



Shaughnessy Heights Property Owners' Association

ANNOUNCEMENT- CITY OF VANCOUVER PUBLIC HEARING SEPTEMBER 19, 2017 COMMENCING @ 6pm.

If you own a pre-1940's home in second or third Shaughnessy, the City of Vancouver has been devaluing your property value and usurping your property rights since the introduction of the Interim Policy in June 2014 by restricting the size of house that could be built on your lot, should you or a new owner decide to replace the old one, and will continue to do so despite concern and opposition from SHPOA.

COV will be considering its report, **Character Home Zoning Review**. This report includes a provision that extends the Interim Procedure (IP)* for another year. The IP effectively downsizes any replacement new houses in Shaughnessy (also much of Dunbar, Kerrisdale, Point Grey, Upper Kitsilano, and Southlands) that are built on a lot that had a pre-1940 house on it.

IF YOU DO NOT SUPPORT THE INTERIM PROCEDURE, PLEASE COME AND SPEAK AT THE PUBLIC HEARING, TUESDAY September 19, 2017 BEGINNING AT 6PM. TO SIGN UP TO SPEAK, GO TO <https://vancouver.ca/your-government/speak-at-city-council-meetings.aspx> If you wish to speak to Council but would require translation services, please contact Anthony Chu at (604)733-2292 or John Wang at (604)763-7363

The following are some suggested speaking points. The COV's focus on keeping character 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.** Surely these goals are more important than retaining every old house. New construction is most likely to achieve affordability and density objectives as it is much less costly and effective than retrofitting old homes to include extra living space for suites or additional generations. Of course, not all homeowners will use the densification options of laneway homes or suites due to the negative capital gain tax implications and /or effect on Principal Residence Exemptions.
- 2. IP is bad from an environmental and health perspective.** Most pre-1940 homes have materials that are not friendly or healthy to the environment or to people. Some older homes have rot and mould, some have no insulation, knob and tube wiring, lead based paint, wood burning fireplaces, we could go on and on. It is not fair to require people to live in unhealthy homes. Environmental objectives are not achieved by incentivizing the retention of unfriendly environmental footprint of pre-1940 homes - it is contrary to the "green" vision of Vancouver.
- 3. Cosmetic appeal is not sufficient to justify IP.** Character can be replicated in new construction and the result is virtually indistinguishable from an older home. New materials are easily as good as, and often superior, to those materials available pre-1940. None of the RS-5 zoned areas requested this "downzoning" as there was, and is, general satisfaction with the RS-5 guidelines. Let's keep and enforce RS-5 guidelines.
- 4. Reducing Landfill is not sufficient to justify IP.** Given what is happening currently with post-1940 demolitions currently occurring in Vancouver to facilitate the construction of multi-family residences, it is absurd to suggest that retaining character homes will reduce the amount of old construction material being landfilled in any meaningful way.
- 5. IP devalues pre-1940 homes.** The net result of the Character Home Zoning Review and the IP for owners of pre-1940 homes is the devaluation of their properties. The City is, in effect, creating two classes of homeowners which is not equitable. Given the negligible benefits produced by the IP, this is not appropriate.

From our discussions we surmise that the COV is only interested in density, affordability, green vision and retaining character - they do not support single family homes, large homes, and increasing the value of your property. We feel it is extremely important for homeowners to speak up at the public hearing.

* To see a full discussion of the problems with the IP please go to our website, www.SHPOA.ca, and click on "Letter to Mayor & Councillors Requesting that the Interim Procedure Be Rescinded".



