

Shaughnessy Heights Property Owners' Association

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



Newsletter

Spring
2007

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.)

Notice of Annual General Meeting

Notice is hereby given that the Annual General Meeting of SHPOA will be held on May 9, 2007, at 7:30 pm, in the Ballroom of the University Women's Club, Hycroft, 1489 McRae Ave.

SPECIAL PROGRAM:
Guided Tour of Hycroft

AGENDA

1. Call to order
2. Approval of Agenda
3. Approval of 2006 AGM minutes
4. President's Report
5. Treasurer's Report
6. Election of Directors

Board of Directors

- Bob Angus
- Donna Aitken
Secretary
- Anthony Chu
- Dan Forrer
- Bob Friesen
Treasurer
- Graham Kedgley
- Sandra Kelly
Membership
- Margaret Knox
Vice President
- Peter Kwok
- Gilbert Lee
- Katherine Reichert
- Michael Roburn
- Frank Shorrock
President
- William Steen
- Angela Woo
- Phil Yacht

Hycroft

This year, for the first time, we are holding our Annual General Meeting at Hycroft. This Neo-Classical Revival mansion, one of the most imposing in Shaughnessy, was built between 1909 and 1911 by businessman, later General, and later Senator, Alexander Duncan McRae. MacRae gave the property to the federal government in 1942, which used it as a veteran's hospital during WWII. The University Women's Club purchased the main part of the property in 1962, and restored the historic mansion, later designated a heritage property by the City. Today, maintenance of this property is carried out through donated funds. The University Women's Club is active in women's rights, advocacy, and the provision of educational scholarships and bursaries. They put on a variety of programs each year for members, guests, and the public, including their famous annual open house, "Christmas at Hycroft". Those interested in membership may call 604-731-4661 or email admin_uwc@telus.net.



Filming



As reported in our last newsletter, we participated in the Mayor's Task Force on Filming, one of the aims of which was to reduce the impact of film activities on business and residential neighbourhoods.

The film industry elevates the economy and promotes tourism. Many neighbourhoods welcome filming, share the excitement and benefits, while others regard it as an inconvenience, as is their right. This difference can result in setting neighbours against neighbours. With this in mind, we made the following proposals to the Task Force:

1. **A more equitable distribution of compensation, not just to the subject house, but to adjacent homes affected by the filming. More openness regarding amounts paid.**
2. **A maximum number of days of filming per movie in an area.**
3. **A maximum number of days of filming in any one area.**
4. **Improved communication from the City and the movie companies to homeowners.**

Other stakeholders also provided their input. The task force meetings are now over, and a final report will be forthcoming from city staff. Meanwhile, we continue to monitor the filming situation in Shaughnessy.

EcoDensity

The city is promoting its EcoDensity plans, which involve the construction of greener buildings, conservation of resources, more recycling, and higher population density, especially along arterial routes. We are in favour of the environmentally friendly initiatives, but not of higher density, as we believe that higher density will ultimately result in a lower quality of life for all Vancouverites. Most importantly, we believe that Shaughnessy should remain primarily single-family. If you have an opinion on EcoDensity, please submit it to EcoDensity@vancouver.ca

The Future of Shaughnessy

In view of the City's push towards more density and any possible impact of that on Shaughnessy, our board held a brainstorming session on what we would like to see as the future of Shaughnessy. The following is the general consensus, which will guide our future actions:

- **Value heritage, retain landscaping and trees and thus livability.**

- **Stay primarily single family, for peace and quiet.**
- **Not in favour of condos; strata housing could be acceptable in the larger homes but heritage must be maintained.**

Risk of Subdivision in Second Shaughnessy

The zoning in Second Shaughnessy and in the southeast corner of Shaughnessy (south of Van Dusen Garden) is RS-5, which allows for houses of 30' frontage, and some have in fact been created in recent years by dividing up bigger lots, through the process of subdivision. City Council's present preoccupation with EcoDensity may well result in more such subdivision. When a property owner applies for subdivision, immediate neighbours (but not SHPOA) are notified for comments. Based on past experience, if a sizeable number of neighbours object to the subdivision, city officials will likely disapprove it. On the other hand, city officials assume that those who do not respond are in favour of the subdivision. So, it is essential that you respond ASAP upon receiving notification. You may also choose to contact us, so that we could also send in our comments.

1402 McRae Development Update



Due to widespread objection to moving the heritage house on this property, the latest plan of the developer is to retain the heritage house in its present location and restore the rose garden in the front yard, build 11 attached row houses along the Granville/McRae frontage, and build a 5-unit townhouse complex in between the two buildings. No formal development application has yet been submitted to the City, so these plans may still change. If the developer goes ahead as planned, it will likely involve a Heritage Revitalization Agreement and a rezoning, in which case there will be a public hearing.

