



Shaughnessy Heights Property Owners' Association

August 1, 2018

Dear Mayor and Councillors,

In October 2017 City Council determined that a further extension of the Interim Procedure (IP) should be enacted for one year.

It has become evident that the desired result will not be achieved in that affordability will not be improved but instead that innocent homeowners in 2nd and 3rd Shaughnessy will have their property values (which in many cases represent their life savings) drastically reduced, but without benefit to others.

As an example, we cite one property on [4735 Osler St](#) in 2nd Shaughnessy newly built in May of 2017 and listed at 8.5 million, which to this date has still not sold (more than 15 months sitting on the market) despite successive price reductions to 7.9 million, 7.5 million and now 6.99 million. This house was designed and built in accordance with the City's guidelines under the IP and so included a laneway house, but so constrained were the builders that the result is limited space and small rooms.

Given the high value of the land no prudent buyer is going to consider the purchase of a house limited by the IP, given that the same money will allow for a much larger and more desirable home in another jurisdiction.

Although densification may be desirable in the minds of City Council it is not something wanted by prospective buyers in an exclusive neighbourhood like Shaughnessy. Not all homeowners will use the densification option of a laneway house due to the negative capital gains tax implications and/or the affect on Principal Residence Exemptions.

In fact a laneway house actually serves to reduce the desirability of properties in 2nd & 3rd Shaughnessy since privacy is paramount. The reality is not many homeowners bought in this area to share his/her house with tenants. IP is bad from an environmental and health perspective. Old houses don't meet current fire & seismic and energy efficiency standards. They are very poorly insulated and often exhibit problems of dampness.

No government should have the right to compel an owner to continue to live in an unhealthy home and certainly no penalty should apply when an owner chooses to improve his living preferences by rebuilding a new character house.

Many homeowners in 2nd and 3rd Shaughnessy are part of the Chinese community. This community may require larger homes, often having two or three generations living in a home. Preventing demolition and construction of sensible new homes denies this community and others of their

preferred accommodation and property rights. While it may not be intentional, many in this demographic feel unfairly targeted by the IP.

Our Association asks that the Interim Procedure be rescinded. It is our view that COV's focus on keeping Pre-1940 houses at any cost is problematic for a number of reasons, including :

- 1) IP does nothing to increase affordability or to provide living accommodation for more people;**
- 2) IP is bad from from an environmental and health perspective;**
- 3) Cosmetic appeal is not sufficient to justify the Interim Procedure, especially since new homes built under RS-5 guidelines are more often than not, superior in every respect.**
- 4) IP devalues Pre-1940 properties.**

The value of homes should not be arbitrarily harmed nor should homeowners be penalised in this way, and homeowners are entitled to their property rights. In light of the above points, we ask that you immediately rescind the Interim Procedure.

Yours truly,

**Anthony Chu
Vice President
SHPOA**