

A PHOTOGRAPHIC PRESENTATION
IN SUPPORT OF THE FIRST SHAUGHNESSY HCA
September 15, 2015

Presented by Frank Shorrock

1. Heritage House and Landscape
2. Typical New House and Landscape
3. Typical New House and Landscape
4. First Shaughnessy BEFORE & AFTER
5. Demolition by Neglect
6. Welcomed Projects
7. Welcomed Projects
8. Rights and Responsibilities of Citizenship

Material prepared by:
Linda Collins
Chair, First Shaughnessy Design Panel

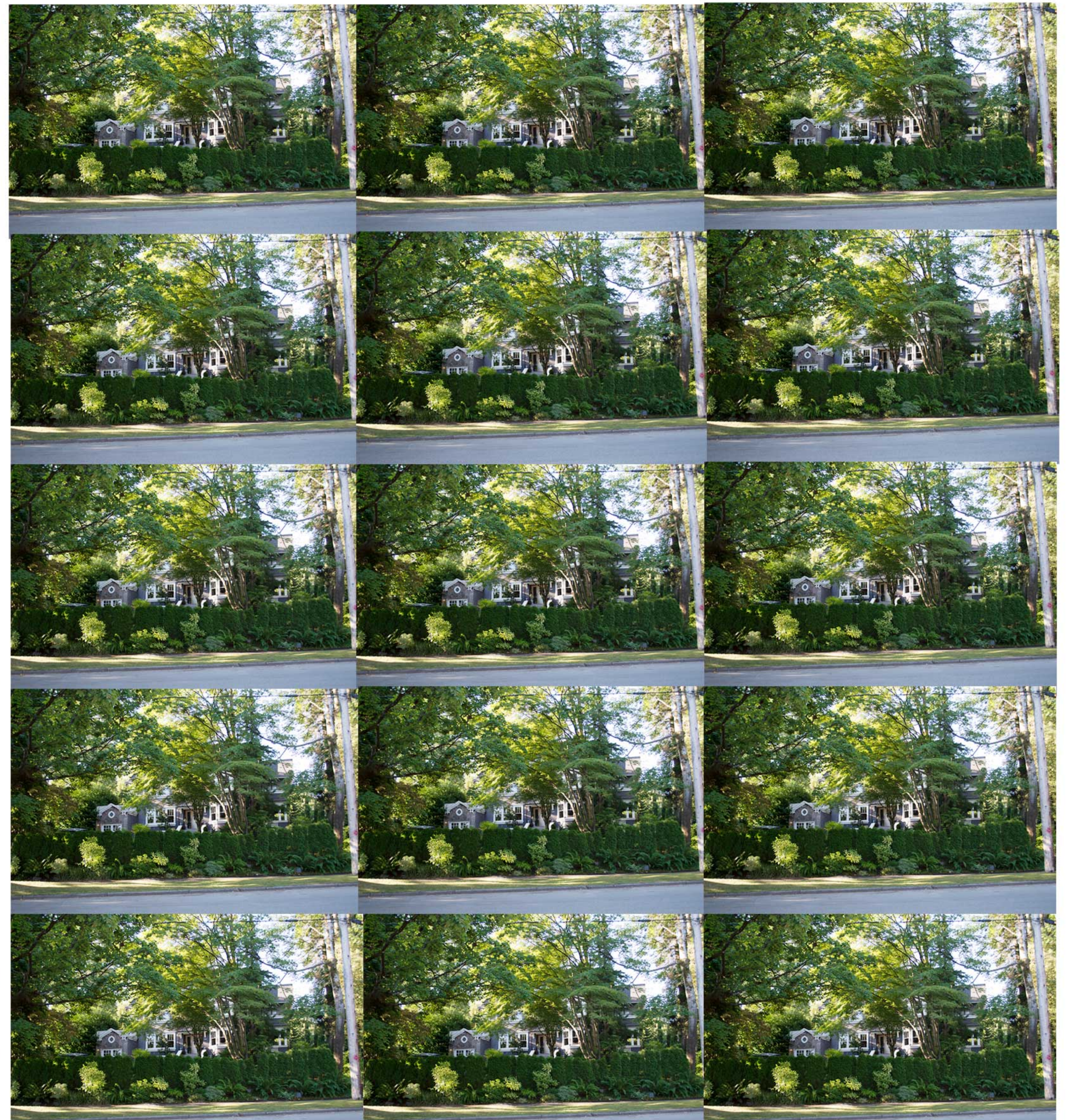
Photography by Linda Collins and Dallas Brodie

