



# Shaughnessy Heights Property Owners' Association

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



## Spring 2012 Newsletter

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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  
Thursday, May 24, 2012 at 7:00pm.**

Come early for refreshments and chat with your neighbours!

### AGENDA

- Approval of the Agenda
- Approval of 2010 AGM minutes
- President's Report
- Treasurer's Report
- SHPOA Bylaws
- Election of Directors
- Any Other Business
- Presentation by Randy Helten, community organiser and 2011 Vancouver mayoral candidate.  
**“How to Connect the Dots and Make Vancouver a City that Respects Neighbourhoods”**

与你社区有关的重要讯息！

我們樂意為閣下把此會訊翻譯為中文。請致電 604 733 2292。

### Randy Helten - Speaker at Our AGM

Coming from a business background, with over twenty years addressing governance, global environmental and sustainability issues, Randy Helten will describe his current focus on the street corners and neighbourhoods of Vancouver.

From Vancouver communities in the north and south, eastside and westside, concern is rising about how our City has departed from a consultative system respecting neighbourhoods and is becoming more centrally-controlled, opaque, and unwilling to listen to citizens. Many stakeholders of all walks of life and income levels around the city are facing uncertainty about the future of their own streets, neighbourhoods, and communities. Spot rezonings are just the tip of the iceberg.

Randy will speak from his personal experience as former president of West End Neighbours, as a mayoral candidate representing Neighbourhoods for a Sustainable Vancouver in the 2011 civic election, and as founder and coordinator of CityHallWatch.ca and MetroVanWatch.ca, which provide tools for civic engagement. He will describe problems, give specific cases, and suggest ways that Shaughnessy residents could have a greater say in the future of their own neighbourhood.

### Greed to Ruin Granville Street?

Granville Street serves as the entrance to Vancouver. The thousands of visitors who arrive at Vancouver Airport, and from crossing the border, travel down Granville to the city center and beyond, and receive their first impressions from that ride. It is a lovely ride, with tall trees and hedges lining both sides of the street and a view of the mountains at the end.

At present, there is no planning study for future redevelopments along Granville Street. Developers are assembling lots in anticipation of up-zoning the resulting land parcels so they can maximize profits by building tall multifamily projects. These projects feature minimal front yard setbacks and the usual sparse soft landscaping with no tall trees. Some redevelopments of this nature are currently being completed, with more to come.

Look along Oak Street to see the jam-packed, row housing that will soon find itself along Granville, with minimal green buffers from the street.

I thought the previous and current city councils are for a “Green” Vancouver. What happened?

Dennis Baxendale

### Glass Restoration in a Heritage Home

One of the main reasons we fell in love with and bought our house on Cypress Street is because of the glass. Leaded windows and stained glass play a huge roll in the charm of this home and are integral to its value. After doing some research, we discovered that the man who had the home built 100 years ago, A.P. Bogardus, owned a glass business and decorating shop in Vancouver.

As you enter the home, the front door and sidelights are full panels of bevelled glass. The foyer faces west, so as the sun sets, it shines through the glass and refracts beautifully onto the floor, like a chandelier.

There are three stained glass windows depicting William Shakespeare, Charles Dickens and Alfred, Lord Tennyson. They, fittingly, keep watch over the library. These windows are in perfect condition and did not require any restoration.



The library also contains four French doors that have intricate cut and coloured glass. The glass is predominantly colourless, with very subtle green and yellow accents. The upper sections of the library bookshelves have sliding glass doors that continue the same pattern as the French doors. There are a few cracks in a small portion of one of the French doors, but the section remains intact so we will probably leave it as it is.

The bedroom windows on the two upper floors were all original, but in bad repair. These windows swing in like a door. We had each window removed and the wood frame either repaired or rebuilt depending on the extent of the decay. All the hardware was removed, then chrome plated and replaced. Most of these windows are plain glass, but some are stained.

A floral motif window was located in the children's walk-in closet and a grid patterned textured glass window was in the children's bathroom. To create a bigger bathroom, we removed the wall between these two rooms and wanted the windows to match.

