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Subject: [EXTERNAL] Agenda item 11.1
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Sharing on behalf of “Streetsville Voices”

Dear Council Members,

I urge the council to vote against the proposed Streetsville Heritage Conservation District (HCD) plan. While the preservation of historical character is important, this plan will unintentionally hinder housing development near the planned Major Transit Station Area, directly impacting low-income Canadians, including single mothers, seniors, and young families like mine.

Designating an entire area as a heritage district will unnecessarily limit much-needed housing development. Homes built today could be deemed “heritage properties” within my children’s lifetime, creating additional barriers to their redevelopment and preventing the construction of modern, accessible homes for the community. Heritage properties should be protected individually, as they have been for generations, without an overarching HCD.

I am particularly concerned about Section 3.8 on Adjacent Properties, which contains vague language granting broad authority that could restrict development near the HCD. While not explicitly blocking housing, the ambiguity opens the door to delays and challenges, including the requirement for a “cultural heritage impact assessment” for projects on non-historic properties. Provisions such as evaluating shadow impacts or obstructing views impose excessive standards, making medium- to high-density development near the HCD nearly impossible. Revising or removing this section is essential to ensure the timely approval of housing projects while maintaining respect for heritage properties.

Additionally, Section 2.2.6 on New Construction introduces problematic restrictions on height, massing, setbacks, and building scale. Subsection B and the height limitations in Subsection D risk stifling development by capping buildings at 2.5 storeys. Streetsville’s charm has always evolved alongside its growth. Allowing four-storey housing or greater density would ensure that more families can live, work, and thrive in this beloved

community.

The plan, as written, lacks explicit language ensuring flexibility for reasonable height and density increases. As this policy will shape development for generations, it must include provisions that clearly support balanced growth while avoiding rigid interpretations that stifle housing opportunities.

Streetsville must continue to grow and adapt to remain vibrant. Overly restrictive policies risk turning it into a ghost town instead of a thriving community. I trust the council will consider these points and revise the plan to balance historical preservation with the pressing need for housing.

Thank you for your attention to these concerns. I look forward to seeing changes that promote clarity, flexibility, and sustainable development.