



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

**CURRENT BOARD OF DIRECTORS**

Bob Angus	Graham Kedgley	William Lim	William Steen	Angela Woo
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(Chinese Translation of the complete Newsletter will be available upon request)  
(如有需要取得此份會訊的中文翻譯版，請與我們聯絡)

**Notice of Annual General Meeting**

The Annual General Meeting of our association will be held on May 19, 2005, at 7:30 pm, at the Lower Hall, Saint John's Shaughnessy Church, Granville Street at Nanton Ave.

**AGENDA**

APPROVAL OF AGENDA AND 2004 AGM MINUTES  
PRESIDENT'S REPORT  
TREASURER'S REPORT  
ELECTION OF DIRECTORS

**SPECIAL GUEST SPEAKER**

**MURIEL HONEY**

Manager, Film & Special Events Office  
City of Vancouver  
on

**“MOVIE FILMING IN SHAUGHNESSY”**

Please visit our website:

**[www.shaughnessyowners.com](http://www.shaughnessyowners.com)**

**It is continuously updated and contains the most up-to-date information on the various issues facing our community.**

**York House School Expansion Rezoning Application**

As this newsletter goes to print, a public hearing on this matter may be called at any time. Let us take this opportunity to summarize the background on this issue.

In October, 2002, we learned of York House School's plans to expand its facilities beyond what its current zoning allows, and of its neighbours' serious concerns regarding school-related traffic and parking in the area, which have been made worse because the school did not live up to certain commitments made to the neighbours in 1992 regarding regulating traffic and parking, when they last applied for an expansion. The resulting excessive traffic and parking have been borne by the neighbours in the form of congested streets, blocked driveways, blocked garages, etc. Yet, York House School proposed to add a 350-seat underground performance theatre with no additional on-site parking for its guests, and no limitation on the frequency and intensity of its use, as well as build numerous additional rooms that could be used as classrooms, and asked for an increase in enrolment of 25 students.

The neighbours do not object to the school's improving its facilities. All they ask is that legally enforceable restrictions be imposed on the use of the proposed theatre where additional traffic and parking would be generated, and having the school accommodate their parking needs on their own site. The school has repeatedly rejected these demands. We tried to bridge the gap between the neighbours and the school for over a year, but were unable to obtain guarantees from the school to protect the liveability of the neighbourhood, and their representatives were sometimes evasive or misleading in giving us information.

In May 2003, the school issued a letter to its neighbours promising to limit the use of their proposed theatre in an upcoming Good Neighbour Pledge, yet when they filed their rezoning application in November 2003, their proposed Good Neighbour Pledge omitted this critical area altogether, and also omitted any mechanism for future resolution of issues with neighbours.

**SHAUGHNESSY HEIGHTS  
PROPERTY OWNERS' ASSOCIATION**

Receipts and Payments and Fund Balance

March 1, 2003 to February 28, 2005

<u>Receipts</u>	Feb 2005	Feb 2004
Membership Dues	5,080.00	3,806.00
Interest	229.71	343.22
	<u>5,309.71</u>	<u>4,149.22</u>
<u>Disbursements</u>		
Meeting Room	561.75	641.75
Newsletter	2,668.60	2,147.71
Legal	1737.35	107.95
Miscellaneous	278.28	396.74
	<u>5,245.98</u>	<u>3,294.15</u>
<b>Receipts less Disbursements</b>	<b>63.73</b>	<b>855.07</b>
Bank Account:		
Opening Balance	19,903.07	19,048.00
Closing Balance	19,966.80	19,903.07
Balance comprised of:		
Term deposit	15,568.33	15,340.98
Bank Balance	4,398.47	4,562.09
<b>Total Funds</b>	<b><u>19,966.80</u></b>	<b><u>19,903.07</u></b>

Over the last two years, due to strong neighbourhood objection, York House School modified their expansion proposal slightly, adding 22 on-site parking spots and a non-binding mediation mechanism, listing sample uses of the proposed theatre, and dropping their request for the increased enrolment “at this time” (in their own words), but their plans still call for building all the facilities to accommodate the increased enrolment, and still contain no legal enforceability on their promises regarding traffic and parking, or any limit on the frequency or intensity of use of the proposed theatre. The school is also unwilling to accept any penalty for future bylaw infractions or for breaking their promises to the neighbours. During the past year, they have even hired a consultant to help their application succeed.

