

SHPOA POSITION STATEMENT ON HCA

- Since its incorporation in 1939, SHPOA members have successfully maintained their single-family residences and streetscapes.
- That property owners in Shaughnessy Heights are entitled to the same rights afforded to all property owners and free from the imposition of inappropriately invasive or excessive legal requirements.
- That preservationists and self appointed experts should not be afforded by the City of Vancouver the ability to override an owner's property rights by designating homes as public monuments regardless of any historical merit. The City should work to protect property rights and enable homeowners to maintain their homes of their own volition and according to their own esthetics.
- That any Shaughnessy Heights homeowner desiring heritage designation on their home and property is free to apply to the City.
- That the First Shaughnessy Heritage Conservation Area Official Development Plan be repealed in its entirety as the conversation around heritage, character and preservation in Vancouver has been a cultural one devoid of any consultation with and economic consideration to property owners.
- That Concepts of heritage and character should not be trivialized by being applied too broadly, but rather should be based on measurable objective criteria and applied carefully and judiciously on a case-by-case basis.
- That in the event that homes in Shaughnessy Heights are designated as Heritage Protected Properties, (HPP), by the City of Vancouver, owners must be compensated as provided for under the Vancouver Charter.* The obligation to pay compensation must not be circumvented through the use of the Heritage Conservation Area, (HCA), clauses of the Charter, as this imposes a discipline on the unbridled and inappropriate designation of properties as heritage.
- That the Vancouver Charter be amended to close the HCA loophole that was exploited by the City to circumvent the requirement to pay compensation for HPP designation.

*The Vancouver Charter s.595 provides that if a heritage designation causes a reduction in the market value of the property at the time of designation, Council must compensate the owner, after an application, in an amount agreed upon between the owner and Council or in an amount or form determined by binding arbitration.