



# Shaughnessy Heights Property Owners' Association

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

## Fall 2009 Newsletter

我們樂意為閣下把此會訊翻譯為中文。請致電 604 733 2292。

### Current Board of Directors

Dennis Baxendale - John Chan - Anthony Chu - David Cuan - Erika Gardner - Ruth Hamilton - Sandra Kelly - Gillian Kirkby  
Yang Li - John Madden - Moshe Mastai - Victor Piller - Kathy Reichert - Ken Seethram - Angela Woo - Phil Yacht - Lucy Yeung

### Remembering Kilby Gibson

We would like to acknowledge the passing of a friend and long-time Director of SHPOA, Kilby Gibson. There was such a strong purpose to Kilby's life which she shared with many. She was intelligent, competent, and generous, eloquent, fair and honest. Her oratorical skills and her passion for Shaughnessy were appreciated by us all. She was like no other and we will miss her.

### The McRae Lesson

For over two years, through our opposition to the development of 1402 McRae Avenue, Shaughnessy residents have shown the City of Vancouver that we are determined to preserve the historic, estate-like character of Shaughnessy. The First Shaughnessy Official Development Plan (FSODP), a special zoning by-law, was enacted in 1982 to ensure that all developments should protect the character of this heritage area.

When a developer proposed something contrary to the FSODP, neighbourhood action was galvanized. Hundreds of letters, opposing the McRae rezoning, and voicing neighbours' concerns, were sent at every stage of the process. SHPOA-orchestrated lawn signs stating, “McRae Development sets Bad Precedent” were displayed throughout Shaughnessy. At the City Council and the Development Permit Board public hearings many people spoke up against the development. Although the present City Council was advised by its legal counsel not to overturn the decision of the past City Council to rezone, it did pass a motion to ensure that the McRae project will not set a precedent. We lost the battle, but not the war!

To be effective in the future, it is essential that the whole neighbourhood should band together and be very vocal about undesirable developments. SHPOA will certainly be vigilant. Because the City usually gives very short notice to a few neighbours only, it is important that the information gets circulated more widely and promptly. SHPOA can play a key role in this and the more Shaughnessy property owners who join SHPOA, the better our chances will be. Please make sure your membership is current and consider volunteering for the SHPOA Board of Directors.

### Chafer Beetle Alert!

The chafer beetle has arrived in Shaughnessy! Google “**chafer beetle Vancouver**” for information and tips.

### The SHPOA Garden Party

SHPOA took advantage of the glorious summer weather to host our first annual neighbourhood garden party in the park in the centre of The Crescent on the afternoon of August 30th. SHPOA members, neighbours and pets were welcomed by SHPOA President, Angela Woo, and other directors.

The occasion was enhanced with chamber music by a string trio of Vancouver Symphony Orchestra members. Accompanying Jennie Press on violin was Zoltan Rozsnyai on cello and Mark Ferris on viola. They entertained with a wide assortment of classical and popular music.

The sun shone and everyone had a wonderful time, catching up on neighbourhood news, enjoying the refreshments, and even dancing to the music!

### Vancouver Power Transmission Project

On September 21, 2009, the British Columbia Transmission Corporation (BCTC) applied to the British Columbia Utilities Commission (BCUC) for the construction and operation of the Vancouver City Central Transmission Project (VCCT project) to ensure the continued safe and reliable supply of electricity for central Vancouver's growing neighbourhoods.

The proposed \$201 million project is comprised of a new 200MVA indoor electrical substation (Mount Pleasant) and two underground 230kV transmission circuits linking the new facility to two existing substations (Cathedral Square and Sperling). The routing of the transmission circuits would run beneath city streets, two city parks and the bed of False Creek.

For First Shaughnessy residents, the link between the new Mount Pleasant substation, located at Alberta Street and West 6<sup>th</sup> Avenue, to the existing Sperling substation, located at Maple Crescent and King Edward Avenue, will require street excavations along Cypress Street north of Hosmer and the portion of Hosmer Street west of Cypress.

