

	<h2 style="margin: 0;">HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS</h2> <p style="margin: 0;">Development & Housing Approvals 200 King Street West, 6th Floor Kitchener ON N2G 4V6 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

- | | | |
|--|---|-------------------------------------|
| <input type="checkbox"/> Exterior | <input type="checkbox"/> Interior | <input type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> New Construction | <input type="checkbox"/> Alteration |
| | | <input type="checkbox"/> Relocation |

2. SUBJECT PROPERTY

Municipal Address: 153 COURTLAND AVE EAST

Legal Description (if know): PLAN 395 PT LOT 5 STS & LNS PT LOT 50

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: MARGARET ROSE WHITE

Address: 153 COURTLAND AVE EAST

City/Province/Postal Code: KITCHENER, ON, N2G 2V2

Phone: _____

Email: _____

4. AGENT (if applicable)

Name: STEVE VRENTZOS

Company: CITY OF KITCHENER

Address: 200 KING ST WEST

City/Province/Postal Code: KITCHENER, ON, N2G 4G7

Phone: 519-783-8548

Email: STEVE.VRENTZOS@KITCHENER.CA

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.

PROPOSAL IS TO HAVE THE HOUSE ON THE PROPERTY DEMOLISHED

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

Describe why it is necessary to undertake the proposed work:

THE COST TO REPAIR THE HOME OUTWEIGHS THE COST OF DEMOLITION. WE HAD OBTAIN QUOTES FOR REPAIR OR DEMOLISH. WE ARE READY TO TAKE THE MOST ECONOMIC PROCESS TO BRING THE PROPERTY INTO COMPLIANCE

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

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):

7. PROPOSED WORKS

- a) Expected start date: FALL 2024 Expected completion date: FALL 2024
- b) Have you discussed this work with Heritage Planning Staff? Yes No
- If yes, who did you speak to? MICHELLE DRAKE
- 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: _____

Date: 20 Nov 2024

Signature of Owner/Agent: _____

Date: _____

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, _____, owner of the land that is subject of this application, hereby authorize _____ to act on my / our behalf in this regard.

Signature of Owner/Agent: _____

Date: _____

Signature of Owner/Agent: _____

Date: _____

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).

153 Courtland Ave E

Synopsis of events

By Law enforcement first became involved with the file in June of 2020. An order was issued to have differences on the exterior of the property repaired.

The representative of the owner (their Son) had started communicating with Planning regarding the heritage permit process to complete the required exterior repairs as per the order. The file got stagnant due to covid.

At one point the owners were looking to sell the house as is and that did not end up happening.

July 2023, another P/S officer took the file over. Process to complete the exterior repairs was stalled due to safety concerns regarding the structural compacity of the building.

An order was issued for the owner to obtain an engineer to assess the structural condition of the building.

The engineers report came back and the interior was badly deteriorated and some parts of the home were not accessible. The front porch of the house needed to be blocked off for safety reasons that were mentioned in the report.

Officer proceeded to obtain quotes to complete required repairs of the home and the option for demolition. The quotes came back that demolition was the affordable option as the home is poor condition and would cost anywhere between \$200,000 to \$500,000 to repair. The home has been without heat and hydro for some time had a water leak that affected the entire interior of the home.