

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: January 5, 2026

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

PREPARED BY: Arwa Alzoor, Planner, 519-783-8903

WARD(S) INVOLVED: Ward 3

DATE OF REPORT: December 4, 2025

REPORT NO.: DSD-2026-009

SUBJECT: Demolition Control Application - DC25/034/S/AA
26 Siebert Avenue

RECOMMENDATION:

That Demolition Control Application DC25/034/S/AA for 26 Siebert Avenue requesting permission to demolish a Single Detached Dwelling with one Additional Dwelling Unit (ADU)(Attached)(Duplex) and replace it with a new Single Detached Dwelling, 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 with an ADU (Attached) (Duplex) and replace it with a new Single Detached Dwelling located at 26 Siebert Avenue.
- The key finding of this report is that staff support the demolition of the Duplex and replacing it with a Single Detached 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 an existing duplex located at 26 Siebert Avenue.

The purpose of this Demolition Control is to remove the existing building that contains two dwelling units in the form of a Single Detached Dwelling with one ADU (Attached) and

replace it with only one dwelling unit in the form of a Single Detached Dwelling, which will result in a loss of one dwelling unit.

The subject property is located on Siebert Avenue between Clark Avenue and Harber Avenue.

The subject property is identified as 'Major Transit Station Area' on Map 2 – Urban Structure and 'Low Rise Residential' on Map 3 – Land Use in the City's 2014 Official Plan. The property is zoned 'Low Rise Residential Two Zone (RES-2)' in Zoning By-law 2019-051.

In 2012, a Building Permit was issued to finish the basement to convert an existing Single-Detached Dwelling into a Duplex.

A detached garage was constructed in 2023. The detached garage size required a Minor Variance to approve its height. It is proposed to remain to serve the new Single Detached Dwelling.

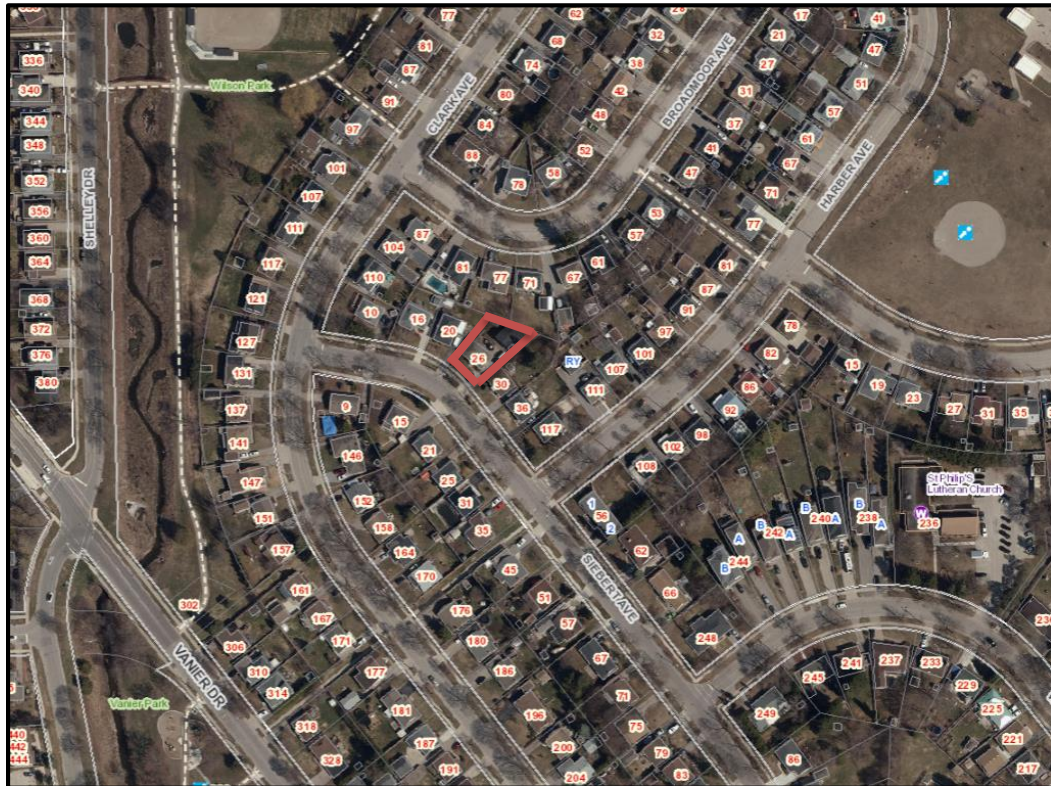


Figure 1: Location Map

Development and Housing Approvals Staff visited the site on December 4, 2025.



Figure 2: Front image of the subject property



Figure 3: An image of the subject property showing the detached garage in the rear yard

REPORT:

Arcadia Home Design Ltd has requested the demolition of the existing Duplex located at 26 Seibert Avenue and submitted a Building Permit Application for the construction of a new Single Detached Dwelling. As part of the application, the applicant provided a justification report explaining that the property owner does not wish to continue operating a rental unit.

The proposed redevelopment is intended to accommodate the Owner's family as their primary residence, supporting their long-term goal of aging in place within a home that meets their spatial and functional needs.

The design of the new dwelling requires additional basement space to support the family's living arrangements. The Owner has expressed a desire for full control over the building's use, including management of utilities and security systems, which is not feasible under the current duplex configuration.

Furthermore, the proposed Single Detached Dwelling has been designed to reflect and complement the established character of the surrounding neighbourhood. The removal of the existing basement accessory dwelling unit (ADU) is requested to allow the property to function as a Single Detached Dwelling.

The applicant has confirmed that both dwelling units have been vacant for an extended period, with the upper unit unoccupied for approximately 16 months and the lower unit vacant for approximately 28 months. As the property has fewer than six dwelling units and has not been tenanted for over a year, the Rental Replacement By-law does not apply.

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.

Since the demolition will result in the loss of a dwelling unit without a plan for replacement, a Council decision is required in accordance with the City's Demolition Control Policy.

Heritage Comments:

The subject property has no heritage status and is not located adjacent to any heritage resource. Thus, staff have no issues or concerns.

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](#)

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

APPROVED BY: Justin Readman – General Manager, Development Services