

Staff Report

Development Services Department



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REPORT TO: Heritage Kitchener

DATE OF MEETING: November 7, 2023

SUBMITTED BY: Garrett Stevenson, Manager of Development Review, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: October 17, 2023

REPORT NO.: DSD-2023-480

SUBJECT: Heritage Permit Application HPA-2023-IV-027
90-92 Queen Street South
Partial Demolition with Retention of Façade and New Construction
of a 44-storey Residential Tower

RECOMMENDATION:

That pursuant to Sections 30(2), 33, and 34 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2023-IV-027 be approved to permit:

1. The partial demolition excluding the Art Deco font façade; and
2. The new construction of a 44-storey residential tower

On the subject property municipally addressed as 90-92 Queen Street South, subject to the following conditions:

- a) That the final Heritage Impact Assessment and Conservation Plan be submitted and approved by the Director of Planning prior to the issuance of a Heritage Permit;
- b) That a final Temporary Protection Plan, including a Demolition and Stabilization Plan and Structural Assessment Report, be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;
- c) That a final Risk Management Plan, including a Vibration Monitoring Plan, be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;
- d) That a final Documentation and Salvage Plan be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;
- e) That a final Commemoration and Interpretation Plan be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- f) That final building elevations be submitted for review to the satisfaction of the City's Heritage Planner in consultation with the City's Urban Designer prior to the issuance of a Heritage Permit;
- g) That the final demolition permit be reviewed, and heritage clearance provided by Heritage Planning Staff prior to the issuance of a demolition permit; and
- h) That the final building permit be reviewed, and heritage clearance provided by Heritage Planning Staff prior to the issuance of a building permit.

REPORT HIGHLIGHTS:

- The purpose of this report is to present the proposed redevelopment of the subject property municipally addressed as 90-92 Queen Street South, in addition to the adjacent properties municipally addressed as 1-3 Charles Street West, 88 Queen Street South, and 94-108 Queen Street South not subject to this application. The redevelopment includes the retention of the front façade of the subject property and its integration into the new construction of a 44-storey residential tower.
- The key finding of this report is that though partial demolition of the building is proposed, the Art Deco style front façade is to be retained. The front façade possesses the identified heritage attributes of the subject property.
- There are no financial implications.
- Community engagement included consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2023-IV-027 proposes the partial demolition of the existing building while retaining the front façade, which is to be incorporated into a redevelopment project that includes the construction of a 44-storey residential tower on the property municipally addressed as 90-92 Queen Street South. The subject property is currently listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register. A Notice of Intention to Designate was passed by Council on September 25th, 2023, though a designation by-law has not yet been passed. A draft Heritage Impact Assessment (HIA) was completed as part of the site plan application for this proposed work, and the front façade was identified as being the primary heritage attribute. As such, and in combination with the recommendations made by the HIA, conservation of the heritage attributes will be achieved as the new construction takes place. The recommendations of the HIA included the preparation of key documents, which have been provided to City Staff and are summarized in the report below.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2023-IV-027, which seeks permission for the partial demolition of the building on the subject property municipally addressed as 90-92 Queen Street South while retaining the front façade. The retained portion is to be incorporated into a redevelopment project which includes the construction of a 44-storey residential tower with ground-floor commercial units. The proposed is part of an active site plan application (SP22/082/Q/CD), which also encompasses the properties municipally addressed as 88 Queen Street South/1-3 Charles Street East, and 94-108 Queen Street South.

