

**5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-06-10	16:46	5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	We do not oppose the densification of FSD but we feel we are being forced to agree to a plan that is already decided by the city and we are not going to be given any chance to even understand it, let alone to offer some ideas that would sit better with current SFD owners and residents. We need time to engage professional architects and planners to digest these proposed changes and to help us understand just what the future might hold for us individually. We want to live in this incredible location as long as possible. Can we still live here while a new neighbour builds on each side of us on our existing property, can the densification be done without destroying the wonderful park like settings we have now, can we afford the transition and the final owners costs and taxes when it is all done. We agree that FSD should have infill development and that most of these large properties could easily support 4 to 6 times the people that it does now and still be a vibrant community, in fact maybe even revitalize FSD. We have lived here for 47 years now.	Mitchell Taylor	Shaughnessy	
2024-06-10	09:38	5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	<p>Dear Hon. Mayor Sim and Vancouver City Councillors:</p> <p>I am writing to oppose the current Rezoning proposal for First Shaughnessy District and Heritage Conservation Area ODP.</p> <p>In particular I oppose the following recommendations:</p> <p>“The changes which staff are recommending that go beyond the SSMUH legislation include:</p> <ul style="list-style-type: none"> <li>-proposed amendments to the HCA ODP to repeal the Terms of Reference for the First Shaughnessy Advisory Design Panel to align with Provincial and Council directions to streamline permit review and processing as well as other amendments for procedural alignment.”</li> <li>“ Repeal Terms of Reference for the First Shaughnessy Advisory Design Panel: The provincial policy manual recommends that SSMUH projects in Development Permit Areas (DPAs) not be subject to review by advisory design panels or planning commissions....This amendment also supports permit process improvements by removing the review of development permit applications by the advisory panel.”</li> <li>“Remove clause requiring consideration of submissions from advisory groups, property owners and tenants. This amendment is proposed for permit process improvement. This clause was removed when consolidating the former RS districts into the R1-1 to facilitate more simple approvals and streamline administration.”</li> </ul> <p>Although I do not live in Shaughnessy, its elegant character houses, mature</p>	Hillary Reid	West Point Grey	

trees, gardens, and irreplaceable streetscapes are the jewel in the crown of Vancouver's historic architecture and landscapes. Outside of our city parks, Shaughnessy functions as the lungs of Vancouver, as her mature greenery helps with urban cooling and carbon sequestration.

In my view it is vitally important that most of Shaughnessy, not just First Shaughnessy, be preserved as much as possible because of the charm, heritage value and greenscaping it contributes to our city. Therefore, City Staff and Councillors should be doing everything in their power to incentivise or mandate the preservation and adaptation of these beautiful homes, properties, and their landscaping, and to rigorously maintain Shaughnessy's special Heritage status.

To create further density, most of these spacious homes can be converted into suites instead of demolished. Infill housing should only be added with care or as a last resort due to its impact on reducing the irreplaceable greenscaping in the area. I would like to see much stronger incentives or legislation to preserve or stratify these homes into suites, rather than what currently exists in your revised rezoning proposals.

The preservation of Shaughnessy's historic character should include not weakening but in fact enhancing design guidelines for any new renovations, buildings or infill in this special area. If infill or new housing is to be added, then it is all the more important that an Advisory Design Panel continue to be involved to ensure that these additions fit in with existing neighbourhood character.

Finally, it is my understanding that new Heritage Revitalization Agreements (HRAs) can no longer protect heritage properties. If so, then it is even more imperative that Shaughnessy's heritage zoning be retained.

Toronto, which is facing intense population pressures similar to Vancouver's, has nonetheless retained very stringent heritage protections for Rosedale, a neighbourhood comparable to Shaughnessy. Surely we can do at least as much, when Vancouver has already lost so many of her historic character houses. As a relatively young city, we cannot afford to lose more without becoming a city of bland, boring stock housing whose generic look is mostly driven by developers' land assemblies and profit margins.

Please think again before approving changes in rezoning which will unalterably detract from the heritage and charm of Shaughnessy, Vancouver's most beautiful, distinctive, and irreplaceable neighbourhood.

If you need more time, then I would strongly recommend asking the Provincial Government to delay the implementation of their blanket provincial density rezoning, as several other BC municipalities have already done.

Far too much is at stake for the future of our city to rush this one through.

				<p>Sincerely,</p> <p>Hilary Reid Vancouver BC</p>			
2024-06-10	14:24	5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	<p>Leave your dirty fingers out of our Heritage neighbourhoods including Shaughnessy 1.</p> <p>You can include Bill 44 as well. Have you all lost your minds?</p> <p>Jean Pirie</p>	Jean Pirie		
2024-06-03	15:16	5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	<p>One of the saddest things that can happen to any city is when they get rid of their history or more specifically their older architecture. The older buildings are irreplaceable. It is virtually impossible to try to recreate them once they are gone.</p> <p>Shaughnessy is currently protected by the Heritage Conservation Area and the Shaughnessy Design Panel. These groups work toward saving the character and design elements that are characteristic of Shaughnessy. We are currently in a period where we need more housing in Vancouver but getting rid of the protection of Shaughnessy I feel is very short sighted and bound to have long term negative effects.</p> <p>Limiting the publics ability to be involved with design changes speaks to the autocratic forces we see in a number of places around the world currently. It says out loud that a small group has gained the power to make significant changes to policy and then clearly states that they do not want to hear any disagreements about their chosen route.</p> <p>Many people appear to agree with the current status quo as one can see millions of dollars being spent on rebuilding older Shaughnessy homes. These proposed changes would make a mockery of the money people have spent refurbishing the area and the trust these people put in our civic government.</p>	Dick Ballard	Arbutus Ridge	