



Shaughnessy Heights Property Owners' Association

January 20, 2017

Councillor Tim Stevenson
City of Vancouver
453 West 12th Avenue
Vancouver, B.C., V5Y 1V4

Dear Councillor Stevenson:

Re: Planned zoning changes put forward in the Character Home Zoning Review (CHZR)

The Shaughnessy Heights Property Owners' Association (SHPOA) is opposed to the zoning changes described in the Character Home Zoning Review. As with the First Shaughnessy Heritage Conservation Area Official Development Plan, the City is using property owners to subsidize its housing densification agenda. If enacted, these zoning changes will almost certainly erode property owner's equity and place severe constraints on the rights of property owners to modify their property to suit their living preferences.

To define character by a date of construction alone is both simplistic and fatuous. Unless already extensively renovated, none of these pre-1940 homes meet current fire and seismic codes and many were poorly constructed in the first place. The proposed incentives to promote densification often don't work economically for existing homeowners.

The City might consider giving more weight to the opinions of the affected home owners rather than those of both non-owners and non-residents who are merely passing through and have no financial stake. SHPOA members strongly oppose the CHZR and we are attaching the responses we have received so far. These are also posted on our website www.shpoa.ca/shaughnessy_voices.

SHPOA would also like to go on record in stating that the attempts by Mr. Marco D'Agostini and Ms. Anita Molaro to suppress the expression of opposing views at the December 6th 2016 CHZR Open House was entirely disappointing and unprofessional for public officials of a democratically elected civic government.

SHPOA is of the view that the CHZR survey is poorly designed and methodologically flawed. In addition, it is long and unfriendly to the participant, undoubtedly resulting in incomplete responses and further rendering its results invalid.

Yours sincerely,

Christopher R. Shackleton
President