

Shaughnessy Heights Property Owners' Association

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



Newsletter

我們樂意為閣下把此會訊翻譯為中文。請致電 604-733-2292

For translation of this newsletter into Chinese, please call Anthony: 604-733-2292

Spring 2008

Board of Directors

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- Anthony Chu
- David Cuan
- Bob Friesen
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NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of SHPOA will be held on Monday, May 26, 2008, at 7:30 pm, in the Ballroom of the University Women's Club, Hycroft, 1489 McRae Ave.

Your board requests your approval of the following motions, being amendments to the Bylaws:

Re: Part 5 – Directors and Officers, Section 33:

#1. A Director may be suspended from the Board for conduct considered prejudicial to the Board by the executive committee in a general or special meeting, but shall have the right to appeal such suspension to the general meeting of the Board by notice in writing to the secretary.

#2. Carrying out the work of the Board of Directors effectively requires a commitment to attend all Board meetings as required. Board members who are absent, without excuse, from three consecutive meetings are automatically considered to have resigned their position. In the event such a member wishes to be reinstated, a letter of request must be sent to the Board; the Board shall then make a decision by motion regarding reinstatement as well as any terms associated with a decision to reinstate if such is the decision.

Re: Part 12 - Notice to Members

Section 65: After the words "by mail" add "e-mail"

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AGENDA

- Approval of the Agenda
- Approval of 2007 AGM minutes
- President's Report
- Treasurer's Report
- Bylaw amendments
- Election of Directors
- Any Other Business

SHPOA's New Website

**SHPOA launched its new website,
www.shaughnessyhomeowners.com,
in October 2007.**

The purpose of the website is to provide members and the local community up-to-date information regarding Shaughnessy.

The website includes a historical summary of the area, a useful neighborhood reference page, City of Vancouver First Shaughnessy guidelines and regulations, and details regarding SHPOA roles and responsibilities. The Neighborhood News section on the home page, updated on a regular basis, is intended to keep members informed of important current events that impact our community.

Please feel free to email SHPOA at shpoavan@hotmail.com regarding other relevant information that you would like to see added to the site.

We urge you to visit www.shaughnessyhomeowners.com on a regular basis.

** The following articles are contributed by various SHPOA members and a friend of Shaughnessy, and may contain some personal opinions **

EcoDensity

Mayor Sam Sullivan introduced the concept of EcoDensity in June 2006, and city council unanimously supported the initiation of this program. The City of Vancouver defines EcoDensity as "how density, design and land use will contribute to environmental sustainability, affordability and livability."

The fall of 2006 saw citywide meetings, workshops and events to introduce EcoDensity to communities around the city. The city planning department, under the director of planning, Brent Toderian, worked to create a plan called the EcoDensity Charter which would apply these process and principles of EcoDensity in the city. On November 20, 2007, Vancouver City Council received the second draft EcoDensity Charter along with the draft Initial Actions and referred it to public consultation. Over 150 speakers attended seven evenings of

public hearings, culminating with the city council decision on April 15th.

On April 15th, the council voted to have a third revised draft of the EcoDensity Charter written by the planning department. The third draft will have greater clarity and detail but the Initial Actions will not change. The draft will be available on the city's website on May 13th, to provide four weeks for public review and gathering of opinion through written comments only, before the final vote by council on June 10th, 2008.

Please watch the SPHOA website and the City of Vancouver website (vancouver.ca/ecodensity) to keep informed of this Charter, as it will have a major impact on Shaughnessy as well as the rest of the city. Any concerns should be immediately sent after May 13th to the mayor, councillors and planning department. This will be your last chance to contribute comments and concerns before the EcoDensity Charter is adopted through out the city.

HOW CAN ECODENSITY AFFECT SHAUGHNESSY?

1. Change the character of our single family zoning from RS-5 to a new zoning, which allows increased density if green building technology is incorporated.
2. Allow infill housing on laneways such as incorporating garages as infill housing, regardless of lot size.
3. Incorporate new mid-rise housing and density along arterial roads.

Adopting EcoDensity living as suggested in the city EcoDensity brochure: Live in a new green technology built converted garage with a planted green roof. Use recycled water and shared urban food gardens. Plant edible landscaping (no mention about this attracting skunks). Walk or cycle to work and to nearby amenities such as the grocery store, library, community center and transit. Do not own a car. Where would you park it anyway? Remember the garage is gone. Compost and recycle most of your waste. Use solar and wind power for energy systems. Fruit trees planted in parks could provide more food. Lastly, feel good that you "have the chance to put Vancouver at the forefront of green and affordable living well into the future."

