



Shaughnessy Heights Property Owners' Association

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

Fall 2010 Newsletter

我們樂意為閣下把此會訊翻譯為中文。請致電 604 733 2292。

Current Board of Directors

Dennis Baxendale - John Chan - Anthony Chu - Sam Coval - David Cuan - Erika Gardner - Ruth Hamilton - Sandra Kelly
Gillian Kirkby (editor) - Lori Kozub - John Madden - Moshe Mastai - Victor Piller - Kathy Reichert - Angela Woo - Paul Wu - Phil Yacht

Laneway Housing - The Facts

Of the first 100 laneway houses, 39 were built where the existing house was retained, and 61 were built as a part of a redevelopment of the site with a new house. This works out to about 1 laneway house for every 8 new houses built in the city. The City says this is not out of line with the usual number of demolitions of old houses and construction of new houses, which is at about the rate of 650 houses or 1% of the City's housing stock per year.

Most of the laneway houses, so far, are 1½ stories (maximum height 20 feet), with a pitched roof.

- 67% are one-bedroom units,
- 28% are 2 bedroom, and
- 5% are studios.

Rents for these range from \$1,000 to \$2,100 per month. They cannot be sold but must remain a part of the main house property. About half the laneway houses are built on 33ft - 40ft lots.

The cost of these is approximately \$180,000 for a 500 square foot laneway house. They are more expensive when built on a site where the main house is retained. In these cases many of the larger ones, up to 750 sq. ft., cost over \$200,000. The City is trying to reduce building costs by making changes to the permit system and by seeking a change in the requirement that sewers be upgraded in new construction, a change that may be unwise given the age of much of the City's sewer system.

60 of the first 100 laneway houses were built west of Main Street and 40 east of Main Street. The City's map shows none in Shaughnessy yet but they are in all the surrounding neighbourhoods. There is at least one "cluster"; 5 are being built in the 4600 block of West 11th Avenue, 2 with existing houses and 3 with new home construction. A resident on this block recently wrote an enraged letter to the Vancouver Sun about the lack of foresight with respect to parking and services.

The City reports that, at the public hearing, 11 speakers were "generally supportive of the program, but 3 of them had concerns". Of the remaining 19 speakers, the City's report merely states that they "had concerns". The concerns included the height and massing of the laneway houses and the pitched roofs, resulting in lack of privacy and loss of views, overlook, shading, and appearance of the laneway houses.

The Dunbar Residents Association surveyed 90 residents living adjacent or across from the 13 laneway houses in the Dunbar area

www.shaughnessyhomeowners.com

and 41 responded. The majority were unhappy with the program and cited intrusiveness, parking problems, privacy, the height of the second story, too much density, lack of consultation (no notice need be given to neighbours), obstructed views, less light, traffic, and noise.

The City plans to report again after 150 units have passed their final inspection. The planners intend to consider "minor amendments" to the program to improve "neighbourliness and livability" by considering changes to the height, by encouraging more one-story laneway houses, and by reducing overall building size.

They did not agree with the Dunbar Neighbourhood Association's request to put the program on hold until problems are sorted out, nor do they intend to re-consider adding safeguards that other communities have, such as requirements that the owner live on the property, notice and consultation with neighbours, design requirements, restricting homeowners to either a basement suite or a laneway house, and the like.

To see the City's report, which includes maps and pictures, go to vancouver.ca/ctyclerk/cclerk/20101021/csbu20101021.htm or click on the "Council Meetings" link on the City's website vancouver.ca, scroll to the October 21, 2010 meeting and click on the Laneway Housing Report.

Ruth Hamilton

Record Price for Mansion

In October a First Shaughnessy mansion on Osler sold for a record price of \$17.5 million. If this sounds like a princely sum, it was actually rather good value because the house comprises a stately 18,633 sq.ft of living space and the property is well over an acre, at around 49,000 sq.ft. Contrast this with a recent sale in Point Grey at \$15.2 million for 11,000 sq. ft. of living space in grounds of 29,000 sq. ft.

Of course both of these properties are modest compared to the 27-storey, \$1 billion, single-family home that Mukesh Ambani has built in Mumbai. Imagine that in First Shaughnessy!

Get your Neighbours to Join SHPOA!

The Shaughnessy Heights Property Owners Association needs everyone to get involved.

**SHPOA, P. O. Box 62059, #147-4255 Arbutus Street,
Vancouver, BC V6J 1Z1 - Email: shpoavan@hotmail.com**

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Cat Burglary and Car Theft

It has come to our attention that criminal elements are at work in Shaughnessy. A cat burglar has been helping himself to valuables in homes near you! He climbs in windows on the second floor and, with the aid of a handy gadget, can avoid the ones that are alarmed. A First Shaughnessy homeowner woke to find him stuffing valuables into a backpack. Please be vigilant; this athlete can sneak in places that would be daunting to most people.