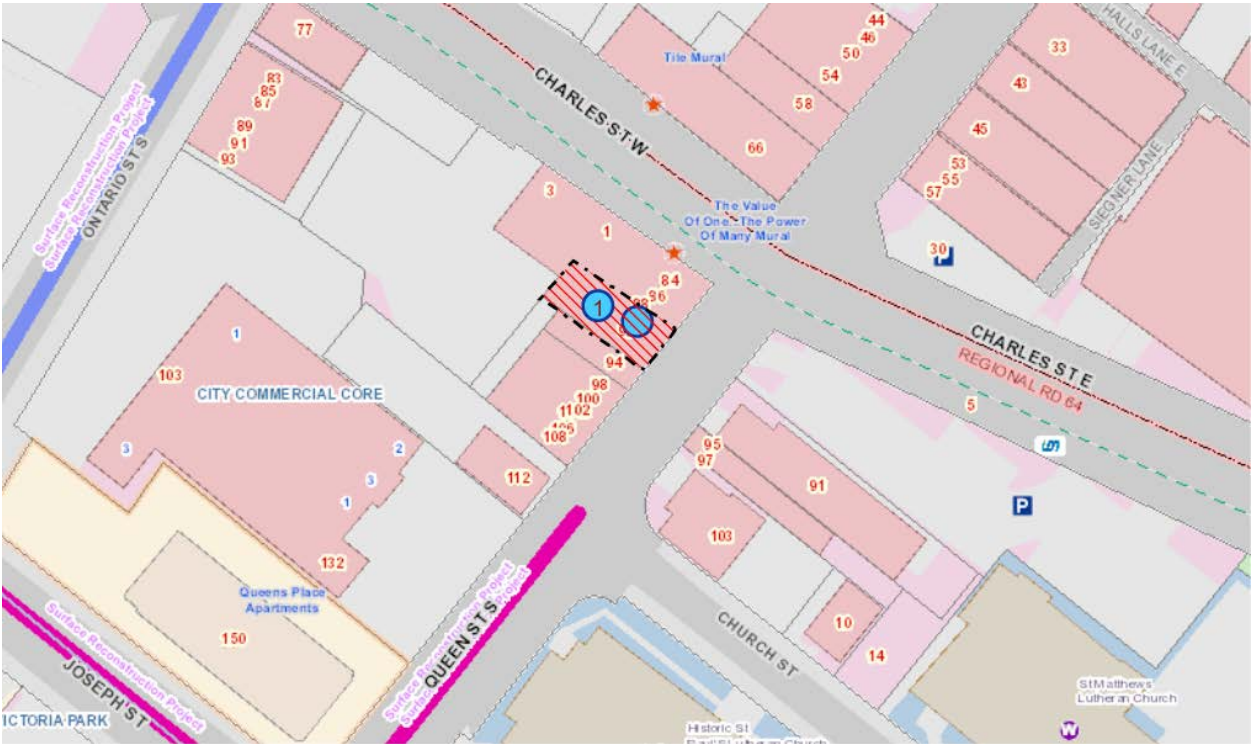


Figure 1: Location map of 90-92 Queen Street South

90-92 Queen Street South is listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register. Due to the subject property's status, the submission of a Heritage Impact Assessment (HIA) was made a requirement for the submission of the site plan application. The resulting HIA was prepared by Parslow Heritage Consultancy Inc. and presented to the Heritage Kitchener Committee on June 7th, 2022. The assessment confirmed that 90-92 Queen Street South met criteria for designation under Ontario Regulation 9/06 (now amended by Ontario Regulation 569/22).

A motion to publish a Notice of Intention to Designate the subject property under Part IV of the *Ontario Heritage Act* was passed by Council on September 25th, 2023. Council resolved:

"That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the front façade of the property municipally addressed as 90-92 Queen Street South as being of cultural heritage value or interest, as outlined in Development Services Department DSD-2023-358."

The Notice of Intention to Designate was published on October 6th, 2023. A designating by-law has not yet been passed by Council, however there is a condition related to the conditional approval of the site plan that requires the designating by-law to be passed under Part IV of the *Ontario Heritage Act* prior to Site Plan Approval. The designating by-law will be passed within 120 days of the ad being published. Through the designating by-law, the building will be recognized for its design/physical, historical/associative, and contextual value. It is identified as meeting the following criteria:

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes
9. The property has contextual value because it is a landmark.	No

The heritage attributes identified in the proposed Statement of Significance to accompany the designating by-law are as follows:

- All elements related to the Art Deco architectural style of the façade, including:
 - Cast concrete mouldings and finishes
 - Ashlar finish first storey with yellow brick trim
 - Yellow brick second storey
 - Shallow gable parapet wall
 - Segmentally arched storefront windows
 - Rectangular basement windows
 - Temporally correct exterior lights
 - Round headed structural openings on either sides of storefront window
 - Pairing and symmetry of rectangular second storey windows
 - Cast stone crest second storey
 - Rectangular Plan
 - Flat roof.
- All elements of the front façade related to the contextual value of the building, including:
 - Its location on the Queen Street South streetscape.



Figure 2: Front façade of 90-92 Queen Street South

REPORT:

The subject property is located on the west side of Queen Street South, between the Charles Street intersection to the north and the Joseph Street intersection to the south. It is within the Downtown Neighbourhood of the City of Kitchener within the Region of Waterloo. The subject property contains a two-storey commercial building constructed in the Art-Deco architectural style c. 1938.