Contacts to find out more about EcoDensity:

Website: vancouver.ca/ecodensity

E-mail: ecodensity@vancouver.ca

Phone: 604-873-7707

Arbutus Shopping Centre

The owners are planning to develop this 7-acre site, which at present contains a low-rise shopping centre and ample surface parking but no dwelling units. Most of the surface parking is to be replaced by underground parking. Several ten-storey apartment blocks and a number of townhouses, adding up to as many as 700 dwelling units, are contemplated. A couple of green roofs are proposed between the towers, 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, if carried out, will create so much density that the neighbourhood character will be completely changed.

At its May 3, 2007 meeting, the Council accepted the developer's offer of \$397,000 to cover the cost of the planning program for the project. It includes \$220,296 for staff costs. Since then, the city has held a couple of information meetings with the neighbours.

The present shopping centre is a neighbourhood asset. The Safeway store attracts people from much of the west side, especially seniors who fear underground parking and value the security and convenience of the surface parking. The area residents are extremely concerned.

In 1998, a proposal to build 146 dwelling units in two blocks on the parking lot was rejected by the city following strong neighbourhood opposition to such densification. The current proposal asking for the 700 dwelling units is a recent development seeking justification from the ARKS Vision report and it is reinforced by the city's current relentless pursuit of EcoDensity.

For more information please look up:

<http://www.city.vancouver.bc.ca/ctyclerk/cclerk/20070503/documents/pe4.pdf>

<http://vancouver.ca/commsvc/planning/arbutuscentre/index.htm>

No More Democracy in Vancouver?

Vancouver City Council has approved the rezoning of 3238 Granville Street and a westerly portion of 1402 McRae Avenue to CD-1, to build 16 townhouses with underground parking for 50 cars, necessitating in the massive cutting of 96 mature trees, some of what will be saved if the First Shaughnessy zoning is adhered to. In return, the Heritage "A" listed Nichol House, which sits on 1402 McRae, will be designated and rehabilitated through a Heritage Revitalization Agreement. The Granville lot is a wooded empty lot where the building of only a single-family house would have been permitted under the First Shaughnessy District zoning, had Council not rezoned it. This proposed development is in stark contrast to the heritage character of First Shaughnessy. It is against the intent and spirit of the First Shaughnessy Design Guidelines and the First Shaughnessy Official Development Plan, which were enacted after a careful study by a large group of people and experts in the early 1980's to protect and preserve the single-family, pre-1940, estate-like heritage character of First Shaughnessy and to prevent rezoning to CD-1 to build townhouses.

During the public hearing process, the Councillors received 427 letters against the rezoning, and only 4 letters in support (i.e. over 99% opposition). A large group of informed people with pertinent and hard hitting factual reasons also spoke at 4 public hearings to tell Council why this application should be rejected.

Despite all this and despite the fact that certain relevant financial information and documents about this proposal were not disclosed to the public upon repeated requests, Councillors Suzanne Anton, Elizabeth Ball, Peter Ladner and B.C. Lee voted in favour of this application, against the wishes of the overwhelming majority. Councillors Kim Capri, George Chow and Heather Deal supported the neighbours and voted against it. Three Councillors who were either on leave or sick at the first public hearing were not allowed to participate in the voting. Mayor Sam Sullivan did not cast his vote. The motion proposed by Councillor Suzanne Anton to approve this application was carried, with 4 votes for and 3 against.

Does democracy still have any meaning in this city?

—Angela Woo

Heritage Revitalization Agreements & CD-1 Rezoning in First Shaughnessy

City Council has recently approved a development project at 1402 McRae using a Heritage Revitalization Agreement (HRA) and a CD-1 rezoning, which disregard many of the provisions of First Shaughnessy Official Development Plan, the existing zoning by-law for First Shaughnessy District. What are HRAs and CD-1s intended to do for our city, and do they achieve their goals?

The intention of an HRA is to protect and preserve heritage, and some HRAs have done just that. Unfortunately other HRAs have produced unintended consequences. They allowed spot rezoning in the middle of residential areas and give developers opportunities to purchase heritage buildings and then ask for lucrative concessions from the city in return for not demolishing them. Then they sell for a quick windfall profit, while residents continue to pay increasingly high city taxes.

