

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

**DATE OF MEETING:** October 4, 2021

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

**PREPARED BY:** Schneider, Eric, Planner, 519-741-2200 ext. 7843

**WARD(S) INVOLVED:** Ward 7

**DATE OF REPORT:** September 8, 2021

**REPORT NO.:** DSD-21-163

**SUBJECT:** Demolition Control Application DC21/028/T/ES  
60 Trussler Road  
Elev8 Properties Inc.

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## RECOMMENDATION:

That Demolition Control Application DC21/028/T/ES requesting permission to demolish a single detached dwelling located at 60 Trussler Road be approved.

## REPORT HIGHLIGHTS:

- The applicant is seeking Council approval to demolish a single detached dwelling located at 60 Trussler Road.
- The key finding of this report is that staff support the demolition of the single detached dwelling as the applicant intends to develop the property with 5 single detached dwellings through Vacant Land Condominium 30CDM-21207 approved by PSIC on September 13, 2021.
- 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. The associated Vacant Land Condominium application was circulated to property owners within 120 metres of the subject property.
- 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 municipally addressed as 60 Trussler Road. The subject property is zoned Residential Two Zone (R-2) in Zoning By-law 85-1. The property is designated Low Rise Residential in the Official Plan.



**Location Map – 60 Trussler Road**

## **REPORT:**

The Applicant is proposing to demolish the single detached dwelling to allow for the future development of 5 single detached dwellings within a Vacant Land Condominium. The property owner has requested that the current dwelling 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.

Since there will be a loss of a residential unit without immediate plans to replace it, via a building permit or site plan approval, staff are bringing this report before Council as per the City's Demolition Control Policy.

Staff do not have concerns with the demolition of the residential unit as it is the intention of the property owner to redevelop the lot with new residential dwelling units. The existing dwelling must be removed to allow the site to be prepared for the future development. The

property owner has applied for site plan approval that is currently under review. The lot has legal frontage onto a public road and has access to full services.



Figure 1: View of the existing single detached dwelling at 60 Trussler 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 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. The associated Vacant Land Condominium application was circulated to property owners within 120 metres of the subject property.

**PREVIOUS REPORTS/AUTHORITIES:**

- DSD-2021-159 Vacant Land Condominium 30CDM-21207
- City of Kitchener's Demolition Control By-law
- Zoning By-law 2019-051
- Official Plan, 2014

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

**ATTACHMENTS:**

- Appendix A – Draft Plan of Condominium
- Appendix B – Building Division & Heritage Comments