

CHRISTOPHER R. SHACKLETON

January 16, 2017

Councillor George Affleck
City of Vancouver
453 West 12th Avenue
Vancouver, B.C., V5Y 1V4

Dear Councillor Affleck:

Re: Planned zoning changes put forward in the Character Home Zoning Review (CHZR)

I am opposed to the zoning changes described in the Character Home Zoning Review. As with the First Shaughnessy Heritage Conservation Area Official Development Plan, the City is forcing property owners to subsidize its housing agenda, which is fundamentally unjust.

If enacted, these zoning changes will almost certainly erode property owner's equity and place severe constraints on the rights on property owners to modify their property to suit their living preferences.

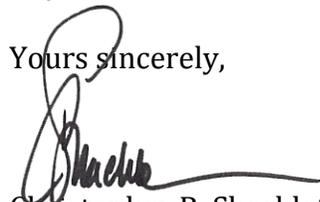
The City seems to be more attuned to the demands of non-resident, non-owners (who have no financial stake and hence nothing to lose) than it is to resident owners who will be left footing the bill.

Many of us who attended the December 6th, 2016 open house on this matter were outraged by the attempts of Senior Heritage Planner Mr. Marco D'Agostini and his superior Ms. Anita Molaro to suppress the expression of opposing views. All Canadians, much less Vancouverites should be appalled by such anti-democratic behaviour regardless of which side of the heritage/character debate one is on.

Densification in existing single family home neighbourhoods will result in loss of green space and hence loss of green-house gas reducing photosynthetic capacity which is clearly counter productive the City's purported reduced emissions objectives.

Finally, the CHZR survey is so methodologically flawed as to render its results entirely invalid. Of these flaws the most egregious are that it can be filled out multiple times by the same person and that it lacks a validation mechanism to ensure that those who claim to be property owners actually are. Clearly this disingenuous construct is by design to allow the City to manufacture the guise of public support.

Yours sincerely,



Christopher R. Shackleton