

REPORT TO: Community & Infrastructure Services Committee

DATE OF MEETING: February 25, 2013

SUBMITTED BY: Alain Pinard, Director of Planning

PREPARED BY: Mat Vaughan, Planning Technician (519) 741-2200 x 7073

WARD(S) INVOLVED: Ward 1

DATE OF REPORT: January 23, 2013

REPORT NO.: CSD-13-016

SUBJECT: DEMOLITION CONTROL APPLICATION DC12/25/R/MV
48 & 56 RIVER ROAD EAST
ABERDEEN HOMES



Location Map: 48 & 56 River Road East

RECOMMENDATION:

That Demolition Control Application DC12/25/R/MV requesting permission to demolish two (2) single detached dwellings located at 48 & 56 River Road East, owned by Aberdeen Homes, be approved with the following condition:

The Chief Building Official may authorize and issue a demolition permit under Section 33(6) of the Planning Act subject to the following condition:

In the event that construction of the new dwelling unit is not substantially complete within two years from the day demolition of the existing residential property is

commenced, the City Clerk may enter on the collector's roll, to be collected in like manner as municipal taxes, \$20,000 for each dwelling unit contained in the residential properties in respect of which the demolition permit is issued and such sum shall, until the payment thereof, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

REPORT:

The Community Services Department has received an application requesting the demolition of two single detached dwellings located at 48 and 56 River Road East. The subject property is zoned Residential Eight Zone (R8) in the Zoning By-law and designated Medium Rise Residential in the City's Official Plan.

The Owner would like to demolish the existing dwellings in order to build two multiple dwelling units consisting of 30 units and 58 parking spaces. The proposed development is in conformity with the existing zoning and has received site plan approval in principle (SP12/061/R/AP). In order to ensure that redevelopment of the site occurs in a timely manner, staff are recommending a condition as permitted by the Planning Act. The demolition permit would set out the condition imposing a fine of \$20,000 for each dwelling unit if redevelopment is not substantially complete within two years after the demolition has commenced.



Photograph 1: Existing building proposed for demolition

Circulation Comments:

Planning staff circulated the application to internal departments. Their comments are attached as Appendix "B".

Planning Analysis:

Staff have taken all internal agency comments (see Appendix B) into consideration and have no concerns with the proposed demolition. The proposed demolition will permit the replacement of the demolished dwellings with two multiple dwellings consisting of 30 units resulting in a net increase to Kitchener's housing stock. The redevelopment of the site with the new multiple dwellings has received site plan approval in principle and is consistent with the intent of the Medium Rise Residential designation in the Official Plan and is a permitted use under the Residential Eight (R-8) zone.

ALIGNMENT WITH CITY OF KITCHENER STRATEGIC PLAN:

The proposed demolition is required prior to the redevelopment of the subject site and will align with the Kitchener Strategic Plan as it ensures the implementation of the community priority *Development* with appropriate redevelopment that is consistent with Provincial, Regional and City planning policies.

FINANCIAL IMPLICATIONS:

No new or additional capital budget requests are expected with this recommendation.

COMMUNITY ENGAGEMENT:

An information letter will be circulated to all property owners within 60 metres of the subject property in advance of the Community and Infrastructure Services Committee Meeting dealing with the subject application.

CONCLUSION:

Planning staff are satisfied that the proposed demolition is justified as the Owner intends to rebuild two multiple dwellings consisting of 30 units in the place of the existing two dwelling units. This will increase the housing stock that is compatible with the neighbourhood in accordance with the Official Plan and Zoning By-law. As such, staff recommends that Demolition Control Application DC12/25/R/MV, requesting permission to demolish the existing single detached dwellings, be approved subject to the condition outlined in the recommendation of this report.