The VCCT project commenced public consultations, First Nations engagement, environmental and geotechnical studies. The timeline for construction is estimated to be between Winter 2009 and Fall 2011, with most of the construction scheduled for 2010. This is pending regulatory approval for the current application to the Commission. The new substation is planned to be in service

by June 2012.

As part of the application review, the Commission will hold a **Workshop and Procedural Conference on Wednesday, November 25, 2009** in the **Commission Hearing Room, 12th Floor, 1125 Howe Street**, to hear submissions on the regulatory process. Persons who expect to actively participate or have interest in the BCTC proceedings should register in writing with the Commission no later than **November 20, 2009**.

Notification by mail, courier delivery, fax or e-mail is acceptable. For further information, please visit [www.bcuc.com](http://www.bcuc.com) or contact the Commission Secretary at:

Tel: **604-660-4700**; Fax: **604-660-1102**; or

E-mail: [commission.secretary@bcuc.com](mailto:commission.secretary@bcuc.com)

## ARKS Newsletter

The Arbutus Ridge, Kerrisdale and Shaughnessy community visioning group meets monthly to discuss happenings in our neighbourhood and to make sure that new developments follow the ARKS Visioning Document approved by City Council in November 2005. The ARKS Vision Document can be viewed at: <http://vancouver.ca/>

[commsvcs/planning/cityplan/visions/arks/vision.htm](http://commsvcs/planning/cityplan/visions/arks/vision.htm)

Everyone is invited to join the monthly meetings and become involved in the shaping of their neighbourhood. If interested, please contact [Jim\\_Hall@shaw.ca](mailto:Jim_Hall@shaw.ca).

Current new developments in the ARKS area are:

### **SENIORS ASSISTED HOUSING (Granville and 49<sup>th</sup> Ave.)**

A Rezoning from (RS-6) two large single family lots to (CD-1) 62 senior assisted units in a housing type complex was approved May 2009. Currently no development permit has been submitted. More information at:

<http://vancouver.ca/commsvcs/planning/rezoning/applications/6511granville/index.htm>

### **HOUSING DEMONSTRATION PROJECT**

**(Granville/52 Ave.)**

A rezoning application is under review by city staff to change from 3 large single family lots, (RS-1), to (CD-1), 36 units with 65 underground parking stalls. The city expects this proposal to be presented to City Council in December 2009. The ARKS Community Visions Document does not support the type of housing proposed on this site but the city is proposing to allow it as a special "housing demonstration project."

More information at:

<http://Vancouver.ca/commsvcs/planning/rezoning/applications/6708-6778granville/index.htm>

### **SHANNON ESTATES (Granville and 57 Avenue)**

The Wall Corporation is beginning discussions with the City and has had an Open House for public input about potential changes to this site. City Staff proposed to the City Council that the site be allowed to be rezoned from RS-6 to CD-1 with design guidelines. ARKS has been invited by the developer to provide input as to what the neighbourhood would envision for this site. Further Open Houses will be open to the public and we will post these on the SHPOA website.

## Leaf-blowers - Deafening Polluters

### **Noise and its Consequences**

A leaf-blower is a "gardening" tool, which pushes air out of a nozzle to move leaves and other garden debris. It is usually powered by a noisy, two-stroke gasoline engine. Leaf-blowers are not confined to autumn leaf removal, however, because they are also in widespread use year-round, for "cleaning" lawns, driveways and flowerbeds.

Vancouver's West End, along with many cities in California, has banned leaf-blowers; however, their use is permitted in the rest of Vancouver from 8am to 6pm Monday to Friday and 9am to 6pm on Saturdays. They are not allowed on Sundays.

Acoustic experts confirm the view that most of us share; blower noise is especially irritating because of its particular pitch and changing amplitude, but the data also indicate that the sound isn't just infuriating, it is also a health hazard.