FIRST SHAUGHNESSY

Heritage House with Heritage Landscape 2015



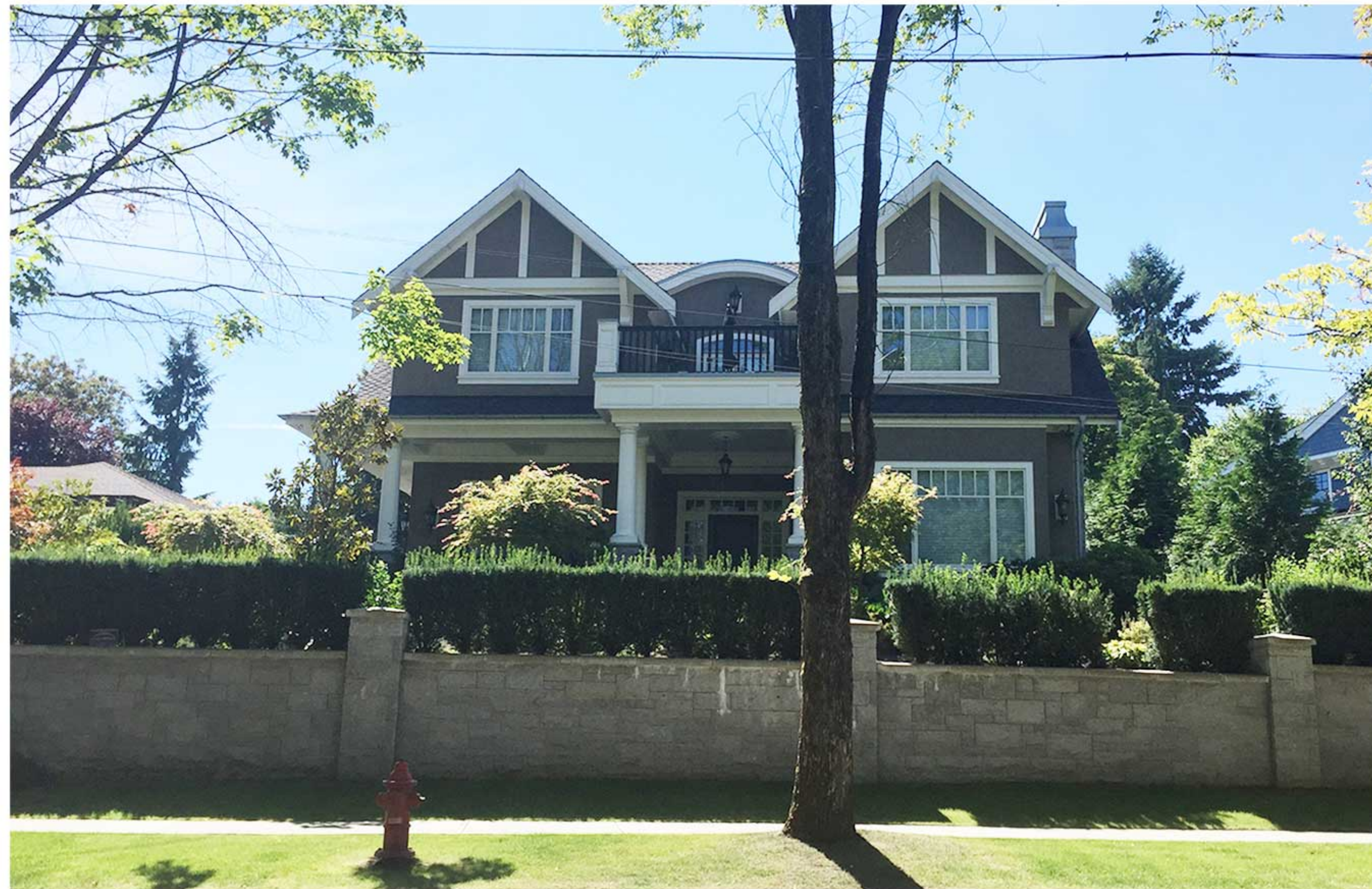
*note the trees house and landscaping
are preserved*



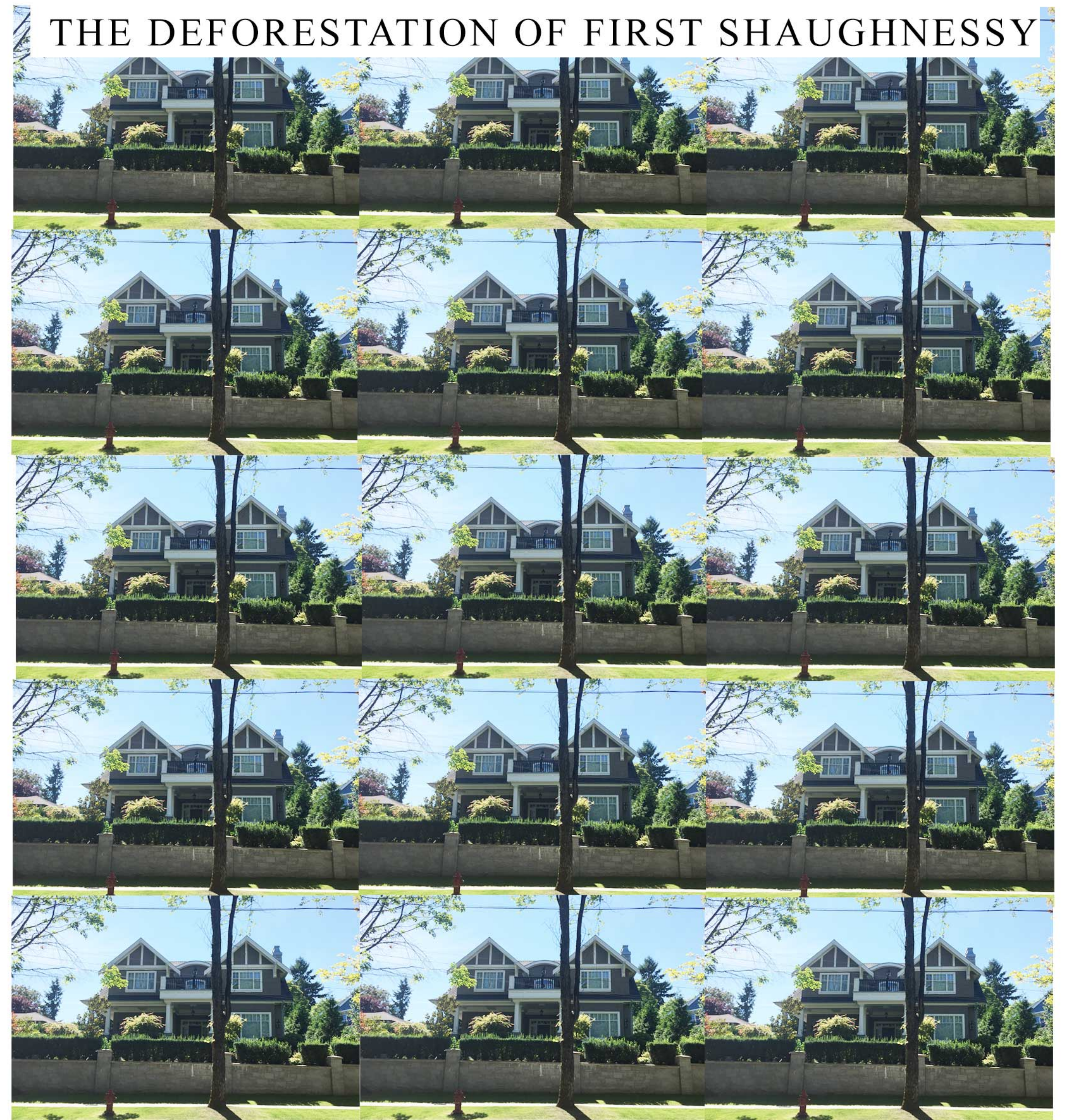
Repeat image to show the effect of the
proliferation of this type of house and landscaping
this is more likely to happen WITH an HCA