REVIEWED BY:

Della Ross, Manager of Development Review

SUBMITTED AND

Michael May, Deputy CAO

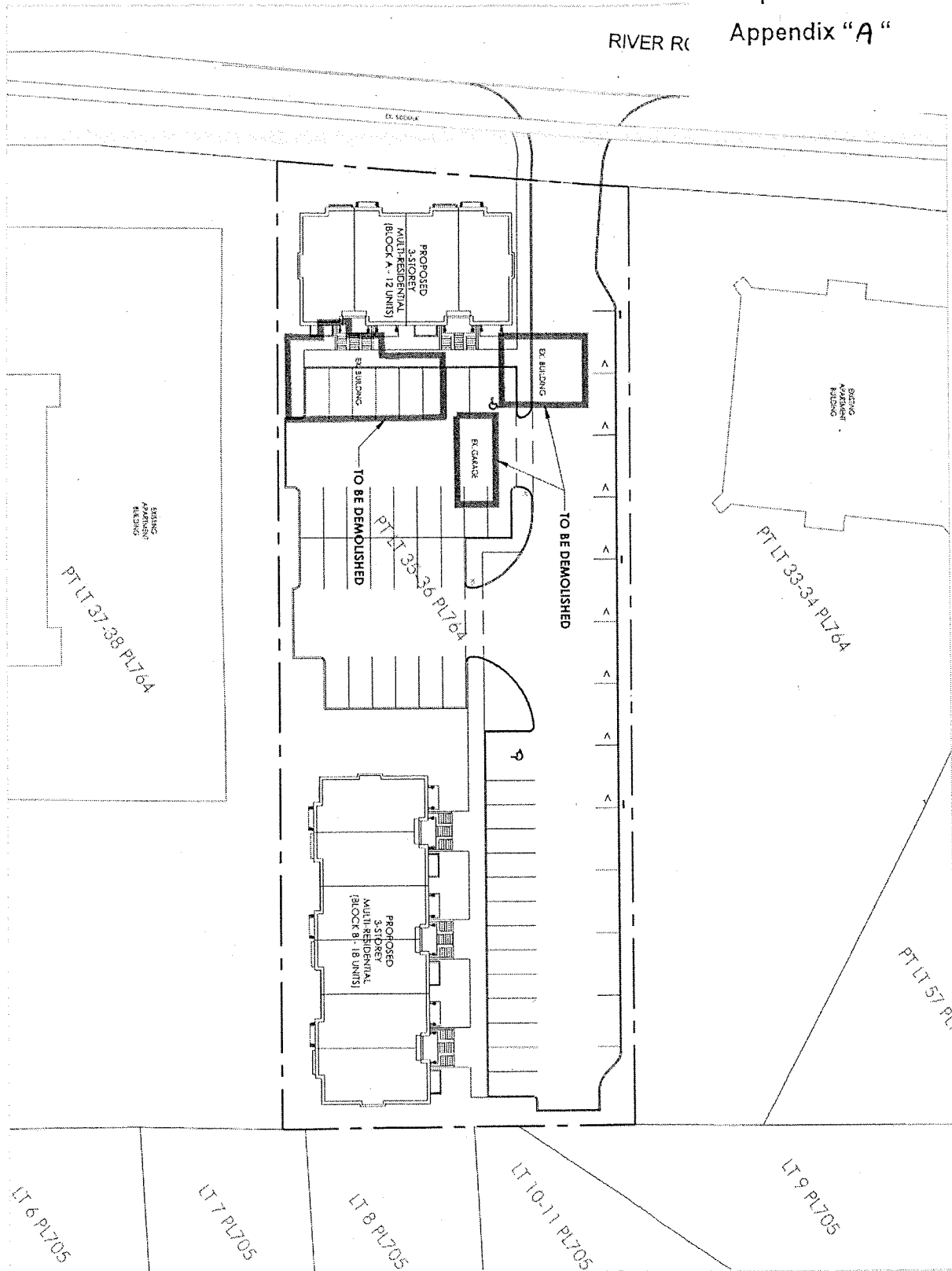
ACKNOWLEDGED BY:

Community Services Department

List of Attachments:



- Appendix A – Demolition Plan
- Appendix B – Internal agency comments

RIVER RD



Aberdeen Homes
48 & 56 River Road E
 Part Lot 35 and 36, PL 764
 City of Kitchener,
 Regional Municipality of Waterloo