Back at ground level, a man who looks like a bottle-collector, was busy breaking into cars as the garbage truck went round. To avoid setting off car alarms, he went through the back window. One resident reported the thief did \$2,000 worth of damage to her car in order to steal an elderly iPod.

8 Strata Units on a Single Family Lot?

Rezoning in the Neighbourhood (3212 East Boulevard)

The City has received an application from Allan Diamond Architect to rezone this single family property (RS 1 zoning) to comprehensive development (CD-1) in order to build **8 dwelling units** on this 54' x 130' lot.

SHPOA feels this could set a precedent that will see single family homes being torn down and replaced with high density construction and a decrease of green space.

There will be a public hearing at City Hall in the new year where council will vote on whether to accept this development. All residents are invited to speak. SHPOA will email members when the date is announced. In the meantime please send your comments to alison.higginson@vancouver.ca.

Kathy Reichert

Other-worldly Shaughnessy Residents?

The SHPOA Board of Directors meets monthly in Hycroft Mansion, that wonderful Edwardian house on McRae that has been lovingly restored and maintained by the University Women's Club of Vancouver since their acquisition of the property in 1962.

Hycroft has long been rumoured to be the haunt of several benevolent ghosts and, although none of the Directors has had encountered an apparition, staff members have had some spooky experiences. I contacted the UWCV Chair to ask about the resident ghosts.

There have been various ghost sightings over the years but, about ten years ago, the housekeeper was vacuuming when a woman came down the stairs and asked, "What are you doing in my home?" The startled housekeeper replied that she was vacuuming the carpet and the woman said, "Fine, carry on," and drifted off.

A few years later, one of the catering staff was closing the empty house late one night when she heard sobbing. She went through the entire house looking for the source and found nothing, even though the sobbing continued.

In the ballroom and McRae lounge lights flicker, doors rattle from time to time and it is rumoured there is an unearthly male protector who guards the house. The Hycroft ghosts do appear to be friendly ones whose role seems to be to look after this magnificent old house.

The Thomas Hooper-designed house was originally built in 1911 for Alexander Duncan McRae, a wealthy businessman and politician. The McRaes loved to entertain and Hycroft became the centre of the Vancouver social scene with legendary parties and masquerade balls.

In 1942, the McRaes sold Hycroft to the Federal Government for one dollar and, until 1960, the house was used by the Federal Department of Veterans' Affairs as a convalescent hospital for war veterans.

Even if you don't believe in ghosts, you can enjoy a tour of Hycroft each year during "Christmas at Hycroft". The house is also available for weddings, parties and other gatherings. Please visit www.uwc.vancouver.ca for more information.

Gillian Kirkby

ARKS News

The Arbutus Ridge, Kerrisdale and Shaughnessy community visioning group meets monthly to discuss happenings in our neighbourhood and to make sure that new developments follow the ARKS Visioning Document approved by City Council in November 2005. The ARKS Vision Document can be viewed at:

<http://vancouver.ca/commsvcs/planning/cityplan/visions/arks/vision.htm>

Everyone is invited to join the monthly meetings and become involved in the shaping of their neighbourhood. If interested, please contact Jim_Hall@shaw.ca.

Amongst the current ARKS issues are:

Arbutus Mall

Larco Investments has proposed a phased redevelopment of the existing Arbutus Shopping Centre featuring four new 4-8 storey buildings and two new streets. The City of Vancouver's Urban Design Panel requested numerous changes to Larco's original proposal. The subsequent design changes led to another open house on November 17th 4pm-8pm in the Hellenic Centre.

The site plans can be found at vancouver.ca/rezapps

Let your concerns be heard by contacting city planner Dwayne Drobot.

Email: dwayne.drobot@vancouver.ca Phone: 604-871-6738

Kathy Reichert

Shannon Mews

The City has received an application from Busby, Perkins + Will, on behalf of Wall Corporation, to rezone the 10-acre Shannon Mews site from RS-6 (Single-Family) to CD-1 (Comprehensive Development) and redevelop it with residential buildings ranging in heights from 4 to 14 storeys. The proposed 891 residential units result in a density of 2.08 FSR (floor space ratio) for the site, an increase of more than 3.5 times the currently permitted

0.6 FSR. The existing mansion, gatehouse and coach house are to be upgraded and designated as heritage structures as part of the rezoning.