Owners of pre-1940 buildings which are on the Vancouver Heritage Register may ask for an HRA. Those owners who live in their heritage houses do not want HRAs, as they require heritage designation which limits options and may reduce the market value of the properties.

However, a developer owner of a heritage building may want to demolish it and to replace it with a bigger one, which he can sell for profit. To prevent such destruction of heritage, the city offers inducements, including extra density, abatement of development levies and reduction in property taxes. They all add up to many millions worth every year. The Vancouver Charter has facilitated this by allowing the city to sign an HRA contract with an owner, which overrides the zoning and subdivision by-laws.

There are no legally defined limits to the extent of the variations of the by-laws permitted by HRAs, so that they are left to the discretion of the planners and the City Council. The same applies to CD-1 rezoning. Both allow the owner to obtain extra relaxations, including more floor space and height, as well as a reduction of setbacks.

Since 1995, many HRAs have been signed in Vancouver, but so far there has not been an adequate study made of their results. Five HRAs have been granted in First Shaughnessy. None of them seem to have adequately protected the original heritage.

The HRA for 3689 Selkirk (Rosemary) turned two large lots into three, so that one lot was carved out on each side of the heritage house. The new lots were then sold. One of them had a house built years later. The other lot now has a glass and concrete structure which is very visible from the street. Neither was built in conformity with the HRA. The heritage house was preserved, but the estate character of the property was destroyed.

1638 Marpole was subdivided into two lots, allowing a new "infill" which is larger than the heritage house. The original estate character of the property has since been altered by a fence and hedge between the two.

The HRA for 1234 Matthews amalgamated two lots into one, so that the heritage house could be moved to Selkirk Street, and an "infill" with 11,000 sq. ft. - three times the floor space of the heritage house - was to be erected. It has not been built yet.

3338 Granville preserved a Heritage "A" house, but allowed an office building to replace a Heritage "C" house.

3838 Cypress (Greencroft) allowed two infill houses, added dormers to the attic making it top heavy, demolished the historical ballroom, and virtually destroyed the remaining heritage garden facing Matthews Avenue. The owner was given 38,500 sq. ft. of transferable density. This project was opposed by a strong majority of neighbours. Subsequently, a three-year moratorium on similar projects in First Shaughnessy was imposed.

The proposed HRA for 1402 McRae Avenue (Nichol House) received City Council's approval on April 1, 2008. At the same time, Council also approved rezoning of its adjacent lot from First Shaughnessy District to CD-1, to permit construction of 16 very visible townhouses at the corner of Granville Street and 16th Avenue. This will preserve the heritage house and will reconstruct the rose garden in the front, but it will destroy much of the heritage streetscape. This very controversial decision was strongly opposed by an overwhelming majority of Shaughnessy residents.

Each CD-1 zoning is different, and there are several hundred of them in Vancouver. They ignore the preexisting residential district zoning and may allow apartment towers and large commercial developments in previously single or two-family areas.

Two properties were rezoned to CD-s in First Shaughnessy before HRAs were introduced. The first was the townhouses next to the University Women's Club. Fortunately, they are not visible from the street. The other is at the NW corner of Matthews and Wolfe, where the City subdivided the lot into two, to allow an additional house to be built as compensation for the owner for preserving the heritage house.

There have been several instances of pre-1940 buildings being added to the heritage register at the same time as they were given an HRA. Why were they not on the Heritage Register before? Is it because the register is in bad need of updating, or is it because the city is prepared to give an HRA to any owner of a pre-1940 building? There are already over 2,000 properties on the Heritage Register which are scattered over much of the city, and they are all vulnerable to spot rezoning when an HRA is granted.

HRAs are popular with developers who can buy pre-1940 buildings, ask to have them put on the register and then demand compensation for not demolishing the existing heritage house.

Shaughnessy, Gateway to a Sanctuary

Is Vancouver a gateway to a healthy living style as often promoted, or a repetition of mistakes made before in other international centres of the world?

The decision by City Council to allow a townhouse development at the corner of 16th Ave. and Granville Street is not just about townhouses and trees.

I have lived in various metropolitan centers in the world but chose Vancouver as home, as it incorporates aspects of city culture, living among green spaces within the city, and nature surrounding the city. This once-in-a-world setting makes living in an urban setting more natural and sane, allowing for an overall healthier lifestyle. As a former European, I witness many Canadians who are not aware of the world-class treasure we live in. We live in a unique jewel where civilization can live beside nature in mutual respect. We resonate with the outdoors; it calms our minds from the stress of everyday living.