Proposed Development

The proposed redevelopment encompasses the lands municipally addressed as 88-108 Queen Street South and 1-3 Charles Street West. Of these properties, 90-92 Queen Street is the only one with heritage status. A 44-storey residential condominium tower is proposed to be constructed. The Art-Deco style façade of 90-92 Queen Street is proposed to be retained and incorporated into the podium of the new tower. In addition, the facades of 96-108 Queen Street South are proposed to be reconstructed and incorporated into the base. The reconstructed façade will include the entrance to the parking garage in a manner that retains the aesthetic of the structure. Though these structures were determined to have no cultural heritage significance or value, it was the opinion of Heritage Planning Staff that their retention was important as when viewed in its entirety, the facades reflected the eclectic mix of architectural styles characteristic of the area and contributed greatly to the Queen Street South streetscape. The applicants worked with Staff to accommodate this request and produce the existing design. Above the retained facades, the rest of the podium is proposed to be setback and lifted to create greater visual separation between the heritage resource and the new construction.



Figure 2: Rendering of the proposed development showing how 90-92 Queen Street is to be retained and incorporated.

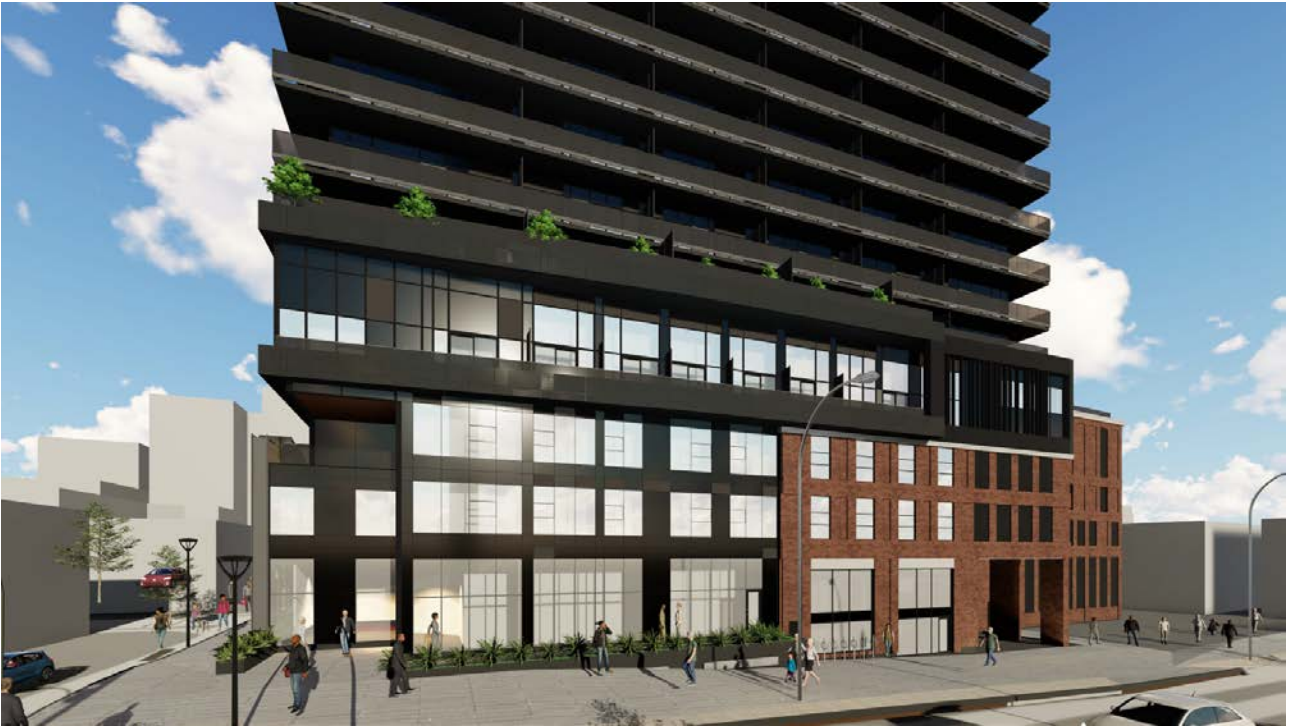


Figure 3: Rendering of the side facade of the proposed development along Charles Street West.

