



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



Deeksha Choudhry
Heritage Planner
200 King St. W. – 6th Floor
KITCHENER, ON N2G 4G7
Ph. (519) 741-2200 e 7602
TTY 1-866-969-9994
Deeksha.choudhry@kitchener.ca
www.kitchener.ca

April 19, 2024

2851519 Ontario Inc
66 Bond Street
Cambridge, ON N1R 4B6

RECEIVED
2024/04/19
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Approval of Heritage Permit Application HPA-2023-IV-030
Subject Property: 149-151 ONTARIO STREET NORTH, Kitchener

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, January 22, 2024, passed the following resolution:

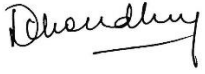
"That pursuant to Sections 30(2), 33, and 34 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2023-IV-030, as outlined in Development Services Department report DSD-2024-008, be approved to permit:

1. The partial demolition excluding the front (west) and south facades and the alteration of the roof, bay windows, brick quoining, door openings with transoms, and chimney on the property municipally addressed as 149-151 Ontario Street North; and,
2. The new construction of a 27-storey mixed-use tower on the property municipally addressed as 149-151 Ontario Street North and 21 Weber Street West, subject to the following conditions:
 - a. That the final Heritage Impact Assessment and Conservation Plan be submitted and approved by the Director of Housing and Development Approvals prior to the issuance of a Heritage Permit;
 - b. That a final Temporary Protection Plan, including a Demolition and Stabilization Plan, Structural Assessment Report, and Risk Management Plan, be submitted to the satisfaction of the City's Manager of Development Applications and the City's Heritage Planner prior to the issuance of a Heritage Permit;
 - c. That a final Documentation and Salvage Plan be submitted to the satisfaction of the City's Manager of Development Applications and the City's Heritage Planner prior to the issuance of a Heritage Permit;
 - d. That the Demolition Permit be reviewed and heritage clearance provided by Heritage Planning staff prior to the issuance of a Demolition Permit; and,
 - e. That the Building Permit be reviewed and heritage clearance provided by Heritage Planning staff prior to the issuance of a Building Permit."

Attached is your Heritage Permit. Please post it in a location on the property visible from the street for the duration of the work.

Please don't hesitate to contact the undersigned if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Deeksha Choudhry". The signature is written in a cursive style with a horizontal line underneath the name.

Deeksha Choudhry
Heritage Planner

cc Committee Administrator (via e-mail)
Acting Provincial Heritage Registrar, *Ontario Heritage Act*, Ontario Heritage Trust

Heritage Planning

200 King Street West

6th Floor

KITCHENER, ON N2G 4G7

Phone: (519) 741-2200 e 7602

Fax: (519) 741-2624

heritage@kitchener.ca

www.kitchener.ca/heritage



Heritage Permit #: HPA-2023-IV-030

Issue Date: April 19, 2024

Site Address:

149-151 Ontario Street North

Designation:

Part IV

Work:

New Construction (Heritage Property)

Description:

Partial demolition of the existing heritage building, retention of the front façade and returns, and to build a new 27-storey mixed-use building integrating the retained façade.

Project People

Applicant..... Reema Masri

Owner.....2851519 Ontario Inc

Special Conditions and notes

Approval was granted by the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, January 22, 2024 subject to the following conditions:

1. That the final Heritage Impact Assessment and Conservation Plan be submitted and approved by the Director of Housing and Development Approvals prior to the issuance of a Heritage Permit;
2. That a final Temporary Protection Plan, including a Demolition and Stabilization Plan, Structural Assessment Report, and Risk Management Plan, be submitted to the satisfaction of the City's Manager of Development Applications and the City's Heritage Planner prior to the issuance of a Heritage Permit;
3. That a final Documentation and Salvage Plan be submitted to the satisfaction of the City's Manager of Development Applications and the City's Heritage Planner prior to the issuance of a Heritage Permit;
4. That the Demolition Permit be reviewed and heritage clearance provided by Heritage Planning staff prior to the issuance of a Demolition Permit; and,
5. That the Building Permit be reviewed and heritage clearance provided by Heritage Planning staff prior to the issuance of a Building Permit.

Pursuant to Section 30(2), 33 and 34 of the Ontario Heritage Act, permission is hereby granted for the above noted project in accordance with the plans and supplementary information submitted with the application, and reviewed and approved by the City of Kitchener and subject to any provisions thereon.

Any departure from the conditions or approved plans or specifications is prohibited, unless the amended plans or specifications are expressly approved by Heritage Planning staff.

This Permit must be posted in a location on the property visible from the street for the duration of the work.

Call (519) 741-2200 e 7602, to request a final inspection.