construction of "monster" homes. We would like to see Council take a more-pro-active stance in protecting Vancouver's heritage and Shaughnessy is a good place to start.

We trust that Council will stand firm on this issue in the face of well-to-do opponents who object to the possibility of losing perhaps 5% of the value of their homes on re-sale. Opponents of the HCA protest about the loss of property rights but Council should be clear that it is the cumulative actions of successive Councils that have protected the character & livability of this City and it is this very character & livability that has raised prices for homes in Shaughnessy and the west side. It was not through the actions of individual property owners that their homes are valued highly and whatever windfall profits may accrue through sales are not a "property right". If the HCA opponents' "property rights" argument were to be applied, governments would have no legal authority to make any changes that could affect property values, such as increased taxes on speculation or empty homes.

The proposed First Shaughnessy Heritage Conservation Area is a good start in what our Association hopes will be stronger efforts to recognize and protect the heritage values that make this City a charming, attractive place to live.

Yours truly,

s.22(1) Personal and Confidential



Marion Jamieson
Director,
Upper Kitsilano Residents Association

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 15, 2015 10:42 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: Evan Coltart s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 10:47 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: First Shaughnessy Heritage Conservation Area

Dear Mayor and Council,

I am 26 years old and have lived my whole life in Vancouver. I grew up in the Dunbar neighbourhood and now live in South Granville, just blocks away from First Shaughnessy. I am horrified by the speed at which perfectly liveable homes are being demolished, only to be replaced by over built, under designed monstrosities. The character and charm of these homes and neighbourhoods is vanishing at an alarming rate. I often run through Shaughnessy and have witnessed the loss of some remarkable homes.

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,

Evan Coltart

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 15, 2015 10:42 AM
To: Public Hearing
Subject: FW: Heritage Conservation

From: Marc Gelmon s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 10:27 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Heritage Conservation

Dear Mr. Mayor and council,
I am emailing regarding Tuesdays public hearing on designating a heritage conservation area to Shaughnessy.

Please, please, I am begging you to take this matter to heart. Vancouver has a reputation for destroying most of it's wonderful neighbourhoods already by allowing beautiful heritage homes to be demolished and absolute junk put up in its place.

Vancouver is an amazing city with not a ton of heritage left, let's keep some of our b neighbourhoods genuine to the era's they were developed and keep memories, architectural integrity and history alive in our fair city.

Thank you.

Marc Gelmon
New Westminster, BC

Isfeld, Lori

From: Bengston, Kathy
Sent: Monday, September 14, 2015 4:47 PM
To: Public Hearing
Subject: Citizens Comments, M. Linekin Refers to Rezoning: First Shaughnessy Heritage Conservation Area, Reconvened Sept 15, 2015

I am writing as an untapped market for the unique offering that is Vancouver city council's Shaughnessy Heritage Conservation Area proposal.

The 317 Shaughnessy homeowners who are protesting this idea are short-sighted and lacking in imagination.

We are mid-life Vancouverites, have an excellent income and three children in high school. When the children are fledged, I have zero interest in maintaining our family home and lot.

What I would love to buy is a portion of a cleverly divided Shaughnessy mansion, precisely because of Shaughnessy's unique package of trees, beauty, quiet and walkability.

Sharing a Shaughnessy property with built-in neighbours and friends is part of the appeal, too. Downtown (noisy), metro (soul-destroying commute), existing apartments/townhouses (disappointingly same-same) are no competition for a local "right-size" such as myself.

I know I would pay well for this offering, and perhaps Vancouverites would be similarly able to compete with off-shore investors if the right product were offered.

(I have written the same letter to Vancouver Sun editorial page.)

Michelle Linekin

s.22(1) Personal and
Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 14, 2015 4:19 PM
To: Public Hearing
Subject: FW: Heritage Shaughnessy

From: Claire Wright s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 4:17 PM
To: Correspondence Group, City Clerk's Office
Subject: Fwd: Heritage Shaughnessy

Sent from my iPad

Begin forwarded message:

s.22(1) Personal and Confidential

Subject: Heritage Shaughnessy

Dear Heather,

I am writing in support of the heritage area conservation plan to protect heritage buildings in Shaughnessy. Our family lived in an important Shaughnessy Heritage A house at 1526 Angus Drive for over 25 years. We loved the house and the area and worked hard to restore it to the glory of its Disher days.