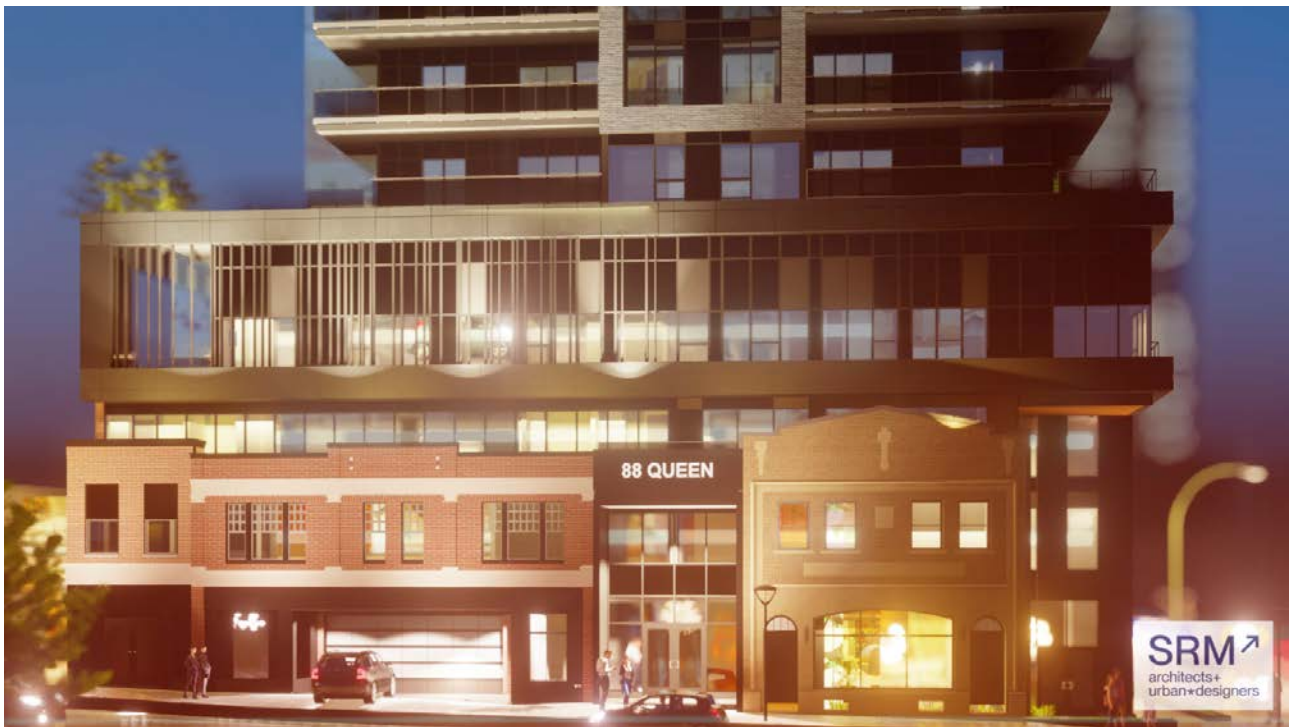


Figure 5: Rendering of the proposed development at night, as viewed from Queen Street South.



Figure 6: Rendering of the proposed development at night, as viewed from the Queen Street and Charles Street intersection.



Figure 4: Rendering of the proposed development, viewed from a distance.

The following sections provide a summary of the studies and plans requested as part of the development process. The intent of these key documents are to provide a detailed explanation of the work proposed, the methodology involved to carry out the work proposed, and how the protection and conservation of the identified heritage resource will be ensured during the duration of the work being undertaken.

Draft Heritage Impact Assessment

As stated previously, Parslow Heritage Consultancy Inc (PHC) was commissioned to complete a HIA as part of the development review process. The HIA established that the subject property is a significant cultural heritage resource and met the criteria for designation, with the identified heritage attributes being limited to the Art-Deco architectural style front façade. In addition to this assessment, the HIA provided an analysis of the anticipated impacts of the proposed development on the heritage resource, using the framework provided in the Ministry of Heritage, Sport, Tourism, and Culture Industries *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. A summary is provided below.

