

Allandale Neighbourhood Association Submission

Bill 23 – schedule 6 Ontario Heritage Act

In response to the sweeping changes in Bill 23 we commend the province on some of these changes, however have serious concerns around others, specifically, Ontario Heritage Act schedule 6 but not limited to.

We must comment that during the public meetings there was very little discussion around the changes in Bill 23 to the Ontario Heritage Act. I sincerely hope the committee takes the time to read through the written submissions from OAHP/CAHP, the ACO and others who have submitted Heritage comments.

Summary of concerns

Removing our Listed properties from the Municipal Register if not Designated with-in a two-year timeframe. The register is not only a planning tool but an inventory for our community. This is an unreasonable ask as the Heritage Community in Ontario does not have the professional resources to complete the work in the short timeframe described.

Increasing the criteria to be a Listed property prior to designation. This will mean many of our built heritage resources will come off the register. These are assets that the community at large across this province and locally have determined are of cultural value.

Removing the power to appeal a planning decision especially when related to Designated properties leaves the owners unable to protect the heritage asset itself.

In Allandale and our 9 other historic neighbourhoods we have hundreds of heritage homes that already have two or more units, i.e. detached home with second suite and garden suite. Many already zoned for duplex or triplexes. This has worked well, however the exception is developers charging rents between \$2200 to \$3500 a month. This is not affordable.

The goal we thought was to create more choices more homes initially but tenants were demovicted, or had to move away. As rents are not affordable.

We are a historic community originally built around the railway and some of our buildings date back to 1850 - 1905. They are still standing strong and will continue to be standing a hundred years from now, they are sustainable and we should be looking toward refurbishment and restoration not demolition.

Design guidelines, landscaping and set backs are important as we have learned through trial and error. We need to protect our 100- to 300-year-old boundary trees from damage due to sloppy construction practices. We need to create more tree canopy not less.

Historic homes are not a barrier to development if done correctly with consideration and respect for existing neighbourhoods. We welcome and look forward to smart intensification. We have worked for many years with our Barrie Planning partners at the City of Barrie.

We need to add policy around demolition by neglect. Property owners sitting on vacant land or allowing a home or commercial building to be neglected is a problem that needs to be addressed.

We are a complete community of heritage homes with shops, restaurants, churches, schools, rec centres, libraries, renters, owners, supportive housing by Redwood Park Communities, walking distance to our downtown, and transit.

Recommendations - Our one ask at this point would be to remove schedule 6 completely from this Bill and/ or defer this until proper consultation can be had with the many professional stakeholders at your earliest convenience.

Allow planning decisions to remain at the local level in Municipalities. They have the local expertise in the community. One size does not fit all.

Complete an inventory of vacant provincially owned land or land that could be used before expanding and building monster homes in the greenbelt that are currently and will continue to be unattainable.

Define affordability as the same standard as CMHC, or rent geared to income.

Encourage development of Co-ops, not for profit and supportive housing with DC charge exemptions.

If developers are building unattainable and unaffordable allow DC rates to stand.

Reinstate our democratic right to appeal Planning decisions.

Thank you for the opportunity to input.

Sincerely

Cathy Colebatch – Co-Chair ANA, Listed Property Owner, Heritage Committee Volunteer Member

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