

## IMPORTANT - PLEASE READ

Dear First Shaughnessy Homeowner,

We are a group of First Shaughnessy Pre-1940 homeowner neighbours who are deeply concerned about the effect on many aspects of our homes and neighbourhood if Council approves the City's Heritage Conservation Area (HCA) proposals. On September 15<sup>th</sup>, City Council will recommence the public hearing and possibly vote on this historic decision. We need to take action now.

We're hand delivering this to all First Shaughnessy homes. If you're in a pre-1940 home, you will already have heard from us specifically with respect to the impact on pre-1940 homes.

We believe that if the HCA proposals are adopted, all First Shaughnessy homeowners will be significantly affected:

- All 317 pre-1940 houses in First Shaughnessy would be designated as protected heritage properties, with no individual assessment of their worthiness. We believe these include many which are not meritorious. This could prevent a healthy renewal of the housing stock in the neighbourhood, which would keep the area vibrant and desirable.
- Pre-1940 homeowners are being offered incentives to increase density on their properties as compensation for heritage designation. Densification in First Shaughnessy will increase if the offered secondary suites, coach homes, infill homes, and multi-unit residential conversions become common.
- Pre-1940 First Shaughnessy homeowners would be significantly affected by onerous new restrictions on their properties, and standards of maintenance requirements.
- Coriolis, the City's consultants, have concluded that the property values of our pre-1940 homes could be decreased by 5-10%. We are of the opinion that the reduction in value could be far in excess of this. The Coriolis report and other related information can be found on the City's website:  
<http://former.vancouver.ca/ctyclerk/cclerk/20150721/phea20150721ag.htm>

It is important to note that pre-1940 homeowners would face the full brunt of the onerous conditions of the proposed bylaws, including the ongoing maintenance obligations associated with owning a pre-1940 home in the HCA. Post-1940 homeowners would be within the geographic zone of the HCA - could they face similar onerous conditions at some time in the future? Post-1940 homeowners will also be significantly affected if they, or buyers of their homes, wish to redevelop their properties. There are significant proposed increases to setbacks and a reduction in the building envelope available for development, as well as proposed changes to allowable square footage for post-1940 homes. Post-1940 owners could also have to suffer the impacts of the increased density that the city is offering as compensation for removal of our pre-1940 property rights.

What we are asking is this;

1. Please talk to your neighbours and let them know what is planned for our area. Understand the issues, the impact and become involved.
2. We think it's very important to attend the September 15, 2015 public hearing at 6:00 pm at City Hall and register as a speaker, if possible. You can register at [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca). You will be allotted up to 5 minutes to speak to Council.

3. We also strongly encourage letters to the Mayor and Council letting them know of your views on what they have planned. Letters should be addressed to [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca).
4. If you haven't already done so, please email us your contact details for communication and coordination purposes. Please forward your name, address, phone number and email address to [firstshaughnessy@gmail.com](mailto:firstshaughnessy@gmail.com).

We believe it's important to become familiar with the issues, understand the impact and BECOME INVOLVED. We can only be successful with everyone working together and voicing our views and perspectives. If you have specific questions, please reach out to us. We'll respond promptly if you email us at [firstshaughnessy@gmail.com](mailto:firstshaughnessy@gmail.com) or call our group phone number, (604) 259-8936.

Thank you and we look forward to hearing from you.