



# Shaughnessy Heights Property Owners' Association

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

## Spring 2010 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 27, 2010 at 7:00 p.m.**

### AGENDA

- Approval of the Agenda
- Approval of 2009 AGM minutes
- President's Report
- Treasurer's Report
- Election of Directors
- Any Other Business

**Join your neighbourhood association! SHPOA Contact Details:**

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

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

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。

### Time to Change the 1st Shaughnessy ODP?

Shaughnessy has historically been known for its beautiful, estate-like homes built by the CPR in the early 1900's. The grand trees and gardens associated with the neighborhood have been as important as the homes themselves. As the decades pass, slowly the neighborhood has succumbed to a mindset that "bigger is better". These newly built homes have impacted the historical nature of the neighbourhood and consequently I feel it is losing some of its charm.

As I walk through First Shaughnessy, particularly east of Granville, there is a trend developing in the neighbourhood. There are many pre-1940 homes that are not designated as heritage. Many of these homes, which could be restored and recreated to become part of the new millennium, are being purchased with the intention to tear down. The First Shaughnessy Official Development Plan (ODP), in its current form, does not address this issue properly, but it goes further than this. The ODP states that a new home can be up to a .45 floor space ratio; exclusive of any underground garages, mechanical rooms, double ceilings and whatever other exceptions are used to achieve the biggest home possible on the lot.

What is the result? A mega "faux, old-looking" home where the size of the garden is completely disproportionate to the new jumbo house. By working all angles of the ODP, these new homes are so large and out of place, the character of the lot is

lost. This impacts the neighborhood visually and historically. In my opinion, the ODP is not working. In 2010 I suggest that SHPOA, Heritage Vancouver, and Vancouver City Planning work together to update the ODP and take the recommendations to City Council for consideration. The intent of the updated ODP should be to ensure that as many homes are retained as possible, reduce the .45 FSR, and eliminate the loopholes for space that doesn't count in the overall square footage. We should also consider increasing the maximum height of a home, to give it the grandness it deserves and eliminate overbuilding. The ODP could also include reasonable green initiatives and other considerations for further extending coach house opportunities.

Finally, we need to consider incentives from the City for retention; whether they are property tax breaks or rebates. But I would go further. If a home needs to be torn down, so be it. Shaughnessy deserves good architecture. If a modern home is beautiful in its design, it should be considered, versus having a home that is designed to try to look like something that was built 90 years ago.

Vancouver deserves a beautiful neighbourhood like Shaughnessy. I hope the organizations come together soon and decide upon good recommendations to stop this disturbing trend.

Lori Kozub,  
Chair, First Shaughnessy Advisory Design Panel

## Holier than Thou? It may be Moths

If you have holes in your woollens and threadbare spots on wool carpets, then you have a clothes moth infestation in your house!

Entomologists believe that the decreased use of pesticides, in general, and the prohibition of DDT, in particular, has contributed to the global increase of the clothes moth of which there are two major types, the *webbing* clothes moth and the *case making* clothes moth. Clothes moths demonstrate a distinctive fluttering, compared to the straight flight of pantry moths.

The webbing clothes moth, *Tineola bisselliella*, is the common variety and is widespread in Europe and North America.

Adult webbing moths are about ¼ inch long, with a wing span of ½ inch. The body is golden or buff coloured with a satiny sheen. The female lays around 40 to 50 eggs and secretes a sticky substance that glues them to the fabric. After anywhere from 4 to 21 days, the larval stage begins when the caterpillars hatch and begin feeding on the adjacent woollen fabric. Depending on environmental conditions, these caterpillars can enjoy a gourmet feast of your sweaters, furs, and rugs for between 5 weeks and 2 years!

When the larvae are about ½ inch long, they pupate by spinning a silken cocoon from which the adult moth will emerge. The male and female moths mate and the new life-cycle begins. The adult moths do not feed; they simply reproduce and die, all the damage is done by the caterpillars.

The much rarer case-making clothes moth, *Tinea pellionella*, is about the same size as a webbing moth, with a browner body. It produces a silken tube-like case in which it lives and carries around for protection.

### Damage

The caterpillars feed on a variety of animal based materials such as wool, hair, feathers, lint, blankets, upholstered furniture, rugs, wool clothing etc. They target items containing keratin, particularly items soiled by food, beverages, perspiration, beer and urine. These residues provide them with essential nutrients and vitamin B, without which they cannot complete their development.

### Habitat

Clothes moths avoid light and are found in dark, undisturbed areas such as storage cupboards and under cushions. Hand made rugs seem to be a particular favourite because it is easy for them to crawl underneath and do the damage from below. Webbing moths prefer moist conditions, above 75% rate of relative humidity, and it is hard for them to exist under 25%.

