



Shaughnessy Heights Property Owners' Association

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

“保護及改善桑尼斯區的歷史，物業價值，以及生活品質”

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On October 3rd, Vancouver City Council voted to accept the final report of the Mayor's Task Force on Housing Affordability. Without any public consultation, Council directed staff to implement an action plan that includes an interim rezoning policy that allows for consideration of rezoning applications immediately in existing residential or mixed-use areas along arterial roads. This newsletter explains how this will affect you as a Shaughnessy resident and how it will impact your property value.

Obituary

We are saddened by the death of Michael Roburn on October 29th. Michael's knowledge of city hall bureaucracy was exceptional. SHPOA could always count on Michael to keep us up-to-date on new developments or plans the city had for Vancouver. He was an inspiration to us all with his calm and friendly manner. We will really miss him.

How will the City's Rezoning Plan Affect Me?

溫哥華市政廳的改劃土地用途計劃將如何影響我？

You have probably heard about Mayor Robertson's plan to rezone the entire city of Vancouver so as to make it 'affordable'. If, indeed, you have read or heard media reports regarding the Mayor's plan, you probably are concerned by its potential impact on your property value and the current quality of life that you enjoy in this community. These are issues that are important to all residents of Shaughnessy as well as to all residents of all other single family neighbourhoods in the City. The Shaughnessy Heights Property Owners' Association would like to provide you with the following information that might help you to answer some of the many questions you may have regarding what is the largest rezoning in the City of Vancouver's history.

改劃土地用途，增加密度的城市計劃將如何影響桑尼斯業主，以及您財產的價值？

市長羅品信計劃改劃全溫哥華的土地用途副例，以改善本市房屋的可負擔性，如果閣下有留意傳媒的相關報道，想必您對該計劃對桑尼斯社區的財產價值及生活質量感到憂慮。桑尼斯以及其他溫哥華的獨立屋社區的業主都非常關注市長羅品信的計劃，如果該計劃通過，這將為溫哥華有史以來最大幅的土地用途改劃。桑尼斯業主會希望為閣下提供以下資料。

Q. Will I be affected as a property owner and how?

A. If you live on any of the arterial streets bounding or bisecting Shaughnessy i.e. Granville, Oak, East Boulevard, King Edward, 16th, 33rd, or 41st Avenue or if you live within 100 meters (one and one half blocks) of any of these arterials, your property will be subject to the new zoning. If you wish to sell your property to a developer, its value may be increased depending on the economics of multiple family redevelopment at the time you wish to exit. If you wish to stay, you could be bounded on either side or behind by a multiple family dwelling of up to three and one half stories (a story higher than is allowed under the current RS-5 zoning) with minimal setbacks. Given the deterioration of privacy and sunlight exposure and the increase in lane traffic, it is unlikely that your property value will be maintained unless it is critical in terms of a future multiple family redevelopment land assembly.

If you live adjacent to a 'neighbourhood centre' such as 16th and Granville, your property will be subject to new zoning which will allow for multiple family dwellings up to six storeys within half a kilometre of such centres. This level of density will probably ensure that property owners, should they wish to sell, will be relatively assured of value appreciation given the scale of redevelopment that can occur. Those who wish to remain in single family residences will face even greater deterioration in privacy and sunlight exposure.

問：該計劃將如何影響桑尼斯的業主？

答：如果您住在主要幹道上或幹道100米內(桑尼斯的主要幹道為Granville, Oak, East Boulevard, King Edward, 16街, 33街, 41街)，您的物業將適用新計劃的土地用途副例，可以興建多家庭房屋。如果您希望出售您的物業，您的土地的價值會上升。反之，如果您不想搬家的話，您的物業周圍會出現最高3.5層，建築物向前推的多家庭房屋(現時RS-5副例的土地最高可興建2.5層的建築物)。這些新的多家庭房屋會令到您的物業採光，私隱受負面影響，周圍交通變得擁擠，物業價值和生活品質必受影響。除非您最終出售您的物業給開發商興建多家庭房屋，那麼土地價值會上升。

同時，在“社區中心”(比如Granville和16街)的半公里內可以興建最高6層的多家庭房屋，因為有大型開發的可能性，您的土地價值會上升。如果您不想搬家的話，您的物業採光，私隱，周圍交通將受到更惡劣的影響。

如果您的物業在主要幹道附近，您附近會逐漸由3.5層的多家庭房地盤，直接影響您物業的價值和生活品質。如果您的物業距離主要幹道較遠，您物業的價值可能上升，

If you live just outside of the arterial zone, your house may face the new three and a half story multi family construction instead of the single family residences that are there currently. Your property value may be impacted by the fact that a buyer may not want to face the new construction particularly if it lacks design merit.

