

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 **JUNE 3, 2020**, AT 7:00 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **MAY 13, 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.

Danielle Gutierrez, Assistant City Clerk, Legal affairs department and City Clerk's office, acting as Secretary of the Demolition Committee, Naomi Lane, Planning Advisory Committee Coordinator and Robert F. Weemaes, City Manager are also in attendance.

Due to the circumstances regarding COVID-19, the meeting is held by videoconference and all comments and oppositions were submitted to the attention of the members of the Committee prior to the meeting.

DEMOLITION OF THE IMMOVABLE LOCATED AT 25, CLAREMONT AVENUE

Mrs. Naomi Lane of the Planning Department presents the request for authorization to demolish the immovable located at 25 Claremont Avenue submitted by Mr. Daniel Castonguay, owner. This request is accompanied by a programme for the reutilization of the vacated land.

In light of the comments received by citizens, the owner's architect submitted a support letter.

The Assistant City Clerk informs the Committee that one written objection was received in accordance with the provisions of Section 148.0.7 of the Act Respecting Land Use Planning and Development.

The Assistance City Clerk informs the Committee of the documents received and summarizes the comments received.

The Committee takes note of the comments and questions submitted by the following persons:

- Susan Weaver
- Kun Chang
- Robert et Rakhee Laberge
- Joanne Goulet
- Howard Huxham et Idem Sama

CONCERNING DEMOLITION:

- A three car garage is excessive;
- The removal of eleven (11) trees;

CONCERNING PROGRAMME FOR THE REUTILIZATION:

- The house being demolished is a beautiful building with a distinct architectural style that makes Claremont Avenue unique, however, the proposed house has nothing distinctive about it and lacks in character;
- What is the character the Pointe-Claire SPAIP By-law is trying to preserve;
- The proposed house is stylistically inconsistent with the present homes;
- The concern about "McMansions".

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 includes one or more dwellings, the prejudice caused to the tenants, the need for housing in the area and relocation possibilities for 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;

- Any other objection or representation 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 the building is of standard quality, that several components are at the end of their useful life and that several defects have been identified, including irregularities in the structure and that although the components are generally in good condition, very few renovations internally and externally have occurred throughout the years, the interior components are deteriorated or obsolete and major renovation work is necessary to prolong its economic lifespan and render it more competitive on the market;

CONSIDERING that the Committee has determined the existing house does not contribute significantly to the special character of Pointe-Claire and that the proposed replacement structure will not detract from the architectural appearance nor the aesthetic character of the neighborhood;

CONSIDERING the approximate cost of complete renovation is \$ 307,000 and the approximate replacement value is \$ 589,000;

FOR THESE REASONS, it is:

RESOLVED:

1. TO AUTHORIZE the demolition of the immovable located at 25 Claremont 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 February 3, 4 and 6, March 5, 17 and 30, 2020 :
 - Aménagement Paysage_2020-02-06
 - Document complets_2020-03-17
 - Évaluation Arboricole_25 Claremont_arboriculture__30-03-2020_révision #1
 - Implantation_2020-02-03
 - Rapport_évaluation_An
 - Rapport_évaluation_Fr
 - Rapport_Louise Coutu, arch. 25 Ave. Claremont, Pte-Claire-1835-2020-02-03-1
 - b) that an inspection for the presence of asbestos be carried out as recommended in the inspection report that was submitted in this file, prior to the issuance of the demolition permit;
 - c) that 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 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).

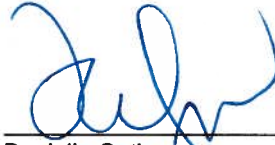
It is noted that any interested party may, within 30 days of the decision of the Committee, appeal the decision, in writing, to the Municipal Council and to inform the applicant about the effect of such appeal on the issuance of the permit.

ADJOURNMENT OF DECISION

The decision is adjourned at 7:22 p.m.



Brent Cowan
Committee President



Danielle Gutierrez
Committee Secretary