



# Shaughnessy Heights Property Owners' Association

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

“保護及改善桑尼斯區的歷史，物業價值，以及生活品質”

## Fall 2014 Newsletter - 2014年秋季通訊

### Current Board of Directors - 現任董事會成員

Mik Ball - Dallas Brodie Ash - Anthony Chu - Sam Coval - David Cuan - Erika Gardner  
Judith Hansen - Josephine Hui - Peter Kappel - Graham Kedgley - Lori Kozub Hodgkinson - Gillian Kirkby (editor)  
Moshe Mastai - Kathy Reichert - John Wang - Kerri-Lee Watson - Phil Yacht - Lucy Yeung

### DON'T FORGET TO VOTE!

#### Residents of Vancouver, plan to vote in the upcoming civic election!

Support the candidates that represent your hopes for the future of our communities and our city. If you are already registered to vote, you will receive your voting information in the mail from the elections office. If you are not yet on the voters' list, you may register on-line at:

[vancouver.ca/your-government/register-to-vote-in-2014](http://vancouver.ca/your-government/register-to-vote-in-2014)

or phone the City's information line **311** for details on how to register.

**Advance voting:** November 4 – 12 (excluding Nov. 11)  
8am - 8pm

**Voting Day:** November 15th 8am-8pm

For locations, see:

[vancouver.ca/your-government/where-to-vote](http://vancouver.ca/your-government/where-to-vote)

### VANCOUVER MUNICIPAL ELECTION ALL CANDIDATES MEETING

SHPOA is pleased to host an all candidates meeting. This is your opportunity to ask questions and decide whom you wish to support.

**The Hellenic Community Centre,  
4500 Arbutus Street, Vancouver, on  
Thursday, November 6, 2014 at 7:00pm**

Moderator: Peter Kwok

Refreshments will be provided.

### Heritage Action Plan

On September 29<sup>th</sup>, the City hosted a question/answer event with Brian Jackson discussing the city's new direction regarding The Heritage Action Plan in Vancouver.

The city is fully committed to preserving pre-1940s buildings. They are working with developers to get the balance right between density and saving heritage buildings.

The management plan has been developing over the last 30 years and the Action Plan was passed in December 2013. 2014 saw the first in a series of actions with the freezing of tear-downs in First Shaughnessy. The city will be responding to these applications by June 2015 but will be coming forward in phases. Part of the Heritage Action Plan is to speed up the whole permitting process thereby encouraging developers to keep heritage structures. They will develop incentives for preserving buildings and be creative with developers. The city will also compile a new Heritage Inventory list.

Cultural buildings, such as churches and theatres, are being demolished and the city recognizes the importance of maintaining these cultural resources in neighbourhoods.

Vancouver is on the forefront of building codes in Canada and is moving quickly to update the code to allow saving heritage aspects of buildings. For example, this will not require all siding and windows to be replaced. The new code will be proportional, i.e. a bathroom renovation will no longer lead to the whole house having to be sprinkled. Or heritage homes won't have to have all the antique door knobs replaced with lever handles. Heritage

demolition that is done will be required to be a deconstruction process instead with over 70% of the home required to be recycled. There are no businesses established to deal with the materials yet, but this will come.

Demolition by neglect is a problem in Vancouver and the City will be introducing heritage home maintenance standards. The City will be punitive and will be moving very quickly to implement changes on this issue; however, there will certainly be a period of consultation before the plan is finalized.

It is encouraging to feel that heritage is now becoming very important to the City.

Kerri-Lee Watson

### Election Issues and Promises

In light of the upcoming municipal election, SHPOA asked representatives of the main parties to write a brief article for inclusion in our newsletter. We suggested that it might include particular highlights of their platform that SHPOA should know about, or any plans that could have an impact on the Shaughnessy area, or their views on the retention and enhancement of Vancouver's heritage neighbourhoods. These articles are presented unedited, on pages 2 and 3 of this newsletter.

In response to the articles, one of our directors has prepared some pertinent questions. These are printed on page 3 and 4. The next mayor and council will be with us for 4 years, so let's make sure we elect the right people!

## VISION

For the first time ever, council candidates in the November 15 civic election are vying for a four-year term in office, making it more important than ever that they understand the needs and aspirations of communities like Shaughnessy. Vision Vancouver Mayor Gregor Robertson and his council team – which includes Councillor Tony Tang, a former director of SHPOA – have worked hard to ensure that the unique character of this historic Vancouver neighbourhood is protected.

