



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

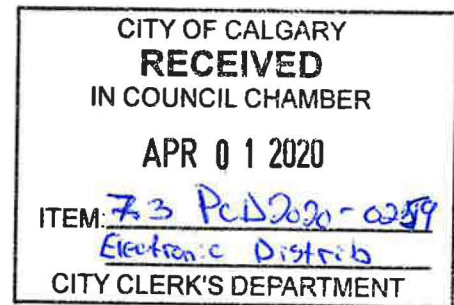
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* Subject: SPC on Planning & Urban Development, 01-04-2020: Heritage Conservation Tools and Incentives Report



* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a home owner/resident in Crescent Heights and fully support the approach taken in the Heritage Conservation Tools and Incentives Report (HCTIR). While many developers have respected the goals and objectives of the Crescent Heights Area Redevelopment Plan (CH ARP), a number of recent Development Authority residential development approvals have issued that, with respect, do not meet the CH ARP's intent, in particular 3.2 Objectives 3 and 4 to: Ensure new development is as sensitive as possible to the neighbouring housing" and "Recognize and attempt to preserve the historic character of the community." By making decisions that do not meet these objectives, the Development Authority is not advancing the Community's Vision on CH ARP page 8 that "...new development has respected and reflected the heritage flavour and sense of history in the community." Some of the recently approved structures, at least one, currently under appeal, on an avenue that has, unlike most in the community, retained almost entirely its pre-1945 historical character, have far more in common with the 2, 3 and 4 story, flat-roofed apartment blocks built in the community in the 1970s and '80s. Those blocks were a large part the reasons for the CH ARP's creation, as their characteristics had nothing in common with the original housing, and their proliferation was rapidly obliterating the historical character of the community. The recent trend to approvals of residential developments that mimic the characteristics of those blocks rather than reflect those common to the remaining historical housing stock indicate a need for clearer, more specific and less discretionary tools for the Development Authority, developers and community to contribute to preservation of Crescent Heights'



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and other communities' unique historical character. Appeals are a burden on all affected, the City and its Approving Authorities, developers, adjacent housing owners and community residents generally. The HCTIR provides unambiguous goals, objectives, policies and specific measures that will help the Development Authority, developers and community residents understand and together support the City's goals for vibrant, diverse developed communities that still preserve and reflect their historical features, the physical manifestations of our City's origins, of the stories of the early immigrants to the Treaty 7 Nations' traditional territories. Our history is important: we forget and neglect it at our cost.