



# Shaughnessy Heights Property Owners' Association

“Working to enhance the value and quality of living in historic Shaughnessy”

## Fall 2008 Newsletter

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我們樂意為閣下把此會訊翻譯為中文。請致電 604 733 2292。

### Meet the Next Mayor & City Councillors

The Candidates for the upcoming Vancouver Civic Election will be answering questions. Come and join them to ask about those issues that are important to you.

**Where: The Hellenic Community Centre  
4500 Arbutus Street**

**When: FRIDAY, OCTOBER 24, 2008, at 7 PM**

FREE ADMISSION – REFRESHMENTS - ALL ARE WELCOME

### Shaughnessy Sewer Upgrades

Shaughnessy boasts some of the oldest sewers in the city, but they have held up surprisingly well. Nonetheless, as many readers are all too well aware, problems do occur, sometimes very serious ones. Furthermore, as with most of the rest of Vancouver, the Shaughnessy storm and sanitary sewerage is not separated, thus putting an insurmountable load on the sewage treatment facilities during periods of heavy rainfall, when diluted but untreated sewage is released into the Fraser River, False Creek, and Vancouver's Inner and Outer Harbour.

In an effort to obtain a better long term perspective on the sewerage problems as they affect Shaughnessy landowners and residents, the SHPOA Board struck a committee to investigate the situation and recommend a course of action. The committee determined that it would be helpful as a first step to understand the extent of the problems encountered in Shaughnessy, and approached the City Engineering Department to see if we could work together to get a better understanding of problems and potential problems. We are glad to report that the city has responded enthusiastically. Our first meeting with the representative from the city occurred on September 30, during which it was agreed that we would together circulate a questionnaire to Shaughnessy home owners with the goal of getting a good handle on the nature and severity of problems encountered so far.

By the year 2050 (at the latest) the City is required to have finished the gradual process of separating all sanitary sewage from storm water, but, as important as this gradual upgrade process is, it is also critical to deal with decaying conduits and excessive rainwater accumulations as they occur. It has been known, at least since 1982, that Shaughnessy's sewage system is only just adequate to handle the heaviest rainfalls.

As you may be aware, the Engineering Department has a steady budget designed to permit it to renew and upgrade roughly 1% of the sewers under its jurisdiction every year. Both SHPOA and

the city want to ensure that our district receives the appropriate attention. Your help in filling out the questionnaire, when it comes, will assist us and the city in this process.

### Rats!

There have been reports of an increasing rat population in various Vancouver neighbourhoods, including Shaughnessy. Evidently the folks in King County, Washington have similar problems because their public health department has put together an excellent website. For advice on how to protect your property please visit: [www.metrokc.gov/health/env\\_hlth/rats.htm](http://www.metrokc.gov/health/env_hlth/rats.htm)

### Ecodensity & Laneway Housing

Vancouver City Staff are currently working on a report on Laneway Housing issues and options. This work was authorized by City Council in June 2008, as a priority of the “EcoDensity Action Plan”. Laneway Housing is being considered in all single-family residential areas; however, according to City staff at the September 24th open house, First Shaughnessy is not included because it already has provisions to build infills. At the open houses, those interested in either living in a laneway house or building such a dwelling on their property were asked to respond to a questionnaire.

These smaller houses would be built on top of lane-accessed garages or to replace a garage, depending on the property. There are many issues that must be addressed such as: shading neighbouring gardens; possible decrease in permeable land area; access of emergency vehicles; strata or subdivision of a property; taxes; and parking.

Examples of Laneway Housing can be viewed on the city website [vancouver.ca/ecodensity](http://vancouver.ca/ecodensity) under the heading “What's Next”.

**Information contacts:** email: [ecodensity@vancouver.ca](mailto:ecodensity@vancouver.ca)  
fax: 604-873-7898 phone: 604-873-7707  
mail: 453 W12 Avenue, Vancouver, BC, V5Y 1V4

## Arbutus Shopping Centre Redevelopment

The owners are planning to redevelop this 7-acre site, which at present contains a low-rise shopping centre and ample surface parking but no dwelling units.

The surface parking is to be replaced by underground parking. The proposed apartment blocks are to be up to eight storeys high adding up to 600 dwelling units. There will also be a number of townhouses.