The York House site is already one of the most densely developed in all of Shaughnessy. Some other schools have expanded by acquiring another site and moving part of the school to the new site (such as moving the senior school in the case of St. George’s), so that the traffic and parking problems on the original site could be lessened with its reduced density, but York House has consistently refused to adopt this solution. If their proposed expansion is allowed to proceed, the heavy traffic and parking now endured by the immediate neighbours may intensify and spill out to a much wider area, or occur more frequently in evenings and on weekends, and a precedent will be set by allowing a high density development right at the center of Shaughnessy, accompanied by high volumes of traffic and parking into a quiet residential area. Such a precedent may signal that the same thing could be repeated in other residential areas around schools, churches and the like. While recognizing the school’s needs for facility improvement, our association’s mandate, first and foremost, is to protect the liveability of our neighbourhood. As such, we support the York House neighbours in opposing the York House School rezoning application, and we urge all our members to write to the Mayor and Council, as well as speak at the upcoming public hearing, to support the York House neighbours. This is what our association is all about — we help one another in preserving our quality of living, and in the end, we can all benefit from it.

Please look out for the city’s announcement of the date for this public hearing in the Legal Section of the Vancouver Sun and in the Courier, or check the City’s website from time to time at:

[http://www.city.vancouver.bc.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://www.city.vancouver.bc.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)

Letters to the Mayor and Councillors may be sent to: Mayor and Council, City of Vancouver, 453 West 12th Avenue, Vancouver, B. C. V5Y 1V4.

Email: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca).

Fax: 604-873-7685.

More information can be obtained from the neighbours’ steering committee website:

[www.yorkhouseneighbours.com](http://www.yorkhouseneighbours.com), and the school’s website: [www.yorkhouse.ca](http://www.yorkhouse.ca).

## Canuck Place Expansion Proposal

Canuck Place Children’s Hospice (formerly called Glen Brae), 1690 Matthews Ave., wish to expand their operations, and one of the options they are considering is to build an annex on the site, connected to the heritage house, for their administrative offices. As this property is one of the grandest and most treasured heritage sites in all of Shaughnessy, we have written them to object to such a plan, and will keep monitoring the situation there.

## Transfer of Density in First Shaughnessy

Representatives of SHPOA attended a city workshop in Dec. 2004 to talk about the Greencroft development and the use of Transfer of Density and Bonus Density in Shaughnessy. We wanted to avoid a repeat of Greencroft and conveyed our views to Mr. Ray Spaxman, the city’s consultant studying the subject. Mr. Spaxman has just issued a report on his findings, which will be referred to us and other interested groups for further discussion.

## Proposal to Make Angus Park Dog Off-leash

Last fall, Parks Board staff was thinking of making Angus Park dog off-leash, but after obtaining opinion from a number of neighbours, they have dropped the idea.

## ARKS Choices Survey

In May, city staff will be sending out a survey to everybody living in Shaughnessy, Arbutus Ridge, and Kerrisdale, asking for your opinion on how our community should evolve in the next 15 or 20 years. This is your chance to have YOUR SAY in the future of your neighbourhood, so please fill it out and return it to the city. If you find the survey too voluminous, you may pick out sections you are interested in and only fill out those parts of the survey before mailing it in.

## SHPOA Membership Dues

After several years of offering our members a special low membership rate, we have decided to adjust our membership dues slightly, to allow us to serve you better, help you with important issues such as the York House School expansion matter, and put on large events such as a planned All Candidates’ Meeting for the civic election this fall. From the June 1, 2005 to May 31, 2006 membership year on, annual membership fees will be: couple \$25, single \$15, corporation or society (1 representative): \$15. Membership fees are used for meeting room rental, newsletter printing, postage, other administrative costs, and for special events. All SHPOA directors and officers serve on a voluntary basis and draw no remuneration.

## Nominations to the SHPOA Board

Any member in good standing of SHPOA who is interested in serving as a director or nominating someone should contact Peter Kwok at 604-730-8223 by May 12, 2005. Please be prepared to provide him with the name, address, and a brief biography of the nominee.

## First Shaughnessy Advisory Design Panel

This panel helps ensure that new developments, including exterior renovations/additions, in First Shaughnessy will fit in with the area and protect the unique heritage character of this area. 4 out of 14 members of this panel must be nominated by SHPOA and must be residents of First Shaughnessy. If you are interested in serving on this panel, please contact Peter Kwok at 604-730-8223.

## Contact Us

If you have any questions or comments, or wish to obtain a copy of our association’s bylaws, please contact Peter Kwok, President (tel: 604-730-8223, fax: 604-730-2979), or email us at [shpoavan@hotmail.com](mailto:shpoavan@hotmail.com). Our mailing address is P. O. Box 62059, #147 – 4255 Arbutus Street, Vancouver, B. C., V6J 1Z1.