LEGEND

-  Property Boundary
-  Existing Buildings to be Demolished

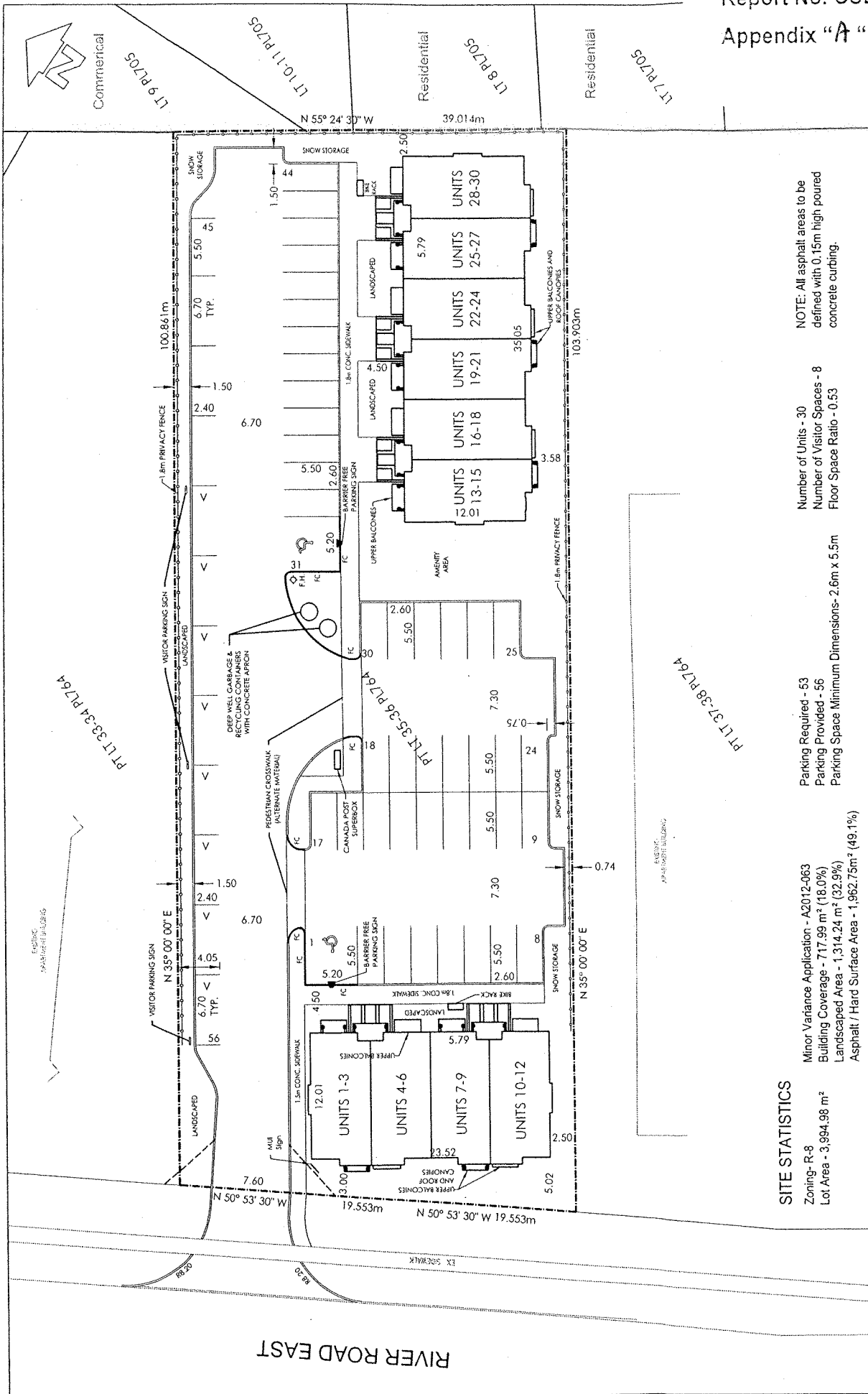
DATE: January 2, 2013

SCALE: 1/4" = 1'-0"

FILE: Y214J

DRN: CAC





SITE PLAN

ABERDEEN CORP.

