



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

CURRENT BOARD OF DIRECTORS

Bob Angus	Bob Friesen	Margie Knox	Michael Roburn	Angela Woo
Donna Aitken	Kilby Gibson	Peter Kwok	Frank Shorrock	Phil Yacht
Bruce Douglas	Graham Kedgley	Julia Lai	William Steen	
Dan Forrer	Sandra Kelly	Katherine Reichert	Tony Tang	

www.shaughnessyowners.com

Notice of Annual General Meeting

The Annual General Meeting of our association will be held on May 25, 2006 at 7:30pm at the Lower Hall, St John's Shaughnessy Church, Granville St. at Nanton.

Agenda

Approval of Agenda and 2005 AGM Minutes
President's Report
Treasurer's Report
Election of Directors
Members' Comments on Shaughnessy Issues

Canuck Place

After much discussion with Canuck Place regarding their possible future expansion plans, they have decided not to carry out further expansion on their present site, but instead look for possible rental accommodations for their families in the immediate neighbourhood. We commend their decision in preserving this grandest of heritage properties in Shaughnessy.

Recycle Items

Please avoid putting bottles or other valuable recycle items out in the evening before collection, as they may attract dumpster divers and possibly other opportunists who should not be in our back alleys. Put them out early in the morning instead.

The Future of the Arbutus Rail Tracks

The Arbutus Lands, on which the CPR rail track runs, was granted to the CPR in the 19th century for the purpose of transportation use. The deal was that when that use ceased, the CPR could either sell it to a non-government entity, or failing that, sell it to one or a combination of the federal, provincial, and civic governments at "net salvage value".

About 6 years ago, the CPR tried to sell it to the City of Vancouver, but they could not agree on the price.

The City then put a temporary bylaw on the property, designating it for transportation use only, effectively eliminating any redevelopment potential for the property. This was probably done partially to keep the option open to use the land for the RAV line, and partially in response to public opinion at the time that wanted to keep it a greenway and a transportation line.

The CPR launched a court challenge to this bylaw, saying that it unfairly reduced the value of private land. The two sides fought it all the way to the Supreme Court, which ruled recently in favour of the City of Vancouver.

However, before the outcome of the court case was known, the CPR initiated a visioning process, to obtain the opinion of people along the rail tracks as to what they wanted to see happening to that piece of property. We believed this process to be premature and did not participate in it, but it appeared that the CPR wanted to use the outcome of the visioning process to eventually ask the city for a rezoning that would increase the value of the land, so they could sell it at a good price. Our correspondence with the CPR on this issue is on our website.

Restrictions on Pesticide Use

The City has enacted a bylaw restricting the use of pesticides on lawns and in gardens. For details, please contact Environmental Health at 604-736-2866, or visit the following website: www.vch.ca/environmental/pest/index.htm.

Nominations to the SHPOA board

Any member in good standing of SHPOA who is interested in serving as a director or is interested in nominating someone should contact us by May 11, 2006. Please be prepared to provide us 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, 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. Our mailing address is P. O. Box 62059, #147 – 4255 Arbutus Street, Vancouver, BC. V6J 1Z1.

Subdivision Notices

Once in a while, a wide lot in our neighbourhood is subdivided into two narrow lots. This not only increases the density of Shaughnessy, but often also creates new houses the size of which are not compatible with the rest of the neighbourhood.

If you receive a notice from the City proposing a nearby property subdivision, please (1) respond with your opinion, and (2) notify SHPOA. Notification is sent to only a limited number of households adjacent to the proposed subdivision. If you do not respond, the City assumes that you approve of it. Let your opinion make a difference!

Financials

**STATEMENT OF RECEIPTS & DISBURSEMENTS
FOR THE YEAR - TO FEBRUARY 5/2006**

	Feb-05	Feb-06
RECEIPTS		
Membership	5,080.00	5,425.00
Interest	229.71	378.72
	<u>5,309.71</u>	<u>5,803.72</u>
DISBURSEMENTS		
Board meetings	561.75	376.25
A.G.M. & Newsletter	2,628.69	1,544.27
Office Expenses	144.77	466.84
Bank charges	85.82	11.68
Legal	1,824.95	88.00
Public hearing re York House	-	2,648.47
All Candidates Meeting	-	1,186.05
	<u>5,245.98</u>	<u>6,321.56</u>
Receipts less Disbursements	63.73	-517.84
Bank Account:		
Opening balance	19,903.07	19,966.80
Closing balance	<u>19,966.80</u>	<u>19,448.96</u>
Balanced comprised of:		
Term deposit	15,568.33	15,944.94
Bank Balance	<u>4,398.47</u>	<u>3,504.02</u>
	<u>19,966.80</u>	<u>19,448.96</u>

**Shaughnessy Heights Property Owners' Association
(SHPOA)**

Annual General Meeting

Come and share your views on Shaughnessy issues, such as:

Future Use of the CPR Land along the Arbutus Rail Tracks

Filming

Crime Prevention

Heritage Preservation

Traffic

7:30 pm, May 25, 2006

Lower Hall, St. John's Shaughnessy Church

Southeast corner of Granville and Nanton

This year, in our special meeting segment "Members' Comments on Shaughnessy Issues", we wish to hear from you on what you are concerned about and what you would like us to do about it, so that we could set our agenda for the coming year and take your issues to City Hall if necessary.