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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