A local glass artist, Howard from Victoria Glass, was able to reproduce two new windows, each based on the floral and grid window. We installed the two grid windows in our sons' bath and the two floral windows in the master bath. He then created a second floral window to replace a plain glass window in our walk-in closet. Now all three appear in a row from the outside of the house. The artist was able to reproduce these new windows so perfectly that, even when they are beside the original windows, the difference is almost imperceptible.

At the top of the main staircase is a huge 40 square foot stained glass window that faces east. It truly is glorious with the morning sun coming through it. It's titled, "A Reading From Homer", and depicts an ancient Roman scene of a man reading to two women in a garden. This window was in such bad repair when

we bought the house that we were afraid a windstorm might destroy it. We contacted Gilroy Stained Glass who had the expertise to restore such a large piece.



Laura and John photographed the window then made a rubbing of it to act as a guide for putting the window back together. Next, came the removal! Luckily, a flat roof is just below the window, so after protecting it with foam and plywood on the inside and out, the window was lowered onto the flat roof then large portions of the lead were cut and the window was divided into sections. These sections were then packed and John took them back to his shop.

All of the original lead and cement were breaking down so they were removed and each piece of glass was delicately cleaned. The window was reassembled, re-leaded, re-cemented and safely reinstalled. It is now a spectacular showpiece that will, hopefully, last another hundred years.

Kerri-Lee Watson

### Development News

#### Shannon Mews

Wall Financial Corp submitted a Development Permit application for the Shannon Mews site on March 14, 2012. The documents show that the proposed project will be in 2 phases.

Phase 1 encompasses the redevelopment of the eastern half of the site that includes the heritage mansion, gatehouse, coach house, and Italianate garden, new Blocks A, B and C, and portions of the new public park off 57th Ave. Selected documents of the application will be uploaded to the City website prior to the Open House in May. Meanwhile, the application documents are available for review at City Hall. The project is scheduled to go before the Development Permit Board for approval on July 3, 2012.

#### L'Ecole Bilangue - Proposed School Upgrade

L'Ecole Bilangue Elementary at 1166 West 14th Avenue is slated for an upgrade. An Open House held on March 29th, 2011 presented 3 possible options: a seismic upgrade to the existing

school and 2 building replacement options. Written responses from the event showed a preference for the replacement options because of the perception that new construction is safer during seismic occurrences, lower cost estimates and shorter construction timeline. The preference echoes those of the parents who have children currently enrolled in the school. Although concerns about the potential loss of the heritage school from heritage advocates have not been significant so far, this may change as consultations continue on the proposed school upgrade.

### Casa Mia – Proposed Rezoning

The current owner plans to make an application to rezone the property on 1920 SW Marine Drive from RS-1 to CD-1. If approved, this spot zoning will allow a new 40,000 sq. feet structure and retention of the existing 22,000 sq. ft. heritage Spanish Revival mansion for the proposed 88 unit senior care facility.

The new 3-level construction, that will occupy the existing front yard of Casa Mia, has a number of basement level living units located 11 feet below the existing grade where their only access to natural lighting is through light-wells. Most of the area residents, who attended Open Houses held earlier this year, oppose this project due to its size, potential impacts on local traffic, the adjacent escarpment and underground streams in the area.

David Cuan

### Leaf-blowers, Shaughnessy's Scourge!

As I sit in my home on a lovely, quiet Sunday my thoughts are interrupted by the intrusion of a leaf-blower! The last I heard leaf blowing was banned completely on Sundays and holidays. I thought we were allowed one day of rest from this scourge of noise and other pollution. However, my Google search on leaf blowing in Vancouver revealed a new directive from the City, updated November 1st 2010. This directive states that the approved hours for leaf blowing, in areas where it is permitted, are:

**8am to 6pm Monday - Friday**

**9am to 5pm Saturday (changed from 6pm)**

**Leaf blowing is not allowed on Sundays and holidays!**

I also noted that leaf blowing is completely banned in the West End! With the size of the properties in Shaughnessy, and the fact that in spring and fall we must endure this hideous noise for long stretches of time, a total ban would be a dream come true. We so soon forget that, only a generation ago, it was the repetitive, satisfying sound of a rake that was heard on a beautiful summer day.