### Prevention

All stages of the lifecycle are fragile, so it is rare to find infestations in clothes which are worn often, or rugs which are vacuumed and washed regularly. Window and door screens should help prevent moths from entering the house; however, it is also important to "quarantine" any used woollen items, such as antique, hand-made rugs, before introducing them into one's home.

Woollen articles and furs should be thoroughly cleaned prior to storage and inspected at least four times per year. Seasonal articles should be stored in well-sealed plastic containers. Furs can also be kept in commercial cold storage. Rugs and furniture should be regularly aired, vacuumed and steam-cleaned, paying careful attention to parts of rugs which are under furniture or behind furniture which is rarely moved. Vacuum the edges of

fitted carpets, behind radiators, under cushions and both sides of rugs.

### Treatment

In addition to these preventive measures there are some effective methods for treating infestations, such as high heat, fumigation with dry ice, pheromone traps and repellents. Cold temperature will not easily kill eggs or caterpillars, since they just become inactive. Reducing humidity to 25% should be effective, but this is a challenge in our climate

Some articles recommend "heat treating" infected closets by using a space heater at 120F for 4 hours once the clothes have been removed.

Dry ice fumigation of infected items in an enclosed plastic bag is believed to be very effective and dry ice is readily obtainable (see Yellow Pages for sources).

Pheromone traps are sticky tent like structures that attract and kill male webbing moths only and therefore interrupt the process of fertilisation. A pheromone trap is a good visual indicator of infestation and may be purchased from the Urban Nature Store in Toronto.

Repellents such as cedar oil, oil of cloves, lavender, and French marigold are thought to be useful, but not 100% effective.

Commercial pesticide products are available in liquid, powder, crystal and aerosol form; however, these are health hazards and should be handled with great care.

Early diagnosis and systematic eradication are the most effective solutions, although commercial pest control companies can deal with severe infestations.

Victor Piller

## No Power to the People!

In early February representatives of BC Hydro met with SHPOA representatives, along with John Evans from the City and Kevin Midwood of Telus, to discuss two issues of concern to Shaughnessy residents.

For years, many of our residents have bemoaned the brutal pruning of boulevard trees to accommodate overhead powerlines running through our neighbourhood. Last September, when the proposal for the construction and operation of the Vancouver City Central Transmission Project (VCCT project) was announced, it became apparent that this plan would almost certainly necessitate street excavations along Cypress Street and a portion of Hosmer Street.

Some SHPOA Board members realised that this might be an opportunity to bury the distribution feeder cables, at least along Cypress, at substantial cost savings, since trenching machinery and street paving equipment would all be on site. (The current aerial distribution feeder cables up Cypress Street power almost all of the area of Shaughnessy between 16<sup>th</sup> and King Edward and between Granville and the East Boulevard.) However, BC Hydro representatives made it clear at the meeting that they had no interest in seizing this opportunity unless the residents, the provincial government, or the city were prepared to pay the extra cost involved.

The VCTT project is now the responsibility of a quasi-independent agency (BC Transmission), further complicating the possibility of co-operation for the proposed project.

Current BC Hydro policy with respect to both distribution cables to individual households, and distribution feeders is that the

Electric Tariff still has overhead power distribution as the standard for existing single family neighbourhoods, although distribution feeder line burial appears to be underway two blocks north of Shaughnessy along 14<sup>th</sup> Avenue, as this newsletter goes to press.

There was a second Hydro related issue discussed at the meeting. When the old metal power poles around The Crescent, and some neighbouring streets, were deemed a hazard that required replacement, SHPOA directors spent substantial time and effort meeting with BC Hydro employees in an effort to convince them that either the existing metal poles should be replaced with new, similarly aesthetically pleasing metal poles, or the power lines should be routed underground. This proposal too fell on deaf ears and "temporary" wooden poles were erected to replace the rusting metal ones. It seems that although the City, and Transit routinely use metal poles, the BC Hydro standard is wooden poles. Exceptions, regardless of aesthetics and potential long term savings, are not seriously considered.

Underground distribution, which is a requirement for new development, laneway housing, and in the downtown core, is still seemingly unattainable on reasonable terms in Shaughnessy and most other older residential neighbourhoods.

From the City's perspective, programs to reroute existing distribution cables underground, for aesthetic reasons, are just too expensive. Homeowners can initiate a project to distribute their power underground but the entire cost must be paid up front, unlike lane improvements for which the City acts as banker and homeowners may pay off the debt incurred over 15 years.

