

To Mayor and Council

I live in Shaughnessy and I am opposed to the Character Home Zoning Review plan put forward by City staff at the Open Houses in November - December 2016. I am not in favour of requiring homeowners to maintain old houses that may not be appropriate for their living needs.

There are many reasons to be opposed to this misguided policy and very few in favor. To begin with:

1. This policy is a waste of the City's time and resources and is in conflict with many of its own policies.
2. It does nothing for affordability. It does not address the real problem which is proper zoning that allows growth of multi-family housing in properly designated areas.
3. It creates a new type of spot zoning which will create conflict with item 2.
4. It is completely opposed to the City's **Zero Emissions Building Plan**.
5. **It creates very strong neighbourhood conflict.**
6. **It will lead to general degradation of individual houses and Neighbourhoods.**
7. It is extremely unfair to the homeowners that will have their equity significantly reduced without any compensation.
8. It lacks *specificity* and sensitivity in that it applies a blanket approach to heritage preservation based on age rather than merit.
9. It has been presented in a fashion that prevents proper debate of the issues. In fact, the City refused to allow any counter opinions to be presented at its open houses.

About the only thing in favour of this policy is that it will satisfy some heritage zealots that have gained far too many government financial subsidies to promote their narrow view of what a city should be. They have been effective, but that does not necessarily make them right.

Yours truly,

Robert Angus