If you live well off arterials, your property value may increase and it is doubtful there may be any direct quality of life issues other than some increased traffic.

In short, if you live in an area subject to high density redevelopment you may benefit if you intend to leave. If you intend to stay, it is likely you will not enjoy the same quality of life and, unless the location of your home is strategic, the value will be diminished. All property owners in the rezoned areas will face ongoing uncertainty regarding the pace and extent of the conversion development.

Q. How will this density rezoning make housing more 'affordable' for Vancouver's citizens?

A. The intent of the City is to achieve affordability by increasing the supply of market and rental multiple family dwellings in order to deflate current value. Given that the real estate market is correcting of its own accord and that the City has already approved a massive amount of new multi family development already i.e. Oakridge, Shannon Mews, Arbutus Village, the north shore of the Fraser River, etc, it is very likely that this deflation will occur. While this will make condos more affordable for new buyers including ex-home owners, immigrants, parents who want to help their children, buyers who held off over the past few years, and new speculators, it could be catastrophic for existing owners of condos who could watch their equity and their portability evaporate as prices drop (worse yet if interest rates rise).

Owners of single family residences are not as likely to face as severe a devaluation as the multi family market given the divergence that has occurred since the financial melt-down in 2008 wherein multiple family dwellings have lagged behind the appreciation of single family residences. As more single family homes fall to redevelopment of multiple family projects, it is likely well located single family residences will stay in relatively high demand (even with ever inflating property taxes). House prices may fall but hardly to the level envisioned by the 'density for affordability' supporters at the City.

The City references affordable housing for people with incomes of from \$20,000.00 to \$80,000.00. There is little likelihood such incomes would be considered for mortgages of sufficient value to purchase, so it is likely these people will be renting. In order to avail themselves of the new zoning, developers will have to build for rental or sell units at 20% below market value. No detailed cost/benefit analysis has been offered by the City but a cursory review of the numbers involved does not support 'affordable' conversions that would address the housing needs of this reference group.

The recent redevelopment at 16th and McRae is an interesting example of what the 'affordable' housing strategy has already brought about. The wooded lot has disappeared and 15 'Shaughnessy' town houses ranging from 1,350sqft to 3500sqft at two million to six million dollars are on offer (the realtors, of course, having conveniently forgotten that the property was removed from Shaughnessy rezoned as part of South Granville).

處理交通變得擁擠外沒有嚴重的生活品質問題。

總之，如果您的物業附近有高密度的新開發，您的物業的市場價值可能上升，但是如果您不想搬家，大部分高密度的新開發附近的物業的價值都會首負面影響，生活品質也因採光，私隱，周圍交通的因素受損。

問： 這個增加密度的計劃可否使溫哥華的房屋更加“可負擔”？

答： 市政廳希望以提供更多的出售以及出租的多家庭房屋來改善溫哥華的房屋可負擔性。但是，正當溫哥華的房屋市場在自我向下調整，而市政廳又已經批准了多個大型多家庭房屋項目（比如Oakridge, Shannon Mews, Arbutus Village, 以及菲沙河北岸等），多家庭房屋單位本身就會下調。這次下調會使房屋對新買家（比如前度屋主，新移民，幫子女置業人士，以及新投資人士）有利，但是對現有的公寓屋主，特別是如果央行加息，就可能有災難性的，淨資產和資產流通性大幅受損的後果。獨立屋屋主不會受太大影響，參照2008金融風暴的例子，多家庭房屋單位的升值是比獨立屋單位慢的。同時，在獨立屋單位供應下降時，需求應該會較高。住屋價格可能會有下調，但不會如市政廳“高密度換取可負擔性”的預測那麼大幅。