An article on leaf-blowers in our Fall 2009 Newsletter addressed the facts of leaf-blowers, but didn't mention "neighbourliness". I have always been of the belief that the more we consider our neighbours, the more they will consider us. Since the weekend is usually the one time we can actually sit out and enjoy our gardens, it would be neighbourly to try and keep the noise down at the weekends so that all can enjoy the outdoors. Perhaps, if you hire gardeners, you could have them come during the week, rather than the weekend. Gardeners are employees and they should accommodate your preferences not theirs!

It is interesting that our Mayor wants to make Vancouver Canada's greenest city and yet there are no by-laws addressing the air pollution from leaf-blowers which, according to the California Lung Association, is equivalent to the smog generated by 17 motor vehicles.

Millions have been spent on bicycle lanes to cut down on pollution and encourage us to cycle rather than ride. If the citizens of Vancouver can cycle they can surely rake!

If you agree with me, and would like to think of ways to tackle this issue, please e-mail me at [info@shpoa.ca](mailto:info@shpoa.ca).

Cheryl Munro

### The Pursuit of Happiness...Scientifically!

Is happiness just a warm fuzzy feeling, or can it be studied in a way which yields reproducible results, which provide helpful guidance to individuals as well as to organizations such as neighbourhoods, cities, workplaces, countries and that plethora of other groups that we humans tend to belong to?

The correct answer would appear to be, "Emphatically YES, it has become a useful science"!

On 2 April 2012, the first ever United Nations conference on happiness and well-being took place at UN Headquarters in New York. The conference was sponsored by Bhutan which has officially adopted a Gross National Happiness index in lieu of the GNP more commonly used by other UN members.

The accompanying report, generated for use by conference attendees, and edited by Jeffery Sachs, Richard Layard and John Helliwell (an Emeritus Professor of Economics at UBC), was downloaded or accessed over a million times within the first week of its appearance. (Available free at <http://issuu.com/earthinstitute/docs/world-happiness-report>). Over 50,000 comments were posted on the Earth Institute web site within 10 days of its release!

Standard measurements of subjective well-being or long term happiness are now converging on a 0 to 10 scale, with a score of zero equating to desperate unhappiness, while 10 equates to supreme happiness and contentment. The average happiness for some 153 UN member countries is charted in the report. The happiest countries tend to be Scandinavian (Denmark, Norway, Finland) with average scores of about 7.8.

Canada does well too. In most listings it is in the top ten, often in the top five. The bottom countries have averages which are less than half those of the top five. Togo comes in last with an average of 3. It is crucially important to note that the factors leading to those averages can be disentangled. For example, wealth is important in the poor countries, but not nearly so important in the rich countries, where factors such as trust in one's neighbours, in the police and in co-workers are much more significant, as is job satisfaction.

For example, one Canadian study reported that having an annual income of \$60,000 to \$79,000 contributed about 0.3 points to

average happiness (relative to an income of \$25,000), whereas being happy with one's job raised average happiness by 1.7 points (versus being unhappy with one's job). High trust in one's own family, in colleagues and in neighbours (*versus* no trust) raised happiness by 1.27, 1.07 and 0.7 respectively. These last three values are additive, so high trust all round is worth 2.41 points!

As Jeffery Sachs points out in the introduction to the report:

*A generation of studies by psychologists, economists, pollsters, sociologists, and others has shown that happiness, though indeed a subjective experience, can be objectively measured, assessed, correlated with observable brain functions, and related to the characteristics of an individual and the society. Asking people whether they are happy, or satisfied with their lives, offers important information about the society. It can signal underlying crises or hidden strengths. It can suggest the need for change.*

As Dan Gilbert has entertainingly and tellingly recounted in his popular book *Stumbling on Happiness*, we humans are notoriously poor at accurately predicting what will make us happy. It seems that our instincts, many of which evolved when our ancestors were hunter-gatherers, are highly unreliable as guides in our present circumstances.

