

Staff Report



Development Services Department

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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: Tina Malone-Wright, Manager, Development Approvals 519-783-8913

WARD(S) INVOLVED: Ward 2

DATE OF REPORT: October 14, 2025

REPORT NO.: DSD-2025-439

SUBJECT: Demolition Control Application DC25/024/W/AA - 42 & 32 Windom Road

RECOMMENDATION:

That Demolition Control Application DC25/024/W/AA requesting permission to remove an existing single detached dwelling located at 32 Windom Road and a single detached dwelling with an additional dwelling unit (attached) located at 42 Windom Road, BE APPROVED.

REPORT HIGHLIGHTS:

- The purpose of this report is to review a request to demolish an existing single detached dwelling located at 32 Windom Road and a single detached dwelling with an additional dwelling unit (attached) located at 42 Windom Road.
- The key finding of this report is that staff supports the demolition as the Applicant intends to demolish both residential buildings and redevelop with 56 stacked townhouse dwelling units as per site plan SPF25/066/W, the properties are vacant, and the removal will facilitate appropriate future development of the lands for additional residential uses.
- 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 Services Department has received an application requesting the demolition of a single detached dwelling located at 32 Windom Road and a single detached dwelling with an additional dwelling unit (attached) located at 42 Windom Road. The subject

property is zoned Residential Three Zone (RES-5) with site-specific regulation 390 in the Zoning By-law 2019-51 and designated Low Rise Residential in the City's Official Plan.

The applicant intends to demolish both residential buildings and redevelop with 56 stacked townhouse dwelling units as per site plan SPF25/066/W.



Figure 1 - Location Map

REPORT:

The dwellings are currently vacant, and the existing structures are proposed to be demolished to redevelop the site with 56 stacked townhouse dwelling units as per site plan SPF25/066/W.

The proposed demolition will not result in the displacement of residents or the premature loss of viable housing stock. Therefore, the removal of the existing buildings will facilitate development of the lands for additional residential units.

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.



Existing building at 32 Windom Road



Existing building at 42 Windom Road

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.

It is staff's opinion that the proposed demolition is justified as the applicant intends to redevelop the land with 56 stacked townhouse dwelling units on both properties. The proposed redevelopment is compatible with the neighbourhood and conforms to the City's Official Plan and Zoning By-law. At this time, staff recommend that the Demolition Control Application DC25/024/W/AA, requesting permission to demolish both existing residential buildings, be approved.

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