

January 19, 2017

Dear Mayor and Councillors,

RE: CHARACTER HOME ZONING REVIEW "CHZR" PLAN

I am a resident of Shaughnessy and I strongly oppose the CHZR plan, as set out by COV staff at the Open Houses in November and December 2016.

Allowing densification as an incentive to keep an old house will destroy the character and charm of the single family neighbourhoods in 2nd and 3rd Shaughnessy and green spaces will be lost. The houses that are densified will have to be brought up to code, the fact is the whole interior of the house is likely to be "blown out" due to COV requirements. The zoning will very likely lead to some older homes falling into disrepair and discourage renewal of the neighbourhoods.

Many older homes are not appropriate for today's lifestyle, are very poorly insulated and may have other problems, including health and safety risks. Why is it that City Council should force a small group of homeowners to maintain a home that is not appropriate or safe? I can think of no fair or logical response.

Residents with deep pockets may wish to renovate their older homes, but it should be their choice. When I asked City staff at the Dec 6 Open House if they had considered giving priority to building permits for homeowners who want to keep and renovate older homes, they said they had not. If you really want to encourage the renovation of older homes, that is the first incentive you should consider.

If the City wants a certain architectural look for some areas then enact design rules for new construction. The RS5 design guidelines have worked well. The architectural features of existing pre-1940 homes can be reproduced with new construction.

This proposed zoning will surely devalue affected homes and cause considerable expense for the homeowners. When I asked City staff at the Dec 6 Open House if the plan would be abandoned if it became clear that most of the homeowners in 2nd and 3rd Shaughnessy do not support the plan, I was told that might not matter. I find this to be a very surprising position.

A small group of homeowners should not be forced to shoulder the burden of maintaining old homes for the "common good". It may be that the COV can pass this zoning in the face of opposition from most of the homeowners, but just because you **can** do something doesn't mean you **should**.

Please do not approve this plan.

Yours truly,

Mary Ann Cummings