The applicant and City staff will be starting a thorough public consultation process on the proposed rezoning application shortly. Accordingly, ARKS plans to circulate an Information Sheet on the project in late November to the residents of the surrounding area to heighten their awareness of the proposal.

The City planner for Shannon Mews Rezoning is Ian Cooper. Email: ian.cooper@vancouver.ca Phone: 604-873-7796

The Shannon Mews Rezoning Application documents can be accessed at the following City website:

<http://vancouver.ca/commsvcs/planning/rezoning/applications/7101-7201granville/index.htm>

Interested parties are welcome to join or attend regular meetings of Shannon Mews Neighbours' Association (SMNA) that was formed recently to monitor the progress of the rezoning proposal. Website: www.smna.ca E-mail: info@smna.ca.

David Cuan

Mason Bees - Pollinating Your Garden

Many Vancouver residents are encouraging Mason Bees by providing a suitable habitat, because they pollinate the plants in the garden where they live. Winter is the time to get organized with your Mason Bee home, because the bees do their work in early spring.

North America's honey bee population is in serious decline, in part because of climate change, but also due to the Warroa parasitic mite. More worrying than the potential loss of honey is the concern that there will not be enough pollinators for our orchards, crops and gardens. What many people don't know is that honey bees are not native to North America, but were brought by early European colonists. Before the arrival of the honey bee, another little creature, the Mason Bee, had been pollinating the fruit trees and flowers of this continent for millions of years. Unfortunately Mason Bees do not produce honey, but as pollinators they are unrivalled.

Mason Bees belong to the family of Megachilidae bees, genus *Osmia* and species *Osmia lignaria*. Their name derives from their behaviour of making compartments of mud in their nests. They are also known as Blue Orchard Bees, or Orchard Mason Bees. Although Mason Bees have their own predators, such as fungi, parasitic wasps and a variety of pollen-eating mites, these are not as catastrophic as the problems honey bees are facing.

Physical appearance:

Mason bees are dark metallic blue and are smaller than honey bees. The female is about 14mm. long, sturdy in appearance, and looks a bit like a fuzzy black fly. The male is slightly smaller and more slender with longer antennae and a tuft of light coloured hair on his face. Unlike honey bees they do not have modified hind legs to carry pollen; however they have stiff rows of hair under their abdomen. These hairs are used to carry the pollen and also act as pollinators. The females are the "workers" that

collect the pollen to store in their nest before laying eggs. The male bee collects pollen only for his own consumption.

Habitat:

Mason bees live in holes in dead wood or tree stumps that were "pre-drilled" by other insects. You can attract them to your garden in early spring by drilling 5/16 inch diameter holes, six inches long in blocks of wood. These, or the more sophisticated "Slotted *Osmia* Nest Boxes", should be placed on a wall in a sunny location, under a roof overhang for protection from the elements. The preferred height to hang boxes is 5-6 feet.

Benefits:

Mason bees are extremely efficient pollinators; an individual Mason Bee can "set" in excess of 200 apples per day, compared to a honey bee's 30 per day. About 750 female Mason Bees can pollinate an acre of orchard; a job that would require 20,000 honey bees.

The Mason Bee works faster, stays within a forage range of about 100m, and prefers fruit tree blossom. They are adapted to our cool climate and are able to fly even in chilly, drizzly weather. They are often busy pollinating when honey bees remain inactive and they start the day early and work late.

Mason Bees are non-aggressive and only under extreme provocation will they sting, so they are less objectionable than honey bees as pollinators in urban areas. They are also easy to "domesticate" as they will gratefully accept artificial bee houses with suitable holes.

Life cycle:

The bees begin to emerge from their cocoons in the spring when the daytime temperature reaches 14C. The males emerge first and, a few days later, the females. The first activity is to mate since the males will soon die leaving the female to seek a suitable nesting site, with holes slightly larger than her body. She will place a mud plug at the end of the hole, and then bring about 20 loads of nectar and pollen, from spring flowers and fruit tree blossom. She lays an egg on top, seals the cell with a mud plug and then repeats the process.

One female will lay about 35 eggs before she dies at the end of the season. The cells furthest from the entrance contain females, while those at the front contain males. The Mason Bee selects the gender by fertilizing those eggs that are to produce females. On hatching, the newly emerged larvae feed on the provisioned nectar and pollen and take two weeks to mature. The larva spins a cocoon within which the pupae stage is formed. In the cocoon within the mud cells the fully developed bee will stay dormant till the following spring.

Taking care of your Mason Bees:

Simply providing blocks of wood drilled with suitable holes will work well; however, if you are a serious Mason Beekeeper, you might want to purchase a "Slotted *Osmia* Nest Box". These are built of plywood and, instead of drilled holes, the nesting chambers are slots, bolted together. With this arrangement, the nest boxes can be easily disassembled for cleaning. These slots and the cocoons within should be cleaned every year in around Octo-

ber, to control the mites which attach themselves to the outer surface of the cocoons.

