

## **York Road/Elizabeth Street Draft Land Use Strategy - 2021-23**

### **General Correspondence – Revised Agenda**

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To Whom it may concern,

I'm writing, in short, because as the homeowner of one of the houses up for consideration as being designated a heritage property, I am deeply concerned by some of the implications, should that end up happening. As a REALTOR® living and working in Guelph and region, as well as being a former contractor, I have ample first hand experience on two fronts regarding heritage homes. Although owning a heritage home may seem nice on the face of it, the reality is that any renovations I hope to do will become more costly and will require more red tape (if I am permitted to do the renovation at all), not to mention will involve any number of restrictions on the types of materials, finishes, modifications, etc. More importantly, the resale value of my home will go down, since many home buyers shy away from heritage homes for the aforementioned reasons. Having worked with many buyers interested in older homes, the universal comment I get from them is that they would prefer not to buy a heritage designated property. Since public perception plays such a massive role, creating stigma, the value of any home associated with that stigma is reduced thereby. To cap it all off, I double checked with my insurance broker who confirmed that were my house to be declared a heritage home, my insurance premiums would go up, as it would then be classed in a higher risk category.

Having said the above, I would like to state for the record that I am a lover of old houses and old architecture. I do believe that some historically significant buildings should be deemed heritage properties. But my house in particular should not be included on that list for the simple fact that (if not for the negative financial ramifications I will be forced, by the City of Guelph - which I grew up in and still call home, 40 years later - to contend with) it is neither impressive, nor is it specifically historically significant. The neighbourhood on the whole, sure. But my particular house, not so. Due to years of renovations and additions prior to my taking ownership of it, my house has zero original interior finishes and has been drastically changed in overall design and layout, leaving nothing of the original character to actually preserve.

All in all it seems perfectly clear to me that from every standpoint, adding my and other similar houses to the heritage property register is nonsensical from a historical preservation perspective (especially since existing laws already require any major alteration/addition to conform to the neighbourhood, thus preserving the outward appearance/character of said neighbourhood) and constitutes a gross and arbitrary restriction on my/my young family's financial future, since a) my insurance premiums would go up, b) any renovations I may be permitted to do would be more costly/restricted, and c) if I were to sell it, the house would be worth significantly less as a heritage home than if it were left as is.

Thank you,  
Micky Shepherd

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Hello,  
My name is Toby Cavan and i have recently been made aware that the city is considering declaring my house a heritage home. I assumed this was a joke at first, but apparently it's not. The idea of my house being declared a heritage home is laughable. Allow me to explain:

I live at 163 Stevenson St S, in Guelph and in the twelve years since i purchased the house i have replaced every window, every door, all the floors, tore out every square inch of plaster and trim and replaced it with modern materials, removed all the old insulation and replaced it with new, replaced numerous beams throughout the structure, replaced the plumbing in its entirety, re sheathed the roof and re shingled it, remodeled the kitchen and the one and only bathroom, removed and replaced all the sills and all the flashing, replaced all electrical work from top to bottom, replaced every fixture and receptical in the whole house. Also, if my neighbor is to be believed who had lived here for 50 years, the home was initially one floor until the roof burned down and was replaced with a second floor and a roof, the clapboard siding was replaced in the 60's with asphalt brick cladding which was then covered up with aluminum siding in the late eighties. The only original piece of my house is the foundation.

I think you can see how absurd it would be to call my house a heritage house. No one of any noteworthiness ever lived here and its also objectively ugly.

In conclusion, I really hope the heritage committee does not waste it's time declaring my house a heritage house, and if they are considering it they should come check it out, I am certain it will change their minds.

Thanks for listening,  
Toby Cavan

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Attention Councilperson and Heritage Committee;

My name is Jeanette Brimblecombe and my husband and I are the owners of 153 Victoria Road South. I understand that there is talk of putting my home on the heritage register. I would like you to reconsider this change, My humble home is from 1902, and has passed through many owners in 119 years. With exception of the brick exterior and the pillars on my porch there is nothing original on the inside from 1902. When I stroll down my street I can see that my house is the only one with the original porch so I can only figure that my neighbours renovated their homes as well.

I do not wish to diminish the importance of Guelph's history, especially where it involves the how the development of this city began, I am aware that this used to be a "worker house" for people arriving in Canada but as explained above, there is nothing to associate that history inside my house.

It is my belief that declaring my house a heritage house will hinder my ability to make any changes that I need to do, like the kitchen cupboards (that were updated in the 1990's and are ugly) but will also affect the saleability of my home in the future.

So please take my letter into consideration when making this decision about heritage housing that there is nothing heritage within the walls of my 1902 brick house. I am unable to attend the meeting about this as I have prior obligations that I can not reschedule.

Sincerely,

Jay and Jeanette Brimblecombe

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Ahoy All,

Writing as I have some confusion on the heritage designation possibility that is happening in The Ward.

I have tried to do some research, but can not find out what it actually means if our house, and neighbours houses, end up on the registry.

How does this affect us? Why does the city want to put so many of us on the registry? If I want to renovate and existing addition that was done to the house, does the heritage designation affect that?

Thank you for taking the time to look into this.

I await your response.

Cheers and stay safe,  
Jason Provençal