FIRST SHAUGHNESSY

Typical style new house



*few trees or filigree landscaping
house dominates lot*



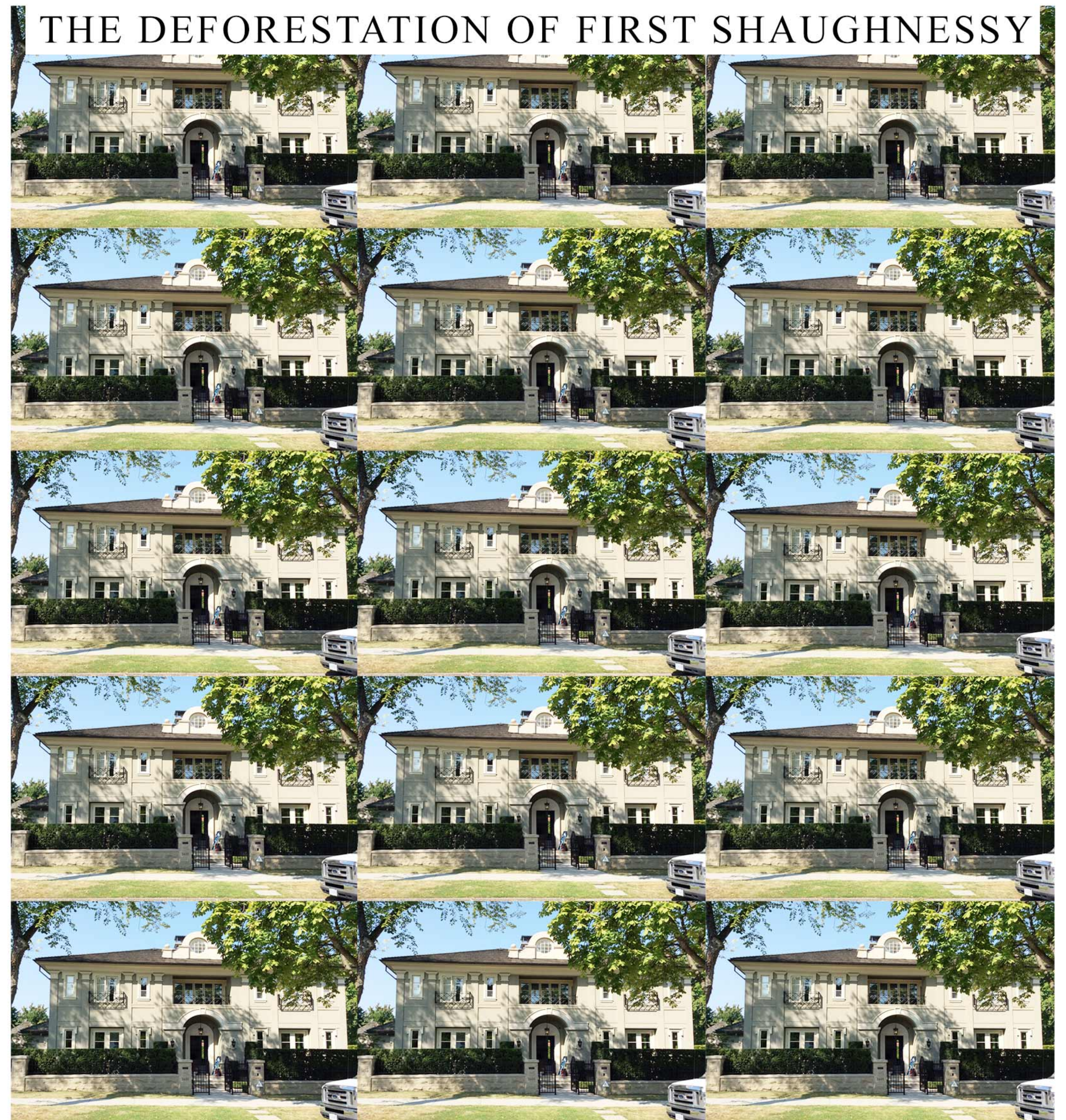
Repeat image to show the effect of the
proliferation of this type of house and landscaping
this will continue to happen WITHOUT an HCA

FIRST SHAUGHNESSY

Typical style new house



*few trees or filigree landscaping
house dominates lot*



Repeat image to show the effect of the proliferation of this type of house and landscaping
this will continue to happen WITHOUT an HCA



First Shaughnessy BEFORE & AFTER

(left) A Heritage House set in
Heritage Landscaping
is lost

A McMansion (below)
takes its place

The FS neighbourhood has been
treated like an all-you-can-eat buffet

The problem is
we are running out of food

Our heritage homes
our trees and landscaping
are disappearing



First Shaughnessy IS THIS HERITAGE CONSERVATION?

1426 Angus Dr.
Vancouver BC

This is an example of the
types of projects the Panel
sees - *pretending to be
retention schemes*



The Southam House
October 2010



October 2013



August 2015

First Shaughnessy HOSMER STREET HOUSE



PROJECT BY
MEASURED ARCHITECTURE



Some very positive and interesting work is happening in the neighbourhood

This grand Edwardian-era Foursquare house was built in 1910. The house has been restored to include modern elements giving the house a fresh new aspect

The photo on the right shows a large vertical glass lantern wall

Some Heritage elements are retained (leaded glass windows on the front door)