The Vancouver City Noise By-law states that leaf-blowers must not exceed 65dB (decibels) 12.5 meters (50 feet) from the source. The Vancouver City employee responsible for noise control enforcement freely admitted that the volume can reach 80dB or more closer to the source. The World Health Organization recommends maximum outdoor noise levels of 55dB and states that "there is an increasing, predictable risk of hearing damage above 70dB".

In ordinary use, blowers are not being operated according to the manufacturers warnings: "Everyone within 50feet of a blower in use should be wearing hearing, eye and breathing protection".

### **Pollution with a Vengeance**

Surprisingly, there are no air pollution by-laws in the City of Vancouver with respect to leaf blowers. The two stroke engines, which burn a gasoline and oil mixture, emit as much as 30% unburnt fuel as exhaust, along with large quantities of carbon monoxide, nitrogen oxides, hydrocarbons and particulate matter. According to the California Lung Association, a leaf-blower causes as much smog as 17 cars. The California Environmental Protection Agency states, "... Pollution from dust and debris is also a significant issue. Leaf blowers' powerful engine jets have unintended consequences of disturbing and suspending smaller particulate matter such as dust, fecal matter, fungi, chemicals, fertilizers, spores and street dirt that consists of lead and organic and elemental carbon."

In a Westchester County, New York, news article, County Executive Andrew Spano wrote, "I think many people would be astonished to learn that a leaf blower operating for 30 minutes puts out more emission than an automobile traveling 2000 miles. The amount of air pollution that comes from these out-dated blowers is absolutely unacceptable".

For those unable to use a rake, less polluting four stroke and electric powered varieties are available. The latter will soon be on the market in a cordless rechargeable form.

### **Bad News for Your Garden**

A common practice of "professional gardeners" is simply to blow plant debris off the property and into the street. Vehicular traffic then blows this material on the neighboring gardens or back on to the freshly blown site. Material is rarely moved into a

pile, where it can be collected and taken to a composter for proper recycling. Another hidden cost of leaf-blowers is that they deprive flowers, shrubs and trees of life-giving mulch. Without this natural blanket, erosion, evaporation and spread of disease become problems.

Since leaf-blowers can produce wind speeds in excess of 180mph, akin to a hurricane or tornado, they blow away top soil and damage new growth and flowers. They also do a very effective job of distributing disease spores, weed seeds, and insect eggs throughout the garden.

In conclusion, please think about these issues and read around the topic, then you might agree, that leaf-blowers, in their present form, should not be part of a "Green City".

## Sewer Survey & Public Meeting

Last April, SHPOA distributed a questionnaire to all First Shaughnessy households, about 640 in all. The questionnaire was jointly prepared by SHPOA and the City of Vancouver Engineering Department, and was aimed at better understanding the extent and nature of any sewer and drainage problems which had been experienced in the area. The distribution was restricted to First Shaughnessy with the understanding that, if it proved useful, the distribution would be expanded to the rest of Shaughnessy at a later date.

The response rate of 18% exceeded our expectations. 37% of respondents reported having had some flooding problems. Not surprisingly, those experiencing problems tended to live in older houses (average year built: 1933), as compared to those who reported experiencing no problems (average year built: 1945). 46% of those who cited a cause for the flooding attributed their flood to blocked connections leading from the house to the city sewer, 36% cited water runoff from streets and pavement as the main cause, while the remaining 18% attributed the flooding to water run-off from their roof and their property more generally.