Cleaning is done by carefully scraping out the cocoons into a 0.5% bleach solution (5ml of bleach in one liter of water), stirring gently, then rinsing several times. The cocoons are waterproof and will float. Dry the cocoons gently on paper towel and place them in shallow cardboard boxes, no more than one layer deep.

Store the boxes in an unheated garage out of the reach of rodents. In spring, make a small hole in each box of cocoons and place them outside near the nest box for release of the adult bees.

Before spring, sterilise the empty nest box slots with bleach solution or heat them in a 150°C oven for one hour.

The slotted nest boxes and Mason Bee cocoons are commercially available in B.C. and come with maintenance instructions. Please do not buy cocoons from other climatic areas with different seasonal variations.

My major source for this article is the writings of the late Rex Welland of Victoria B.C., an expert in heritage fruit trees and Mason Bees.

Victor Piller

Holding City Councillors Accountable

Letter to the Editor

How soon we forget!

We, the voters, threw out the NPA because they were developer-oriented and wouldn't listen to the voters and citizens' groups who objected to their high-handed, "we know best" approach. NPA Councillor Suzanne Anton, the sole NPA left in Council, is an excellent representative of this group.

Where was she when Kerrisdale residents tried to change the so-called "rest home" designation for a development that a Dubai developer smoked by the city planners on the grounds that it was for seniors and then immediately put it on the market after the zoning had been changed to allow more density?

How about the McRae project, where the residents put up a strenuous fight to maintain the ambience of the neighborhood but are now stuck with a clear-cut swath of land and a wall of condos, thanks to the NPA and Ms. Anton?

Let's move over to the Larco development on Arbutus, which Ms. Anton proposed to council. Larco wants to max out the property, irrespective of what the neighbourhood wants. The local community group, Arbutus Ridge Concerned Citizens Association (ARCCA) objected, but are they getting any support from Ms. Anton? I think not.

And why would they since, thanks to the Vancouver Sun's article on municipal government, we find that the top three of Ms. Anton's political donors are Rize Alliance Properties Ltd., MacDonald Development Corporation and Strand Properties Corporation, all developers. Many of her other donors are developers too.

And then, of course, there is that great NPA idea, Laneway Housing. This new way of densifying our City is coming to Arbutus and Shaughnessy. Originally, there was supposed to be a trial run with 100 units across the City but that number has far been surpassed. We haven't yet taken a count of units in our neighbourhood, but other communities, particularly the Dunbar Residents' Association are being very vocal in their concern for the impact of densification without proper planning.

Calgary, Toronto and other municipalities are sending messages to their municipal government that the citizens want to be heard. We must do the same.

Dennis Baxendale, Shaughnessy

Some Useful Numbers

NIST (Neighbourhood Integrated Service Team)

City employees who will help you solve neighbourhood issues: nist@vancouver.ca or call: **604-871-6457**

Garbage & Recycling Issues

To order a replacement recycling box, to report a missed pickup, or to get more information on recycling call: **604-326-4600** or email recycle@vancouver.ca or visit www.vancouver.ca/recycle

To dump large trash items call: **604-326-4600** or visit www.vancouver.ca/engsvcs/solidwaste

To dump hazardous and electronic waste call: **604-732-9253** or email hotline@rcbc.bc.ca or visit www.rcbc.bc.ca

To report illegal dumping or abandoned garbage (e.g., mattresses) call: **604-871-6544** or email stopdumping@vancouver.ca or visit www.vancouver.ca/stopdumping

Construction Concerns

To report large renovations or construction proceeding without a permit call: **604-873-7298**

Residential Tree Removal

<http://www.city.vancouver.bc.ca/commsvcs/planning/trebylaw/TREERES.HTM>

To report trees being cut down without a permit call: **604-871-6378**

Sewer Problems

Contact City of Vancouver, Corporate Services, **Risk & Emergency Management**, 453 West 12th Avenue, Vancouver, B.C., V5Y 1V4. Tel.: **604-873-7011**, fax : **604-873-7100**, or check the City's website: www.city.vancouver.bc.ca.

For basement flooding: **604-326-4680** (24 hours) or visit http://cmhc.ca/en/co/maho/gemare/gemare_002.cfm

Neighborhood Noise Concerns

<http://www.city.vancouver.bc.ca/engsvcs/projects/soundsmart/contact.htm>

Films and Special Events

<http://www.city.vancouver.bc.ca/engsvcs/filmandevents>