

December 16, 2024

**NOTICE OF INTENTION TO DESIGNATE- NOTICE OF OBJECT**

We are the solicitors for Hudson Lee Smith ("Mr. Smith") and pursuant to the letter Mr. Smith received on November 21, 2024, this is Mr. Smith's notice of objection to designate the property municipally known as 22 James St E with a heritage designation.

My client strongly objects to the potential designation and has instructed us to formally convey the following concerns:

1. **Restrictions on Alterations and Renovations:** A heritage designation would impose stringent restrictions on any alterations to the property, including changes to the exterior and, potentially, the interior. These limitations would significantly hinder my client's ability to modernize or make necessary repairs and improvements to the property. Such constraints would compromise my client's ability to adapt the home to their needs and preferences.
2. **Increased Maintenance Costs:** The additional costs associated with maintaining a heritage-designated property are considerable. Specialized materials and labor are required to preserve the property's historical integrity, and these costs would place a significant financial burden on my client.
3. **Potential Negative Impact on Property Value:** My client is concerned that the restrictions imposed by such a designation would limit the pool of potential buyers, as many would be deterred by the restrictions on altering or expanding the property. This could result in lower resale value and difficulty in selling the property in the future.
4. **Limited Development Potential:** Heritage designation would restrict the ability to demolish or significantly alter the structure, which could limit future development opportunities. My client wishes to retain the flexibility to make changes to the property in the future, and the proposed designation would hinder that ability, preventing any significant expansion or adaptation to the evolving needs of the homeowner.

In June 2024 numerous news outlets reported about the housing shortage in Guelph, by placing a heritage designation on my client's property it would eliminate his ability to add additional dwelling units further exacerbating the housing shortage in Guelph.

My client fully understands the importance of preserving historically significant properties, it is believed that the negative impact of the proposed heritage designation far outweighs the benefits in this case. My client respectfully requests that the proposal for heritage designation be reconsidered in light of these concerns.

Sincerely,

Elevate Law Group

Ajay Sharma