A two-page report summarizing the survey results has been submitted to City Engineering and will shortly be made available to those who responded to the survey and requested a copy of the report. This may be found on the SHPOA website at: [shaughnessyhomeowners.com/\\_resources/email\\_blast/SHPOA-Sewer-Report-November-2009.pdf](http://shaughnessyhomeowners.com/_resources/email_blast/SHPOA-Sewer-Report-November-2009.pdf)

The City has agreed to a public meeting to discuss sewer and drainage issues with interested Shaughnessy residents. The meeting will be held at the **Hellenic Community Centre, 4500 Arbutus Street at 7:30 pm on Monday, November 23** in the room adjacent to the Reception Office. In order to have some idea of the number of people wishing to attend, it would be helpful if those intending to come would email [shpoavan@hotmail.com](mailto:shpoavan@hotmail.com) to let us know. All Shaughnessy residents are welcome to attend.

Those who would like more information about Vancouver's sewer system, and what to do in case of flooding, are urged to visit the website: <http://vancouver.ca/engsvcs/watersewers/>.

## If You Have Sewer Problems...

If you have a sewer backup problem and suspect that the City is at fault (more common in First Shaughnessy), 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. See page 4 for contact details.

## Arbutus Shopping Centre

Although not in Shaughnessy, the proposed development of the Arbutus Shopping Centre is of concern to us all. There is now a booth at the Shopping Centre that provides more information. Comment forms for the City of Vancouver and for the developer, Larco Investment Ltd, are available.

For more information: [vancouver.ca/arbutuscentre](http://vancouver.ca/arbutuscentre);  
Contact: Dwayne Drobot, Planner **604-871-6738**, email [Dwayne.drobot@vancouver.ca](mailto:Dwayne.drobot@vancouver.ca) or **Larco Investment Ltd. 604-925-8218**.

Arbutus Ridge Concerned Citizens' Association: [arcca.info/](http://arcca.info/)

## Olympic No-Parking on Granville

City Council has amended the Street and Traffic By-law, By-Law 9908, to provide that there will be **no parking and no stopping** anywhere along Granville Street during the Olympic Games, **February 4 - March 1, 2010**. That includes the part of Granville Street that runs through Shaughnessy.

For more information about parking and traffic regulations during the Games, and possible further changes in the current by-law, visit [vancouver.ca](http://vancouver.ca) and click on "**Updated 2010 winter games transportation plan**".

## Laneway Housing Update

On July 28, 2009 City Council unanimously approved rezoning the RS-1 and RS-5 areas, which include most of the single family neighbourhoods in Vancouver, to allow laneway houses. No laneway houses have yet been built, but there are five building permits in the works and a couple of hundred pre-applications pending. These are spread throughout the city.

For further information about laneway housing, call the planning department at **604-873-7613** or visit [vancouver.ca](http://vancouver.ca) and click on "**Want to know more about laneway housing?**", or visit [vancouver.ca/ecodensity](http://vancouver.ca/ecodensity) under "**What's Next?**".

## Flu and You

In spite of all the information about the present flu pandemic, there is still a great deal of misinformation and folklore being circulated. One of the most interesting is the onion myth. This has been around for at least a hundred years and has been freshened up on the web. The premise is that keeping a cut onion in your room absorbs the germs and you don't get sick. Unfortunately there is no truth in it whatsoever, although onions are very healthy when ingested. If you want to avoid the flu, the H1N1 vaccine is probably your best bet. If you run a business, the non-profit Care BC ([www.carebc.ca](http://www.carebc.ca)) can schedule a nurse to vaccinate your employees, conveniently, at your place of business.

## Be Involved with Your Community!

### Letter to the Editor

It always surprises me how people put little things ahead of REALLY IMPORTANT things; I MUST visit the gym, play squash, or watch a favourite TV program. There are so many activities that distract us from what City Hall is up to. Then, before you can say "Eco-density", something terrible has happened and people are asking,

"What is my neighbour doing building that monstrosity in his back yard? Who's parking in front of my house? Why is that motorcycle so loud? Why can't I get my kid into the local school? Why is there so much traffic?"

The NPA and the affordable housing group pushed through lane-way housing for all of Vancouver. This, like so many initiatives, was done without allowing proper opposition or consultation with property owners. The city planners presented NO opposing viewpoints at their highly prejudiced road shows which, of

course, were held in the middle of the summer when everyone was away. No wonder there was a lack of participation by residents.