THE INTERIOR OF THE HOUSE IS BRAND NEW AND MODERN THROUGHOUT

First Shaughnessy THE CRESCENT HOUSE

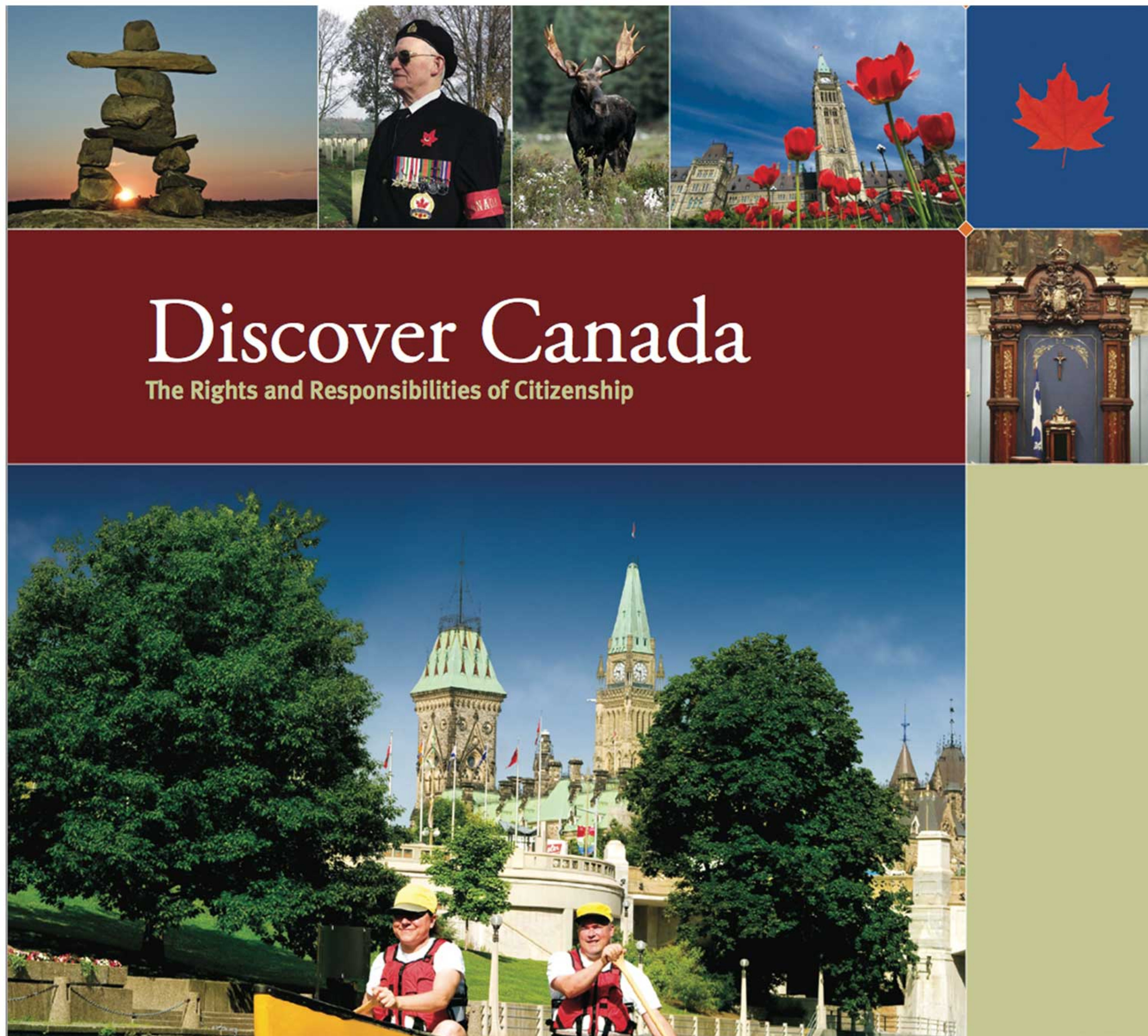
PROJECT BY
B.L. LING ARCHITECT INC.



This project was a retention, renovation and expansion

The interior of this house is brand new

The heritage character of the house and landscaping have been retained



This Federal Booklet outlines the Rights and Responsibilities of Citizenship

This applies to ALL Canadians myself and ourselves included

2 Protecting and enjoying our Heritage and Environment

“Every citizen has a role to play in avoiding waste and pollution while protecting Canada’s natural, cultural and architectural heritage for future generations.”

The Equality of Women and Men

In Canada, men and women are equal under the law. Canada’s openness and generosity do not extend to barbaric cultural practices that tolerate spousal abuse, “honour killings,” female genital mutilation, forced marriage or other gender-based violence. Those guilty of these crimes are severely punished under Canada’s criminal laws.



Citizenship Responsibilities

In Canada, rights come with responsibilities. These include:

- **Obedying the law** — One of Canada’s founding principles is the rule of law. Individuals and governments are regulated by laws and not by arbitrary actions. No person or group is above the law.
- **Taking responsibility for oneself and one’s family** — Getting a job, taking care of one’s family and working hard in keeping with one’s abilities are important Canadian values. Work contributes to personal dignity and self-respect, and to Canada’s prosperity.
- **Serving on a jury** — When called to do so, you are legally required to serve. Serving on a jury is a privilege that makes the justice system work as it depends on impartial juries made up of citizens.
- **Voting in elections** — The right to vote comes with a responsibility to vote in federal, provincial or territorial and local elections.
- **Helping others in the community** — Millions of volunteers freely donate their time to help others without pay—helping people in need, assisting at your child’s school, volunteering at a food bank or other charity, or encouraging newcomers to integrate. Volunteering is an excellent way to gain useful skills and develop friends and contacts.
- **Protecting and enjoying our heritage and environment** — Every citizen has a role to play in avoiding waste and pollution while protecting Canada’s natural, cultural and architectural heritage for future generations.

Speaker # 2 unable to attend 1

Good Evening!

My name is Alexa Allen. I am speaking on behalf of my parents, Dennis age 95 and Hanna age 85 who have resided in First Shaughnessy for 60 years, 50 years at their present home.

My parents reaction to this proposed Heritage by-law was one of utter disgust. My mother's first words were what right does the city have to tell her what can be done with her property.

I believe their home was built somewhere around 1930. It is concrete exterior with interior plastered walls and a flat roof. A similar style home is Villa Russe on the Crescent. This house is in its original state. They have not altered the interior. As the years have progressed it has become an expensive proposition to keep this house in repair. Due to the nature of its construction, it suffers extensive leaks, electrical and plumbing issues. The exterior concrete shell is full of major cracks which are filled. All repairs are bandaied solutions. The cost to bring this house to today's standards is prohibitive. It would cost considerably more to try and repair the roof and interior then to rebuild. I have spoken with builders who have said they would never want to attempt a major renovation on such a house. This being said, if the heritage by-law were to pass, my parents property would be considerably devalued and difficult to sell.

I read on your website many of the letters that are in favor of this heritage by-law. I only noticed 3 who stated they lived in Shaughnessy and were in support of this bylaw however one did indicate as long as her property price was not affected. It looks like atleast 95 % who are in favor do not live in Shaughnessy – very easy for them to express an opinion when they are not subject to any financial repercussion.

My parents and I suggest that if you want to move along with a 'heritage' designation of properties in the area, take a look at what is heritage. Secondly, we do not want an infill or secondary home on the property. It is an assumption that everyone can afford to do this or would want an infill.

My parents were immigrants to Canada. They have done more than their fair share to to thank Canada and Vancouver for the wonderful life they have led through their philanthropy within the community. Matter of fact, First Shaughnessy is host to a large community who has given more than any other to Arts, Health and Education in Vancouver. My parents like any other citizen in Vancouver should have the right to obtain top dollar for their home.

Shame on you Mr. Mayor and Council for proposing this by-law. What a sad end for my parents to be forced to contend with towards the end of their lives...

Our home in the 1920's



Our intersection was referenced on city plans as “The Corners”



“The Corners”

Traffic circle at “The Corners” before the recent redevelopment...