Impact	Analysis
Destruction of any, or part of any, significant heritage attributes or features.	<ul style="list-style-type: none"> • Demolition of the façade of 90-92 Queen Street South is not being considered. • In addition to the façade of 90-92 Queen Street South the proposed development is proposing the retention of a large portion of the extant Queen Street South façade of the development footprint.
Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.	<ul style="list-style-type: none"> • Not applicable. No alterations are being considered at this time.
Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.	<ul style="list-style-type: none"> • While the structure does result in new shadows, they do not alter the viability of any heritage or natural features.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	<ul style="list-style-type: none"> • Proposed development will incorporate a large portion of the existing Queen Street South façade into the podium of the re-development. • The proposed design is stylistically sympathetic to the heritage attributes of the area, particularly 90-92 Queen Street South. • Located adjacent to Part V protected structures contained within the Victoria Park HCD the proposed development will retain the heritage features of the area and not significantly impact the relationships between existing features.

Direct or indirect obstruction significant views or vistas within, from or of built and natural features.	<ul style="list-style-type: none"> Proposed development will not impact significant views into or out of 90-92 Queen Street South or any other area properties.
A change in land use where the change in use may impact the property's CHVI;	<ul style="list-style-type: none"> The Art Deco façade will be retained as will the CHVI of the façade. Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources. Past use of the property as a drycleaner will require significant quantities of contaminated soil to be removed from the area. Construction may uncover previously unidentified archaeological and cultural heritage resources. A chance find procedure should be enacted as part of the construction process.

The HIA made the following recommendations to mitigate the impacts of the proposed development:

- Designate the façade of 90-92 Queen Street South under Part IV of the *Ontario Heritage Act*;
- Complete a pre-construction survey to document the existing conditions of the façade material;
- Complete a Vibration Assessment prior to the commencement of construction activity to establish a “zone of influence” and create a monitoring program;
- Develop a Conservation Plan for 90-92 Queen Street South and Protection Plan for 96-102 and 108 Queen Street South; and
- Complete a Salvage Plan for salvage mitigation.

Draft Conservation Plan

A draft Conservation Plan (CP) dated June 21,2023 and prepared by PHC has been submitted to the City. The CP details how the retention and integration of the heritage façade will be completed in accordance with the *Eight Guiding Principles in the Conservation of Historical Properties* and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*. The CP also includes the identification of any short-term, medium-term, and long-term conservation measures that need to be undertaken to ensure the heritage value of the façade of the subject property is conserved. Short-term measures usual involve any conservation work to be undertaken prior to construction, medium-term measures relate to activities during and immediately following the completion of construction, and long-term measures consist of monitoring and conservation to be done for the life of the development. These measures have been summarized from the CP in the table below.

Conservation Measure Type	Measure
Short-term	No short-term conservation measures are required for the façade, as the structural assessment has noted that the façade is in good condition and will be able to support final loads.
Medium-term	Stabilization of the façade, as outlined in the stabilization plan.
Long-term	Restoration of the façade, including: <ul style="list-style-type: none"> • Restore or replace doors and windows based on available period documentation. • Repointing of the brick and stone using appropriate heritage materials. • Repair of holes drilled into ashlar surface; and • Removal of exposed wires.

Temporary Protection Plan

Structural Assessment

A Structural Assessment of 90-92 Queen Street South was completed by Jablonsky, Ast and Partners Consulting Engineers on December 14th, 2022. It included a visual assessment and an inspection of a test-pit opened on the concrete foundation wall. It was determined that the masonry, foundation wall, and foundation were in good condition and would be able to support final loads. The structural assessment concluded that while localized repairs would likely be required during the course of construction, schematically it was feasible for the front façade of the subject property to be retained in-situ and the proposed development constructed behind it.