But we can't entirely blame the politicians. If they want to push a particular agenda, naturally they are going to ensure the dice are loaded in their favour. I just hope that when the present City Council next turns its attention to a project that affects neighbourhoods so profoundly, it will ensure that both pros and cons are adequately investigated and that public hearings are held when people are not on vacation.

I believe it is very important to be involved, particularly at the beginning. Once City Hall embarks on a project it is nearly impossible to stop or change it. Please help the volunteers who run SHPOA by keeping your membership up to date, reading the Newsletter, attending the Board meetings and checking our website, [www.shaughnessyhomeowners.com](http://www.shaughnessyhomeowners.com) for the most up to date information.

Dennis Baxendale, Shaughnessy

## Some Useful Numbers

**SHPOA P. O. Box 62059, #147-4255 Arbutus Street, Vancouver, BC V6J 1Z1**

Email: [shpoavan@hotmail.com](mailto:shpoavan@hotmail.com)

Website: [www.shaughnessyhomeowners.com](http://www.shaughnessyhomeowners.com)

### Sewer Problems

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**, or check the City's website: [www.city.vancouver.bc.ca](http://www.city.vancouver.bc.ca).

For basement flooding: **604-326-4680** (24 hours) or visit [http://cmhc.ca/en/co/maho/gemare/gemare\\_002.cfm](http://cmhc.ca/en/co/maho/gemare/gemare_002.cfm)

### Films and Special Events

<http://www.city.vancouver.bc.ca/engsvcs/filmandevents/>

Complaints on filming should be directed first to the production manager, then to the film producer. If the issue is not resolved, contact the City Film Office: **604-873-7595**, or Gordon Hardwick, B. C. Film Commission, **604-660-1406**

### Neighborhood Noise Concerns

<http://www.city.vancouver.bc.ca/engsvcs/projects/soundsmart/contact.htm>

### Garbage & Recycling Issues

To order a replacement recycling box, to report a missed pickup, or to get more information on recycling call: **604-326-4600** or email [recycle@vancouver.ca](mailto:recycle@vancouver.ca) or visit [www.vancouver.ca/recycle](http://www.vancouver.ca/recycle)

To dump large trash items call: **604-326-4600** or visit [www.vancouver.ca/engsvcs/solidwaste](http://www.vancouver.ca/engsvcs/solidwaste)

To dump hazardous and electronic waste call: **604-732-9253** or email [hotline@rcbc.bc.ca](mailto:hotline@rcbc.bc.ca) or visit [www.rcbc.bc.ca](http://www.rcbc.bc.ca)

To report illegal dumping or abandoned garbage (e.g., mattresses) call: **604-871-6544** or email [stopdumping@vancouver.ca](mailto:stopdumping@vancouver.ca) or visit [www.vancouver.ca/stopdumping](http://www.vancouver.ca/stopdumping)

### Construction Concerns

To report large renovations or construction proceeding without a permit call: **604-873-7298**

### Residential Tree Removal

<http://www.city.vancouver.bc.ca/commsvcs/planning/treebylaw/TREERES.HTM>

To report trees being cut down without a permit call: **604-871-6378**

### Coyote Control

Call Stanley Park Ecology Society at **(604) 681-9453**. Their "Co-existing with Coyotes" program aims to reduce conflict between people, pets and coyotes. Alternatively, report incidents to the Ministry of Environment, Lands and Parks at **(604) 582-5200** (weekdays 8:30 a.m. to 4:30 p.m.) or after hours to **1-800-663-9453**.

### NIST (Neighbourhood Integrated Service Team)

City employees who will help you solve neighbourhood issues: [nist@vancouver.ca](mailto:nist@vancouver.ca) or call: **604-871-6457**

**Animal Shelter/City Pound: 604-251-1325**

**Parking Enforcement: 604-257-8727**