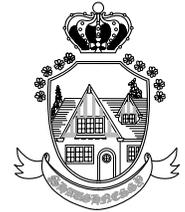


Shaughnessy Heights Property Owners' Association

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



Newsletter

Fall
2006

我們樂意為閣下把此會訊翻譯為中文。請致電 604-730-8223 郭子俊先生。
(For translation of this newsletter into Chinese, please call Peter Kwok: 604-730-8223.)

Future Development of 1402 McRae Ave.



A developer has purchased the heritage property at 1402 McRae Avenue, which currently spans 3 large legal lots stretching from The Crescent down to 16th and Granville. The 3 lots total approximately 100,000 square feet, but only one residence sits on it – an 11,000 square-foot Heritage A mansion built around 1914, plus an adjacent coach house/garage. Current zoning allows for one single-family house per legal lot and, under certain circumstances, one or more infills, but if the developer and the city sign a Heritage Revitalization Agreement (HRA), the zoning and subdivision bylaws can be overridden, thus allowing more units to be built. Right now, the proposal from the developer is to retain the heritage house, move it closer to the Crescent where there is less open space around it (which would take away from what the original architect had planned – a house on a rise with a formal garden to complement it, having a view of the city, sea and mountains), and build 4 additional single family houses of 4,500 to 5,000 sq. ft. each behind it, plus 10 townhouses along the curve fronting Granville and McRae. The City Planning Department has involved us and other stakeholders in a co-design process, to arrive at an appropriate form of development for this property. Neighbours are encouraged to become part of this process. Please contact Mr. Brent Toderian, Director of Planning, at 604-873-7698 or email: brent.toderian@vancouver.ca

Proposal to add an infill on W. 33rd Ave.



Shaughnessy's unique single-family residential character is also being affected by a proposal to add an infill at 1519 West 33rd Avenue, where there exists a 1938 original house, one of two in the Moderne style remaining in the City of Vancouver and listed on the Heritage Registry as Heritage "B". The 14,500 square foot lot would allow an approximately 10,000 square-foot new residence to be built, if the original house is demolished, whereas the owner is now proposing to retain and restore the 3,677 square-foot existing residence and add a 3,581 square-foot infill, for a total of 7,258 square feet. The proposed infill is situated only 2 feet from the rear property line and 3 feet from the side property line, with each property line abutting a lane, and has

Continued overleaf

Proposal to add an infill on W. 33rd Ave. (continued)

a main entrance in the front, thus effectively making the lot look like a subdivided one from the street. Our board has written to the Planning Department expressing serious concern, as it is a violation of the existing single family zoning bylaws, which do not allow for infills and such small setbacks. However, the proposal could be legally permitted if the City and the owner sign a Heritage Revitalization Agreement (HRA). HRAs are equivalent to spot zonings, and piecemeal application of them around Shaughnessy could gradually erode the single-family character of our area. The City may schedule a public hearing on this proposal, but no date has been announced yet.

Filming Activities



Vancouver is the third busiest filming centre in North America, after Los Angeles and New York.

The Mayor has recently convened a task force, and for the purposes of property owners, the most salient objective of it is a review of opportunities to secure production facilities for the film industry and initiatives to reduce impacts of film activity on business and residential neighborhoods.

The city's Film Office operates on a breakeven basis, charging \$100.00 for a permit plus parking fees. New York, for example, allows filming for free. Why this generosity? Because the movies generate business and promote tourism from all over the world.

On the whole, the industry is very responsive to residents and their environs; a poor experience for the residents creates difficulties for the future use of a location. The so-called "hot spots" where the industry has filmed frequently can become irritating to both the filming location and its surrounding neighbourhood. This problem appears to be due to a lack of communication between the city and the industry, and must be resolved by the task force.

If you are considering offering your home as a set or you are being polled for neighborhood support you may wish to consider the following:

- the number of individuals in cast and crew;
- the number of vehicles (they can vary in size from 15' to 65'; average is 35');
- the number of shoots;
- the number of day shoots versus night shoots, and hours for each day; and
- the use of special effects that may be noisy or otherwise irritating.

Request a "walk-through" with crew members at your location. A walk-through is the process whereby the creative team reviews filming activity and its impact on your location.

The Mayor's Task Force will report to City Council in early 2007. In the meantime, if you have any questions or advice please feel free to phone Frank Shorrock at 604-734-3800.