Demolition Plan

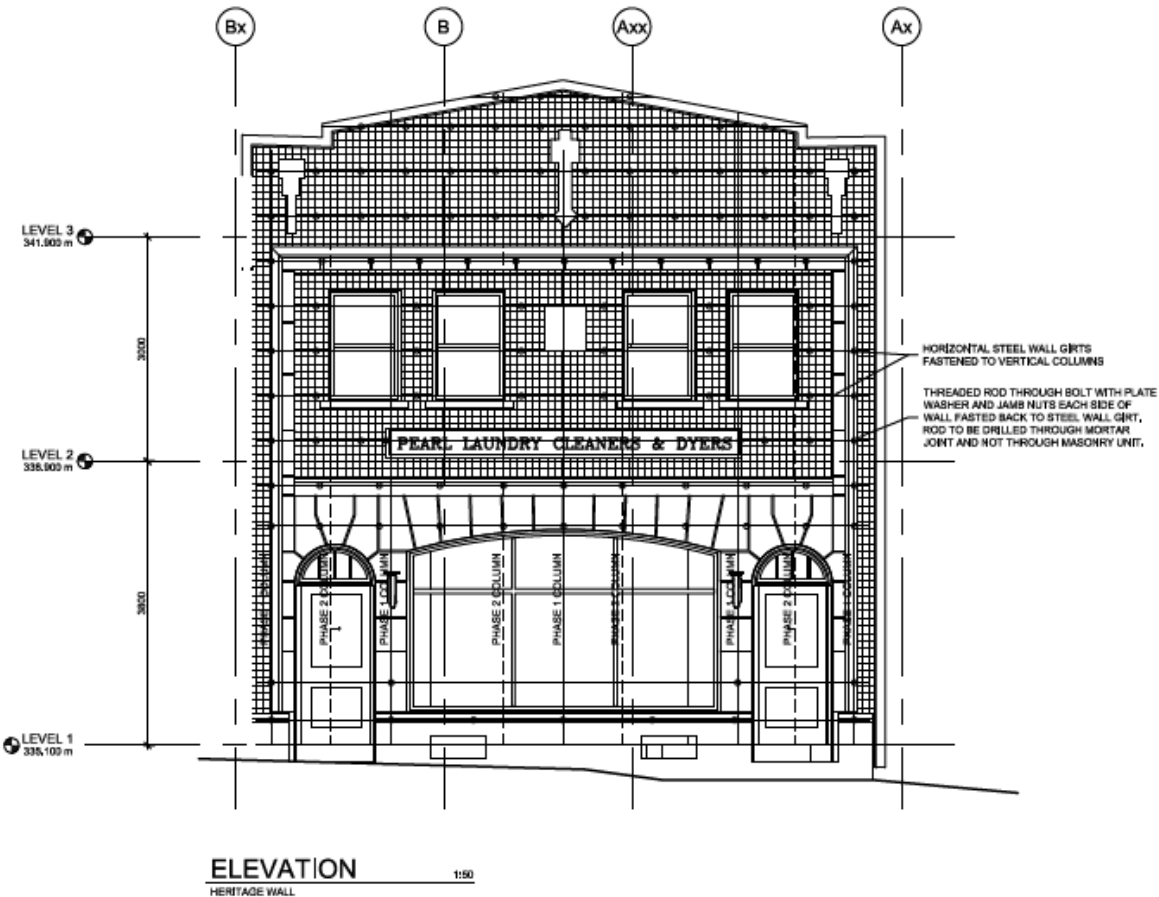
Zoltan Engineering Inc. was retained to complete a Demolition Plan, dated June 21, 2023. The Demolition Plan includes an assessment of site conditions, identification of equipment required, and recommendations for the procedure to be used. Shoring is to be put into place prior to the commencement of the demolition of the building. The demolition is proposed to be executed by a high reach excavator and standard 25- or 30-ton excavator with hydraulic shears and grapples and smaller bobcats. A top-down sequence is recommended, with the roof, walls, and flooring system being removed in order so that demolition can progress downward one story at a time. The hydraulic shears are to be used to break off connections between various building elements and structural members as needed. The demolition is to be done in such a way the debris falls inwards, and it is recommended that the work be complete in small manageable portions. The demolition plan acknowledges the heritage resource on site and requires that the other plans, including the Stabilization Plan and Documentation and Salvage Plan, be referenced as needed.

Stabilization Plan

A Stabilization Plan has been attached to the Conservation Plan as Appendix G and H. The work was completed by Witzel Dyce Engineering Incorporated and is dated June 14, 2023. It proposes that the stabilization happen in two phases to best accommodate the sequence of onsite construction activities. Due to the proximity of the façade to the sidewalk, it is proposed that the temporary wall bracing occur from the back side of the wall.

The first phase will include the installation of concrete footings in the basement of the existing building, so that a structural steel frame could be installed on the back side of the existing wall. A second row of footings will support a wind brace. The steel frame will be used to fasten threaded rod fasteners through the exterior wall, with the rods being strategically placed at mortar joints to minimize damage to the masonry units. This first phase of wall-bracing will allow for the demolition of the existing structure and site preparation for excavation.