So we would do well to pay attention to this new science of happiness in both our personal and our "institutional" lives. Perhaps we in Shaughnessy should put more emphasis on getting to know (and trust) our neighbours. It could raise the average happiness of us all!

John Madden

### Shaughnessy Colour...Stories Needed!

There are many historical descriptions of early Shaughnessy, about it first being built by the CPR in the early 1900's and the downturn it experienced in the 1930's, but not much has been written about more recent development and events in our neighbourhood. I'm thinking of a historical account that not only discusses beautiful architecture and unique trees, but also features the social and political happenings in Shaughnessy through the last 100 years. I am certain that there has been enough intrigue and controversy to create a colourful collection of short stories, which could be a valuable addition to Vancouver's heritage!

Lori Kozub Hodgkinson

*Editor's Note: If you have interesting anecdotes about people and events in Shaughnessy, please let us know (email: [info@shpoa.ca](mailto:info@shpoa.ca)). We are always looking for material for our [shpoa.ca](http://shpoa.ca) website!*

### Time to renew or Join SHPOA

May is membership renewal month for SHPOA. The cost is \$25 family membership or \$15 individual. Renewals may be done online at [www.shpoa.ca](http://www.shpoa.ca) (click >>Join or Renew Now) or at the AGM. Cheques to our P.O. Box are also welcome.

Please invite your neighbours to join too!

### Let there be Light...or maybe not!

In October 2010 we received a nice little gift from BC Hydro containing some odds and ends for preventing drafts in one's home and some compact fluorescent lightbulbs (CFLs) so we could do our bit towards saving the planet.

My husband embraced the whole concept of CFLs with gusto and installed the wretched things all over the house. He believed the propaganda about them lasting 5 times as long as regular incandescent "A lamps" (those are the ones that don't make us look like the walking dead).

I can think of two good reasons for not having CFLs in my home. Firstly, we live in a coldish place and mostly, when we have lights on, we have the furnace on too, so the fact that A lamps give off heat seems to me to be a thoroughly good thing. Secondly, the light emitted by CFLs is very unpleasant. The scientific explanation is that they have a poor colour rendering index compared with incandescent bulbs. This simply means they play fast and loose with the spectrum, ignoring some colours completely!

Even the federal government is having its doubts about CFLs. The deadline for the proposed ban on A lamps has been extended to 2014; January 1, 2014 for 75-watt and 100-watt bulbs and December 31st for 40-watt and 60-watt.

I confess I have not been charting it scientifically, but it seems like these bulbs burn out even quicker than A lamps and we have experienced some really unpleasant side effects from burnt out bulbs. A CFL installed in the soffits, outside our garage, burnt out last summer. In the fall, when we got around to replacing it, we discovered that, although it had not emitted light for a couple of months, it was blazing hot! I thought the whole point of CFLs was that they didn't generate much heat.

The other day, while doing some laundry, I became aware of a truly vile smell in the basement. It smelt a bit like those banned pesticides that, in the old days, used to be very satisfactory in the garden. It turned out that one of the 18-month old BC Hydro bulbs had failed, melting the plastic base and emitting noxious fumes. Looking this up on Wikipedia (search for "end of life" and "CFL") turned up the explanation that our ballast had failed and indicated that there are all sorts of other unpleasant and dangerous things that can happen.

And while I'm on the subject of light, is anyone else irritated at the way the sodium street lights in Shaughnessy turn off just as one is walking by? I assumed it was something to do with a thermocouple overheating, so I did a bit of research on Google.

I was flabbergasted to find that what I thought was a bit of bad lighting design by someone with a poor grip on physics, is in fact a well-known paranormal phenomenon dubbed "Street Light Interference"! (I am not making this up!) People seriously believe that certain individuals, "SLiders", actually cause street lights to fail by lurking in their proximity. Who knew?

Gillian Kirkby