



Shaughnessy Heights Property Owners' Association

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

Spring 2009 Newsletter

我們樂意為閣下把此會訊翻譯為中文。請致電 604 733 2292。

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NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of the Shaughnessy Heights Property Owners' Association will be held at:
**The Hellenic Community Centre,
4500 Arbutus Street, Vancouver, on
Wednesday, May 27, 2009 at 7 p.m.**

This year, we are honoured to have **Ms. Lisa Smedman**, renowned author and columnist with the Vancouver Courier, as our guest speaker to provide an overview of the History of Shaughnessy.

AGENDA

- Approval of the Agenda
- Approval of 2008 AGM minutes
- President's Report
- Treasurer's Report
- Election of Directors
- Any Other Business
- History of Shaughnessy by Ms. Lisa Smedman
- Adjournment & Birthday Cake!



Happy 70th Birthday SHPOA!

Shaughnessy Heights Property Owners' Association came into being on April 11, 1939. Birthday Cake and other goodies will be served at the AGM.

Lisa Smedman to Address the SHPOA AGM

If you are interested in the history of Shaughnessy, you will not want to miss the SHPOA Annual General Meeting (see above). Following the normal business of the meeting, Lisa Smedman, author and columnist with the Vancouver Courier, will provide an overview of the history of Shaughnessy.

Lisa was born and raised in Vancouver, and has been writing about this city's past, present and future since she entered the journalism business in 1984. Over the years, she has received numerous awards for her historical writing, and is the author of the "History's Lens" column in the Courier, which tells the story behind a different historic photo each week. She has recently published a book entitled:

"Vancouver, Stories of a City - A History of Vancouver's Neighbourhoods and the People Who Built Them".

Please mark 7pm Wednesday, May 27th in your diary.

ARKS—Everyone is Invited!

The ARKS (Arbutus Ridge-Kerrisdale-Shaughnessy) Visioning Committee meets every third Wednesday of the month at either the Kerrisdale Community Center or Ryerson Church Hall. The group discusses what developments are occurring in our neighbourhood and whether those developments are following the ARKS Visioning Document. Everyone is invited to come to these meetings as we hope to incorporate the community, along with the city, when decisions are made concerning our neighbourhood.

The ARKS Vision Document can be viewed on the website:

vancouver.ca/commsvcs/planning/cityplan/visions/arks/vision.htm

Current development plans can be viewed at:

vancouver.ca/devapps

SHPOA and City Co-operate in Sewer Enquiry

Shaughnessy has some of the oldest sewer pipes in Vancouver, but on the whole the old clay pipes have stood up remarkably well. Shaughnessy also benefits from being relatively elevated; most of our sewer water flows down to the sewer mains in Kitsilano. Notwithstanding, there have been some flooding and back-up problems in Shaughnessy, and the situation has worsened in recent years as the population has increased and the pipes have aged.

The City of Vancouver Engineering Services Department is already well embarked on a fifty-year plan to replace Vancouver's combined sewers with separate sanitary and storm water conduits. Almost all of Shaughnessy has yet to experience this undertaking, but we are told that our turn will come soon.

Last September SHPOA approached Engineering Services personnel to see if they were interested in working with us to circulate a questionnaire to property owners in First Shaughnessy to find out the extent and nature of known problems with storm and sewer water systems. It was our view that such a questionnaire could materially assist with the formation of both short and long range plans for sewer upgrade. We are pleased to report that the City agreed to our request, and Franco DePieri, a Senior Consultant with Engineering Services, worked with a SHPOA sub-committee to develop an appropriate questionnaire and accompanying background information. The sewage questionnaire package was hand delivered on April 17-18, with responses requested by April 30.

Over 11% of those, to whom the questionnaire was delivered, replied within a week. Almost 40% of these first responders indicated they had had problems, ranging in cost from \$0 to \$60,000 (average \$14,500). Of course, it is to be expected that those who have had problems will be more diligent in replying than those who have not, which is one reason it is helpful to get responses from everyone. A more detailed, but still preliminary, analysis will be available at the AGM.

If you are a property owner in First Shaughnessy, and did not receive a questionnaire, please contact us by email at shpoavan@hotmail.com or by mail at P.O. Box 62059, #147 - 4255 Arbutus Street, Vancouver, V6J 1Z1.

If you have not yet returned your questionnaire, please do so as soon as possible. Responses received after April 30 will be included in the final report if at all possible.

If the results of the First Shaughnessy questionnaire analysis prove to be useful, it is likely that the practice will be repeated in the remainder of the Shaughnessy district at a later date.

NIST is there for You

NIST stands for Neighbourhood Integrated Service Team. This team, composed of City and community agency employees, can help you with any issues you may have regarding your neighbourhood.

Email: NIST@vancouver.ca or
Phone: 604-871-6457.

