

**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
2024-06-13	16:16	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>Report 4: Rezoning Kits RT7-RT9 <a href="https://council[.]vancouver[.]ca/20240528/documents/rr1.pdf">https://council[.]vancouver[.]ca/20240528/documents/rr1.pdf</a></p> <p>Report 5: Rezoning First Shaughnessy District Heritage Conservation Area ODP <a href="https://council[.]vancouver[.]ca/20240528/documents/rr2.pdf">https://council[.]vancouver[.]ca/20240528/documents/rr2.pdf</a></p> <p>This is to express my strong opposition to both of these rezonings. Changes like these should not be rushed through to meet arbitrary and dictatorial provincial deadlines. As our local representatives, councillors should be considering the community instead of blindly following provincial orders. Please ask the province for an extension so proper planning and consultation can be done.</p> <p>If this council was truly “green,” it would be doing everything possible to encourage retention of heritage buildings through additional infill and other measures. Instead, it is encouraging demolition, which means waste to the landfill and increasing greenhouse gas emissions caused by the resulting new construction.</p> <p>A green council would also be working hard to save the mature trees and landscaping that characterize both of these areas. Instead, this council seems all too willing to sacrifice the greenery that protects us from heat domes and makes our city livable to the god of ever-increasing density. Now we see some councillors proposing measures to plant new trees to increase the diminishing tree canopy in this city. Why not just save the mature trees we have?</p> <p>Sincerely, Carol Volkart</p>	Carol Volkart	Dunbar-Southlands	<a href="#">Attachment 1</a>

2024-06-13	12:40	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 Mayor Sim and Council,</p> <p>Only today was I made aware of the unfortunate proposed changes to the First Shaughnessy heritage conservation district. While compliance with provincial legislation can hardly be faulted against the Council, to remove the First Shaughnessy Advisory Design panel would be to dispose of a critical safeguard against rampant profit-seeking developers disposing of one of Vancouver's last well-preserved historical neighbourhoods.</p> <p>Do you think that allowing 4-plexes on enormous Shaughnessy lots would allow for affordable housing? How will this make progress in the City's goals to make housing more inclusive and accessible? Why should we take away Shaughnessy residents' rights to determine what ought to be done with their neighbourhood, which is an immensely valuable piece of Vancouver's history? This evokes the overwhelming sentiment in Vancouver towards paving over the past with new, unaffordable developments and lining the pockets of overseas developers; it conjures memories of the Pantages Theatre and countless other elements of our city's history lost to exploitative corporations.</p> <p>Vancouver City Council, rather than passing blanket motions to upend historic neighbourhoods in a nominalistic attempt to appease media sentiment, you need to give residents agency in how the neighbourhoods they worked hard to build and preserve should be dealt with.</p> <p>Thanks for your time.</p>	Isaac Howie	Dunbar-Southlands	
2024-06-12	16:48	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>Please oppose any amendments requested under Bill 44 for First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP).</p> <p>Why?</p> <p>There are other ways to obtain gentle infills in these areas than by the completely undemocratic edict of Bill 44.</p> <p>The consequences of accepting this amendment will further lower the qualitative livelihoods of those residents living in the districts impacted and quantitatively, it will increase costs for those who want to buy in these neighborhoods.</p> <p>These areas were never built nor meant for that type of density. We don't need this type of density for a "livable" city.</p> <p>Further, schools, parking, &amp; sunshine is already in short supply in these areas. Building more will only make this worse and continue to lower the standards of living.</p> <p>Trees may not be preserved under these changes. What kind of "green city" are we to remove them when there is no requirement to do so?</p> <p>As well, we Metro Van already has a crisis on their hands. The \$2B overage on the Water Treatment Centre with no resolution, shows poor planning and</p>	Kathy Hochachka	Kitsilano	

				<p>even worse execution has hard costs and consequences. Continuing to blindly rezone for higher density in areas that were not meant for that type of density will only make this situation worse – quantitatively &amp; qualitatively. We don't want to have the situation Calgary's water system just incurred. That would be disastrous politically, financially, &amp; for all our health.</p> <p>I also vehemently oppose the Provincial government's one-sided proclamations for these changes with no public input. This was a material overreach. The municipal governments have their jurisdictions and so does the province. I appreciate the Province can change legislation, but the question is, should they? And without consultation? Each should stay in their lanes.</p> <p>Most importantly, there is absolutely NO way building more homes by rezoning these sections will make housing "more affordable". The math will never work no matter what proponents say. And the City knows that: the land, labor &amp; regulatory costs are ONLY going up. We'd be lucky if they stayed stable. They will NEVER come down. Pretending rezoning these areas will help when in fact the opposite will actually happen, (because the land lift will exacerbate land costs - &amp; you already have proof in the Oakridge areas), make this bylaw change disingenuous at best &amp; deceitful at worst to say "this will make housing more affordable by delivering homes faster".</p> <p>Further, because the cost per square foot will only increase, the sizes of those "homes" will be nothing more than shoe boxes. That size will never attract middle income workers, like nurses or firemen, especially those who want and/or do have a family.</p> <p>So please reject this bylaw amendment. Thank you</p>			
2024-06-13	08:17	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>Please do not ruin one of the most beautiful areas of our City, by subdividing the lots. I can not see how this will improve the housing crisis in any way. In fact I don't see how filling our city with glass towers will improve the housing crisis when they are unaffordable for most working people.</p>	Lorna Wilson	Kitsilano	