First Shaughnessy Sewer Problem

First Shaughnessy sewers were built many decades ago. They have a limited capacity as they were built as sanitary sewers and were not meant to accept storm water, but now they are made to carry both. In the 1980's, the City was made aware of the inadequacy of these sewers but chose to adopt a "temporary solution" in having homeowners build retention tanks on their own properties to act as a buffer, rather than incur the far higher cost of building a new and proper sewer system. These retention

tanks merely slow the flow of rain water into the city sewers, but do not solve the problem of inadequate sewer capacity. The City was well aware that this “temporary solution” was not perfect, and that there could be litigation resulting from it, but was willing to bear the risk. Because of that decision, today there is more frequent sewage back up in First Shaughnessy than elsewhere in the city. What was meant to be a “temporary solution” has now lasted more than 20 years, and the functionality of some of these retention tanks may now be reduced due to lack of proper maintenance.

If you live in First Shaughnessy and have a sewer back up problem, this is what you should do:

1. **Hire a plumber to check and see if the problem originates on your property.**
2. **If the problem originates from beyond your property, 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, and ask them to clear the blockage and compensate you.**
3. **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. Call your insurance agent and/ or your lawyer for help, if necessary.**
4. **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.**

Meanwhile, if you wish to have your sewer line cleaned, the City does provide a cleaning service, but there may be charges involved. For more information, call 604-326-4680.

Update on York House School and Little Flower Academy Construction

Although there has been disruption in the neighbourhood due to the ongoing construction of both the Little Flower Academy expansion and the York House School expansion, both schools have taken steps to mitigate the impact to the neighbourhood.

There will be an Open House held at York House School on Monday, April 30th, from 5:00 pm to 6:30 pm, in the school cafeteria. This will provide an opportunity for neighbours to view the updated version of the Good Neighbour Pledge and to raise any concerns with the Neighbour Relations Committee, the YHS administration, and members of the YHS board.

Shaughnessy Elementary School Fundraising

The playground of Shaughnessy Elementary School is well used both by the school and the community. The equipment is 30 years old or more and needs replacement. Some of the pieces have recently been removed due to safety concerns and the remaining pieces do not meet minimum CSA standards. The Vancouver School Board will install and maintain a new playground but funding for the new equipment must come from the community. Anybody wishing to donate towards this worthwhile goal may contact Robert Moore, Principal, at the school (604-713-5500) or call Mrs. Jill Barry (604-742-1127) or Mrs. Jehane Moy (604-734-9111).

Neighbourhood Integrated Service Team

This is a team set up by the City to help with neighbourhood issues such as problem buildings, garbage, noise, or illegal activity, and to steer inquiries to the right departments. They can be particularly useful if a problem involves more than one city department. The contact person for our area's team (which covers Shaughnessy, Arbutus Ridge, and Kerrisdale) is Garth Miles: 604-871-6457, email: nist@vancouver.ca.

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.

Annual Financial Statements

S.H.P.O.A.

STATEMENT OF RECEIPTS & DISBURSEMENTS
FOR THE YEAR TO FEBRUARY 28, 2007

	Feb-2006	Feb-2007
RECEIPTS	\$	\$
Membership	5,425.00	5,470.00
Interest	378.72	506.56
	<u>5,803.72</u>	<u>5,976.56</u>
DISBURSEMENTS		
Board Meetings	376.25	558.75
AGM and Newsletter	1,544.27	2,214.29
Office Expense	466.84	299.11
Bank Charges	11.68	146.23
Legal	88.00	88.00
Public Hearing re York House	2,648.47	--
All Candidates Meeting	1,186.05	--
	<u>6,321.56</u>	<u>3,306.38</u>
Receipts less disbursements	(517.84)	2,619.93
Bank Account:		
Opening balance	19,966.80	19,448.96
Closing balance	<u>19,448.96</u>	<u>22,119.14</u>
Balance comprised of:		
Term deposit	15,944.94	16,448.66
Bank balance	<u>3,504.02</u>	<u>5,670.48</u>
	<u>19,448.96</u>	<u>22,119.14</u>

University Women's Club of Vancouver's

100th Anniversary Book Launch Party

You're invited!
Sunday, May 6th
2:00 pm
Hycroft

Come celebrate the University Women's Club of Vancouver's 100th birthday with the launch of *Women Lead the Way*, a history of the Club's first 100 years, produced by members Jean Mann, Beverley New and Cathy Barford. The book chronicles the Club's fascinating history in the context of Vancouver's past and the dramatic changes in women's lives over the past 100 years, and is illustrated with many interesting photos. Its production was generously supported by a grant from the Vancouver Historical Society.

Join us for the launch, be among the first to own the book and have it signed by the authors! Enjoy live music, a delicious Edwardian tea, and a no-host bar. Admire Edwardian fashions from the collection of Ivan Sayers, view historical displays by our Club and St. Paul's Hospital School of Nursing, and more – all in the beautiful setting of our Club's heritage home, Hycroft, at 1489 McRae Avenue, Vancouver.

For more information, or to order your copy of this limited edition book, contact the University Women's Club of Vancouver's office:
Tel: (604) 731-4661
Email: admin_uwc@telus.net
Price: \$30.00 per copy, plus shipping
160 pp. Softcover.

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.