...and now



16 sign posts, 19 signs

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential a pre-1940 First Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

First, I do not agree with NOT being allowed to demolish the house forever. I believe everyone wants to keep First Shaughnessy as a beautiful area. However, it is not only the exterior of a house which is important, but also the function of the house, which is much more important to house owners who are living in the house everyday. My house is an old house with a small lot and also is an ordinary house, with no special architectural merit, nor was it designed by a renowned Architect. I do not agree with applying one standard to all old houses decided by the age of the house only, regardless of worthiness.

For my ordinary house, I suggest we should be able to build a new house in a similar style with the heritage characteristics that would be in keeping with the area, and which would retain and enhance the character of First Shaughnessy. We also want to keep the right of future rebuilding for myself or any future owner.

Second, I am very worried about the huge impacts on market price, causing the houses in First Shaughnessy to lag behind the market price in the rest of Vancouver, due to less market interest and more prospective buyer awareness of the higher costs of renovating than building a new house. For example, a 20% reduction in the value of a \$5 million house is \$1 million in lost value to the owner. When you add on an extra \$150 per sq foot renovation cost for a 5,000 sq.foot older house, this would make \$0.75 million in future costs to the owner. This gives a total of \$1.75 million of potential loss over time for each house. Multiply that by 317 pre-1940 houses and you get \$650 million in lost value as a result of this proposal. If the proposal passes, all costs and losses would be paid by the house owners forever. It is very unfair. To become fair, compensation should be paid to house owners in First Shaughnessy if the Heritage Conservation Area by-laws are passed.

Third, heritage alteration permits and maintenance as specified would hurt our privacy and homeowners would face increased maintenance costs forever. I believe First Shaughnessy already has more restrictive regulations than any other place in Vancouver. For us house owners, the house is our home and private space, not a museum.

I thought I were coming to Canada because it was a democracy. But today I have been very disappointed in the undemocratic way these proposals have been created, without asking for input from those most affected, and in their content, which will have huge negative impact on the homeowners in the area. To be honest, if this case would happen in China today, with its single party political system, the government would still have to make an agreement with the house owners and pay compensation in order to pass the by-laws. In addition, I lived in Toronto for 5 years and when Toronto City council created Heritage Areas they paid compensation to the house owners, by providing grants for 50% of the cost of eligible heritage conservation work (up to a limit of \$10,000 granted per residential house),

as well as property tax relief up to 40%.

In addition, as a new immigrant and university graduating student, I want to say that making a new life in a new country is not an easy thing. I am still looking for a job and most likely with minimum wage rate. Therefore, this proposal would have a huge negative impact on me and our family. With the loss of \$1.75 million and with the increased costs of maintenance, it would take me 50 years to earn this money.

Finally, I know the City has put lots of hard work into this project and I really thank you for this. I hope City Council can take the house owner's position more into consideration. To protect Shaughnessy it is necessary to have co-operation and support from real people who live here every day, as well as by-laws.

Sincerely,

Zhicheng Sun

September 11th , 2015

IS THE 1982 FIRST SHAUGHNESSY ODP
STILL RELEVANT?

QUICK REVIEW

- CPR developed it in 1907 as an exclusive residential area.
- The architectural history and character of First Shaughnessy is a remarkable neighbourhood within Vancouver.
- The depression, world wars, and population increase (required densification) changed Vancouver and First Shaughnessy significantly between 1929-1975.
 - Rooming houses
 - Subdivision of lots
 - Disrepair
 - Loss of historical homes through renovation and demolition
- 1982 – Official Development Plan adopted with the intent to protect and preserve Shaughnessy’s unique pre–1940 character
 - Unique Vancouver Zone = FSD
 - Design Guidelines to support the FSD intent
 - First Shaughnessy Advisory Design Panel

Review continued

- 2001 – Canadian and Vancouver housing prices start an unprecedented growth and continue to climb. First Shaughnessy prices follow the same pace.
- 2006 - New market opportunity within First Shaughnessy: Large newly built mansions within the center of the city on large lots.
- Result:
 - Homes bought and left to decay beyond restoration (pre and post 1940)
 - 2010-2013: Number and frequency of requests for demolition of pre 1940 homes dramatically increases.
 - Large number of new designs are not in keeping with intent of ODP and require multiple iterations through planning cycle with poor results.
- 2013: The City says PAUSE - Intent of ODP can not be effectively and efficiently regulated.
- 2014-2015: Review and of regulations (bylaws and zoning) and required changes to effectively regulate the 1982 ODP.
- 2015: Recommendations made

Noise in the Process

1. Lots with Post 1940 homes are worth more per sq/ft
 1. An realtor's anecdotes on what they have seen in the market.
 2. An Economic Impact Report, Coreolis report.
 3. A lot of speculation on how and when the market will respond.
2. Stories of the Impact to buyers unaware or ill informed of the First Shaughnessy's ODP and current process of review.
3. The assumption that there is no provision to exclude a pre 1940 home from demolition and that there is no market for a Pre 1940 home.

Pre 1940 vs. Post 1940

Let's compare the last 5 years of sales records within 1st Shaughnessy and statistically test the following Hypothesis:

Hypothesis:

The sq/ft price of a lot with a Post 1940 home sells for more money than the sq/ft price of a lot with a Pre 1940 home?

Null Hypothesis

There is no statistically significant difference between the sq/ft price of the lots with a Pre 1940 or Post 1940 home on it.

Result


Statistically the average Sq/Ft Price for lots with a Post 1940 home are not different from the those with a Pre 1940 home.

METHOD

Statistical T-Test

Data: Last 5 years of sales data for first Shaughnessy
Compared by the Small/Medium/Large lot sizes
defined by the recommendations.

Another Story

Sold V1050813 Board: V House/Single Family	1198 BALFOUR AVENUE Vancouver West Shaughnessy V6H 1X4	Residential Detached \$6,680,000 (LP) \$6,200,000 (SP)
	Days on Market: 55 Previous Price:	List Date: 3/3/2014 Original Price: \$6,680,000 Expiry Date: 3/31/2015 Sold Date: 4/27/2014
	Meas. Type: Feet Depth / Size: 138.13 Lot Area (sq.ft.): 13,383.00 Flood Plain: Approval Req.?: Rear Yard Exp: South If new, GST/HST inc?: No View: : Complex / Subdiv: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Approx. Year Built: 1971 Age: 43 Zoning: FSD Gross Taxes: \$17,777.00 For Tax Year: 2013 Tax Inc. Utilities?: No P.I.D.: 008-492-913

Truly a beautiful & perfect flat corner lot in most prestigious First Shaughnessy! **Rare opportunity to hold or build your 6000 SF dream mansion!** Huge lot $96.89 \times 138.13 = 13383$ SF with southern exposure backyard. 5 bdrm 5 bath over 5000 SF home with most living space on main. Excellent location close to York House private school & all other best schools, Eric Hamber Secondary, UBC, downtown, shopping & transit. A Must See!