48 RIVER ROAD EAST

REVISÉ:



SCALE 1: 500

DATE: JANUARY 4, 2013

SITE PLAN APPLICATION No. SP12/061/R/AP

PART LOT 35 AND 36, PL 764

City of Kitchener

DEVELOPMENT AND TECHNICAL SERVICES DEPARTMENT

SITE STATISTICS

Zoning- R-8
Minor Variance Application - A2012-063
Building Coverage - 717.99 m² (18.0%)
Landscaped Area - 1,314.24 m² (32.9%)
Asphalt / Hard Surface Area - 1,962.75m² (49.1%)

Parking Required - 53
Parking Provided - 56
Parking Space Minimum

Number of Units - 30
Number of Visitor Spaces - 8
Floor Space Ratio - 0.53

NOTE: All asphalt areas to be defined with 0.15m high poured concrete curbing.

City of Kitchener
200 King St. West, 5th floor
P.O. Box 1118
Kitchener, ON N2G 4G7

Mat Vaughan

From: Lenore Ross
Sent: Wednesday, January 02, 2013 4:22 PM
To: Mat Vaughan
Subject: RE: 48 & 56 River Road E - Internal Circulation of Demolition Control Application DC12/25/R/MV

Mat,
I have no concerns with this demolition control application as site plan approval in principle has been issued.

Lenore

From: Mat Vaughan
Sent: January-02-13 4:18 PM
To: Steve Ross; Tim Benedict; Trevor Oakley; Greg Reitzel; Della Ross; Leon Bensason; Binu Korah; Linda Cooper; Lenore Ross
Cc: Scott Davey; Sarah Smith; Elizabeth Leacock
Subject: 48 & 56 River Road E - Internal Circulation of Demolition Control Application DC12/25/R/MV
Good afternoon, please find attached the internal circulation memo and demolition plan for 48 and 56 River Road E demolition control application.

Thank you,

Mat Vaughan, BES, MCIP, RPP

Planning Technician | Planning Division | City of Kitchener
(P) 519 741 2200 ext. 7073 | (TTY) 1 866 969 9994 | mat.vaughan@kitchener.ca



Date: January 23, 2013

To: Mat Vaughan

From: Trevor Oakley

Cc:

Subject: 56 RIVER RD E - Demolition Control Application

The following is a brief summary of the general conditions of the building.

Property Features:

- Single storey house, approximately 1,600 SF, with finished basement.
- Single bay attached garage with breezeway between garage and house.
- Property is serviced with water, sanitary, gas, and hydro, no storm at this time.
- The location of all plumbing at the rear of the house suggests that there was a septic bed in the rear yard at some time in the past.

House Description:

- Single family dwelling, 3 bedroom, 2 bathroom
- Poured concrete foundation with wood frame construction, full height face brick.

Exterior Conditions:

- Exterior brick, soffit, and fascia in good condition
- Roof is in good condition, appears to be adequately insulated
- Breezeway and garage are in fair to good condition

Interior Conditions:

- Forced air heating throughout, newer mid-efficiency gas furnace.
- Power vented NG hot water heater, newer.
- Wood windows throughout appear to be original and in fair condition
- No evidence of major settling or foundation movement.
- Upgraded electrical panel, some wiring upgraded.
- Interior finishes are dated but in fair condition
- Bathrooms are dated and in fair to poor condition

Overall Observations:

- The house appears to be about 60 years old and is generally in fair condition.

Overall condition: FAIR

It is understood that the house in the current condition does not meet the needs of the owner. The Building Division has no objections to the demolition of this home. Please note that a demolition permit will be required, please 741-2433 for more information.

Respectfully,

Trevor Oakley, CET, CBCO,
Municipal Building Official II

BUILDING DIVISION

City of Kitchener
200 King St. West, 5th floor
P.O. Box 1118
Kitchener, ON N2G 4G7

Date: January 23, 2013
To: Mat Vaughan
From: Trevor Oakley
Cc:
Subject: 48 RIVER RD E - Demolition Control Application

The following is a brief summary of the general conditions of the building.

Property Features:

- Two storey house, approximately 1,400 SF, with unfinished basement.
- Single bay detached garage on right side of property
- Property is serviced with water, hydro, and sanitary, no storm or gas at this time.
- The location of all the plumbing at the rear of the house indicates that there may have been a septic bed in the rear yard in the past.

