



Shaughnessy Heights Property Owners' Association

May 2, 2017

Mayor Gregor Robertson
City of Vancouver
453 West 12th Avenue
Vancouver, B.C., V5Y 1V4

Dear Mayor Robertson:

Re: RS-5 Zoning

The City of Vancouver's proposal to permanently remove the benefits of RS-5 zoning to the owners of Second Shaughnessy pre-1940's homes, who wish to redevelop their properties, does not make a great deal of sense to us. As you should be aware, the RS-5 zoning schedule was introduced in this area to ensure that there was a credible incentive for property owners to develop homes that were sympathetic in design to existing homes. It recognized that the market favoured larger homes, but that much of the new larger construction was out of character with the neighbourhood's streetscapes. The change from RS-1 to RS-5 came after the longest public hearings in the city's history, which seriously split the community. Fortunately, the RS-5 solution turned out to be a win-win for Second Shaughnessy with new homeowners being able to build the size of homes desired by conforming to the design guidelines. The result was the construction of larger homes that retained the character of the area.

If, as is stated in the Interim Procedure of the Heritage or Character Buildings Review, those constructing new homes to replace pre-1940 character homes are limited to erecting homes that are restricted to the outright provisions of RS-1, there will be no incentive to build within the design guidelines that ensure compatibility with other homes in the neighbourhood, including pre-1940 character homes. Indeed, there is a distinct possibility that such new construction could be quite characterless. This seems at odds with the City's plan to retain and enhance the character of the neighbourhoods, stipulated in the Interim Procedure, given that today's construction will be tomorrow's "character".

It is our position that any new construction should be subject to the design guidelines included in RS-5 and that the bonus incentive associated with this schedule should be retained to ensure that new construction has character that is compatible with existing pre-1940's homes that are deemed to be character residences. The current plan would allow the construction of incompatible or characterless houses in Second Shaughnessy, something which is counterproductive to maintaining the ongoing survival of those character elements that make the area unique.

We urge you to review the consequences of eliminating the design guidelines which have proven to preserve the character of this neighbourhood and to allow new homes to be constructed within the RS-5 schedule. The City should allow new homes to "earn back" 0.7 FSR by meeting design guidelines.

Yours sincerely,

Christopher R. Shackleton
President