Earlier this year, in the face of escalating numbers of applications for house demolitions in First Shaughnessy, council implemented a freeze to allow city staff to take additional measures to ensure the community plan objectives are protected. The decision was part of a larger heritage action plan that included incentives for heritage protection, a commitment to update the city's heritage registry and an innovative new program to protect character homes built before 1940 from unnecessary demolition. These steps, along with changes to the tree bylaw to increase protection of the city's mature trees, will do a great deal to protect the park-like quality and character of single family neighbourhoods across the city, especially in the three Shaughnessy neighbourhoods. At the same time, newly approved community plans are focusing additional development along arterials, close to transit, taking the pressure away from and offering further protection to single-family zones.

The city has also stood firm against demands from CPR to pay far in excess of the appropriate value for the Arbutus Corridor, a key transportation asset the city went all the way to the Supreme Court of Canada to protect. Regrettably, CPR has begun preparations to restore freight traffic along the corridor, rather than negotiate a reasonable sale price, as it did in Richmond. Mayor Robertson has made it clear he will fight to protect the corridor for green transportation initiatives like bikeways and, someday, a possible light rail alignment, but will not pay a price that could trigger inappropriate development through some of the city's oldest neighbourhoods.

Vancouver has been blessed with a strong economy and a strategic location between Asia and North America. The result is unprecedented pressure for new development that drives up housing prices and threatens to worsen congestion. That's why Gregor Robertson and the Vision council are committed to keep working on housing affordability and new investments in rapid transit, including a Broadway Subway.

The Broadway Subway plan included in the Translink Mayors' Council 10-year plan would extend Skytrain under Broadway from VCC Clark to Arbutus in its first phase, sharply cutting commute times between UBC and our business district on Broadway, which includes one of the most important medical and research clusters in Canada.

This investment, just blocks from Shaughnessy's north edge, is the kind of forward thinking our city needs to balance future growth with the protection of existing neighbourhoods.

All elections are important and this one is no exception. Let's move Vancouver forward with Gregor Robertson and the Vision Vancouver team.

Councillor Geoff Meggs

## NPA

Kirk LaPointe and the NPA are running in the municipal election to bring better management to Vancouver City Hall. The foundation of doing things better is engaging and listening to neighbourhoods. The current mayor and council are facing legal action and conflict because of their approach in Yaletown, Marpole and with local community centres. In Shaughnessy council was forced to respond to community pressure to save the local heritage because development approved by Vision's City Hall did not conform to the neighbourhood's expectations. They had not engaged the community. Neighbourhoods deserve more respect. Kirk LaPointe and the NPA have committed to revamping consultation and listening to neighbourhoods to ensure that unique characteristics are maintained.

Vancouver is a great city, but it is poorly managed. Since Mayor Robertson and Vision took over City Hall six years ago children are going to school hungry, homelessness has increased, housing affordability has decreased, and Vancouver's debt, excluding the Olympic Village, has grown by more than sixty percent. These are issues that an NPA run city would address.

On spending and debt, the NPA will freeze property taxes for at least one year while conducting a thorough review of all spending.

On housing affordability, the NPA will encourage economic growth and the return of head offices to Vancouver so that family incomes which now lag Canadian averages will increase, providing families an opportunity for better housing. The NPA plan also includes quickly studying the impact of foreign investors inflating prices, and enforcing bylaws requiring upkeep when a house is empty.

Vancouver is a great city with natural beauty and engaged citizens. Kirk LaPointe and an NPA led government will partner with local neighbourhoods to ensure that Vancouver becomes even better.

## GREEN

In 2011, Vancouver elected its first ever Green Party of Vancouver City Councillor, Adriane Carr. Over the past three years, Councillor Carr has demonstrated that one councillor working for the public interest can make a difference by serving as a voice of reason at City Hall to protect the neighbourhoods Vancouverites love and to strive for people-centred planning.

At countless public hearings and community meetings over hotly contested decisions, ranging from spot rezoning to the centralization of control over community centres, Adriane Carr has been noted as a councillor who actually listens to citizens and represents their input on Council — a rare phenomenon in recent years.

For the 2014 civic election, Councillor Carr is joined by a team of Green running mates who share her dedication to collaborative, open and accountable government. Running with her for City Council are Pete Fry, small business owner, long-time neighbourhood advocate and former president of the Strathcona Residents' Association; as well as Cleta Brown, Kerrisdale resident and a respected lawyer with a top career, including working in the office of the BC Ombudsman.

