

## **Introduction**

Old ideas can sometime use new buildings. New ideas must use old buildings – *Jane Jacobs*

The greenest building is the one that's already built. – *Carl Elephante, US National Trust for Historic Preservation*

## **Section I: Property Rights**

*Under the Ontario Heritage Act, listing and protecting heritage properties is a municipal responsibility, not a private responsibility. A heritage property may be designated by the municipality over an owner's objection, and the owner may appeal the designation to the Conservation Review Board (for individual property designations) or the Ontario Municipal Board (for heritage district designations).*

a) Do you agree that a municipal council should act if necessary to designate heritage property even where the owner disagrees?

The choice has been, and always will remain with, the owner of said property. The municipality has no jurisdiction as it relates to market driven forces concerning heritage designation in real estate sale or purchase.

It would behove a municipal council to encourage the maintenance and restoration of century structures by use of education, networking, and technical support.

## **Section II: Adequacy of Protection**

a) How will you balance development pressures against the need to preserve archeological and heritage structures and neighbourhoods?

As a general contractor, and a grey field business owner, I would attempt to persuade the proponent to incorporate a style of architecture in keeping with the general look and feel of the buildings in question.

Surrounding communities seem to understand this approach to infill projects by incorporating the 3R principle of reduce, re-use, recycle.

b) Do you think that Brantford's built and natural heritage features are adequately identified, and adequately protected? If not, what do you think should be done to improve the situation?

Identified yes, protected, no.

Supply the Enforcement Office branch of the Property Standards Department with a full set of fairly applied and effective tools with which to prevent the deterioration of all property within the city limits.

## Section III: Role of Municipality

*Under Ontario law, listing and protecting heritage property is primarily a municipal responsibility.*

a) What do you think is the single most important action the municipal government could undertake to encourage heritage preservation in Brantford?

Education along with historical awareness as it pertains to heritage buildings is recommended. Perhaps a “Home-Rebuilders’ Association” may better equip the general public with a mechanism that provides a network of suppliers, hands-on restoration skills, and a heritage community upon which to rely for support. Perhaps a Heritage Monthly Magazine showcasing local successes or works in progress will aide and assist the process of preservation.

b) How do you think Brantford compares to other North American cities in its efforts to preserve its heritage? And do you have any examples of best practices that Brantford could adopt?

**Perhaps we begin by comparing apples to oranges! We need not adopt the practices of any other community. Brantford should set the bar higher by paying attention to its Heritage advocates rather than publicly and privately defaming their stance and character. The lack of respect shown to an, albeit small, group of heritage supporters is both offensive and unconscionable. Farhi Shmuel could supply Brantford with the type of support necessary for re-development but his return to our fair city is not likely.**

## Section IV: Financial Incentives

a) Given the large amount of public support for heritage preservation, will you support funding, laws, policy, and appointments that encourage it? Please list any specific initiatives that you would propose.

I will continue to provide my services as a general contractor to those who would wish to restore their properties either with my help or without. I support the enforcement of existing bylaws which could serve to provide the maintenance of heritage properties and prevent their deterioration similar to the South Side of Colborne scenario.

b) Will you support financial assistance and advice to those who seek to conserve and restore their heritage properties?

I currently provide advice in the area of restoration and will continue to do so. I do not support ‘publicly-funded’ restoration projects to the benefit of specific home owners based solely on the basis of a heritage designation purchase. I do, however, support a publicly generated, democratic process by which the public gives direction to a municipal body to redirect funding for restoration, preservation.

## **Section V: Adaptive Reuse**

*As our communities change, it may no longer be practical to use heritage buildings such as schools or churches for their original purpose.*

a) Would you encourage the adaptive reuse of Brantford's built heritage when its traditional uses are no longer feasible?

Absolutely! Regardless of the form it takes. Infill is infill. Reuse is reuse.