Property owners will not suffer from the ruling. I know. Our designation made our house untouchable to developers etc. but we found a lovely sympathetic couple who were searching for just such a house as ours to buy. They paid the full undiscounted price for it. There are many such buyers still around-- people who value the quiet grace and beauty of these old homes and are willing -- nay eager-- to buy them.

The holus boulus destruction of old Vancouver homes should be regulated against. Our city will be much the poorer for it if we do not.

Sincerely,

Claire and Jamie Wright

s.22(1) Personal and Confidential

Sent from my iPad

September 14, 2015

Dear Mayor and Council,

First of all thank you very much for the Heritage Action Plan consultation process. This has been an excellent initiative of the City of Vancouver.

I fully support the creation of First Shaughnessy as a Heritage Conservation Area.

- The gentle densification options proposed will enable the majestic heritage houses with their one of a kind craftsmanship, that play an important part of our history, to remain part of this unique neighborhood.
- It may also provide people who can no longer afford to remain in their family houses the opportunity to build and move into smaller coach houses or suites within the main house, while still maintaining the privacy and unique streetscapes in the area. It may also provide incentives for people to restore some of these exceptional houses and move into the area.
- I fully support also the concept of maintenance of these homes and hope this can be enforced so they do not fall into neglect and unable to be salvaged, as is the case at the moment for some.
- I also fully support the concept of restoring and maintaining the mature landscaping in this area- which was designed by Canada's first landscape architect.
- I hope this serves as an example we can use in other parts of Vancouver including specific blocks or streets such as areas of Kitsilano and other neighborhoods.

Thank you very much,

Yours sincerely,

Penny Noble, s.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 14, 2015 4:15 PM
To: Public Hearing
Subject: FW: Heritage Conservation Area for FSD

From: javier campos s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 3:44 PM
To: Correspondence Group, City Clerk's Office
Subject: Heritage Conservation Area for FSD

To all concerned:

I would like to express my support for the creation of a Heritage Conservation Area in the First Shaughnessy District.

It has come to light that there is as much information as there is misinformation about the consequences of creating Heritage Conservation Areas in Vancouver. Though we do not have any HCAs in Vancouver there are many throughout the Province. We can gather credible information from these and form opinions that do not rely solely on personal bias and vested interests. In addition to this information the City of Vancouver commissioned a report to investigate the economics effects of creating an HRA in the First Shaughnessy District so that an informed discussion could take place.

Much has been said about the effects of HCAs on property values as evidenced in the editorial piece on August 16th, 2015 titled Owners Must be Heard on plans to Preserve Heritage Homes in the Vancouver Sun. The main claim that the prohibition of demolition will significantly reduce market value of pre-1940 homes may seem as evident to some but such a claim does not hold up on when we look at the evidence. The report prepared by Coriolis Consulting for the City of Vancouver concludes that the market value would not be reduced if the incentives offered to homeowners and future buyers were used. In the case that these were not used they predict a modest decline of five to ten percent in a worst-case scenario.

Though we all understand the pitfalls of predicting the future we can perhaps feel more assured that property values will hold their value if we look at data that tracked the creation of other HCAs. Two Heritage Conservation Districts Work reports from 2008 and 2012 (available at <https://uwaterloo.ca/heritage-resources-centre/projects-research/recent-projects>) that undertook two-phase studies of 32 well established Heritage

Conservation Districts in Ontario found that real estate values in these districts remain strong and that “real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas.”

