



Shaughnessy Heights Property Owners' Association

www.shpoa.ca

The SHPOA Board of Directors has become increasingly concerned about the erosion of homeowner property rights in Vancouver. Of particular concern is the City's Character Home Zoning Review which looks at options for the retention of character homes in single-family (RS) zoning districts everywhere in Vancouver.

At the last of the four open houses, which the City hosted, SHPOA was prevented from handing out an information sheet outlining the issues as we perceive them. The information is as follows:

The City of Vancouver is considering re-zoning properties in the following areas: **West Point Grey/Upper Kitsilano, Dunbar/Kerrisdale/Second Shaughnessy/Third Shaughnessy and parts of Arbutus Ridge, parts of Riley Park/Cambie Village/Kensington, Hastings, and part of Grandview**. The City's plan seems to be that, in these areas, there will be penalties attached to building new houses, in the form of square footage, such as reducing the current zoning's 0.7 FSR to 0.4 FSR (for lot size > 8,000. Sf) and 0.5 FSR (for lot size < 8,000. Sf). This applies to **both** pre- and post-1940 houses, namely **ALL** new construction in these areas. Incentives, in the form of increased square footage, allowances for a Multiple Conversion Dwelling (MCD), laneway house or infill, will be offered for the renovation of pre-1940 homes; however, these are very costly to build in Vancouver.

This re-zoning may:

- Result in a significant devaluation of your property;
- Result in single-family neighbourhoods becoming a mix of dwelling types;
- Place severe constraints on the rights of property owners to modify their property; and
- Grant the City extraordinary powers of intrusion and discretionary authority over property maintenance.

PROPERTY OWNERS ARE BEING FORCED TO SUBSIDIZE THE CITY'S HOUSING AGENDA

- The City's premise that there are architectural features of existing pre-1940's homes that cannot be reproduced with new construction is simply not true. Zoning already exists in some areas to ensure the architectural context of the communities is preserved through design guidelines; and
- The City is claiming that a buyer will be able to purchase a pre-1940's home and renovate it to the City's standards for less than the cost of building new. This is simply not true; renovation in Vancouver is extraordinarily costly and building infill or laneway housing is also very expensive.

THE CITY IS ONLY PRESENTING ONE SIDE OF THIS ISSUE AND IS SUPPRESSING THE VIEWS OF PROPERTY OWNERS

- The City is more attuned to the demands of non-resident, non-owners of pre-1940's homes (who have no financial stake, thus nothing to lose) than it is to the resident owners who will be left footing the bill;
- The City is, in fact, expropriating a portion of the value of pre-1940's homeowners equity in its bid to satisfy the preservation element.

THE CITY IS "MANUFACTURING" PUBLIC SUPPORT VIA A METHODOLOGICALLY FLAWED ONLINE SURVEY

The online survey, to solicit opinions for the Character Home Re-zoning Review, is fundamentally flawed:

- Designed to sway results to what the client (the City) wants;
- Lacks validation, is anonymous, and can be completed multiple times by anyone, anywhere. Simply by looking up a postal code, a responder can pretend to be a Westside homeowner; and
- Will be used by the City to "manufacture" the guise of public support.

PLEASE CHALLENGE THE CITY'S OFFICIALS - YOU ARE PAYING THEIR SALARIES

Remember, they are public servants in an elected municipal government and can be contacted by phone or email mayorandcouncil@vancouver.ca and **Elizabeth Ball**, our community liaison councillor eballcoordinator@gmail.com

Some suggested questions to ask regarding the Character Home Re-zoning Review:

- What evidence do they have to support their claims?
- What is the impact on property values?
- What impact will re-zoning have on property rights?
- Why does the City weigh the opinions of non-property owners and lobby groups as much as property owners?
- Will there be compensation for property devaluation resulting from zoning changes?
- Will bylaws force compliance with character requirements for renovations?
- Will the City have powers of intrusion to ensure character homes are appropriately maintained?

YOU HAVE TO FIGHT IF YOU WANT TO RETAIN YOUR PROPERTY RIGHTS

If you are sceptical about our information please refer to the latest Coriolis Consulting Group report:

<http://vancouver.ca/files/cov/Summary-of-Economic-Analysis-of-Possible-RS-Zoning-Changes-to-Encourage-Character-Home-Retention.pdf>