The second phase would include new vertical columns being cantilevered off the top of the steel piles used for the earth shoring. The new columns would fasten to the frame installed in the first phase. Final connections to the new building is to be completed as soon as the construction of the concrete superstructure for the new development has progressed beyond the height of the existing masonry wall.



Risk Management Plan

The following table identifies activities that may pose some risk, and the actions to be undertaken to alleviate or eliminate potential negative impacts.

Prescribed Activity	Description of Action Undertaken
Retention of Heritage Façade 92 Queen St. S	Structural framing to be installed and sandwich heritage brick veneer from combination street side and interior. Vibration monitoring and deflection measuring instruments to be installed to monitor any shifting of the façade, specifically during demolition. If damage or deflection does occur, then the heritage consultant (PHC) as well as the heritage committee at the City of Kitchener will be contacted to set forth remedial actions to mitigate further damage and/or loss.
Demolition of Existing Structure	During demolition, temporary blockade measures will be installed along Charles St. W adjacent the LRT tracks. Spotters will be in place monitoring upcoming LRT scheduled passes. The spotters will then retain visual and communicate directly with the machine operators performing the demolition. Majority of demolition along the Charles St façade will be completed by hand, in combination with heavy equipment. There has been discussion in completing some of the demo works along Charles during LRT shut down hours between 12:30am and 4am. After hours work permits to be applied for if this is the case.
Caisson Wall Shoring Installation	<p>Pre-Construction Condition Survey's have been complete at the following properties:</p> <ul style="list-style-type: none"> • 112 Queen St South • 77 Ontario Street South • 83-93 Ontario Street South <p>Photo documentation of the interior and exterior conditions has been completed. Damage claim assessments to be carried out in an ongoing basis.</p> <p>Installation of reflective survey targets will monitor the deflection and or settlement of the shoring system and existing neighboring structures noted above. Reading will be taken with +/- 2mm accuracy with two sets of baseline readings immediately upon installation.</p>
Vibration Monitoring	Vibration monitoring units will be installed in neighboring buildings. Unattended vibration will be done with a site visit once per week. If the vibration measurements exceed the allowable tolerances, then all further prescribed activity will come to a pause on site. RWH and structural consultants will be contacted to provide remedial action and mitigate further disturbance and potential damages.

The components of the Risk Management Plan identified below have been completed by RWH Engineering Inc.

Pre-Construction Condition Report

A Pre-Construction Condition Report was completed for the properties adjacent to the subject lands and identified as being within the construction vibration zone of influence limits. These properties are identified below.

Address	Interior Survey	Exterior Survey
112 Queen Street South	Yes	Yes
77 Ontario Street South	Yes	Yes
83-93 Ontario Street South	Refusal	Partial

The properties inspected were found to be in adequate condition, with some cracking in foundation walls and exterior brick spalling / weathered parging identified across the buildings.

Vibration Monitoring Baseline Report

3-axis geophones were installed in the centre of the site on June 7, 2023 to record baseline vibrations. Readings gathered during construction activities will be monitored and compared to ensure compliance with local bylaws and standards. Monitoring is to occur on a continuous basis during the construction period.

Documentation and Salvage Plan

Per the recommendations of the HIA, a Documentation and Salvage Plan has been prepared by PHC, dated July 11, 2023. The Salvage and Documentation Plan provides an inventory of the built and non-built heritage fabric that can be salvaged from the subject property before the partial demolition of the building. Identified items that can be salvaged are as follows:

- All Structures
 - Interior trim
 - Brick, if possible, for integration into recreated facades
 - Framing elements
 - Plank flooring
 - Original windows

- 102 Queen Street South
 - Cast sills
 - Entablature
 - Base of pilasters

- 94 Queen Street South
 - Brackets

- 88 Queen Street South

- Lintels
- Belt course material
- Keystone
- Cast entrance components
- Tin entablatures (upper and lower)
- Round headed and other original windows (specifically on the Charles Street West Façade)
- Mural on Charles Street West façade

The reclaimed material is proposed to be used in the reconstruction of the facades adjacent to the heritage resource, where feasible. If it is not deemed to be possible to utilize the material, then it is recommended that it be made available for reuse on properties outside the proposed development. It is recommended that a salvage firm be retained to assist with this matter.

