MEETING OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, HELD AT 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC, ON OCTOBER 14, 2026, AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON OCTOBER 2, 2026.

PRESENT: Councillors B. Tremblay (District 6 – Seigniory), acting as President of the Demolition Committee, C. Homan (District 5 – Lakeside Heights) and C. Demers (District 1 – Cedar/Le Village) 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 and Cindy Fisher, Manager Special Projects Urban Development, are also in attendance.

Beginning of meeting: 6:45 p.m.
End of meeting: 7:05 p.m.

DECISION

DEMOLITION OF THE IMMOVABLE LOCATED AT 429 SAINT-LOUIS AVENUE

CONSIDERING the request for authorization to demolish presented by Ms. Cindy Fisher concerning the immovable located at 429 Saint-Louis Avenue;

CONSIDERING that reasoned objections were received in accordance with the provisions of Section 6.4 of By-Law PC-2987 Respecting the demolition of immovables;

CONSIDERING that all documents relevant to this request have been analyzed by the committee;

CONSIDERING the provisions of Sections 148.0.1 to 148.0.26 of the Act Respecting Land Use Planning and Development;

WHEREAS the committee as considered the criteria for assessing a demolition request as set out in Chapter 5 of By-Law PC-2987 Respecting the demolition of immovables.

FOR THESE REASONS, it is:
UNANIMOUSLY DECIDED

1. TO GRANT the demolition request of the immovable located at 429 Saint-Louis Avenue in Pointe-Claire, based on the relevant criteria mentioned in By-Law PC-2987 Respecting the Demolition of Immovables, subject to the following conditions:

    a) The city requires the following compensation measures regarding trees:

        i. the repositioning of house "A" further forward, in order to conserve and protect Trees #6, #7 and #8;

        ii. the construction of the rear deck for house "A" on posts, in order to conserve and protect trees #6 and #8;

        iii. the use of the Berlin wall (Mur berlinois) shoring technique for house "A", in order to conserve and protect trees 2# and #7;

        iv. the planting, by the property owner, of seven (7) large-canopy trees across the two properties, outside of the municipal right-of-way. The species selected shall be subject to the City's approval and must comply with the applicable regulations. The trees shall have a minimum caliper of 50 mm at the time of planting if they are deciduous trees, or a minimum height of 1.75 m if they are conifers.

    b) that, according to Chapter 9 of By-Law PC-2987 Respecting the Demolition of Immovables, no certificate of authorization for demolition may be granted until Council has approved the site planning and architectural integration programme associated with the replacement project, and until a complete building permit application complying with the by-laws in force has been submitted to the urban planning department for approval;

c) that both the certificate of authorization to demolish the immovable and the building permit for the immovable(s) relating to the approved reutilization program for the vacated land, be issued no later than twelve (12) months after the present decision, or in the case of a valid request for review by Council, within twelve (12) months of Council's decision.

d) that the building permit be completed in accordance with the deadlines set out in the Permits and Certificates By-law PC-2788;

e) that the applicant must provide, prior to the issuance of the certificate of authorization, the information allowing to know the locations of disposal of the materials;

f) that, prior to the issuance of the certificate of authorization for demolition, a monetary guarantee must be remitted to the City in accordance with Section 10 of By-Law PC-2987 Respecting the demolition of immovables.

2. TO INFORM the applicant that they must take all necessary measures to separate the materials, all to promote the implementation of the residual materials management plan of the Communauté métropolitaine de Montréal (CMM) on the City of Pointe-Claire territory. The methods used must optimize, as the case may be, the recovery, recycling, reclamation and ultimately the disposal of materials in appropriate sites for this purpose. More specifically, but not limited to, take all necessary measures to control the dispersion of packaging and construction materials during the works.

3. TO INFORM the applicant that they must, throughout the duration of the works, take all necessary measures to maintain public property (street right-of-way, sidewalk, etc.) in a good state of cleanliness. All necessary measures must be taken to manage building materials and residues from demolition and construction in such a way that they do not cause damage or inconvenience to adjacent properties;

4. TO INFORM the applicant that they must comply with By-Law 1495 concerning nuisances by ensuring in particular that the work is carried out between 7am and 9pm on weekdays and between 9am and 5pm on Saturdays, Sundays and public holidays;

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

It is noted that only interested persons, as defined at Section 1.2.5 of By-Law PC-2987 Respecting the demolition of immovables, may, within a delay not exceeding 30 days, request a review of the decision rendered by the Committee and to inform the applicant about the effect of such request on the issuance of the permit and that no demolition permit will be issued during this period.

THE DECISION IS RENDERED AT 6:59 P.M.

Bruno Tremblay
Signé avec ConsignO Cloud (19/10/2026)
Vérifiez avec verifio.com ou Adobe Reader.

Bruno Tremblay
Committee President

Cynthia Homan
Signé avec ConsignO Cloud (22/10/2026)
Vérifiez avec verifio.com ou Adobe Reader.

Cynthia Homan
Committee Member

Claudine Demers
Signé avec ConsignO Cloud (20/10/2026)
Vérifiez avec verifio.com ou Adobe Reader.

Claudine Demers
Committee Member

Danielle Gutierrez
Signé avec ConsignO Cloud (19/10/2026)
Vérifiez avec verifio.com ou Adobe Reader.

Danielle Gutierrez
Committee Secretary