

**Subject: 355A Broadway – Residential Demolition Permit
Application – RD-2022-02**

Department: Infrastructure Services

Division: Planning

Report #: INS-2023-040

Meeting Date: 2023-05-15

Recommendations

That Report INS-2023-040, 355A Broadway – Residential Demolition Permit Application – RD-2022-02 be received;

And that Residential Demolition Application (RD-2022-02), be approved, subject to the following conditions:

- 1. That Site Plan Application SPA-2022-01 be approved and a Site Plan Agreement be executed prior to the issuance of any demolition permits;**
- 2. That the applicant constructs and substantially completes the new building to be erected on the subject property no later than two (2) years from the date of the issuance of the demolition permit; and**
- 3. That a Construction Waste Management Plan be implemented by the developer.**

Background

The land subject to this application is comprised of one parcel located on the north side of Broadway between Blind Line and C Line, directly across from Diane Drive. The subject land is legally described as Part of the East Half of Lot 1 Concession 3 (Geographic Township of Mono) and is municipally known as 355A Broadway. The subject land has a total area of approximately 5.275 hectares (13 acres), with approximately 136.6 metres (448 feet) of frontage along Broadway. The subject land currently contains a detached dwelling, which is proposed to be demolished. A location map of the subject land is included as Attachment No. 1.

The owner has submitted a residential demolition application to demolish the existing dwelling. This demolition is required to make way for the redevelopment of the property, which consists of a 3-storey Long Term Care Facility containing 160 beds.

The purpose of this report is to analyze the proposal relative to the demolition control framework and provide a recommendation for a Council decision concerning this application.

Demolition Control

The Town's Demolition Control Area By-law (No. 2003-126) is administered in accordance with the Planning Act, which allows municipalities to establish a demolition control area prohibiting any residential demolition without approval by Council, or their delegated authority. Under this By-law, all lands within the Town's jurisdiction are subject to demolition control and require Council approval for any residential dwelling demolition. Circumstances where a dwelling is deemed an immediate safety hazard by the Chief Building Official are exempt from this demolition control requirement.

Demolition control intends to preserve residential properties by preventing premature demolition of viable housing stock and ensuring that any replacement development is approved and constructed within a reasonable time period thereafter. Demolition approvals can therefore include conditions to be fulfilled prior to, or in conjunction with the demolition occurrence.

Demolition control also avoids the creation of vacant lots for prolonged periods and susceptibility to property standards infractions (i.e. trespassing, vandalism). To achieve this, demolition control works in tandem with a property standards By-law, which ensures that properties are maintained to an appropriate standard. This prevents properties from being neglected in a way that could accelerate their deterioration to a point where demolition becomes an apparent necessity.

Application Review

The residential demolition permit application was circulated to Internal Divisions, for review and comment. As a result of the circulation, no concerns were raised with respect to the demolition permit. Planning Division staff recommends approval of the demolition permit application, subject to the following conditions:

1. That Site Plan Application SPA-2022-01 be approved and a Site Plan Agreement be executed prior to the issuance of any demolition permits;
2. That the applicant constructs and substantially completes the new building to be erected on the subject property no later than two (2) years from the date of the issuance of the demolition permit;
3. That a Construction Waste Management Plan be implemented by the developer.

These conditions will ensure that the proposed development will be well advanced in the planning approvals process before demolition occurs. Further, the conditions would require the new building construction to be completed within two years of demolition approval, ensuring that the site does not remain vacant for a prolonged period. This condition is enabled by the demolition control provisions of the Planning Act, which also allows fines to be imposed if this condition has not been met following demolition.

Additional Applications Required

A Site Plan Approval application (SPA-2022-01) has been submitted by the applicant to permit a 3-storey, 160 bed Long Term Care Facility, and is currently in the final stages of review. The execution of a Site Plan Agreement between the applicant and the Town will be required upon the completion of this application. The current Site Plan is included as Attachment No. 2.

Strategic Alignment

Strategic Plan

Strategic Goal: Economic Resilience

Objective: Ensure availability and affordability of employment lands and housing

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities.

Notice Provisions

There are no public notification provisions applicable to this report.

Financial Impact

There are no financial impacts anticipated to the Town arising from this report.

Respectfully submitted

Tim Kocialek
General Manager, Infrastructure Services

Reviewed by

Brandon Ward, MCIP, RPP
Manager, Planning

Prepared by

Larysa Russell, MCIP, RPP
Senior Planner, Planning

Attachments: 1. Location Map
 2. Site Plan