1198 Balfour Avenue

May 2001:

SOLD: \$1,120,000

June 2011

SOLD: \$5,450,000

MAY 2014

SOLD: \$6,200,000



Architectural Plans Created

Sold**V1123421**

Board: V

House/Single Family

1050 LAURIER AVENUE

Vancouver West

Shaughnessy

V6H 1Y3

Residential Detached

\$3,988,000 (LP)**\$4,300,000** (SP)Days on Market: **7**

Previous Price:

List Date: **5/18/2015**Original Price: **\$3,988,000**Expiry Date: **5/18/2016**Sold Date: **5/25/2015**Meas. Type: **Feet**Frontage (feet): **74.97**Approx. Year Built: **1952**Depth / Size: **202**Frontage (metres): **0.00**Age: **63**Lot Area (sq.ft.): **15,144.00**Bedrooms: **4**Zoning: **FSD**

Flood Plain:

Bathrooms: **3**Gross Taxes: **\$14,765.00**

Approval Req.?:

Full Baths: **2**For Tax Year: **2014**Rear Yard Exp: **South**Half Baths: **1**Tax Inc. Utilities?: **No**

If new, GST/HST inc?:

P.I.D.: **005-410-860**View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Large 74.97'x202'(15,144 sqft) lot in the prestigious First Shaughnessy neighbourhood.

Ready to build, city approved amazing 6800 sqft + dream home by famous architect Loy Layland. Featuring Spiral staircase, wine cellar, bar, media room, heated crawl space, high ceiling entry wall, elevator, Gazebo, covered porch, the works! Emily Carr Elementary & Eric Hamber Secondary School Catchment. Close to grocery shopping, schools, transit to UBC, Skytrain & Oakridge Mall.

1150 Laurier History

- August 2009: SOLD: \$2,300,000
- May 2011-December 2011 Listed Price: \$3,800,000
- April 2012 - Listed Price: \$4,880,000
- May 2012 - Listed Price: \$3,999,000
- October 2012 – March 2013 Listed Price: \$3,988,000
- October 2014 – December 2014 Listed Price: \$5,888,000 **
Advertised CITY APPROVED BUILDING DESIGN
- January 2015-March 2015 Listed Price: \$4,880,0000
- May 2015 Listed Price: \$3,988,000 SOLD: 4,300,000

Questions

- When the 1982 ODP was created was there input from a regulator?
- What is the economic impact been of the HCA's in Victoria and other areas?
- What is the economic impact of not moving forward with these recommendations?

- Is the Intent of the 1982 ODP irrelevant or are the regulatory tools ineffective and inefficient in achieving the intent?
- If it is the later, - these recommendations should be approved.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 21, 2015 9:52 AM
To: Hildebrandt, Tina
Subject: FW: As per Councillor Deal's request

Hi Tina,

Here is the email you were asking last week. Can it be circulated to Mayor and Council?

Kathy

Additionally, Bob has sent another email, but this post public hearing and cannot be circulated.

s. 22(1) Personal and Confidential

From: Bob Angus
Sent: Sunday, September 20, 2015 3:30 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: As per Councillor Deal's request

As per Tina Hildebrandt's request. Resending notes.

s. 22(1) Personal and Confidential

From: Bob Angus
Sent: Wednesday, September 16, 2015 12:55 AM
To: mayorandcouncil@vancouver.ca
Subject: As per Councillor Deal's request

This is a copy of the outline for my speech. I did not follow it exactly, but it generally covers most of the items that I put forward.

Thank you

Robert Angus

Soon to be non-paid curator and financially responsible for the museum at 1838 W 19th Ave.

Fundamental to this entire proposal is the proposition that there are 70 HCAs in the Province, and why is Vancouver so backward, that it has none?

I have been researching HCAs in BC.

I will begin with my conclusions first as I know that I cannot summarize my research in five minutes

1. There are at most, 12 residential HCAs in the Province . There may be as many as 74 HCAs in the province, but many of them are not residential. -- This will be explained later in as much detail as you would like.
2. None of the residential HCAs have as many onerous conditions as this proposal.
3. All of the HCAs were arrived at by consensus or indifference, and often with compensation.
4. This is by far the largest HCA contemplated in the province.
5. There has been no available information on “pushback” to HCA designation, probably because they were done by consensus.

So, to begin. The story that there were 70 HCAs in BC was first publicized by Brian Jackson, city planner, about a year ago.

I began my research at City Hall, with a request for a list of the 70 HCAs. The response from the city planning department was that they only knew of the following:

Quote:

Recent figures indicate between 50 and 70 existing HCAs in BritishColumbia, and nearby, urban residential examples are found in Port Moody, West Vancouver, North Vancouver and Victoria (which has 9).

UNQUOTE

I did actually look into all of these.

Not satisfied by the city response, I went on to request information from the Province wrt HCAs.

Apparently, their online reported figures are not accurate because of some confusion as to how municipalities should report. However, with the assistance of their staff, we actually generated a list of about 74 HCAs.

I have looked into most of the identified HCAs and have found that many of them are with respect to forests and streams. One is even to protect a telegraph line, “the singing wire”. Probably a good idea, as only a few of us in this room even remember how difficult telegraphs were.

A number of others were to protect single specific building, such as a school.

Generally, in the few situations where residential buildings were included, there was a common denominator. That is, that there were publicly accessible buildings, such as city hall, railway stations, merchants, etc.

None of these conditions exist in First Shaughnessy. The only two buildings that I know of that might even slightly qualify are McRae Manor (University Women's Club), and Glen Brae (Canuck Place), neither of which are public.

The only solely residential HCA that I found was Lower Caulfield in West Vancouver. However, even before becoming an HCA, it already had a resident's design committee which continues to exist. Demolition is permitted, under design constraints, as is evident in documents.

I did discover the largest three residential HCAs in the province. They exist in Kelowna, Revelstoke and Enderby.

None of these have an onerous Heritage Maintenance Bylaw. In Revelstoke, Bylaw 2003, was introduced in about 2011, that was very similar to one of the items that is being discussed tonight. It went through over 10 revisions and Council review and was finally discarded in July, this year.

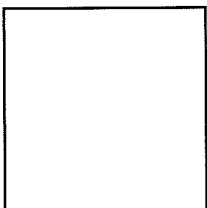
So, we come to the final conclusion. What should be done?