Sewer Back Up

If you have a sewer back up problem and suspect that the City is at fault (more common in First Shaughnessy), Section 294(2) of the Vancouver Charter requires that notice in writing of all claims against the City be filed within TWO MONTHS of the incident date. The City will not pay for damages if your letter is late.

Contact:

City of Vancouver, Corporate Services, Risk & Emergency Management

453 West 12th Avenue, Vancouver, B.C., V5Y 1V4

Tel.: 604-873-7011

Fax: 604-873-7100

Or check the city's website: www.city.vancouver.bc.ca

If the City has received your letter and the claim is not settled WITHIN TWO YEARS, be sure to initiate legal action within the two-year period stipulated in the Limitation Act. Otherwise, the claim will be statutorily barred.

First Shaughnessy Advisory Design Panel (FSADP)

If you are a resident of First Shaughnessy (the part of Shaughnessy north of King Edward Avenue), please consider joining the First Shaughnessy Advisory Design Panel. It is a volunteer committee which advises the Planning Department on any new development proposals in First Shaughnessy, and serves to preserve the unique historical character of the First Shaughnessy District. The panel meets every third Thursday at 4 pm, for 2 to 3 hours. It consists of two architects, two landscape architects, a heritage representative, a real estate representative and eight residents of First Shaughnessy. Four of these resident members are chosen from people who are nominated by SHPOA. If you are interested or would like to suggest somebody to sit on this panel, please contact Katherine Reichert at 604-731-0880.

Do You Know a Good Handyman?



We have members who are looking for qualified and skilled people to fix their roofs, windows, or do other repairs and renovations around their houses, while other members may have had good experience with tradesmen who do such work. We would like to help our members share these contacts. If you know of a good professional to add to our list, or wish to find a tradesman on our list, please email us at shpoavan@hotmail.com. We are happy to pass on these contact names as a service to our members, but for reasons of insurance and liability cannot be responsible for their quality of work or service, or be deemed to have recommended them. You use these tradesmen at your own discretion and responsibility. Please allow up to two weeks for us to respond to your enquiry.

New SHPOA Executives

The new SHPOA board elected the following executives at its May board meeting after the AGM:

- Frank Shorrock, President
- Margaret Knox, Vice President
- Bob Friesen, Treasurer
- Donna Aitken, Secretary

Joining the SHPOA Board

Any member of SHPOA in good standing who is willing to take a responsibility and do some good for our community is welcome to join our board of directors. If you are interested or wish to nominate someone, please contact Frank Shorrock, President (tel: 604-734-3800), with the name, address, and a brief biography of the nominee. SHPOA directors serve on a voluntary basis and do not receive any remuneration.

Contact Us

If you have any questions or comments, please email us at shpoavan@hotmail.com, or write to us at P. O. Box 62059, #147 – 4255 Arbutus Street, Vancouver, BC. V6J 1Z1.

For questions about zoning bylaws and Heritage Revitalization Agreements, please email us at mroburn@telus.net.

Some Useful Contacts

Recycling

To request a replacement recycling can, to report a missed pickup, or to get more information on recycling:

Tel: 604-326-4600

Email: recycle@vancouver.ca

Web: www.vancouver.ca/recycle

Illegal Dumping

To report illegal dumping or abandoned garbage (e.g., mattresses):

Tel: 604-871-6544

Email: stopdumping@vancouver.ca

Web: www.vancouver.ca/stopdumping

Tree Felling

To report trees being cut down without a permit:

Tel: 604-871-6378

Garbage Disposal

To dump large trash items:

Tel: 604-326-4600

Web: www.vancouver.ca/engsvcs/solidwaste

To dump hazardous and electronic waste:

Tel: 604-732-9253

Email: hotline@rcbc.bc.ca

Web: www.rcbc.bc.ca

Animals & Pets

Animal Shelter/City Pound:

Tel: 604-251-1325

Filming Activities

Complaints on filming: first to the production manager, next to the film producer. If not resolved, call:

City of Vancouver Film Office

Tel: 604-873-7595

If all else fails, call:

Gordon Hardwick, B. C. Film Commission

Tel: 604-660-1406

Parking

Parking Enforcement:

Tel: 604-257-8727



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www.shaughnessyowners.com