

	<h2 style="margin: 0;">HERITAGE PERMIT APPLICATION &amp; SUBMISSION REQUIREMENTS</h2> <p style="margin: 0;">Planning Division – 200 King Street West, 6<sup>th</sup> Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; planning@kitchener.ca</p>
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**STAFF USE ONLY**

Date Received:	Accepted By:	Application Number:
		HPA-

**PART B: HERITAGE PERMIT APPLICATION FORM**

**1. NATURE OF APPLICATION**

- Exterior                       Interior                       Signage  
 Demolition                       New Construction                       Alteration                       Relocation

**2. SUBJECT PROPERTY**

Municipal Address: 30-40 Margaret Avenue, Kitchener, Ontario

Legal Description (if know): Registered Plan 374, Lots 193-198, 211-213, Part Lots 199-203, 214-218

Building/Structure Type:    Residential                       Commercial                       Industrial                       Institutional

Heritage Designation:    Part IV (Individual)                       Part V (Heritage Conservation District)

Is the property subject to a Heritage Easement or Agreement?                       Yes                       No

**3. PROPERTY OWNER**

Name: Activa Holdings

Address: 55 Columbia Street East, Suite 2

City/Province/Postal Code: Waterloo, Ontario, N2J 4N7

Phone: 519-886-9400 ex 104

Email: alex.sumner@activa.ca

**4. AGENT (if applicable)**

Name: Dan Currie, Director of Cultural Heritage Planning

Company: MHBC Planning Ltd.

Address: 540 Bingemans Centre Drive, Suite 200

City/Province/Postal Code: Kitchener, Ontario, N2B 3X9

Phone: 519-576-3650

Email: dcurrie@mhbcplan.com

**5. WRITTEN DESCRIPTION**

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

The proposal includes the construction of 8 blocks of townhouses (48 units) on vacant land. Please see Scoped Heritage Impact Assessment by MHBC Planning Ltd. (2023) for more details.

**6. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES**

Describe why it is necessary to undertake the proposed work:

The application is for a proposed new construction/ infill. the vacant lot is a result of demolished properites and is currently void in the Margaret Avenue streetscape. There are site specific policies for this lot of land in the HCD Plan in anticipation of development. Please see the Scoped HIA for further details.

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

Please see the Scoped HIA for further details, specifically Section 6.0.

Describe how the proposal is consistent with Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* ([www.historicplaces.ca/en/pages/standards-normes.aspx](http://www.historicplaces.ca/en/pages/standards-normes.aspx)):

The proposal intends to conserve the Heritage Conservation District and is consistent with the guidelines for Cultural Heritage Landscapes in Section 4.1 of the S&Gs. Precautionary measures have been recommended for nearby built features.

**7. PROPOSED WORKS**

a) Expected start date: 2024 Expected completion date: 2026

b) Have you discussed this work with Heritage Planning Staff?  Yes  No  
- If yes, who did you speak to? Jessica Vieira

c) Have you discussed this work with Building Division Staff?  Yes  No  
- If yes, who did you speak to? \_\_\_\_\_

d) Have you applied for a Building Permit for this work?  Yes  No

e) Other related Building or Planning applications: Application number \_\_\_\_\_

**8. ACKNOWLEDGEMENT**

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application. The undersigned acknowledges that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. The undersigned acknowledges that the Council of the City of Kitchener shall determine whether the information submitted forms a complete application. Further review of the application will be undertaken and the owner or agent may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application will be processed and, if necessary, scheduled for the next available Heritage Kitchener committee and Council meeting. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including taking photographs, which are necessary for the evaluation of this application. The undersigned acknowledges that where an agent has been identified, the municipality is authorized but not required to contact this person in lieu of the owner and this person is authorized to act on behalf of the owner for all matters respecting the application. The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation including but not limited to the requirements of the Building Code and the Zoning By-law. The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed or imprisonment as provided for under the *Ontario Heritage Act*.

Signature of Owner/Agent:                     Dan Currie                     Date:           June 28, 2023          

Signature of Owner/Agent:                     Alex Sumner                     Date:           Jun 28, 2023          

**9. AUTHORIZATION**

If this application is being made by an agent on behalf of the property owner, the following authorization must be completed:

I / We,           Alex Sumner          , owner of the land that is subject of this application, hereby authorize           Dan Currie, MHBC Planning Ltd.           to act on my / our behalf in this regard.

Signature of Owner/Agent:                     Dan Currie                     Date:           June 28, 2023          

Signature of Owner/Agent:                     Alex Sumner                     Date:           Jun 28, 2023          

*The personal information on this form is collected under the legal authority of Section 33(2), Section 42(2), and Section 42(2.2) of the Ontario Heritage Act. The information will be used for the purposes of administering the Heritage Permit Application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. If you have any questions about this collection of personal information, please contact the Manager of Corporate Records, Legislated Services Division, City of Kitchener (519-741-2769).*

**STAFF USE ONLY**

Application Number: \_\_\_\_\_

Application Received: \_\_\_\_\_

Application Complete: \_\_\_\_\_

Notice of Receipt: \_\_\_\_\_

Notice of Decision: \_\_\_\_\_

90-Day Expiry Date: \_\_\_\_\_

**PROCESS:**

Heritage Planning Staff: \_\_\_\_\_

Heritage Kitchener: \_\_\_\_\_

Council: \_\_\_\_\_

# Heritage Permit for New Construction\_30-40 Margaret Avenue\_28June2023

Final Audit Report

2023-06-28

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