



桑拿斯業主會
www.shpoa.ca

親愛的鄰居：

歡迎加入桑拿斯業主會（“Shaughnessy Heights Property Owners’ Association” 簡稱
“SHPOA”），與我們攜手打造一個生機勃勃，為全體桑拿斯業主服務的代表協會！

SHPOA 董事會旨在：

- 及時通知會員社區相關議題；
- 倡議保護桑拿斯的秀麗風景和獨立屋特色；
- 保護房屋產權。

桑拿斯目前面臨的一些重要議題：

- A. 古蹟保護法案 (HCA)
- B. 阿布特斯綠色通道 (Arbutus Greenway)
- C. 土地用途變更

A. 古蹟行動計劃

溫哥華市政府正在探索和制定保護“古蹟”房屋的方法，特別是日前被規劃為 RS 5, 3, 3A 和 1 的獨立住宅屋，該專案目前正處於第二階段。市政府期望市議會可以在年底前考慮所提建議。第二桑拿斯和第三桑拿斯的全部房產都屬於區域規劃分類中的 RS 5，有可能會受到影響。SHPOA 正在與市政府接洽，希望能推動促進業主利益。

最近第一桑拿斯被列入“古蹟保護區”（“HCA”），如果第二桑拿斯和第三桑拿斯也同樣被列為“古蹟保護區”，則房屋產權將會受到明顯的影響。相關問題如下：

- **古蹟屋推定：**在 1940 年之前興建的 317 間第一桑拿斯的房屋均已被列入古蹟保護屋名單，推定其為潛在古蹟；且無需進行任何古蹟鑒定。除非業主證明該房屋沒有足夠的古蹟價值或其他特色，值得投入大量的時間和金錢對其進行保育，否則受保護古蹟屋是不可拆除的。
- **房產價值降低：**1940 年之前的房屋，相比於其他房產，價值已明顯降低。
- **成本提高：**第一桑拿斯的全體業主，不管其房屋是什麼時候興建的，在翻新其自有房屋時，按要求，都需要獲得古蹟屋翻修許可證。
- **古蹟法規實施檢查員：**第一桑拿斯的全體業主必須遵守 HCA 的房屋保養要求。目前，市政

府針對第一桑拿斯設立“古跡法規實施檢查員”，通過檢查房屋，以保證 HCA 法規中房屋保養要求的貫徹實施。

- **取消開發許可證：**第二桑拿斯 1550 West 29 街的房屋，儘管其業主遵循正當程式並取得了市政府拆除許可證，但在即將到期拆除前幾天卻突然收到“古蹟屋檢查令”及 120 日內不可將房屋拆卸的臨時古蹟保護令。

B. 阿布特斯綠色通路

溫哥華市府工程服務部總經理 Jerry Dobrovolny, 在五月的 SHPOA 年度大會中發表講話。

Dobrovolny 先生表示市政府計畫未來修建一條步行道，一條自行車道和住宅屋，還有可能修建一條有軌電車道。但是，Dobrovolny 先生卻無法指出在哪里建造住宅屋，也不確定是否會因為修建住宅屋而侵佔公共綠地。

C. 土地用途變更

根據原有的第一桑拿斯官方發展規劃 (FSODP)，對土地用途進行變更的機會有限。HCA 替代 FSODP 後，市政府在土地使用變更上限制少了，還可以將我們周邊土地的使用進行變更，允許建造公寓樓房！“陰影和密度變更對“古蹟屋”產生的影響但市政府則不理會。東大道沿街的土地用途變更正在進行，市政當局最近將位於 1037 West King Edward 的地產用途變更為可建造一座市場租金價格的四層樓公寓。儘管 FSODP 和 SHPOA 共同反對這項開發，但市政府並未對此給予理會，繼續推動此事。

穿過或環繞我們社區的主幹線 (Granville St., King Edward, East Boulevard, West 16th) 可能很快將會興建公寓樓或進行更多的商業開發。

請流覽我們的網站，shpoa.ca，獲取更多相關資訊。

桑拿斯是您的社區，SHPOA 承諾發出桑拿斯業主們的聲音。請立即加入我們吧。您可以通過我們的網站線上加入成為會員（\$25 雙人或\$15 單人），或郵寄：SHPOA, P.O. Box 38089, King Edward P.O., Vancouver, BC, V5Z 4L9

我們歡迎您發送電郵向我們提出意見 info@shpoa.ca 翻譯: Anthony Chu



Shaughnessy Heights Property Owners' Association
 桑拿斯業主會
www.shpoa.ca

Dear Neighbour:

Please help us make the Shaughnessy Heights Property Owners' Association (SHPOA) a vital and representative association for ALL Shaughnessy homeowners by joining SHPOA.