桑拿斯業主會

公告 – 溫哥華市政府將於 2017 年 9 月 19 日下午 6 點開始召開公眾聽證會

如果您在第二及第三桑拿斯區擁有 1940 年前興建的舊房屋，由於受到溫哥華市政府自 2014 年 6 月所推出的一項暫時政策 (Interim Policy)，包括限制及降低您或新買家想興建新屋面積的影響，已令您的物業價值一直下降及更剝奪了您的物業權。儘管桑拿斯業主會 (SHPOA) 對此表示了關注和反對，市政府仍然不肯取消這項不公平的暫時政策。

溫哥華市政府將會慎重考慮 **特色房屋分區審核** 報告。報告中包括一項規定，將這暫時政策 Interim Procedure (IP)* 再延期一年。這 IP 實際上已降低了位於桑拿斯 (還包括位於 Dunbar, Kerrisdale, Point Grey, Upper Kitslano 及 Southlands) 等地區上擁有 1940 年前興建的房屋土地上可重建的新房屋的大小建築面積。

如果你不支持這不公平的暫時政策，請參加於 2017 年 9 月 19 日星期二下午 6 點開始的公眾聽證會，並發表您的意見。如需發言請於 <https://Vancouver.ca/your-government/speak-at-city-council-meetings.aspx> 進行登記。 如果您想直接向市議會發表意見，但需要翻譯服務，請與 Anthony Chu (604) 733-2292 或 John Wang (604) 763-7363 聯繫。

以下是一些發言要點建議。溫哥華市政府主張不惜任何代價保留特色房屋，這說法非常有問題，原因有以下幾個方面，其中包括：

1. **IP 並沒有為更多的人提高購房能力或提供居住空間。** 當然這些目標比保留每一間古老房屋更為重要。新建築是最有可能滿足購房能力和實現密度目標，因為它比修葺舊房屋，包括為套房或幾代家庭成員增加額外的居住空間更為廉價和有效。由於受到資本利得稅的負面影響和/或業主本身會失去自住主要居所免稅額的影響，很多業主不會選擇採用後巷屋或套房來增加建築密度。
2. **從環境和健康的角度來看，IP 是有害無利。** 大部分 1940 年前興建的房屋所使用的材料對環境或健康存在危害。部分舊房屋已經腐爛並發霉，部分則沒有使用絕緣材料，瓷管舊式電線，牆使用的是含鉛油漆，燃燒木材的壁爐等諸如此類有很多問題。要求人們去居住這些不健康的房屋非常不公平。通過推動保留 1940 年前興建的舊房屋非常不環保。此做法與溫哥華的“綠色”觀念與環保目標背道而馳。
3. **裝飾性外表不足以證明 IP 的合理性。** 舊屋原有的特色可以在新的建築中進行複製，其效果與舊房屋幾乎沒有什麼區別。與 1940 年前可用的材料相比，可以很容易找到同等質量甚至更好質量的新材料。所有 RS-5 分區並沒有要求這種“降低密度區劃”，因為這些地方過去及現在整體上都對 RS-5 設計準則十分滿意。那就讓我們繼續保持並執行 RS-5 設計準則。
4. **減少垃圾填埋不足以證明 IP 的合理性。** 鑒於目前在溫哥華為了興建多戶型住宅而對 1940 年後興建的房屋進行拆除，市政府更建議通過保留特色房屋的方式來減少對舊建築材料的填埋，這種說法非常荒謬。
5. **IP 導致 1940 年前興建的房屋價格貶值。** 特色房屋分區審查和針對 1940 年前興建的房屋業主而制定的暫時政策 (IP) 的最終結果是導致房屋貶值。實際上，市政府創造了兩類業主，這並不公平合理。考慮到 IP 所產生的微不足道的好處，這不公平的暫時政策並不合適。

根據我們與溫哥華政府的討論，我們推測其只對密度，購房能力，綠色概念和特色保留感興趣，他們並不支持單戶住宅，大型住宅以及提高您物業的價值。所以我們認為業主本人在公眾聽證會上發聲是非常重要的。

*如需查看關於 IP 產生各種問題的完整討論資料，請瀏覽我們的網站，並點擊“致市長和市議員的一封信，申請撤銷暫時政策”。