市政廳希望年收入\$2萬至\$8萬的人士可負擔購買住屋，但是，這個較低收入的人士可以取得銀行按揭批准的可能性不高，因此這些人士應會租屋。市政廳的新計劃要求開發商要以低於市場20%的價格出售或出租住屋單位才可適用新計劃的土地用途改變。市政廳沒有提供詳細的數據分析，但是市場觀察不支持該新計劃可以改善住屋可負擔性。舉例，在McRae和16街的新排屋項目就證明這種增加密度的方法不會改善住屋可負擔性，因為這個項目有15個面積1350尺至3500尺的排屋單位出售，售價由\$2百萬至\$6百萬。（該項目的銷售地產經紀聲稱該項目為“桑尼斯排屋”，但那塊土地已經被市政廳由桑尼斯區劃分去南格蘭湖區。）

問： 這個增加密度的計劃可否使溫哥華成爲一個更加“綠色”環保的城市？

答： 市政廳希望我們會相信在同一樣的空間裏更多人居住會更加環保。從桑尼斯區的角度來看，該理論是很難常理的，因為桑尼斯每畝地對環境造成的交通，垃圾，污水的損害遠比多家庭房屋區域地。事實為，溫哥華的人口約多，環境就越受損害。市政廳提倡的“生態密度”是一個矛盾而又具有爭議性的概念。桑尼斯居民對環保的貢獻是多年來反對市長和偉景以“可負擔性”理由而提倡在本區開發損害環境的多家庭房屋。我們認知溫哥華人口增長的事實，但我們和其他溫哥華的社區要求可以一同參與城市成長的過程，而不是被迫接受市政廳任意的命令。

Q. Will this rezoning make Vancouver a ‘greener’ City?

The City would have you believe that by compacting more people into a given amount of space is ‘greener’. Here in Shaughnessy it is very difficult to believe this when looking at the denser parts of Vancouver and comparing the volumes of traffic, garbage, sewage, etc. The aggregate amount of environmental compromise is far higher per hectare in multi family parts of the City than it is in single family Vancouver. It’s an unhappy fact that the more people who settle in Vancouver, the less ‘green’ it becomes. The word ‘ecodensity’ is an unfortunate oxymoron the use of which deserves to be challenged in the context of the current debate. Shaughnessy is about as green as it gets in this City and Shaughnessy residents have been contributing to a ‘green’ Vancouver for many years by fighting the type of development that the Mayor and Vision are trying to force on us under the guise of ‘affordability’. While we appreciate the fact that Vancouver will continue to grow, we, like other residential communities, want input to determine how we will accommodate that growth in our community. Density will obviously have to increase, but in a manner our community approves and not by force of some arbitrary order from City Hall.

Q. Do Vancouver residents have a lifelong ‘right’ to live in the City?

A. Mayor Gregor Robertson and his Vision Council have arbitrarily decided that some people do, in fact, have a right to live in Vancouver but on terms dictated by Vision and developers: you must live in a condo or an apartment and you must ride a bike or take the bus. In the great social experiment that Vision and the Mayor are conducting in Vancouver, people like you who own single family homes and who drive cars are seen as obstacles standing in the way of the City’s “Green Reformation” and, as such, you have to be pressured to conform or leave. Vision’s ‘vision’ does not include the life you currently enjoy and their intent seems to be to put an end to it.

Q. How will the density rezoning plan affect Shaughnessy?

A. If the plan recently approved by the Vision City Council goes forward, you can expect that over a period of time, as the economics evolve, the periphery of our community will be redeveloped into rows of three and a half story row houses and condos. As well, the internal ‘arterials’ will be redeveloped in the same manner. The street fronts on the arterials as well as those street fronts located to a depth of 100 meters (one and one half blocks back) will change from single family to multi family. It is likely that FSR’s on existing lots will be upped to make apartment buildings and row houses/town homes more economically viable to developers. This will translate into reduced setbacks and major losses of gardens and greenery. The City is also likely to relax parking requirements resulting in major increases to street (particularly given parking restrictions on the major arterials). At present virtually all single family residences are two and one half stories so the new construction will definitely be at odds with the existing scale and massing of the existing housing stock. In parts of Shaughnessy that are adjacent to ‘commercial centres’, six story apartment/condo construction will be allowed. All of these developments will be faced at some point by the remaining single family residences which will be impacted by reduced sunlight exposure, reduced privacy, reduced greenery, reduced views, reduced parking and increased traffic.