## Green continued...

They are joined by Green Park Board candidates Stuart Mackinnon, teacher and former Park Commissioner, 2008-11; and Michael Wiebe, Mount Pleasant BIA Vice-President, successful restaurant owner and former Park Board employee. Green School Board candidates are Mischa Oak, a teacher-on-call who has taught in almost every Vancouver school; and Janet Fraser, PAC leader, parent of three, and co-founder of the Marpole Matters neighbourhood advocacy group.

If elected — especially if Vancouver voters elect the type of City Council they are saying they want in polls and surveys, that is, a Council no longer dominated by one party — the Green Team will be a powerful voice on behalf of citizens and communities.

Central to all the Greens candidates is the need for collaborative, open and accountable decision-making that puts public interest ahead of private interests. To ensure that it will remain the independent voice Vancouver needs it to be, the Green Party of Vancouver is the only party currently on Council with self-imposed limits on both donations and campaign spending, including a ban on donations from developers.

In order for Vancouver to be truly sustainable, we must preserve the things that contribute so much to Vancouver's livability, including fully-funded public schools, improved parks and facilities, and the character and vitality of our neighbourhoods.

Many West Side neighbourhoods, including Shaughnessy, have experienced an alarming rate of loss of character homes in recent years. This represents a tragic loss to Vancouver's collective heritage and neighbourhood charm. It's also a major setback to the city's sustainability and affordability goals.

The greenest and most affordable homes are often the ones already built. Green City Councillors will move quickly to protect older housing stock by updating the Heritage Registry, revitalizing the Heritage Bank, as well as by changing the zoning in single family zones hard-hit with the loss of older homes to allow increased density only if character homes are protected — as is the case in Kitsilano.

Vancouver's population will continue to grow and change, and as it does, the City Planning Department must shift its focus back toward good urban design and genuine collaboration with citizens.

For Green City Council candidates, this means developing a new Official Community Plan with a "livable city" instead of a "growth strategy" as its goal, building on the "neighbourhood visions" that had already been developed by communities under Vancouver's CityPlan process in the 1990s. It also means creating a comprehensively updated zoning map in order to curtail the kind of spot rezoning that has been fuelling speculative investment and development.

We invite you to learn more about all of Vancouver's Green candidates and their complete platforms at [vote.vangreens.ca](http://vote.vangreens.ca). We look forward to working with the people of Shaughnessy.

## COPE

### Shaughnessy is one of many beautiful neighborhoods in Vancouver – let's keep it that way!

COPE is very concerned with the number of homes purchased in Shaughnessy that sit vacant. Further, many of these homes are heritage – having been built more than 100 years ago. These beautiful homes sit vacant, having been purchased as an investment rather than as a place where families can live and grow. Meena Wong, COPE's Mayoral Candidate, has made it very clear where COPE stands on this important issue. Vancouver's real estate cannot continue to be used as a place to 'stash cash'. Meena Wong is proposing a tax on properties that sit vacant. As properties in Shaughnessy sit vacant and fall into disrepair, the entire neighborhood is affected.

Vancouver's heritage regulations must be strengthened to prevent the loss of this city's important history. In Shaughnessy, too many heritage homes are falling victim to the wrecker's ball. Gone in a matter of hours is over one hundred years of history – with all of its character, its record of architecture and its atmosphere. This is happening because the current heritage regulations do not prohibit it. Meena Wong and her COPE team will strengthen Vancouver's heritage regulations so that this activity comes to an immediate halt.

The beauty of Shaughnessy comes not just from its homes but also from its greenery. Majestic trees line its streets. Well-cared for and well-used gardens are everywhere. Vancouver prides itself as a green city. In order to live up to and protect this value, we need to ensure that the green space surrounding a home is maintained.

Tim Louis,  
COPE City Council Candidate

## ??? QUESTIONS ???

### Vision Platform:

Vision's platform article does not contain any reference to improving community consultation or engagement. Does Vision feel that this is unnecessary?

What will be the duration of the 'demolition' freeze in Shaughnessy? Who will eventually decide what houses can be demolished for redevelopment?

Can you explain how 'newly approved' (by City council) community plans for increased arterial density will offer 'further protection to single family zones'?

The CPR rail corridor does not belong to the City of Vancouver. Why, if the City wishes to use it for other purposes, has the City taken the issue to court rather than negotiating an appropriate price for this property?

If 'unprecedented pressure for new development' continues, how will Vision keep housing prices and congestion in check? Does it make sense to the development community to exceed demand for housing in order to reduce prices?

Given that funding of public transportation is a Provincial responsibility, how much control can the City exert over congestion?

How is Vision going to 'balance future growth with the protection of existing neighborhoods'?

## Questions continued...

### **NPA Platform:**

How will the NPA 'bring better management to Vancouver City Hall'?