Eco-Density

You may have noticed that SHPOA has been emailing you the current EcoDensity Initiatives of the city. Current proposals involve allowing Laneway Housing on Single Family lots and considering an increase in the allowable basement square footage in homes. Up to date information on these proposals can be viewed on the city website:

vancouver.ca/ecodensity under "what's next", or phone 604-873-7707 for details.

Coexisting with Coyotes

Coyotes are a co-resident in our community and they are frequently seen by dog-walkers and joggers. They are smart animals and quickly take up residence in the gardens of empty houses, sunning themselves on the lawn, or sauntering nonchalantly along the sidewalk. Although it is not normal for coyotes to attack humans, unfortunately there have been many instances of coyotes attacking pets, even being so bold as to grab small dogs from the end of a leash.

The Stanley Park Ecological Society has an excellent website at: stanleyparkecology.ca. There is lots of information and even videos about deterring coyotes. This is what they recommend, if one should approach:

- Appear as aggressive as possible
- Shout in a loud, deep voice, "Go away coyote!"
- Throw any available object
- Move toward an area of increased activity

Coyotes will change their behaviour based on what they encounter; however, never harass one that is trapped or cornered. If you do spot a coyote that is behaving strangely, not retreating and displaying aggressive or threatening behaviour, please report it to the Ministry of Environment's call centre at 1-800-663-9453

A simple coyote deterrent can be constructed by putting a number of pennies or small stones in an empty pop can, taping the hole and wrapping it in foil to make it more reflective. Shaken violently in the coyote's direction, the noise and the metallic gleam will discourage him.

Coyotes seek out food wherever they can find it, so please cover up the compost heap, store pet food indoors, clean up fallen fruit, and keep an eye on small pets.

1402 McRae Avenue:

Heritage Protection or Market Housing?

First Shaughnessy is a green area of single family homes, which is greatly admired for its heritage houses and for its many trees. The City protected it in 1982 by enacting the First Shaughnessy Official Development Plan (FSODP). This plan allows some increase in density, which is compatible with the historical character of the area, but it does not permit townhouses.

Articles in our previous newsletters have described some of the issues around the rezoning of the McRae property, which originally consisted of three lots extending from The Crescent to Granville Street. Formally designated as 1402 McRae Avenue, it has now become two lots, each with different zoning: 3333 The Crescent, still in First Shaughnessy; and 1450 McRae Avenue rezoned as CD-1. 3333 The Crescent comprises a one acre lot with an important heritage house on it, the Nichol House, which architects Maclure and Fox built in 1912 for former BC lieutenant-governor Walter C. Nichol.

The rezoning is neither acceptable to the vast majority of neighbours nor to the SHPOA Board. It was strongly opposed at several Public Hearings, on a website, and also by close to 500 letters of protest sent to the former City Council, all to no avail.

In spite of intense opposition from neighbours, and other concerned citizens, the former City Council approved the rezoning of 1450 McRae to permit, *in principle*, the construction of very visible townhouses at a prominent gateway to First Shaughnessy. Permission to develop this lot with 15 townhouses was given to compensate the owner for restoring the Nichol House and grounds. The City's real estate gurus determined that this restoration would likely cost \$1.4million; however, the owner has now listed 3333 The Crescent for sale at \$6,295,000.

Last December, the SHPOA Board sent a letter to the new City Council, after obtaining a legal opinion based on precedent, pointing out that Council could prevent the development by rezoning 1450 McRae back to First Shaughnessy District, without having to pay compensation to the developer. The SHPOA Board hopes that the new Council will be supportive of the neighbourhood and find a more acceptable solution. This has not happened so far, and the Planning Department is now in the process of issuing a Development Permit.

In February of this year, the City sent out Notification of the 1450 McRae Development Application for the construction of a free standing house and 14 townhouses, as well as 49 underground parking spaces. Once again, many people wrote letters to the City to oppose this Development Application.

On March 31, the City notified SHPOA that the 1450 McRae Development Application had been approved by the Director of Planning, subject to a number of condi-

tions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. One crucial condition is that City Council approves the form of development.

The SHPOA Board recently initiated a lawn sign campaign to deter the new City Council from extending approval. Within a week, over 100 Shaughnessy homes displayed "McRae Development sets Bad Precedent" signs which caught the attention of CBC Radio. Early Edition host, Rick Cluff, has already interviewed a First Shaughnessy resident to determine the reason for the signs. For more information, please come to the AGM.

For previous articles about this development, please visit: shaughnessyhomeowners.com/about_shpoa/newsletters/ and look up:

Fall 2006: "Future Development of 1402 McRae Ave."; Spring 2007: "1402 McRae Development Update"; Spring 2008: "No More Democracy in Vancouver" and Fall 2008: "1402 McRae".

Plans and other information about the 1450 McRae development may be found at: vancouver.ca/devapps.

SHPOA Board of Directors Needs YOU!