Obviously, we do not know enough about what the consequences of HCAs are. It does not make any sense to implement a policy that may have large financial consequences, without having assured ourselves that this is the proper course.

Almost all of the people that are in favor of this proposal are not going to be directly impacted. I find it somewhat amusing that everyone is referring to Sydney, Australia. I have not been there, and I doubt that many of these form letter writers have been there.

Again, what should be done. There is no absolute urgency to this proposal. The costs to the city could be significant. The entire proposal is built on sand that could shift away at any time.

So, go back to the beginning. Create consensus.



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Hi Janice - I was speaker #26 at the September 15 public hearing on the proposed HCA for First Shaughnessy. Here's the exhibit re sales analysis I did for First Shaughnessy that was discussed last evening and which I said I would provide. It tries to isolate the comparison between the value of an empty lot vs the value of a similar lot with an unrestored pre 1940 house on it.

Detail on these sales and others is readily available if someone wants to check the build up of this information.

Please let me know if there are any issues with this.

Thanks for your help.

Regards,

s. 22(1) Personal and Confidential

Bryan McKnight

s. 22(1) Personal and Confidential

FIRST SHAUGHNESSY
RELEVANT SALES IN PAST 8 MONTHS
excluding sales around periphery of FS near busy streets

POST 1940

ADDRESS	MONTH OF SALE	YEAR BUILT	LOT SQ. FT.	SALE PRICE	LAND PRICE/ SQ. FT.	
1190 MATTHEWS	4/15	1976	15.7	10.1	642	advertised as building lot
1341 MATTHEWS	3/15	1958	14.3	7.2	504	advertised as building lot
1329 BALFOUR	8/15	1977	12.0	7.0	580	ad mentions "build dream home"
1460 MATTHEWS	3/15	1974	11.4	4.8	420	second house from Granville - noisy
2051 W. 19TH AVE	5/15	1991	11.5	6.0	522	renovated, not likely a tear down
3707 HUDSON	6/15	1978	10.4	6.9	663	renovated, not likely a tear down
3704 PINE	8/19	1964	14.7	9.0	612	older(1964)not sure if a tear-down
Average					575	

PRE 1940 - unrestored

ADDRESS	MONTH OF SALE	YEAR BUILT	LOT SQ. FT.	SALE PRICE	LAND PRICE/ SQ. FT.	
1812 W. 19TH	2/15	1912	16.8	6.6	391	old, unrestored classic
1950 W. 18TH	6/15	1912	12.5	5.6	446	***old, unrestored classic, small lot
1203 MATTHEWS	3/15	1911	52.7	16.3	309	huge lot
3789 PINE	3/15	1912	18.9	8.0	423	lovely old house
1678 SOMERSET	6/15	1930	25.0	11.0	439	large lot, advertised as able to add on
Average					402	

Too large a gap to fill with incentives - suggest scrap the HCA and really strengthen ODP.

PRE 1940 - restored

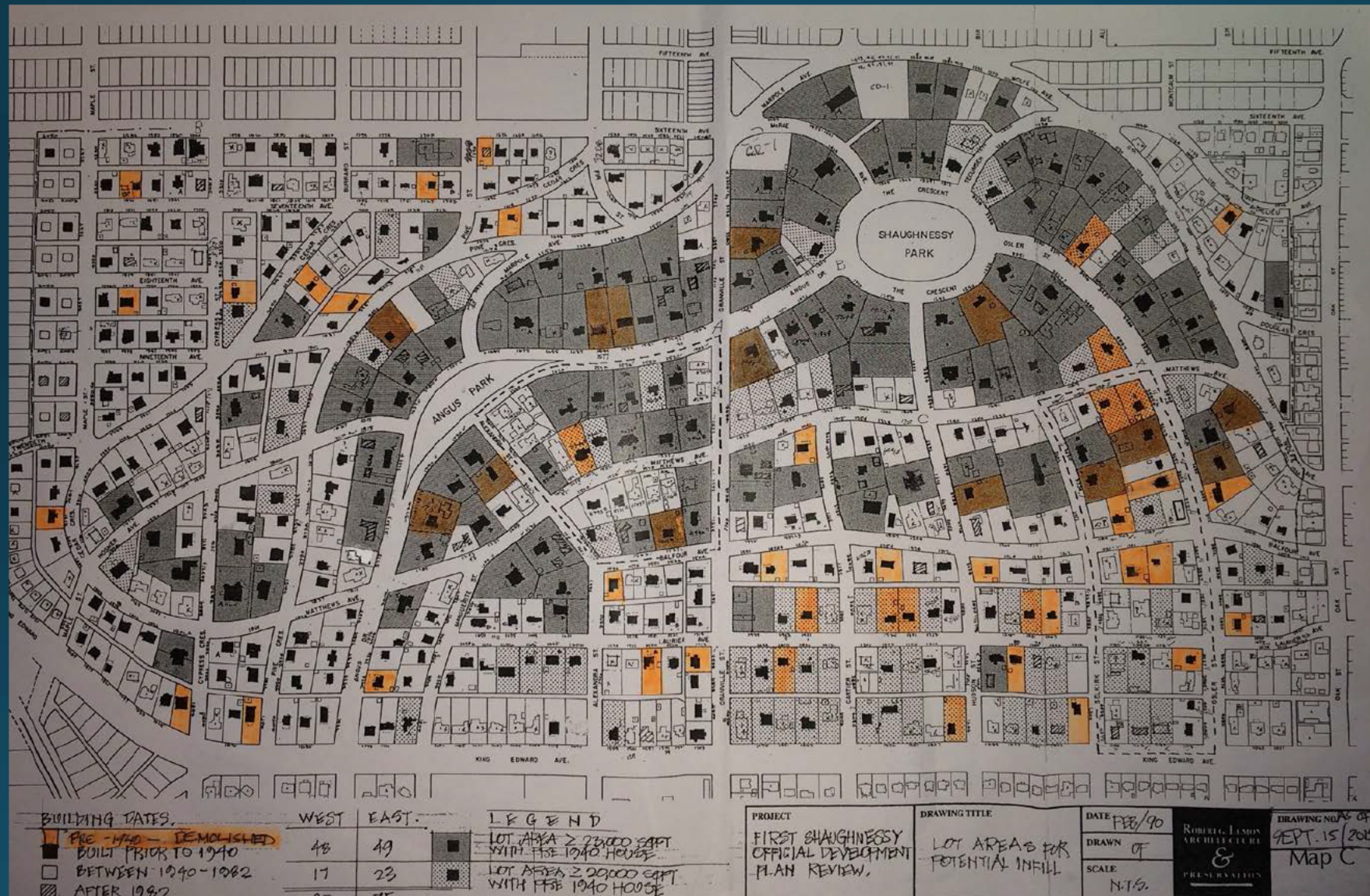
ADDRESS	MONTH OF SALE	YEAR BUILT	LOT SQ. FT.	SALE PRICE	LAND PRICE/ SQ. FT.	
3490 CYPRESS	4/15	1912	21.1	10.1	477	3.5 million renovation
3663 PINE	6/15	1910	22.1	12.0	543	totally restored in 2000
3839 SELKIRK	5/15	1909	10.0	6.9	690	6400 sq.ft. house - complete reno

