

November 17, 2022

Paula Kulpa  
Heritage Branch, Ministry of Citizenship and Multiculturalism  
400 University Avenue, 5<sup>th</sup> Floor  
Toronto, ON M7A 2R9



**Re: Proposed Changes to the Ontario Heritage Act and its regulations: Bill 23 (Schedule 6) - the Proposed More Homes Built Faster Act, 2022**

The Residential Construction Council of Ontario (RESCON) is Ontario's leading association of professional residential builders. We are committed to providing leadership and fostering innovation in the industry. Our members build the communities and homes of the future. Thank you for this opportunity to provide input with respect to the recent announcement regarding significant changes to planning and housing development policies across Ontario.

In RESCON's recently released [15 point HOPE plan](#), we advocated for municipalities to prohibit the inappropriate use of the heritage listing and designation process so that it cannot be activated to delay or prevent residential development and densification where there is no reasonable heritage value associated with a subject building or site. It is commendable to preserve the historic fabric of our neighbourhoods, but heritage designations should not be used as a means to block or deter residential development.

Generally, RESCON is supportive of the proposals to give the Minister more authority to prescribe and describe provincial heritage properties, as well as the proposal to enable the Lieutenant Governor in Council to provide exemptions to the Standards and Guidelines governing Heritage Properties if it is deemed to advance housing and infrastructure priorities.

With respect to the proposal to require non-designated properties to be removed if council does not issue a Notice of Intention to Designate (NOID), we believe that the 2-year timeline is not helpful, and could actually lead to more properties being added to the registry between now and when the amendments come into force. Since 2017, the City of Toronto has added some 1,000 new properties to its heritage register, with an average of 35 properties per year being designated under the Ontario Heritage Act. There are nearly 4,000 properties on the City's heritage register as having possible heritage value that are not designated.

Moreover, properties that were removed from the registry because they were never deemed as significant from a heritage perspective should not be permitted to be relisted at all (under the current proposal, you can relist after five years). RESCON appreciates the 90-day timeline as it will hopefully prevent abuses of issuing NOIDs for the sake of blocking a development or significantly impacting the planning process.

As stated in the proposal, heritage policies haven't been reviewed in over a decade up until Bill 23. Going forward, RESCON strongly encourages the Ministry to review policies at least every 5 years to ensure they are up to date and reflective of current needs.

Finally, appeals relating to listing or delisting heritage properties should be dealt with at the OLT, as they already have the structure and expertise in issuing decisions.

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RESCON is looking forward to further engagement and consultation with MCM to further define and advise on appropriate timelines and appeal mechanisms for heritage designations.

Yours truly,



Richard Lyall  
President  
RESCON