In addition to the issue of property values much has been made of the current delineation date of 1940 as an arbitrary means to differentiate the housing stock, as evidenced in Barbara Yaffi’s uninformed editorial piece also in the Vancouver Sun. Once again we must look at the available information rather than succumb to speculation and unfounded opinions. As a matter of fact the date of 1940 is actually quite reasoned as the Historian Michael Kluckner explained at the first public hearing. During the Second World War, the National Resources Mobilization Act in 1940 halted construction. The fallout of this was that with the exception of conversions into rooming houses and poor quality infill in First Shaughnessy, nothing of significance was built there until the 1960s.

Finally, the sentiment that the character of the FSD would be negatively impacted by additional density is hard to sustain for two reasons. This area has a long history of multiple dwellings and the subdivision of large homes into smaller units. During the Depression years, many single family houses were converted into multiple dwellings and with the outbreak of WWII, City Council, using the War Measures Act, allowed homes to be split into smaller units. This practice continued till 1955 and it was estimated that in 1957 Multiple Dwelling Units were present in about 30% of the buildings.

Aside from the historic prevalence of a density that is present within the estate character of FSD it must be pointed out that it is not the increase in density per se that is a potential detriment to an area but the manner in which an increase is carried out. In this particular case if the increase in density can maintain the estate character of the area then it is hard to see how it would have a substantial impact. We would argue here that the current state of affairs, where the houses are allowed to increase in size to the point where they become a detriment to the estate character of the area, is far more malignant to the very things that make FSD a treasured place in Vancouver. Given what we know about where we are in this world environmentally it is hard to justify lower density within a larger footprint.

It bears saying that there are many real estate agents who have spoken for the creation of HCA’s. Though it is understandable that some real estate agents would be vocal about a projected drop in property value if they perceive a negative impact on their livelihood, I believe that if we look at the facts we can move beyond a self-interested and emotional response to this issue and start a rational discussion that balances the needs of a property owners and real estate agents with those of Vancouver and its need to preserve and protect its common history through Heritage. In my mind these regulations promote the greater public good in a balanced way and

it is why I support the creation of Heritage Conservation Areas in general and specifically in the First Shaughnessy District.

Regards,

Javier Campos

--

s.22(1) Personal and Confidential



Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 14, 2015 4:13 PM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 3:30 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

Dear Mayor & Council,

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

As someone who grew up in Vancouver & still has family living there, it would be nice to believe that some of the heritage of Vancouver will be there for future generations. In every country around the world, there are cultural & heritage areas that nobody would ever dare just bulldoze down. Having visited Windsor, Ontario recently, I was a guest at the home of a niece that lives in a Heritage home in the area called Walkerville. She takes pride in the rich heritage of not only her house, but of all the others in her neighbourhood. People in Windsor turn out in large numbers each year to tour these houses & learn about the history of their city. Nobody seems to mind keeping these houses in a Heritage state as they appreciate the history & heritage of their area. First Shaughnessy is one of these areas that also needs to be protected. Vancouver can not allow all its heritage to be destroyed at other people's whim. If someone is not willing to appreciate the historical value to a home in that area, then they shouldn't be buying in there. If you are willing to let this area go to new home developers, what is next? How much history of Vancouver are you willing to destroy? People can't get away with destroying other cities history & heritage, why are you even having to hold a meeting for something that should be a no-brainer? If this destruction keeps up, Vancouver will be a cold, lifeless, heartless city.

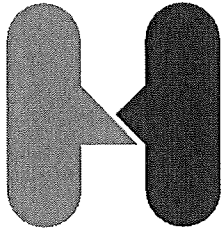
I urge you to accept the proposed recommendations for a Heritage conservation area for First Shaughnessy.

Sincerely,

Mrs. Jackie Smit

s.22(1) Personal and Confidential

Formerly of the west side of Vancouver



Heritage Vancouver

www.heritagevancouver.org
info@heritagevancouver.org
604 254 9411

PO Box 74123, Hillcrest Park PO,
Vancouver, BC
V5V 5C8

September 13, 2015

Mayor Gregor Robertson and Vancouver City Council
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: First Shaughnessy Heritage Conservation Area

We are writing to express **our strong support** for the **proposed First Shaughnessy Heritage Conservation Area**. We spoke in favour of the proposal at the July 21, 2015 public hearing and we want to reiterate our unequivocal support for the creation of the Heritage Conservation Area in the First Shaughnessy District ahead of the third Public Hearing as it is our view that these regulations promote the greater public good of the community.