One of the SHPOA representatives asked what would be needed for things to change. The consensus was that any change would need to be government-sponsored and facilitated through the B.C. Utilities Commission. It was suggested that it is not cost-effective to route power distribution underground for existing areas of single family homes. There would need to be (financial) support from a significant proportion of the population and neither Hydro nor the City presently have any appetite for expensive projects aimed at beautification. Unless there is a government or Hydro attitude change such that, at the very least, residents could pay off the capital cost of underground cable burial over time, it seems virtually certain that residential power and communications cables will not be buried in Shaughnessy on a large scale during our lifetimes.

With respect to the "temporary" wooden poles around The Crescent, they are likely to be there for the foreseeable future, since the use of boron plugs for pole maintenance extends the life of power poles significantly.

John Madden, Gillian Kirkby

### Arbutus Shopping Centre

In December, 2009, Larco made a formal rezoning application to the City to redevelop the Arbutus Village Shopping Centre site and replace the existing shopping centre in a phased construction of four building blocks of residential units with shops located on the main floors. Blocks A and B, in the first two phases, are located along Arbutus Street and separated from each other by a vehicular thoroughfare. The last two buildings, located westerly, are slated for the third phase, although Building C may be held back if market conditions are soft at the time of construction. Public parking is largely located underground.

To facilitate the proposed rezoning, Larco and the City of Vancouver undertook a joint planning process in 2007 that resulted in the creation of the Arbutus Centre Policy Statement, which was passed by City Council in July of 2008. Although the policy

statement supported the City's goal of increased densification for the area, it conflicted with the ARKS (Arbutus Ridge/Kerrisdale/Shaugnessy) Vision directions in many areas, and lacked community support.

Many residents in the neighbourhood object to the higher density and the resulting vehicular traffic to the redeveloped site. In addition, there are significant objections to the proposed building forms, impingement on the existing view corridors, the inadequate public plaza, size of the retail square footage, and the reduction of office space in the proposed redevelopment.

SHPOA alerted its members to this rezoning proposal some time ago, just before the Open House was held at the Hellenic Centre. The displayed drawings showed an ambitious project with four 6 to 9 storey buildings in box-like configurations, two interior streets and underground parking. The buildings located along Arbutus Street are located very close to the property lines with little vegetation buffer between street and project.

As the rezoning application winds its way through the different departments of the City of Vancouver, the proposal will be reviewed by the Urban Design Panel and at least one Public Open House will be conducted by the City before it is referred to a Public Hearing for Council approval. SHPOA will continue to monitor the project development and inform the members of its progress.

David Cuan

### Proposed Shannon Mews Redevelopment

Wall Corporation, the owner of Shannon Mews, plans to make a rezoning application to the City of Vancouver shortly to redevelop the site under CD-1 spot-zoning. The proposal seeks to replace the existing 35-year old low-rise rental units with a mix of low and 12-15 storey high-rise structures surrounding the existing mansion at a target density for the site of at least three times that of the existing FSR 0.6.

The ten acre Shannon Estate at Granville Street and 57th Ave. was built by B. T. Rogers between 1915 and 1925 with a Beaux-Arts mansion, a coach house and an elaborate formal gardens surrounded by a wall with a gatehouse. The property was purchased by Austen Taylor soon after construction and in 1967, purchased by the Wall family. The estate is listed on the Vancouver Heritage Registry in the "A" category with the mansion and the perimeter wall designated Heritage structures.

The site was rezoned in 1968, but not subdivided, to permit the construction of 2-storey rental townhouses and apartments in 1973. The mansion, gate house and coach house were converted to residential suites and the formal garden retained in the development now called Shannon Mews. Subsequently, Council repealed the CD-1 bylaw and the original single family zoning was reinstated, making the existing residential, multi-family development non-conforming.

Based on the recommendation of Policy Report dated August 25, 2009, Council has agreed to consider a rezoning application for the site from RS-6 to CD-1. As part of the public consultation process, the proponent/developer has held an Open House for the project, met with ARKS Housing Group and held a design charrette workshop with the neighbours at different times in late 2009.

After the anticipated submission of the rezoning application, Wall Corporation is expected to hold at least one Public Open House, jointly with the City, to present the project to the neighbours before City Staff makes their recommendations to Council for a Public hearing.

David Cuan

### Rapid Transit Proposal

Translink and the City of Vancouver are currently working on the Broadway-UBC Corridor Study to decide on a form of rapid transit. In light of this, the City is proposing to rezone the area between W. 4th Avenue and W. 16th Avenue along Broadway to UBC from residential to a high density zoning. Visit: <http://vancouver.ca/engsvcs/transport/rto/ubcline/> for more information and to provide feedback.

### Kitchen Waste Recycling

The City has determined that around 35% of residential garbage is composed of kitchen scraps, so starting April 22<sup>nd</sup>, Earth Day, it plans to introduce the collection of kitchen waste in yard trimmings carts. Initially, this is restricted to raw fruit and vegetables, teabags, coffee grounds, and filters and applies only to single-family and duplex-zoned areas of Vancouver.

