

DECISION OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, RENDERED AT A MEETING HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC ON **MARCH 12, 2020**, AT 7:30 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **FEBRUARY 26, 2020**.

PRESENT: Councillors B. Cowan (District 8 – Oneida), acting as President of the Demolition Committee, P. Bissonnette (District 2 – Lakeside) and E. Stork (District 7 – Northview), being all members of the Demolition Committee.

Caroline Thibault, Director, Legal affairs department and City Clerk's office, acting as Secretary of the Demolition Committee, Joanne Poirier, Director of Urban Planning, and Naomi Lane, Planning Advisory Committee Coordinator, are also in attendance.

DEMOLITION OF THE IMMOVABLE LOCATED AT 130 DIEPPE AVENUE

Mrs. Naomi Lane of the Planning Department presents the request for authorization to demolish the immovable located at 130 Dieppe Avenue submitted by Mrs. Caroline Baker, owner. This request is accompanied by a programme for the reutilization of the vacated land.

The representative of the owner, Mr. Timothy Baker, is present and does not submit additional information to the Committee in support of the request.

The City Clerk informs the Committee that two (2) written objections were received in accordance with the provisions of Section 148.0.7 of the Act Respecting Land Use Planning and Development.

No comments or questions are addressed to the Committee at the meeting.

It is moved by Councillor Cowan:

DECISION

WHEREAS the Committee has considered the condition of the building concerned by the demand, the deterioration of its architectural appearance, the neighbourhood's aesthetic character and quality of life, the cost of restoration, the proposed reutilization of the vacated land, the environmental sustainability of the demolition and of the programme for the reutilization of the vacated land and any other relevant criteria, in particular:

- When the building contains one or more apartments, the hardship caused to the tenants, the need for housing in the area and the possibility of relocating the tenants;
- Written objections received by the City Clerk, if applicable, in accordance with the provisions 148.0.7 of the Act Respecting Land Use Planning and Development;
- All other objections or representations received or presented at the meeting.

WHEREAS the Committee is convinced that the demolition is appropriate, taking into account the interests of the public and the parties;

CONSIDERING the provisions of Sections 148.0.1 to 148.0.26 of the Act Respecting Land Use Planning and Development and those of Demolition By-law number PC-2818 of the City of Pointe-Claire;

CONSIDERING the project was studied thoroughly prior to the meeting;

CONSIDERING that certain components are at the end of their life cycle, that certain deficiencies were noted and that renovation work is necessary;

CONSIDERING the existing house does not contribute anything significant to the special character of Pointe-Claire and that its demolition shall not contribute to the deterioration of the architectural appearance nor the aesthetic character of the neighborhood;

CONSIDERING the approximate cost of complete renovation is \$80,000 and the approximate replacement value is \$279,000;

FOR THESE REASONS, it is:

RESOLVED:

1. TO AUTHORIZE the demolition of the immovable located at 130 Dieppe Avenue in Pointe-Claire, based on the abovementioned relevant criteria of the Demolition By-Law;
2. TO APPROVE the programme for the reutilization of the vacated land described below, subject to the following conditions:
 - a) that the site planning and architectural integration programme plan presented to the Planning Advisory Committee be approved by a City Council resolution on the basis of the following documents, received by the Planning Department on December 4 and 9, 2019, and February 3, 25 and 26, 2020:
 - Perspective_2020-02-26
 - Plan implantation_2019-12-04
 - Plans_Graphite_2020-02-25
 - Rapport évaluation_EN_2020-02-03
 - Rapport évaluation_FR_2020-02-03
 - Rapport_Louise Coutu 130, rue Dieppe, Pointe-Claire-2019-12-09-1
 - b) That three new trees of 35mm in diameter each be planted on the property as per the City's existing horticulture policy to compensate for the felled trees;
 - c) hat the demolition shall start no later than 6 months following the issuance of the demolition permit, and that the programme for the reutilization of the vacated land be completed within 12 months of issuance of the demolition permit of the existing immovable;
3. TO INFORM the applicant that, before the demolition permit is issued, a monetary guarantee in the amount of \$10,000 for each house must be remitted to the City in order to ensure that the programme for the reutilization of the vacated land is carried out, and this, in accordance with Section 41 of By-Law PC-2818;
4. TO INFORM the applicant that a building permit will be issued in accordance with applicable Planning by-laws at the same time as the demolition permit is issued;
5. TO INFORM the applicant that the construction must be carried out in strict conformity with the approved plans.

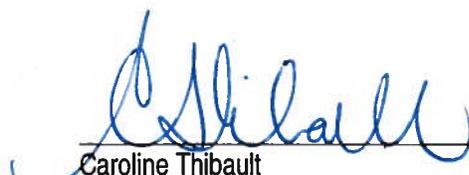
A vote is called. (All of the Committee members are in favour).

It is noted that any interested party may, within 30 days of the decision of the Committee, appeal the decision, in writing, to the Municipal Council and to inform the applicant about the effect of such appeal on the issuance of the permit.

ADJOURNMENT OF DECISION

The decision is adjourned at 7:50 p.m.


Brent Cowan
Committee President


Caroline Thibault
Committee Secretary