Heritage Conservation Areas align with a broad range of current values many Vancouverites hold: sensible density increase, affordability, environmental concern, neighbourhood character, community, and respect for the city's heritage. They have been successful in over 70 locations in BC including ten neighbourhoods in Victoria.

Additionally, they have been proven to be effective by two recent reports (*Heritage Conservation Districts Work! Heritage Conservation District Study Summary Report 2009* and *Heritage Districts Work - More Stories of Success Heritage Conservation District Study Phase 2 Summary Report* are available at <https://uwaterloo.ca/heritage-resources-centre/projects-research/recent-projects>) on 32 well-established Heritage Conservation Districts in Ontario- many of which were designated in or before 1992. Conducted by the Architectural Conservancy of Ontario with cooperation from the Heritage Resources Centre at the University of Waterloo, the reports examine resident satisfaction, the meeting of heritage and planning goals, and community involvement. They conclude that these districts have been overwhelmingly successful in all these categories.

There is also empirical research pertaining to the strength of property values in Heritage Conservation Districts in the above reports. They found that "real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas." These findings in addition to the Coriolis Report should be of merit in addressing concerns about perceived downward pressure on property value gain.

There has also been concern about the negative impact by additional density on the character of First Shaughnessy. We would like to point out that this area actually has a long history of multiple dwellings and the subdivision of large homes into smaller units during the Depression years and the Second World War. Furthermore, it is important to note that it is not the increase in density per se that is potentially detrimental to an area but the manner in which it is increased. If the increase maintains the estate character of First Shaughnessy, which the proposed HCA does, then it is hard to see how it would have a substantial impact.


We would argue that the status quo, where housing size is allowed to increase to the point where it threatens the estate character of the area, is far more malignant to the very things that make First Shaughnessy a treasured place in Vancouver.

Finally, much has been made of monetary loss. But there are also social costs in the form of loss of neighbourhood character, loss of history, loss of community and unnecessary waste from demolition and massive new builds that lead to an unjustifiably large environmental footprint. We feel it is extremely important that these real and actual social costs not lose their rightful place in this discussion and be overshadowed by perceived monetary loss in the form of "less gain" on property value (which can be disproved by credible research as cited above).

With its provisions, the proposed Heritage Conservation Area balances the needs of property owners with those of Vancouver and its need to preserve and protect its environment and common history through heritage.

We ask that City Council vote in support of this important initiative.

s.22(1) Personal and Confidential



Javier Campos
President, Heritage Vancouver Society

cc. Penny Ballem, City Manager
Brian Jackson, General Manager, Planning and Development
Members of the Heritage Commission
Marco D'Agostini, Senior Planner Heritage Group

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 15, 2015 10:35 AM
To: Public Hearing
Subject: FW: Shaughnessy Heritage Conservation Area

From: Jan Pierce s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 4:40 PM
To: Robertson, Gregor; Jang, Kerry; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; Ball, Elizabeth;
Correspondence Group, City Clerk's Office
Subject: Shaughnessy Heritage Conservation Area

Dear Mayor and City Councillors,

The purpose of this letter is to express my support for the approval of the Shaughnessy Heritage Conservation Area and accompanying zoning by-law changes.

Based on recent comments by some owners, there may be some small amendments needed in order to fairly deal with owners of pre-1940 houses. These should be adopted as amendments to the original proposal. Staff should be asked to reevaluate the zoning in six months or a year in order to fine-tune the by-law.

The preservation of this very significant heritage architecture within the context of a heritage conservation neighbourhood is necessary to meet the City's goals of sustainability, heritage, and retention of neighbourhood character.

