

August 14, 2015

Dear First Shaughnessy Pre-1940 Homeowner

We are a group of fellow First Shaughnessy pre-1940 homeowner neighbours who are deeply concerned about the effect on our pre-1940 homes and First Shaughnessy overall, if Council approves the City's Heritage Conservation Area (HCA) proposals.

The Public Hearing process, which started on July 21, 2015, has been extended to September 15, 2015. This allows us some more time to understand and react to these highly complex proposals which would have a profound impact on each one of us. You are one of the 317 First Shaughnessy pre-1940 households whose property value and property rights will be affected. (First Shaughnessy is generally bounded by Oak St, 16th Ave, East Boulevard and West King Edward Avenue.)

The City has had a large team working on this proposal for over a year. There is no group representing us, the people most impacted by these proposals. We propose to set up a committee to communicate with homeowners, and consider steps we should take collectively so that we're better prepared for the September 15th Public Hearing. We would welcome your involvement and assistance!

Here are a few of the main provisions and issues;

- the proposals would designate all 317 pre-1940 properties in First Shaughnessy as protected heritage properties - required to be maintained as specified, and preserved forever, no demolitions.
- the City's consultant, Coriolis, acknowledges that these restrictions would cause a loss of market interest and therefore value. Coriolis uses a factor of 5%, acknowledging it as a judgment call. A realtor who has sold many homes in First Shaughnessy estimates more in the order of 30%. It appears that the actual loss in value needs more work to pin down, but we believe that it is very significant, and that it is permanent.

致"第一桑那斯1940年前屋主": 这關於溫哥華市議會批准第一桑那斯成為"傳統保護區"(Heritage Conservation Area)提案的重要信息將會被翻譯成簡體和繁體中文.如果你想要這兩種譯本,請以電郵 firstshaughnessy@gmail.com告知我們,我們將通過電子郵件發送翻譯本給您。或者我們也可以親自交給您。

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- the City is proposing densification incentives to attempt to offset a portion of the loss in value. Coriolis notes that multiple conversion and infill do not appear to be financially viable and that many homeowners in our area would find secondary suites and coach houses unattractive because of loss of privacy, and loss of use of a portion of their property.
- heritage alteration permits would be required for a wide range of changes to your house and property, including painting your house a different colour.

Did you know that the cost of renovating a pre-1940 house is estimated by Coriolis as \$50 per square foot **higher** than the cost of replacing it with a new house?

And, unlike the process now followed for a single property, the City believes it has the legal authority to implement the HCA proposals affecting 317 pre-1940 properties, with no negotiation and no compensation.

Here is a link that will allow you, if you wish, to read the letters sent to Council so far on this topic.

<http://former.vancouver.ca/ctyclerk/cclerk/20150721/phea20150721ag.htm>

This link also contains a large volume of related material provided by the City, including the 62 page supplementary Coriolis economic analysis report (Appendix 2) which came out at 1:00 pm on July 21st, the day of the first Public Hearing. There are also links on this page to video recordings of the July 21st and 28th Public Hearings.

We have a list of the 317 addresses and have hand-delivered this message to each.

We'd like to assemble a database of the 317 pre-1940 properties so we can communicate with you more easily than the personal delivery method we used this time. We're requesting that you provide us with your contact information (name, address, phone number, and email address) at FirstShaughnessy@gmail.com, or by phoning (604) 259-8936. We'd really like to know what you think of the proposals and your ideas on next steps we should be taking collectively. The better sense we have of people's views, the better we can go forward as an affected group. If you would like to talk to one of us or have a visit, please let us know by email or phone, as above.

Right now, we're a small group of pre-1940 owners. We'd like to have many more people involved and would welcome your assistance!

We believe your voice should be heard, for or against. We urge you to:

1. Contact us as set out in the paragraph above.
2. Write to Vancouver City Council expressing your views. Email letters to Council should be sent to mayorandcouncil@vancouver.ca with a copy to publichearing@vancouver.ca . We suggest that it's preferable to send a customized letter setting out your personal thoughts. If a brief form letter would help, there is a draft on the last page of this memo which can be amended as you wish.
3. Attend the Public Hearing on September 15 at 6:00 p.m. and address Council, if possible. You will be allowed up to five minutes.

Thank you for engaging in this very important issue!

Sincerely,

A group of your First Shaughnessy pre-1940 neighbours;

Robert Angus	1838 West 19th Avenue
Frank Bailly	3538 Pine Crescent
Nicole Clement	1563 Balfour Avenue
Victor Dukowski	1254 Matthews Street
Paula Masterson	1903 West 19th Avenue
Bryan McKnight	1938 West 19th Avenue
Garth Thurber	3689 Cartier Street
Leonard Polsky	1947 West 19th Avenue

Dear Mayor and Council,

I live at _____, a pre-1940 First Shaughnessy property. I disagree with and do not support the proposed new Heritage Conservation Area proposals for First Shaughnessy.

Sincerely,

_____ (sign)

_____ (print name)

_____ (date)