How will community 'engagement' be improved over what currently exists?

Will the review of City spending be made public? Will the NPA make disclosure of City financial information mandatory?

Is it realistic to believe that incomes at 'Canadian averages' will allow Vancouverites to compete in the current housing market given the inflow of offshore capital?

### **Green Party:**

How will the Green Party accommodate 'collaborative, open and accountable decision making' in City Hall?

Please explain what you view as the need for 'fully funded public schools'? How would you 'preserve the character and vitality of our neighborhoods'?

How is the 'loss of character homes' a 'major setback to the City's sustainability and affordability goals'?

Can you explain your contention that the 'greenest and most affordable homes are often the ones already built'?

What kind of 'increased density' are you proposing in exchange for retention of 'older' homes'?

Would the Green Party be willing to initiate another 'CityPlan process' to shift away from the current 'growth' strategy to a 'livability' strategy?

### **COPE:**

How would your party prevent homes from being used as investments rather than 'where families can live'?

How would properties 'that sit vacant' be taxed'?

How would COPE 'strengthen Vancouver's heritage regulations' to prevent demolitions in Shaughnessy?

What further regulations regarding residential 'greenspace' would COPE put into place?

### **All Party Questions:**

Describe how your party would address the issue of 'affordable' housing in the City of Vancouver?

Describe how your party would address the issue of 'resident engagement' in the planning process for Vancouver's communities.

Describe how your party would address the issues of transparency and conflict of interest avoidance at City Hall.

In order of importance to your party, list the top five priorities you would address if elected.

Does your party believe that City provided services are adequate or inadequate?

Does your party believe that City taxpayers should be funding or subsidizing programs that are the responsibility of other levels of government?

Mik Ball

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\*\*\* JOIN SHPOA TO-DAY! Membership is just \$25 \*\*\*



## Open Letter to SHPOA from Bob Kasting

I often drive through Shaughnessy so when the two houses on the north side of Angus and King Edward went up for sale – the old Mathisen home on the NW corner and the old Sawyer family home on the NE corner, I wondered what would become of them.

If they were in my Point Grey neighbourhood or in pretty much any neighbourhood in Vancouver, other than First Shaughnessy, speculation would be unnecessary. These homes would become bulldozer bait, condemned to rot in the ever-growing landfills—garbage heaps for quite literally millions of tons of wood, stone, and glass – the historic materials that built Vancouver... stone quarried on Haddington Island... wood from trees felled by loggers hired by HR McMillan himself... stained glass created by artists equal to Charles Comfort Tiffany.

Densification is necessary in our rapidly growing city, but not without thoughtful planning and definitely not without the input of impacted neighbourhoods.

Homes all over the city - other than in First Shaughnessy – are vanishing because the municipal government lacks the foresight to protect the unique and historic look, touch and community of our neighbourhoods. The irresponsible lack of regulations surrounding the demolition, design, and other essential parameters of development are notably absent from the minds of our elected officials. Sadly, in the past 15 years, so many of Vancouver's old homes have been destroyed and replaced without consideration or planning.

I am always heartened and inspired by my trips through First Shaughnessy. The homes here - thanks to your stewardship - keep their lovely, old bones. They are rebuilt, sometimes taken right back to the studs, made safe and modernized, while retaining the architecture and heritage that make Vancouver one of the best places to live in the world.

Thanks to your passion about Vancouver and about Shaughnessy, these two old mansions north of King Edward will be returned to a beautiful version of their former glory. Congratulations to everyone involved - particularly to the new owners for their desire to live in and be part of a Vancouver that so keenly values its heritage.

Heritage zoning should be a land use tool of the City of Vancouver to upgrade, beautify, make safe and preserve - not destroy - the traditional, long-standing homes that form our connection to the past and are the bedrock for our future. I know, and you know, that it is possible to preserve Vancouver's beauty, without tearing it down house by house, neighbourhood by neighbourhood.

I believe that the greenest house is the house that already exists. Mega-developments, unregulated demolitions, oversized, unoccupied homes and spot rezoning do nothing for the environment, the City or the people who live here.

I believe there is a tremendous amount of merit in the First Shaughnessy model. As Mayor, I would borrow from this model to apply in other parts of the city. Each neighbourhood is unique, and has its significant heritage. It's time to take action before more homes fall to the bulldozer.

As an independent, I am not the marionette of the big developers who fund the main political parties. I am not managed by powerful special-interest groups or foundations who expect a quid pro quo when they fund a campaign.

Bob Kasting, Independent Candidate for Mayor