***understand buyer did not know about moratorium

First Shaughnessy 1982-2015

Heritage demolitions

56 demolitions as of Sept 15/2015



Orange sites indicated meritorious pre-1940's houses that have been demolished

That's 56 out of 371 heritage houses that stood in FSD in 1982

15.1%

Demolition permits have been sought for 19 more heritage houses in FSD



Special Collections Historical Photographs

Front of home at 3990 Marguerite



Front of home at 3990 Marguerite

VPL Accession Number: 11313

Date: 1929

Photographer / Studio: Frank, Leonard

Topic: Dwellings

Streets

Buildings

Location: British Columbia - Vancouver - 3990 Marguerite Street

British Columbia - Vancouver - Shaughnessy

Including these....



And these.....



And these....



And these....



If we allow the demolition of the additional **19** currently seeking demo permits....

That's

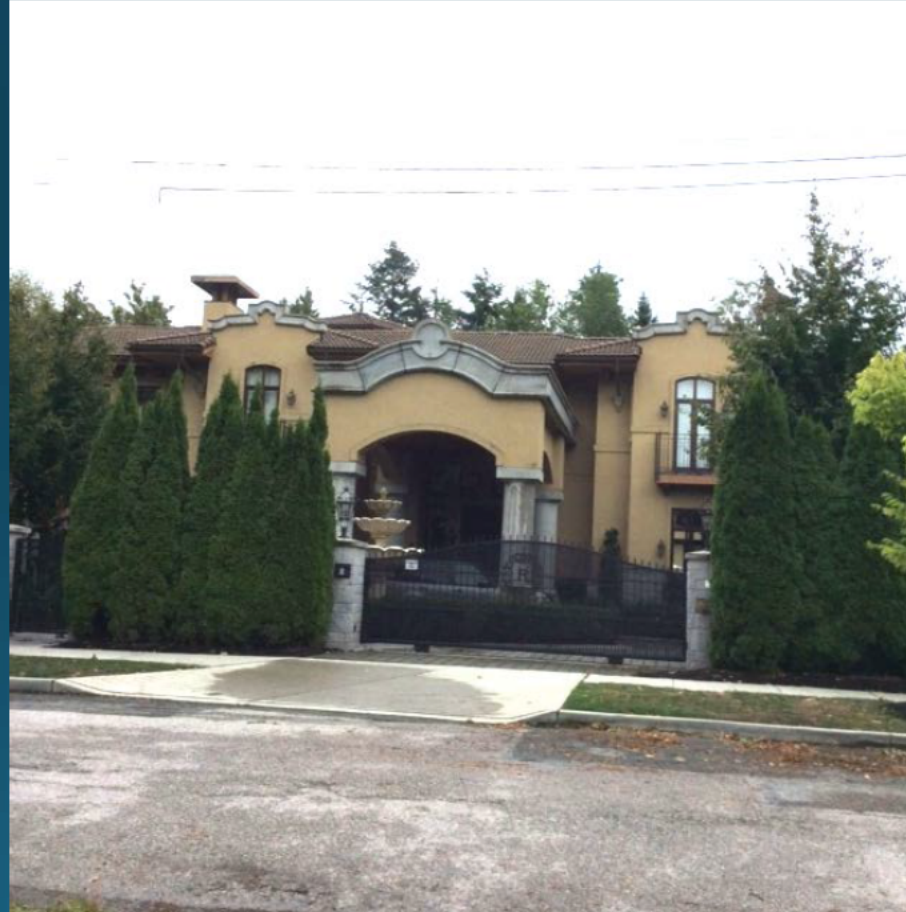
24%

of our heritage buildings lost

Lost due to a subdivision loophole –
HCA designation would have prevented
this.



The result....



Neglected and vandalized, this is the definition of 'demolition by neglect'



This house was lost, along with 17 mature trees and all of the estate-like landscape.



Before



After

Advertised and sold as a development lot. The house was completely original.



The estate-like quality of the neighbourhood is being lost.



Before



After



Now a bare lot on the Crescent.... a heritage estate lost to land speculation



Good conservation can be very lucrative



Before



After

Extra square footage can be added sensitively to existing heritage houses.



We're having to explore less than ideal methods to preserve any semblance of heritage at all....



The following cities have found that Heritage Conservation Areas solve these challenges....

- Toronto - London – Paris – Sydney- Jakarta- Malaysia – Waterloo - Edinburgh – Portland – San Francisco – Victoria – New York – Revelstoke – Perth, Ont. – Perth, Australia – Melbourne – Charleston – Lower Caulfeild – Savannah – New Orleans – Saint John – Kelowna – London, Ont. – Bath – Bristol – York – Canterbury – Newcastle-on-Tyne – Glasgow – Riga – Malta – Kingston, Ont.- Znojmo- Prague – Thuringia – Copenhagen – Cork – Dublin – Belfast – Kitchener – Berlin – Lhasā – Mumbai - New Delhi – Karachi – Tulsa – Ku-ring-gai – Sackville – Fort Langley – St. John's – Halifax – San Antonio - Port Perry – Regina - Alexandria – Boise – Lincoln – Nashville – Omaha - Phoenix – Raleigh – Roanoke – Austin – Boston – Dallas – Memphis – Napa –Portland – Riverside – Atlanta – Cambridge – Philadelphia – Quebec – Singapore – Bloomington – Cartagena de Indias – Madrid – Bologna – San Salvador – Santo Domingo – Warsaw - Port Moody
- 8000+ HCA's in England alone

Specific policy suggestions

- Report back from staff needs to happen within 2 years.
- FSR exemption of basement square footage should be reserved for existing pre-date houses only. Basement FSR in New (post 1940) construction should be included, like every other area in the city. This will add value for those undertaking retention schemes.