

Notice of Objection

5/26/2023

Samhita Gera
2603880 Ontario Inc.
23 Orleans Circle
Woodbridge, ON
L8L4W1

City of Hamilton
Beasley Neighbourhood Inventory Project
Lister Block: PO Box 2040
Hamilton, ON
L8P 4Y5

Re: 214 Mary Street, Hamilton, ON, L8L 4W1

To Whom it may concern:

I am writing to request to have my property located at 214 Mary Street, Hamilton ON, L8L 4W1 be **removed** from the Municipal Heritage Register (currently on the register as a non designated property as it is deemed to be a Character Supporting resource) **effective immediately**.

I understand that my property will be automatically be removed on January 1, 2025. However, there are no clear benefits to having my property on this register, for me personally or for the neighborhood for the remaining 2 years.

In reviewing the document provided to me which was used to add 214 Mary onto the heritage register, I am not at all convinced that there are any distinctive features in the property that would warrant adding it to the register. In fact, I see that you recognize that it is a Stone foundation home with brick construction materials which is not at all distinctive feature as most homes are built in the same manner. I **do not** agree that my property has a historical value due to the theme associated with it. My home is just a brick home! There is nothing particular that would warrant classifying it as an "association with a certain theme". I believe that the committee has falsely classified it and added it to the Register without my permission or consideration of the actual facts. It is true that the home is old but that shouldn't be a reason it to put it on a Heritage Register at all.

Furthermore, if it is automatically coming off the register as of January 1, 2025 anyway, adding to the Heritage Register adds zero value to the city or the neighbourhood and only causes potential roadblocks for the owner (additional loopholes to obtain permission to make changes if there were any plans in the future). I do not have any current or active plans to make any alternations to the home but the thought of having to approach city officials who are still

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working through a backlog from the pandemic is not an appealing one. Also, if there is a financial need to sell the property (due to the high interest rates and not being sustainable due to the economic environment), being on the register is extremely punitive as potential buyers do not want to take on a property with restrictions.

The fact that the city believes, there is little or no evidence that adding to a Heritage Register will negatively impact the value of the property to the homeowner is absolutely incorrect. I have read the report available online which is dated February 18, 2020 based on data from 2019. Needless to say this report is extremely outdated in today's dynamic environment and shouldn't hold any weight for the decision making of the committee as it is based on data before the pandemic which has shifted many market trends. The truth of the matter is, that the real estate market is quite depressed and having any stipulation whatsoever that restricts homeowners in altering their property is a hinderance. Period. The fact that being on the Heritage Register requires a short term delay absolutely decreases a property value as buyers and sellers do not want to be subjected to the red tape and delays that come with dealing with city officials who themselves are carrying a backlog of issues due to the pandemic. Furthermore, addition to the Heritage Register is absolutely meaningless. It doesn't provide any value to the city, neighborhood or the home owner. So why do it? Why is this even occurring? This is very clear in the report dated February 24, 2023 by the Planning and Economic Development Department which specifically calls out a need to substantially shift in how the city identifies and protects significant cultural heritage properties, which my property clearly isn't (a simple stone/brick home). Therefore, I would ask that 214 Mary street to be removed from the Heritage Register immediately.

In summary, there is 0 positive value to the city to adding 214 Mary Street to the Heritage Register. 214 Mary street is an older property but does not have any distinctive features to warrant it with a character supporting identification in the Heritage Register. Moreover, being placed on this Register is extremely punitive for the homeowners who are contending with extreme market and economic conditions and therefore do not need this added negative stipulation on the property to make things even worse than they already are.

Please remove 214 Mary street from the Heritage register effective immediately as this is automatically happening anyway on January 1, 2025 therefore, I do not see what the value it holds for the city to keep the property on the register for the sake of it for 2 more years at the cost of causing headaches for homeowners.

Thank you for your kind consideration. I will await your reply.

Regards,

Samhita Gera

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