Collection will occur on the present yard trimmings schedule of every two weeks, until sometime next year when the plan is to collect garden refuse and kitchen waste weekly, and collect other, non-food, garbage every two weeks.

In early 2011 the City also plans to begin collecting meat and dairy product waste. The plans for this have not yet been finalized, but the City Engineering Solid Waste Department expects to address the issue in a report for Council in July 2010. There are also plans to extend these programs to businesses, restaurants and apartment complexes, although no time frame has been established.

The City is recommending that residents throw the kitchen refuse directly into bins, unwrapped, and says this is the way it's done in other municipalities. We may, however, wrap scraps in newspaper or some other biodegradable paper, but no plastic.

The City is downplaying concerns about attracting dogs, coyotes, rats, flies and other pests to the cans and there have been no recommendations as to what kind of biodegradable bags or wrap residents might use. As an alternative to putting vegetable matter in bins for collection, Vancouver residents may purchase up to 3 critter-proof compost bins for \$25 each. Please visit: [vancouver.ca/engsvcs/solidwaste/grownatural/composters.htm](http://vancouver.ca/engsvcs/solidwaste/grownatural/composters.htm) to find out more.

The "Residential Food Waste Collection & Composting" report was presented to Mayor and Council on March 4th. Please visit: [vancouver.ca/ctyclerk/cclerk/20100304/documents/csbu2.pdf](http://vancouver.ca/ctyclerk/cclerk/20100304/documents/csbu2.pdf). The Report estimates a cost of \$230,000 for "communications and promotions", although the plan has not received widespread coverage or promotion yet.

Ruth Hamilton

### Subdivision Alert!

Recently, the owners of a property on the 4700 block Connaught Drive distributed a letter to their immediate neighbours soliciting support for the subdivision of their property into two lots. The neighbours, for the most part, declined to support this request given the impact this type of development would have on the character of the Connaught blockface and given the fact that the property does not have sufficient frontage to comply with the minimum requirements of the City of Vancouver's subdivision bylaw requirements.

Despite the unfavourable response, the owners of this property may, nevertheless, still be encouraged to apply in view of the subdivision activity that has occurred across the lane along the east side of the 4700 and 4800 blocks of Marguerite Street. Here the standard 80 foot frontages have been subdivided into 40 foot

lots as a result of subdivisions that were on record prior to January 19, 1988, the date of the subdivision bylaw. Only one of the original large lots still remains intact and the character of the street has been significantly altered by the construction of the smaller replacement homes

The owners may also be encouraged by the language found in the notwithstanding clause of the subdivision bylaw which states that **"Where the already established lawful development in the immediate vicinity occurs on parcels having a lesser width or area than the minimum prescribed...and where the Approving Officer is satisfied that a reasonable standard of accommodation can be provided on a parcel of similar dimensions...the Approving Officer may approve a subdivision which creates parcels having lesser width or lesser area than the minimum prescribed..."**

Should the City approve such a subdivision based on this criteria, it would immediately set a precedent and encourage other subdivision applications based, not only on the "immediate vicinity" language, but also upon another notwithstanding clause which further states that **"the Approving Officer may approve a subdivision which creates parcels having a lesser width or area than the minimum prescribed...provided that the already established lawful development in the blockface containing the parcel to be subdivided occurs on parcels having a lesser width or area than the minimums prescribed...and the parcels to be created by the subdivision would be consistent in width and area to those parcels."**

In simple terms, the approval of the subdivision of the subject property or any other property 'in the immediate vicinity' of an existing subdivided property could trigger a virus-like effect on the other properties 'in the immediate vicinity' as well as those on the adjacent blockface.

The spread of this subdivision virus would have a major impact on the overall character of Second and Third Shaughnessy as the resulting proliferation of smaller lots and houses crowd out gardens, reduce side lot spacing and compromise the benefits of the RS5 design guidelines that have served our community so well. Larger homes that are purposely massed in sympathy with adjoining larger homes would certainly not be compatible with the construction dictated by half-size lots.

While all subdivision is done at the discretion of the City, it is incumbent upon the residents of Shaughnessy to be vigilant particularly during times like these when property values heighten speculative interest by parties who only see our community as a commodity to be exploited. Let your Homeowners Association, SHPOA, know your views on subdivision so that they can convey them to the City planning department. If you don't make your views known, the City will assume you don't care.

Mik Ball

### New Neighbours?



Please visit: <http://vancouver.ca/ctyclerk/cclerk/20100408/documents/penv3.pdf> for the report, "Guidelines for Keeping of Backyard Hens". Public Hearing May 18th.