In the last three years I have been shocked to witness the ruthless increase of negative urbanization through so-called densification. More and more green spaces have been eliminated

in the interest of profit. This disappearance of trees and green spaces will undoubtedly diminish our air quality. We will not be far away from losing popular health promoting events such as the Sun Run and the Vancouver Marathon.

My brother is no longer able to jog at midday in Hamburg, Germany, as there is a ban on doing so between 12 noon and 2pm from June until August. This was instituted by the government to reduce the rate of respiratory illnesses due to pollutants. He was exhilarated to be able to run through the streets of Vancouver with the green areas and single-family homes on garden lots. He envies us as he sees what Germany has lost by densifying centers and cutting greens, which once they are gone, they are gone forever.

In Europe, a city planner named Lafrenz did a study in 1992 showing that, if a green space is removed, the air quality drops by 80% in the surrounding area. He determined that every city needs a set of green space arteries, enabling the fresh air and the pollutant air to exchange and move fresh oxygen to the city core, enhancing the air quality.

As a Vancouverite, I feel we have a responsibility to maintain this natural resource for future generations and not destroy them for the profit of one.

Trees are important in purifying the air, and they also create a soothing atmosphere, which in turn has a relaxing effect on our nervous system. Our urban nervous systems are already stretched with the increase of stress in our hectic city lives. In my practice in the Hycroft Medical Building, I see the numbers of people who are unwell due to unhealthy stress and poor air quality.

As a former urban planner and current health professional, I see the acute necessity to preserve green spaces to maintain healthy living styles for urban persons. The cutting of trees increases airborne pollutants, noise levels, and carbon dioxide levels in the air. This in turn creates irritation in the airways of all living creatures, affecting our nervous system in a negative and stressful way, depleting our already challenged immune systems.

Vancouver offers a unique chance for us to learn to truly live in a healthy environment by incorporating our natural resources with our urban setting. This would even save expenses in health care and raise the quality of living overall. Nature is regarded as the ultimate balance from which we replenish our wellbeing.

The gateway to Shaughnessy holds the potential to make the right choice for generations to come and enjoy nature within the urban spaces. Vancouver could be the most livable city in the world, and as such, be a showpiece to the world, beautiful, inspiring, and filled with healthy air.

Let us make the right choices in Vancouver, and each one of us together can help to make this difference.

—Vanessa Weibel, a concerned citizen

Property Tax

As a resident of Shaughnessy, you no doubt are aware that City Council has decided to shift some of the tax burden from business to residences, thus increasing the taxes you will pay.

This may have been justified, but as residents, we must be vigilant and ensure that this does not go too far, and that we as residents are not left bearing too much of the cost of operating the City.

Even more serious is the challenge of getting the City to address the cost of its operations. We have tried for years, without success, to get them to do some cost cutting and improve productivity. Each year, they simply go with the approach of increasing the budget and our taxes. This simply is not good enough. It is time the City have a look at what it costs to operate and ensure that as citizens we get value for money.

—Graham Kedgley

Muses from the Prez

OLDEST HOUSE IN SHAUGHNESSY

Planning walking tours of Shaughnessy, I asked board members if they knew which one is the oldest house in Shaughnessy. Drawing a blank, I jogged off down to Kits Point, past the Maritime Museum, Planetarium, and into the office of the Vancouver City Archives at 1150 Chestnut Street.

A smashing building, great view, bright and welcoming, with a staff equally as friendly. Oldest building in Shaughnessy? I asked. No immediate response. They did know the oldest building left in Vancouver –Hastings Mill and Post Office, 1865.



Shaughnessy? Glen Brae and Hycroft, 1909-1910? A real estate printout produced 1799 Cedar Crescent (1905). However, the oldest apparently is 1703 Cedar Crescent (1901). Well, so far, any takers?

BOOKS

Ah yes, the visit to the City Archives had me spending money on books:

“Eyes of a City” – *Early Vancouver photographs 1868-1900*, \$10.38

“False Creek History” – *Images & Research Source*, \$8.49

“Port Watch” – *Historical Ships in Vancouver Harbour*, \$4.72

These books are mint and 22 years old (published in 1986). Used copies of the very same books are offered for sale on line at much higher prices.