This coming year will be interesting and challenging as we address Laneway Housing, Basements Suites, inappropriate development, and many other issues. If you are a SHPOA member in good standing and you would like to participate, please submit a brief resume by e-mail to shpoavan@hotmail.com or by mail to: SHPOA, P.O. Box 62059, #147-4255 Arbutus Street, Vancouver, B.C., V6J 1Z1, no later than May 22, 2009. The Board meets about 10 times per year and directors are volunteers without remuneration.

Arbutus Shopping Centre Development

Because it is just outside Shaughnessy, the proposed development of the shopping centre will seriously change our neighbourhood. The owners of this property want a very dense development with up to 700 dwelling units, where there are none at present, and the spacious above ground parking area is to disappear.

The neighbours of the shopping centre are extremely concerned. They would welcome an enlarged commercial development, but are strongly opposed to any dwelling units being built on this site.

For previous articles about this development please visit: shaughnessyhomeowners.com/about_shpoa/newsletters/ and look up:

Fall 2008: "Arbutus Centre Redevelopment" and Spring 2008: "Arbutus Shopping Centre".

For full and up to date information please visit Arbutus Ridge Concerned Citizens' Association's website: arcca.info and click on "Comments".

York House Expands Senior School Enrollment

Following the Public Hearing on March 24th, the City has recommended a change to York House School's CD-1 bylaws to increase the cap on their Senior School enrollment from 265 to 325 students. The previous zoning by-law had restricted the enrollment of senior students (grades 8-12) and capped the total number of students, both junior and senior grades, at 600.

York House made the case for revising the student ratio of the Junior and Senior Schools next year due to the transfer of 36 kindergarten students to the newly created York House Early Childhood Learning Centre located at 3274 East Boulevard (previously Little Acorn Academy). York House plans to decrease the Junior School capacity from 335 (Kindergarten-7) to 280 (grades 1-7) students and to increase the Senior School to 320. The cap of 325 senior students provides some flexibility in enrollment; however, the total count of students attending the Alexandra Street campus remains unchanged at 600 students.

On the whole, neighbours who responded to the Open House were not opposed to the change and York House made it clear that their student parking code would be enforced to ensure there would be no negative impact of additional student drivers.

Developments Alert!

In addition to the McRae development, there are a number of other proposed developments along Granville Street. If they go ahead, they may set a further precedent for intensive development along Granville Street both inside and outside Shaughnessy.

Mayor and Council have already approved a rezoning at 6511 Granville Street (Granville and 49th Avenue) from RS-6 (one single family dwelling) to CD-1 (Comprehensive Development). This is to accommodate a 62 unit, three story seniors' housing complex. Council's approval is conditional on the developer making a number of cosmetic changes to reduce the impact on the neighbours and to improve landscaping, among other things.

City Hall expects to receive a proposal soon from a developer to rezone the property at 6708, 6718 and 6776 Granville Street (Granville and 52nd Avenue). The proposed development consists of 37 units of row townhomes and carriage homes.

Once City Hall receives the developer's proposal, the application will be put on the City's website vancouver.ca and the plans and description will also be available to view at City Hall. There will be an open house to view the plans, probably 4 to 6 weeks after the proposal is received. The City will notify residents within a two-block

radius of the property and place an advertisement in the West Side Courier about the open house.

If you want to find out about this project, you can call the Project Manager for the development, Nicky Hood, at City Hall, 604-873-7011. The rezoning application will be presented before Mayor and Council at a meeting at which interested members of the public may speak.

Home Security for Vacationers

Your vacation is a time to relax, so you do not want to be worrying about the security of your home while you are away. Here are some pointers to minimize the risk of thieves targeting your home.

1. Set up a reciprocal arrangement with a neighbour, to monitor one another's property while on vacation.
2. Install an alarm system, but choose a company, which, in case of alarm activation, actually sends out someone to your house to deal with the emergency. Some companies simply phone a designated contact from the list of relatives, friends or neighbours you supply.
3. Arrange a "vacation stop" for your newspapers. The Globe and Mail will give you a reference number upon receiving your temporary cancellation dates, the Vancouver Sun will not; however, the Sun's online vacation stop service is very reliable. In case this arrangement fails, or something unexpected is delivered to your door, ask your neighbour to keep an eye out for accumulated newspapers or large envelopes and parcels left on the doorstep.
4. In the growing season arrange for at least your front lawn to be cut regularly.
5. Store ladders out of sight.
6. Store valuables in your safe or safety deposit box if possible. For insurance purposes, photograph the contents of your home and store these photos in a safe place.
7. Discourage thieves by leaving lights on timer switches and activating motion detector lights.
8. With modern technology, it is possible to set up monitoring camera systems that allow you to view your house and contents remotely from your lap top computer, to ensure all is well.

Be well insured and have a nice holiday!

Events at Hycroft

The University Women's Club of Vancouver periodically hosts events open to the public. These events range from gallery openings to lectures to the Lunar New Year celebration.

If you would like to receive notice of these events, please email uwcv@uwcvancouver.ca to request inclusion on the SHPOA group list.