

# Staff Report



Development Services Department

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**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** April 4, 2022

**SUBMITTED BY:** Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319

**PREPARED BY:** Tim Seyler, Planner, 519-741-2200 ext. 7860

**WARD(S) INVOLVED:** Ward 10

**DATE OF REPORT:** March 14, 2022

**REPORT NO.:** DSD-2022-139

**SUBJECT:** Demolition Control Application DC22/004/S/TS  
289 and 295 Sheldon Avenue  
Sheldon Avenue Partnership

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## RECOMMENDATION:

That Demolition Control Application DC22/004/S/TS requesting permission to demolish two single detached dwellings located at 289 and 295 Sheldon Avenue North be approved.

## REPORT HIGHLIGHTS:

- The purpose of this report is to outline the request of Council to approve the demolition of two existing single detached dwellings located at 289 and 295 Sheldon Avenue North.
- The key finding of this report is that staff support the demolition of the two existing single detached dwellings as the owner intends to redevelop the properties with a future residential multiple dwelling.
- There are no financial implications as there is no impact to the capital or operating budget.
- Community engagement included the information posted to the City's website with the agenda in advance of the Council/Committee meeting. All property owners within 30 metres of the subject property will receive notice of the demolition control application for information purposes immediately following Council approval.
- This report supports the delivery of core services.

## BACKGROUND:

The Development Services Department has received an application requesting the demolition of two existing single detached dwellings addressed as 289 and 295 Sheldon Avenue North. The subject properties are zoned 'Residential Six Zone (R-6)' in Zoning By-law 85-1. The properties are designated 'Low Rise Residential' in the Official Plan. The applicant is proposing to demolish the existing single detached dwellings to allow for the future construction of a residential multiple dwelling.

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



**Location Map – 289 and 295 Sheldon Avenue North**

**REPORT:**

A Demolition Control Application has been received from the owner of the subject properties, proposing to demolish the two existing single detached dwellings to allow for the future development of a multiple residential dwelling on the subject properties. The property owner has requested that the existing dwellings be demolished in order to ready the site for the future residential development.

The property is within the City’s demolition control area as defined in the City’s Demolition Control By-law. The demolition control provisions contained within Section 33 of the *Planning Act* are intended to:

- (a) prevent the premature loss of viable housing stock and the creation of vacant parcels of land;
- (b) protect the appearance, character, and integrity of residential neighbourhoods and streetscapes where no redevelopment is planned;
- (c) prevent the premature loss of municipal assessment;
- (d) retain existing dwelling units until redevelopment plans have been considered and approved; and
- (e) ensure that redevelopment occurs in a timely manner, where proposed.

Staff do not have concerns with the demolition of the residential dwellings as it is the intention of the owner to redevelop the lot with a new residential development. The single detached dwellings are currently vacant and must be removed to allow the site to be prepared for the future development. The lot has legal frontage onto a public road and has access to full services. The property owner will be applying for site plan approval, and it is their intention to submit a site plan application in the spring of 2022. At that time staff will ensure that all the appropriate approvals are in place before the development commences.

Since there will be a loss of two residential dwelling units without immediate plans to replace the dwelling units via a building permit or site plan approval, staff are bringing this report before Council as per the City's Demolition Control Policy. However, as noted above, the applicant is progressing toward redeveloping the site with a residential multiple dwelling in 2022.

The property does not have a heritage designation nor is it within a heritage conservation district. Heritage Planning has no concerns with the application.



Figure 1: View of the existing single detached dwellings at 289 and 295 Sheldon Avenue North

**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 Council / Committee meeting. All property owners within 30 metres of the subject properties will receive notice of the demolition control application for information purposes immediately following Council approval.

**PREVIOUS REPORTS/AUTHORITIES:**

- City of Kitchener's Demolition Control By-law
- Zoning By-law 85-1
- Official Plan, 2014

**APPROVED BY:** Justin Readman – General Manager, Development Services