Thank you,
Jan Pierce

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 15, 2015 10:36 AM
To: Public Hearing
Subject: FW: First Shaughnessy Heritage Conservation Area

From: B B s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 5:27 PM
To: Correspondence Group, City Clerk's Office
Subject: First Shaughnessy Heritage Conservation Area

RE: First Shaughnessy Heritage Conservation Area
D_____

Dear Mayor and Council,

I am writing regarding the proposed First Shaughnessy Heritage Conservation Area. I support without reservation, the creation of a Heritage Conservation area in First Shaughnessy.

Homes in the First Shaughnessy area are being demolished at an alarming rate. There are many different reasons for the rampant demolition, but those reasons can never supersede the need of a city as comparatively young as Vancouver is, to cherish and preserve its' proud heritage.

The homes of First Shaughnessy harken back to a time when Vancouver was the place of new hopes, dreams, and the people who wanted to make those hopes and dreams a reality. The homes of First Shaughnessy were built by and for some of the most influential people ever to have graced our city, and although that is the stuff of historical fact, what those homes now represent is a very tangible link to a time when Vancouver was being built and imagined, by visionary people of many different cultures who had come here to make their lives. Those homes represent all that Vancouver was and has become. Much more than their facades, these homes are cultural landmarks, each of them embodying the personification of architectural styles which have almost vanished. They need to be protected so that like other cities in North America, we have preserved our heritage for other generations to see and enjoy. A city without a rich heritage, is a city without a soul.

Do not be swayed by developers and real estate speculators who wish to simply focus on the economics of square footage and market value. That is short-sighted thinking that will strip Vancouver of some of the most beautiful homes anywhere in North America. There are, and always will be people who aspire to own such homes and would keep them as they are, and who would love to live and immerse themselves in the history the homes have to share. The green space is stunning and could not be replicated today. When you drive anywhere in First Shaughnessy to marvel at the beautiful homes, you are taken by them, the green space and beautiful tree lined streets and you are immediately aware of the history. It is up to all of us to ensure that the history in First Shaughnessy is preserved, so that the heart and soul of our city is always there to be enjoyed by subsequent generations. We must ensure that those homes, once aspired to by their original owners, and preserved as they have been by subsequent owners for generations, will be there and can be enjoyed by others who aspire to own them and who would be the new custodians of a very significant and

important period of Vancouver history.

First Shaughnessy is of course both architecturally and historically unique. I am aware that 56 of 317 pre-1940 homes have been demolished and this represents an alarming number. If council does not act now, then the pace of demolition will surely quicken until there are few, if any left. Short sighted thinking based purely upon value for a dollar, simply cannot be allowed to dictate the way First Shaughnessy will look in the future. We must be responsible stewards and custodians of what was built with so much planning and care. We must be the ones to deliver our heritage safely to the generations that will follow, else we may be looked upon as having been less than perfect in the role expected of us now. Will you raise your voices and save First Shaughnessy?

Finally, and not least importantly, in a city that has endeavored to become one of the greenest cities in the world, what sense does it make to see such homes demolished creating tons of landfill waste. Further, although newer homes may have some efficiencies that older ones do not, they use more energy and have a larger carbon footprint.

The temporary moratorium on the demolition of pre-1940 homes should be made permanent and embodied within a First Shaughnessy Heritage Conservation Area and this would be seen by the majority of citizens as a truly crowning achievement and wonderful legacy of this Mayor and Council. I urge you to please accept the proposed recommendations and create this most important Heritage Conservation Area.

Yours Very Truly,

Rick Bruno

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 15, 2015 10:39 AM
To: Public Hearing
Subject: FW: Support for the HCA in First Shaughnessy

From: Alison Atkinson s.22(1) Personal and Confidential
Sent: Monday, September 14, 2015 8:54 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for the HCA in First Shaughnessy

Dear Mayor and Council,

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

The proposed HCA positively affects many urban issues Vancouverites care about today: smart densification and affordability, environmental concerns, and the retention of neighbourhood character, community, and respect for the city's heritage.

Some of the specific benefits of the proposed Heritage Conservation Area 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. It 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 favour of this important initiative.

Sincerely,

Alison Atkinson