A couple of small green roofs are proposed and a number of trees will be planted, but otherwise there is to be very little green space. There will be stores on the ground floor, some of them facing Arbutus Street. This project will create so much density that the neighbourhood character will be completely changed.

The present shopping centre is a greatly appreciated local asset. It attracts people from much of the west side, especially seniors, who value the safety and convenience of the surface parking.

The local residents are very concerned. They are represented by the Arbutus Ridge Concerned Citizens Association. Please visit their website at [arcca.info](http://arcca.info) for more information.

On July 24th, 2008 City Council passed the following motion: "THAT Council approve the Arbutus Centre Policy Statement (Appendix A of Policy Report *Arbutus Centre Policy Statement*, dated July 2, 2008), as a framework for considering Arbutus Centre rezoning and development proposals."

For the Policy Statement to which this motion refers, please visit: [www.city.vancouver.bc.ca/ctyclerk/cclerk/documents/pe4.pdf](http://www.city.vancouver.bc.ca/ctyclerk/cclerk/documents/pe4.pdf)

## 1402 McRae

During the Public Hearing regarding the rezoning of 3238 Granville Street and the westerly portion of 1402 McRae, some of the speakers asked the City for full disclosure of all financial data pertinent to this Application including the Proforma. City staff admitted to having withheld some of this information and they were even unwilling to disclose it at the end of the public process.

Following the Public Hearing, a few residents living close to 1402 McRae, who were most impacted by this rezoning, appealed to the Supreme Court of B.C., claiming that without full disclosure the Public Hearing should be invalid.

Over a two day period in July 2008 the Judge heard the lawyers' arguments:

1. The position of Counsel acting for the City was that: though there was no full disclosure of financial data to the citizens attending the Public Hearing, the information available to Mayor and Council was the same as the information given to the public. He did not elaborate on the issue of whether this residual information, had it been disclosed, could have affected the outcome of the final vote by our elected officials.

2. Naturally the lawyer acting for the petitioners claimed that in a democratic country all information in a real estate rezoning case should be freely available to the Public. "The proforma

is important; without it citizens cannot challenge the accuracy of the City Staff calculations."

3. The developer was also represented by a very senior Counsel, putting forward his interest with considerable skill.

On August 7th, 2008, The Hon. Madam Justice Loo delivered a lengthy Judgment summed up in the following sentence:

"I am unable to conclude that the City has failed to hold a valid Public Hearing as requested by s. 566 of the Vancouver Charter and the petitioners application is dismissed with costs."

## The New 33 Bus Route

On June 25th SHPOA representatives attended a meeting to express concerns about the proposed new bus route along 16th Avenue. In spite of obvious disapproval from about a hundred local residents, Translink and Coast Mountain Bus representatives told those present that the decision on the bus line had already been made. The bus service commenced on September 2nd.

## Power Pole Politics

In July 2007 BC Hydro contacted the City about replacing 27 steel power poles in the area around The Crescent with 27 wooden ones, complete with guys and anchors. Hydro claimed that the existing poles had deteriorated to the point where there was some urgency in replacing them.

The City's response was to point out that installing wooden poles is contrary to city policy, would be bad neighbourhood politics, and that they would only accept them as a temporary safety measure for a period of 12 months.

The residents affected were not notified of this proposal until September 2<sup>nd</sup> 2008 and drew the matter to the attention of SHPOA. SHPOA sent a letter to Arlene Shwetz, Manager Community Relations at BC Hydro, asking if, instead of installing unsightly wooden poles, they could make use of the existing underground conduit and install underground cables. This would be in keeping with the request from Vancouver City Council that no new overhead power lines be installed.

The SHPOA letter pointed out that it would seem to make economic sense to run the cables underground rather than installing temporary poles and then replacing them a year later. The letter also speculated how something considered an emergency measure in 2007 could take so long to be scheduled.

On Tuesday September 23<sup>rd</sup> 2008, SHPOA representatives, neighbours, and the Manager, City of Vancouver Utilities, met with two BC Hydro employees at the site. Everyone, except the BC Hydro Senior Design Manager, was in favour of underground wiring. This manager was determined that the wooden pole installation would proceed. A complaint has since been filed with the BC Utilities Commission.

## Handyman Referrals

Please contact: [shpoavan@hotmail.com](mailto:shpoavan@hotmail.com)

or write to:

PO Box 62059, #147-4255 Arbutus St., Vancouver, BC, V6J 1Z1