

# Staff Report



Development Services Department

www.kitchener.ca

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

**DATE OF MEETING:** October 27, 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:** September 29, 2025

**REPORT NO.:** DSD-2025-402

**SUBJECT:** Demolition Control Applications –  
15 Reinhardt Street - DC25/025/R/AS  
16 Reinhardt Street - DC25/026/R/AS

---

## RECOMMENDATION:

**That Demolition Control Application DC25/025/R/AS requesting permission to remove an existing Single Detached Dwelling at 15 Reinhardt Street and Demolition Control Application DC25/026/R/AS requesting permission to remove an existing Duplex Dwelling at 16 Reinhardt Street, BE APPROVED.**

## REPORT HIGHLIGHTS:

- The purpose of this report is to review a request to demolish an existing single detached dwelling in poor repair at 15 Reinhardt Street; and an existing duplex dwelling in poor repair at 16 Reinhardt Street.
- The key finding of this report is that staff supports the demolition of an existing single detached dwelling and an existing duplex dwelling, as both dwellings are in poor condition, the properties are vacant, no tenants will be displaced, the existing structures are not viable for continued residential use, and the removal will facilitate appropriate future development of the lands for future Regional purposes.
- There are no financial implications as there are no impacts 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 would 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 and Housing Approvals Division has received two (2) Applications requesting the demolition of an existing single detached dwelling addressed as 15 Reinhardt Street and an existing duplex dwelling addressed as 16 Reinhardt Street. Both dwellings are in a poor state repair.

The subject properties are located on the north and south side of Reinhardt Street, near the Weber Street West intersection. These properties are located in the Mt. Hope Huron Park neighbourhood which is primarily comprised of low-rise residential uses. The properties are identified as 'Community Areas' on Map 2 – Urban Structure and are designated 'Low Rise Residential' on Map 3 – Land Use Designation in the City's 2014 Official Plan. The properties are zoned 'Low Rise Residential Four Zone (RES-4)' in Zoning By-law 2019-051.

The Region of Waterloo is proposing to demolish the dwellings to allow for the future redevelopment of the lands for Regional objectives, which is to be determined.



Figure 1 - Location Map of 15 Reinhardt Street and 16 Reinhardt Street

## REPORT:

The dwellings are currently vacant, and the existing structures are in an irreparable condition. The condition of the buildings makes the lands unsuitable for continued residential use. The proposed demolition will not result in the displacement of residents or the premature loss of viable housing stock. The properties are owned by the Region of Waterloo, and the Region has identified the lands for future use to support Regional objectives. Therefore, the removal of the existing buildings will facilitate development of the lands for a future public work and/or service. The proposal demolitions support the redevelopment of the larger area, also owned by the Region of Waterloo, with a future use.

### Demolition Control Considerations

The properties are located inside the City's Demolition Control Area, as defined in the City's Demolition Control By-law. The By-law also identifies specific circumstances where demolition control requirements are exempt as stated in Section 620.2.5:

- e) Demolition of residential property is necessary to allow for the construction or establishment of a public work or service approved by the City, the Regional Municipality of Waterloo, or Kitchener-Wilmot Hydro Inc.

The demolitions are proposed for the redevelopment of the lands by the Region of Waterloo. However, there is currently no approved site plan or public works projects in place. As such, the demolition does not qualify for the exemption and requires council approval.

### **Heritage Comments:**

These properties have no heritage status but are located within the Mt. Hope/Breithaupt Neighborhood Cultural Heritage Landscape (CHL). Staff do not have any concerns with the proposed demolition, but any new construction should be compatible with the existing character of the neighborhood. This can be done through complementary design, compatible massing proportions, style, and materials for any new construction.



**Figure 2: Front View of the Existing Dwelling at 15 Reinhardt Street**



**Figure 3: Side View of the Existing Dwelling at 15 Reinhardt Street**



**Figure 4: View of the Existing Duplex at 16 Reinhardt Street**

## **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 (if Canada Post resumes mail deliver service).

## **PREVIOUS REPORTS/AUTHORITIES:**

- [Planning Act](#)
- [City of Kitchener’s Demolition Control By-law](#)
- [Zoning By-law 2019-051](#)
- [Official Plan, 2014](#)

**REVIEWED BY:** Tina Malone-Wright, Manager, Development Approvals, Development and Housing Approvals Division

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