



January 17 2024

Jessica Vieira
Planning Division
200 King Street West, 6th Floor
P.O Box 1118
Kitchener ON N2G 4G7
Jessica.Vieira@kitchener.ca

Dear Ms. Vieira,

RE: Notice to Demolish Buildings on a Listed Property under Part IV, Section 27 (9) of the Ontario Heritage Act – 1027 King Street East, Kitchener ON
OUR FILE: 15213 I

The purpose of this letter is to provide the City of Kitchener with Notice in writing of the intent to demolish/remove buildings on the listed property located at 1027 King Street East, Kitchener.

Part IV, Section 27 (9) of the *Ontario Heritage Act* provides the following as it relates to the removal of buildings on listed properties:

Restriction on demolition, etc.

(9) If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2019, c. 9, Sched. 11, s. 6.

The purpose of the removal of the buildings is related to the proposed development of the subject lands located at 1001-1051 King Street East and 530-564 Charles Street East, which includes the listed property at 1027 King Street East. The proposed development was reviewed in detail in the Heritage Impact Assessment completed by MHBC and provided to the City in December 2021. This HIA was revised and updated as per comments provided by City staff and submitted again in

November 2022. The proposed development of the site includes the removal of all existing features to permit the construction of a mixed-use development.

The proposed development has been approved as per the following:

- **Approval of Official Plan Amendment** – Amendment No. 126 to Official Plan granted on October 10 2023 with no appeals and was therefore in effect as of October 31, 2023
- **Approval of Zoning By-law Amendment** – Approved by Council on May 8, 2023
- **Site Plan Application (Conditional Approval)** – Conditional approval of SPA SP23/075/K/CD dated October 24, 2023 approved as per the letter provided to Pierre Chauvin dated December 22, 2023 authored by Craig Dumart, City of Kitchener

Yours truly,

MHBC

Vanessa Hicks



cc. Garrett Stevenson, City of Kitchener
cc. Stephen Litt, VIVE
cc. Mark Herculik, VIVE
cc. Dan Currie, MHBC
cc. Pierre Chauvin, MHBC