



## Report

**Subject: 21 Centre Street – Residential Demolition Permit  
Application – RD-2025-01**

**Department: Infrastructure Services**

**Division: Planning**

**Report #: INS-2025-022**

**Meeting Date: 2025-05-12**

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### Recommendations

**That report INS-2025-022, 21 Centre Street – Residential Demolition Permit Application – RD-2025-01, be received; and**

**That the residential demolition permit application for 21 Centre Street, be approved, subject to the following conditions:**

- 1. That Site Plan Application SPA-2024-07 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.**

### Overview

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.

The owner of the property located at 21 Centre Street has submitted an application to demolish the existing dwelling on the property. The demolition will make way for a proposed redevelopment consisting of a 4-storey residential building containing 8 units, in accordance with a Site Plan application (SPA-2024-07), which is in final stages of review.

Staff recommend approval of this residential demolition application, subject to conditions to be fulfilled prior to the demolition proceeding.

## **Background**

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.

## **Analysis**

The lands subject to these applications are comprised of a single parcel of land on the east side of Centre Street, south of Broadway and north of Hillside Drive. The subject lands are legally described as Part of Lot 6, Registered Plan 170, municipally known as 21 Centre Street and have a total area of approximately 834 square metres with approximately 25 metres of frontage along Centre Street. The subject lands currently contain a 1 storey residential building. A location map of the subject lands is included as Attachment 1.

Staff are currently in the final stages of reviewing the Site Plan Application (SPA-2024-07) which proposes a 4-storey residential building containing 8 units. The current versions of the Site Plan and Renderings are included as Attachments 2 and 3 respectively.

On March 25, 2025, the owner submitted a Residential Demolition Application to demolish the existing dwelling and make way for the proposed multi-unit dwelling. The application was circulated to internal departments for comment on March 26, 2025. No

concerns were raised. Planning Division staff recommend approval of the demolition permit application, subject to the following conditions:

1. That Site Plan Application SPA-2024-07 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, this will ensure that the development proceeds in a timely manner following the demolition.

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## Corporate Implications

This report will not generate direct implications. If future actions related to this report will have a corporate impact, a report will be presented to Council for approval, if required.

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## 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.

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## Notice Provisions

Not applicable.

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Respectfully submitted,

Tim Kocialek, P.Eng., PMP  
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**Attachment(s):**

1. Location Map
2. Site Plan
3. Renderings