

DECISION OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, RENDERED AT A MEETING HELD AT 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC ON **APRIL 14, 2021**, AT 7:00 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **MARCH 24, 2021**.

**PRESENT:** Councillors B. Cowan (District 8 – Oneida), acting as President of the Demolition Committee, P. Bissonnette (District 2 – Lakeside) and C. Homan (District 5 – Lakeside Heights), 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, Sébastien Blanche, Interim Planning Advisory Committee Coordinator, and Robert F. Weemaes, City Manager, are also in attendance.

*This meeting is held by videoconference without the presence of the public, in accordance with the maximum alert declared by the Québec government to limit the spread of COVID-19.*

### **DEMOLITION OF THE IMMOVABLE LOCATED AT 26, DE L'ÉGLISE AVENUE**

Mr. Sébastien Blanche of the Planning Department presents the request for authorization to demolish the immovable located at 26 de l'Église Avenue submitted by Mr. Jananikaran Vasantharupan, owner. This request is accompanied by a programme for the reutilization of the vacated land.

The Assistant City Clerk informs the Committee that no written objections were received in accordance with the provisions of Section 148.0.7 of the Act Respecting Land Use Planning and Development.

### **DECISION**

WHEREAS the committee has considered the contribution the building makes to the special character of Pointe-Claire;

WHEREAS all documents relevant to this request have been analyzed by the committee, including, but not limited to the following reports:

- Rapport évaluation\_EN\_2021-01-28
- Rapport évaluation\_FR\_2021-01-25
- Rapport\_inspection\_Louise Coutu\_2021-01-25

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

- That no written objections were received by the City Clerk in accordance with the provisions 148.0.7 of the Act Respecting Land Use Planning and Development;
- That no additional representations were received subsequent to the publication of notice;
- The recommendations of the Planning Advisory Committee.

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;

WHEREAS the project was studied thoroughly prior to the meeting;

WHEREAS the approximate cost of complete renovation is \$ 255,000 and the approximate replacement value is \$ 390,000;

FOR THESE REASONS, it is:

### **DECIDED:**

1. TO AUTHORIZE the demolition of the immovable located at 26 de l'Église Avenue in Pointe-Claire, based on the relevant criteria mentioned in the Demolition By-Law.
2. TO APPROVE the reutilization program for the vacated land as described below, subject to the following conditions:

a) that the final plans listed below and received by the Planning Department on January 15, 25 and 27, 2021, which documents are substantially similar to those presented to the Planning Advisory Committee on February 8, 2021, be approved by a City Council resolution:

- Élévations\_2021-01-25
- Perspective 3D\_2021-01-15
- Plan d'implantation\_2021-01-27
- Plan insertion\_2021-01-25

b) that the demolition shall start no later than 6 months following the issuance of the demolition permit, and that the reutilization program for the vacated land be completed within 12 months of issuance of the demolition permit of the existing immovable;

c) that the demolition plan incorporate the necessary measures put forth in sections 10.1 to 10.4 of the Demolition By-Law concerning the management of asbestos, safety and dust;

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 for the vacated land is carried out, and this, in accordance with Section 41 of By-Law PC-2818;

4. TO INFORM the applicant that the construction must be carried out in strict conformity with the approved plans and applicable urban planning regulation.

A vote is called regarding the demolition.

The Committee votes unanimously in favour of the demolition.

A vote is called regarding the program for the reutilization of the vacated land.

The Committee votes unanimously to approve the reutilization plan for 26 de l'Église Avenue.

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 and that no demolition permit will be issued during this period.**

#### **ADJOURNMENT OF DECISION**

The decision is adjourned at 7:06

  
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Brent Cowan  
Committee President

  
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Danielle Gutierrez  
Committee Secretary