

# Staff Report



Development Services Department

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**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** March 17, 2025

**SUBMITTED BY:** Garrett Stevenson, Director, Development and Housing Approvals Division, 519-783-8922

**PREPARED BY:** Adiva Saadat, Planner, 519-783-7658

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

**DATE OF REPORT:** March 5, 2025

**REPORT NO.:** DSD-2025-107

**SUBJECT:** Demolition Control Application – DC25/002/C/AS – 101 Clive Rd – DSD-2025-107

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## RECOMMENDATION:

**That Demolition Control Application DC25/002/C/AS requesting permission to demolish a two-storey single detached dwelling at 101 Clive Road, BE APPROVED.**

## REPORT HIGHLIGHTS:

- The purpose of this report is to outline a request to be approved by Council to demolish an existing single detached dwelling located at 101 Clive Road.
- The key finding of this report is that staff support the demolition of existing two storey dwelling as Habitat for Humanity (Owner) intends to redevelop the property with a multiple residential development consisting of 24 dwelling units within two buildings in accordance with the conditionally approved site plan SP22/014/C/ES.
- 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 an existing single detached dwelling addressed as 101 Clive Road.

The subject property is located on the north-east side of Clive Road and Fairmount Road. It is in the Eastwood neighbourhood which is primarily comprised of low-rise residential

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

uses. It is identified as 'Community Areas' on Map 2 – Urban Structure and is designated 'Low Rise Residential' on Map 3 – Land Use Designation in the City's 2014 Official Plan. The property is zoned 'Low Rise Residential Five Zone (RES-5)' in Zoning By-law 2019-051.

The applicant is proposing to demolish the existing multiple dwelling to allow for future construction of multiple residential development consisting of 24 dwelling units within two buildings.



**Location Map – 101 Clive Road**

## **REPORT:**

Habitat for Humanity has requested that the current unoccupied two storey dwelling be demolished in order to prepare the site for future residential development, which will provide an overall increase of 23 units (24 new units, one unit demolished), parking spaces, landscaped areas, and amenity space including a playground. A site plan application has been conditionally approved to facilitate the proposed development.

The intention of the demolition control is to retain the existing housing stock for interim use prior to redevelopment. However, the existing dwelling has been vacant for over two years and is currently in poor repair condition. Therefore, it is not suitable for occupancy.

Staff do not have concerns with the demolition of the existing two storey dwelling as it is the intention of Habitat for Humanity to redevelop the lot with new multiple residential developments.

Since the demolition will result in the loss of a dwelling unit without an approved plan for redevelopment (Building Permit for redevelopment), a Council decision is required in accordance with the City's Demolition Control Policy.

## Demolition Control Considerations

The property is located within the City's Demolition Control Area, as defined in the City's Demolition Control By-law. The demolition control provisions under Section 33 of the Planning Act are intended to:

- Prevent the premature loss of viable housing stock and the creation of vacant parcels of land.
- Protect the appearance, character, and integrity of residential neighborhoods and streetscapes where no redevelopment is planned.
- Prevent the premature loss of municipal property assessment.
- Retain existing dwelling units until redevelopment plans have been considered and approved.
- Ensure that redevelopment occurs in a timely manner, where proposed.

The property is not designated under the Ontario Heritage Act and is not adjacent to any cultural heritage resources. Heritage Planning has no concerns with the application.



**Figure 1: View of the Existing Dwelling at 101 Clive Road**

### **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 and the agenda have been posted to the City's website in advance of the Council / Committee meeting. Immediately following council approval, all property owners within 30 metres of the subject properties will receive notice of the demolition control application for information purposes.

**PREVIOUS REPORTS/AUTHORITIES:**

- City of Kitchener's Demolition Control By-law
- Zoning By-law 2019-051
- Official Plan, 2014

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