問：溫哥華居民有沒有終身居住在溫哥華的“權利”？

答：市長羅品信以及偉景溫哥華堅持有些人士有絕對權利居住在溫哥華，條件是他們根據偉景和開發商的要求生活：住公寓，騎單車或坐公車。而市長以及偉景對住獨立屋以及開車的人士的態度是：順應或搬走。偉景企圖破壞我們現有的生活方式。

問：這個增加密度的計劃會怎樣影響桑尼斯區？

答：如果偉景增加密度的計劃通過，漸漸桑尼斯內處於以及靠近主要幹道的區域會有大量的3.5層高的獨立屋和公寓，由獨立屋區變成多家庭房屋區，市政廳也應該會應開發商要求放寬容積率的要求。桑尼斯區會失去現有的花園和綠地。市政廳也應該會放開停車副例，造成交通噪音問題。桑尼斯區現時絕大部分的房屋是2.5層高的獨立屋，而按新計劃興建的房屋會格外突出，礙眼。在“商業中心”附近，開發商可以興建6層高的樓宇。所以受以上變動的居民要忍受採光，失去隱私，失去綠地，景觀遮擋，較難停車，和更多噪音的問題。我們暫時沒有新計劃計劃會否影響《第一桑尼斯官方開發規劃》資料，但是根據過往經驗，市政廳有合理，足夠的社區諮詢。RS-5，定義適合桑尼斯區的土地用途副例，也面對同上問題。

區內的重建項目在施工期間所有桑尼斯居民的生活都大受干擾，同時大型的項目的施工用時非常長。許多適合居住的房屋會因為要興建高密度項目而拆毀。

區內會有大量房屋被投資者購買，等待開發商收地，同時荒廢，市政廳也一如會坐視不理。開發商也會用“全街收購”的手段在區內向不希望出售，搬家的居民施加壓力。如果您住在或靠近新的高密度地區，您未來的生活品質非常不確定。

經濟因素會決定高密度開發的質量。鑒于如果區內可以興建多家庭房屋，土地價格不會下降，開發商會有經濟動機削減建築成本。同時對地產商來說，桑尼斯會是一個有利于提高單位售價的品牌（我們不確定市政廳將如何執行“低於市場價格20%”的規定，但可確定是開發商會想辦法不真實遵守該規定，導致推動“住屋可負擔性”的計劃毫無意義）。這些高密度的新單位也不太可能會大量出租，如果回報合理的話，少量投資者會把他們的單位放租。

增加密度的計劃的最終結果是把真正的桑尼斯去大幅縮小。如果您近年在計劃的新高密度區內興建或者翻新了您的房屋，您的生活方式以及投資將會被破壞，如果您的物業附近有等待開發商收地的房屋，情況就更加不樂觀。市長和偉景企圖操控溫哥華房屋市場，同時也藐視桑尼斯和其他社區裏希望保護社區的獨特個性以及生活品質，向社區提供了各種

There is no information on what is to become of the current First Shaughnessy Official Development Plan but it is unlikely that any resident input will influence the nature of the construction planned for the density zones, given the complete lack of community consultation prior to the City Council's acceptance of the zoning changes. The same is true for the current RS-5 zoning that is based on the preservation of home designs and their compatibility with the streetscapes that define Shaughnessy.

The redevelopment construction will bring with it significant disruption to all Shaughnessy residents, over a considerable length of time, as major projects in the rezoned areas take place over an extended period. Many liveable homes will be destroyed to accommodate the transition to high density construction.

More homes, purchased for speculation on redevelopment, will be left neglected and the neglect ignored by the City as per usual. 'Blockbusting' efforts can be anticipated as developers try to put pressure on those who decide not to sell in targeted areas. If you live in or close to the new density zones, you will be living with uncertainty from now on into the future.