SHPOA's Board of Directors is committed to:

- Keep members informed of neighbourhood issues;
- Advocate to protect Shaughnessy's beautiful, single-family neighbourhood character;
- Protect property rights.

Some significant issues facing Shaughnessy right now are:

- A. The Heritage Conservation Act (HCA)
- B. The Arbutus Greenway
- C. Rezoning

A. THE HERITAGE ACTION PLAN

The City of Vancouver is currently in phase two of its program of identifying and specifying the means of conserving 'Heritage' properties, specifically single family residential properties currently zoned RS 5, 3, 3A and 1. The City expects that Council will consider recommendations by the end of the year. All properties within Second and Third Shaughnessy fall in the zoning classification RS 5 and may be impacted. SHPOA is engaging with the City to promote the interests of property owners.

If aspects of the recently adopted Heritage Conservation Area ('HCA') designation of First Shaughnessy is extended to Second and Third Shaughnessy it would significantly affect property rights. Some pertinent concerns are:

- * **Presumption of Heritage:** The 317 First Shaughnessy homes built before 1940 have all been listed as protected heritage property, presuming potential heritage and without any heritage assessment. Protected heritage property cannot be demolished unless the owner proves it has insufficient heritage value or character to justify its conservation, a time-consuming and potentially expensive process.
- * **Decreased property values:** Pre 1940 properties have already experienced a significant decline in value compared to other properties.
- * **Increased Costs:** ALL homeowners in First Shaughnessy, no matter when their homes were built, will be required to obtain a heritage alteration permit before undertaking renovations to their homes.
- * **Heritage Bylaw Enforcement Inspectors:** ALL homeowners in First Shaughnessy must obey the maintenance requirements in the HCA. The City now has "heritage bylaw enforcement inspectors" in First Shaughnessy, who can inspect properties for purposes of enforcing the maintenance requirements of the HCA bylaw.

- * **Rescinding Development Permits:** 1550 West 29th Avenue, in Second Shaughnessy, was suddenly issued with a Heritage Inspection Order just days before it was due to be demolished, in spite of the fact that the owner had followed the due process and had City permission. Subsequently a 120-day Heritage Protection Order was placed on it.

B. ARBUTUS GREENWAY

The City of Vancouver General Manager "Engineering Services", Jerry Dobrovolny, spoke SHPOA's AGM in May. Mr. Dobrovolny stated that the City plans a walkway, a cycle path and housing, as well as the possibility of streetcar tracks sometime in the future. Mr. Dobrovolny could not say where the City might place the housing, nor would he say that the City would not encroach on parkland to facilitate the housing.

C. REZONING

The opportunities for rezoning under the old First Shaughnessy Official Development Plan (FSODP) were limited. Under the HCA, which replaces the FSODP, the City has few rezoning restrictions and is rezoning areas of our neighbourhood to permit apartment buildings! The effects of shadows and density changes on the "heritage" homes are irrelevant to the City. A rezoning along East Blvd is in process and the City has just rezoned the property at 1037 West King Edward for a four story apartment building at market rents. The First Shaughnessy

- * **Rescinding Development Permits:** 1550 West 29th Avenue, in Second Shaughnessy, was suddenly issued with a Heritage Inspection Order just days before it was due to be demolished, in spite of the fact that the owner had followed the due process and had City permission. Subsequently a 120-day Heritage Protection Order was placed on it.

B. ARBUTUS GREENWAY

The City of Vancouver General Manager "Engineering Services", Jerry Dobrovolny, spoke SHPOA's AGM in May. Mr. Dobrovolny stated that the City plans a walkway, a cycle path and housing, as well as the possibility of streetcar tracks sometime in the future. Mr. Dobrovolny could not say where the City might place the housing, nor would he say that the City would not encroach on parkland to facilitate the housing.

C. REZONING

The opportunities for rezoning under the old First Shaughnessy Official Development Plan (FSODP) were limited. Under the HCA, which replaces the FSODP, the City has few rezoning restrictions and is rezoning areas of our neighbourhood to permit apartment buildings! The effects of shadows and density changes on the "heritage" homes are irrelevant to the City. A rezoning along East Blvd is in process and the City has just rezoned the property at 1037 West King Edward for a four story apartment building at market rents. The First Shaughnessy Design Panel opposed this development, as did SHPOA. The City is proceeding regardless.

Main arteries through or around our neighbourhoods (Granville St., King Edward, East Boulevard, West 16th) may soon host apartment buildings, or many more commercial developments.

Please visit our website, shpoa.ca, for more information on these issues.

Shaughnessy is your neighbourhood and SHPOA pledges to be the voice of Shaughnessy. Please participate by joining to-day. You may join online from our website (\$25 per couple or \$15 single membership), or by mail: SHPOA, P.O.Box 38089, King Edward P.O., Vancouver, BC, V5Z 4L9

We also welcome your email comments at info@shpoa.ca.