House Description:

- Single family dwelling, 3 bedroom, 1.5 bath
- Poured concrete foundation with wood frame construction, full height face brick.

Exterior Conditions:

- Exterior brick, soffit, and fascia in good condition
- Roof is in good condition, appears to be lightly insulated
- Rear deck is in fair condition

Interior Conditions:

- Forced air heating throughout, mid-efficiency oil furnace.
- Oil tank at front of basement appears to be newer and in good condition
- Newer electric water heater, newer.
- Upgraded electrical panel, some wiring newer.
- No evidence of major settling or foundation movement.
- Wood windows are in fair condition
- Interior finishes including plaster walls and ceilings are dated but in fair to good condition.
- Kitchen and bathrooms have dated cabinetry and finishes but are in good condition

Overall Observations:

- The house appears to be about 60 years old and is generally in good condition.


Overall condition: Good

It is understood that the house in the current condition does not meet the needs of the owner. The Building Division has no objections to the demolition of this home. Please note that a demolition permit will be required, please contact 519-741-2433 for more information.

Respectfully,

Trevor Oakley, CET, CBCO,
Municipal Building Official II

INTERNAL MEMO

 City of Kitchener
City Hall, 200 King St. West
P.O. Box 1118
Kitchener, ON N2G 4G7

Date: January 25, 2013
To: Mat Vaughan
From: Licinio Costa
cc: Binu Korah
Subject: Demolition Control Application DC 12/25/R/MV
Site Address: 48-56 River Road East
Project Description: Demolition of existing buildings

The following comments are submitted in reply to your request:

- 1.) Any redundant driveways are to be closed with new curb and gutter and boulevard landscaping, all to City of Kitchener standards, at the owner's expense and all completed prior to demolition approval.
- 2.) The owner is required to make satisfactory financial arrangements with the Engineering Division for the removal of any redundant service connections prior to demolition approval.
- 3.) The owner should retain the services of a recognized consultant to verify the adequacy of the existing municipal services.

Licinio Costa, C.E.T.
Engineering Technologist

S:\Sections\Development Engineering\Site Plans\48-56 River Road East\Demolition Control Application
DC1225RMV48-56 River Road East - Demo application.doc

Mat Vaughan

From: Leon Bensason
Sent: Wednesday, January 30, 2013 1:52 PM
To: Mat Vaughan
Subject: RE: 48 & 56 River Road E -Internal Circulation of Demolition Control Application DC12/25/R/MV

No cultural heritage issues or concerns.

Leon Bensason, MCIP, RPP, CAHP

Coordinator, Cultural Heritage Planning | Planning Division | City of Kitchener
 P. 519-741-2200 Ext. **7306** | TTY. 1-866-969-9994 | leon.bensason@kitchener.ca



From: Mat Vaughan
Sent: Thursday, January 24, 2013 4:06 PM
To: Leon Bensason; Linda Cooper; Binu Korah; Dave Seller
Subject: FW: 48 & 56 River Road E -Internal Circulation of Demolition Control Application DC12/25/R/MV

Hi folks, the circulation period for this one ended on Monday. Kindly send me your comments. Thanks

Mat Vaughan, BES, MCIP, RPP

Planning Technician | Planning Division | City of Kitchener
 (P) 519 741 2200 ext. 7073 | (TTY) 1 866 969 9994 | mat.vaughan@kitchener.ca



From: Mat Vaughan
Sent: Wednesday, January 02, 2013 4:18 PM
To: Steve Ross; Tim Benedict; Trevor Oakley; Greg Reitzel; Della Ross; Leon Bensason; Binu Korah; Linda Cooper; Lenore Ross
Cc: Scott Davey; Sarah Smith; Elizabeth Leacock
Subject: 48 & 56 River Road E -Internal Circulation of Demolition Control Application DC12/25/R/MV

Good afternoon, please find attached the internal circulation memo and demolition plan for 48 and 56 River Road E demolition control application.

Thank you,

Mat Vaughan, BES, MCIP, RPP

Planning Technician | Planning Division | City of Kitchener