The quality of the density redevelopment will vary with the economics. Given that lot prices are not likely to fall as far as that of the price commanded by multi residential housing units, it is likely that the economics will depend on reduced construction costs. Shaughnessy is a powerful brand name for realtors, however, and this will certainly be reflected in unit pricing. (it is not clear at this time how the City's requirement that the units to be priced "20% below market" is going to be controlled but there is a strong likelihood that it will be exploited by developers in a manner that will make the "affordable housing" gesture meaningless). It is not likely either that these units will be put on the rental market by developers – more likely this will be done by individual speculators if economics make it feasible).

The eventual net effect of the rezoning will be to shrink the real Shaughnessy into the small enclaves that will remain, for the time being, removed from the density zones. If you have built a new home or refurbished an existing home in what is now a density zone, you are most likely to be the most negatively affected – particularly if you are living adjacent to older homes already held by speculators. It is likely that the continuation of the style of life you anticipated (and paid for) will be diminished.

In its haste to manipulate the housing market, Mayor Robertson's Vision-dominated council is obviating the countless volunteer hours that residents of Shaughnessy and other communities have spent attempting to preserve the unique qualities and liveability of their neighbourhoods. Their achievements are being dismissed in this ill-conceived 'affordability' initiative. The Mayor and Council are blinkered to the fact that there is no demonstrated need for large-scale density rezoning to achieve 'affordability' and will likely hurt far more Vancouverites than they help.

As residents of Shaughnessy, you can either accept Vision's radical plans for our community or you can make your dissatisfaction known. Vision has a record of promises and reassurances for community involvement that has no basis in reality and no previous council has dared act in such an arbitrary and undemocratic manner. In fact, vast changes to our city are being initiated with little community involvement and inadequate time for real consultation. As an example, at SHPOA's all-candidates meeting, Mayor Robertson said that laneway house implementation would be a community decision, a promise forgotten when he was

義務服務的市民。市長和偉景的虛假以及將會失敗的“住屋可負擔性”計劃並會傷害而不是幫助過多的溫哥華市民，同時，根本沒有證據顯示有這麼大幅的提高城市密度的需要。

作為桑尼斯區居民，您可以選擇接受偉景對我們社區獨裁式加施的增加密度的計劃，或者您可以明確地表達您的不滿。偉景聲稱重視社區諮詢，但是前任各屆市政府從來沒有這樣忽視和欺騙民意，比如市長在當選前和桑尼斯業主會開會時，聲明是否允許後巷屋將由各社區各自決定，遺憾的是，在選舉過後，市長沒有遵守這個承諾。桑尼斯業主會將和其他社區業主會聯手，決心阻止偉景對獨立屋業主的生活方式的損害。我們同時質疑為何偉景沒有公佈增加密度計劃對市政財政影響之細節，以及誰將會是這個計劃的最終得益方。

所以溫哥華的業主和居民的利益都可能被該新密度計劃損害，我們相信公眾輿論也會譴責和反對該計劃。桑尼斯業主會將會代表閣下的利益，確保市政廳不可忽社區的反對聲音。我們同時需要閣下的支持，請您提供您的意見以及成為我們的會員。如果您認為桑尼斯區應該保留其特別的個性，請在本區密度大幅提高前，立即行動，加入我們，反對該計劃。下列為我們的聯絡資料，請您加入桑尼斯業主會，成為會員。

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elected. The inevitable conclusion is that we cannot trust the Mayor and Council. Their densification plans are a needless attack on single family residential areas throughout the city. Your association, SHPOA, has joined other community groups to explore a means of stopping this density coup before it can do serious and lasting damage. There are already questions arising about the extent to which this densification and rezoning program is developer-driven. It will be interesting to see what the various community groups are able to learn as to who specifically conceived the density plan and who the actual beneficiaries will be.

All residential property owners in the City could be affected by this densification plan thus the issue will continue to grow and attract increased public scrutiny, criticism and resistance. The Shaughnessy Heights Property Owners Association will be doing its part on your behalf to ensure that the community input that was purposely avoided by the City at the outset of this dubious exercise is heard and acted upon. You can provide needed assistance to us by communicating your comments to us and by becoming a member. Your purchase of an annual membership will help to fund this campaign. If you want to preserve the unique character of Shaughnessy, now is the time to act – before the density merchants run roughshod over your neighbourhood. This will be a costly fight and the Association needs your help – visit our website, shpoa.ca, and join the Shaughnessy Heights Property Owners' Association.