Commemoration and Interpretation Plan

A Commemoration and Interpretation Plan dated July 12, 2023 has been prepared by PHC. While the focus of the commemoration strategy lies in the retention and restoration of the façade of 90-92 Queen Street South, the plan also makes the following recommendations in terms of interpretation:

- Install a plaque on the exterior of the 90-92 Queen Street South façade indicating the façade is Designated under Part IV of the Ontario Heritage Act (once this process is complete). This plaque can include the assumed construction date of the façade, and highlight the use of the building by Pearl Laundry Cleaners & Dyers. In consultation with the City of Kitchener, the plaque could include a QR code that leads an interested party to a City webpage that includes the Designation By-law (once complete), a history of the property, and, if deemed appropriate and upon agreement with the Proponent, a PDF of the CHIA for 90-92 Queen Street South. The plaque must be attached to the façade of the structure in a way that does not result in permanent damage to the exterior finish. Design of the plaque should be undertaken by the Proponent in consultation with heritage staff at the City of Kitchener; final design of the plaque should be submitted to heritage staff at the City of Kitchener for approval prior to installation.
- The interior space behind the 90-92 Queen Street South façade is proposed to be public amenity space. This space should include an interpretive display. This display should commemorate the history of 90-92 Queen Street South and the role Pearl Laundry Cleaners & Dyers played in the community. It is recommended the Proponent work with local museum staff and retain an exhibition designer to design of the display. The design of the display should be undertaken in consultation with heritage staff at the City of Kitchener.

Heritage Planning Comments

In reviewing the merits of this application, Heritage Planning Staff note the following:

- The existing building is currently listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register;

- A Notice of Intention to Designate was published on October 6th, 2023, to designate the façade of the existing building;
- Per the HIA, most of the identified heritage attributes of the building are located on the front façade of the building and are to be retained.
- The retention of the heritage façade and the reconstruction of the adjacent facades will allow the new development to be read as part of the existing historic rhythm of the commercial streetscape.
- The podium above the heritage façade is proposed to be lifted and setback from the second-storey roofline, providing greater visual separation between the old and new and allowing the focus of attention to be trained on the heritage resource.
- The designating by-law to be passed by Council will ensure that the façade and heritage attributes of the building will be protected in the case of future applications;
- The submission of a Temporary Protection Plan, Documentation and Salvage Plan, and Commemoration and Interpretation Plan will detail the specifics on how the identified heritage attributes will be adequately protected and conserved pre-construction, during construction, and after construction activities. The submission of these documents is a requirement to be completed prior to any activity commencing on site, prior to the issuance of final site plan approval, and/or prior to the issuance of the final heritage permit.

Heritage Planning Staff have also assessed the proposed work against the best practices and guidelines from the following provincial documents.

The Guiding Principles in the Conservation of Historical Properties, prepared by the Ministry of Citizenship and Multiculturalism and endorsed by the Ontario Heritage Trust, provide a framework for decision making in architectural conservation, so that interventions respect or minimize affects on character, features, and context. The proposed work complies with the eight principles; in particular the following are met.

- *Respect for documentary evidence* – do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.
- *Respect for the original location* – do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.
- *Respect for historical material* – repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
- *Legibility* – new work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

The proposed work is also in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Further, Heritage Planning Staff are generally in agreement with the findings and conclusions of the revised Heritage Impact Assessment (HIA) dated March 2022. Though most of the building is proposed to be demolished, the identified heritage attributes located on the front façade will be conserved and integrated into the new development. Further,

portions of the building subject to demolition are proposed to be salvaged and incorporated into the new condominium as well. Heritage Planning Staff agree with the measures outlined in the HIA and are of the opinion that the recommended measures, in addition to other identified conditions, will be sufficient in appropriately protecting, conserving, and integrating the heritage resource.

The approval of an application under the *Ontario Heritage Act* is not a waiver of any of the provisions of any legislation, including but not limited to the requirement of the Ontario Building Code and Kitchener's Zoning By-law. In this regard, the applicant is advised that full site plan approval and a building permit are still required.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Heritage Kitchener Committee meeting.

CONSULT – Heritage Kitchener has been consulted.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act, 1990
- Draft Heritage Impact Assessment (HIA) – 88-92 Queen Street South (DSD-2022-271)
- Notice of Intention to Designate the Front Façade of 90-92 Queen Street South (DSD-2023-358)

REVIEWED BY: Rosa Bustamante, Director of Planning

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2023-IV-027 and supporting documentation