Try not to inscribe a message to the recipient; it just reduces the value of the book. If you can have the book signed by an author, great, but just the author's signature –no dedication or messages.

—Frank Shorrock

Some History

extracts from the book “Street Names of Vancouver”
by Elizabeth Walker

Before the arrival of the CPR, “Vancouver” was a logging village one block long. The influence of the CPR is reflected in the many street names with CPR associations: Abbott, Baillie, Beatty, Bodwell, Cambie, Hamilton, Manson, Salsbury, Shaughnessy, Stephens, Strathcona, Angus, Hosmer, Matthews, Nanton, Osler, Creelman, McNicoll, Ogden, and Whyte.

Lachlan Hamilton (1852-1944), Land Commissioner for the CPR, decided to name a group of streets in District Lot 526 after trees: Alder, Arbutus, Balsam, Cedar, Cypress, Fir, Hemlock, Maple, Oak, Pine, Spruce, Vine, Willow, and Yew.

According to Major J.S. Matthews, former city archivist, Hamilton was going out of town and instructed his draftsman

to alphabetize his list of trees before they were added to the new drawing laying out Vancouver street names. To his dismay, upon his return, he discovered that the draftsman had failed to alphabetize the tree names, and it was too late to change the drawing.

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 4pm, 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 the 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.

Raccoons

Raccoons are attracted to urban areas by plentiful food supplies and living spaces. This can cause problems for people, as raccoons build dens in chimneys, attics, sheds, under porches, and in other spaces. If you suspect you're sharing your home with raccoons, then we recommend the following:

- Try to find where the animals have been entering. (The entrance to a typical raccoon den is between 18 and 43 cm in diameter.) To verify, sprinkle flour around it and watch for footprints. Alternatively, stuff the suspected entrance with a rag and see if it gets removed.
- If you find you do have some unwelcome guests, encourage them to leave by using strong odours, lights, or loud sounds. Use a bright light to illuminate the raccoon den, hang ammonia-soaked rags in or around the entrance, or leave a blaring radio nearby tuned to a talk-radio station.
- Remember that, between March and June, young raccoons that are not yet mobile enough to leave a den may be present.
- The best way to ensure raccoons don't return is to remove the incentive: ensure that garbage cans have tight-fitting lids, and that entrances into attics, sheds and other spaces are sealed. Also, keep pet food indoors, barbecues clean, and wherever possible use enclosed composters.

A Sample of Recent Real Estate Sales in Shaughnessy

ADDRESS	SOLD PRICE	SOLD DATE	BR	BATH	SQ.FT.	YR. BLT.
4510 Osler	\$2,800,000	03/24/08	5	5	5,026	2000
1050 Laurier	\$2,010,000	03/04/08	4	2	2,362	1952
4361 Marguerite	\$3,150,000	02/12/08	6	7	5,056	1992
1459 W. 40th Ave.	\$1,645,000	02/03/08	5	5	3,170	1927
1109 Devonshire	\$1,650,000	01/24/08	3	4	4,650	1926

Annual Financial Statements

S.H.P.O.A.

STATEMENT OF RECEIPTS & DISBURSEMENTS FOR THE YEAR TO FEBRUARY 29, 2008

	<u>Feb-2008</u>	<u>Feb-2007</u>
RECEIPTS	\$	\$
Membership	4,985.00	5,420.00
Interest	593.91	506.31
	<u>5,578.91</u>	<u>5,926.31</u>
DISBURSEMENTS		
Board Meetings	586.70	558.75
AGM and Newsletter	1,389.23	2,214.29
Office Expense	125.08	299.11
Website Expense	1,992.05	--
Bank Charges	14.32	146.23
Legal	88.00	88.00
	<u>4,195.38</u>	<u>3,306.38</u>
Receipts less disbursements	<u>1,383.53</u>	<u>2,619.93</u>
Bank Account:		
Opening balance	22,119.14	19,448.96
Closing balance	<u>23,502.67</u>	<u>22,119.14</u>
Balance comprised of:		
Term deposit	17,038.69	16,448.66
Bank balance	<u>6,463.98</u>	<u>5,670.48</u>
	<u>23,502.67</u>	<u>22,119.14</u>

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, BC Film Commission

Tel: 604-660-1406

PARKING

Parking Enforcement:

Tel: 604-257-8727



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 Graham Kedgley (tel: 604-681-3758), 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
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Vancouver, BC. V6J 1Z1