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 JULY 21, 2025, AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON JULY 9, 2025.

PRESENT: Councillors B. Cowan (district 8 – Oneida), acting as President of the Demolition Committee, B. Tremblay (district 6 – Seigniory) and C. Cousineau 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.

DEMOLITION OF A HERITAGE BUILDING LOCATED AT 117 KING AVENUE

CONSIDERING the request for authorization to demolish presented by Ms. Cindy Fisher concerning the immovable located at 117 King Avenue;

CONSIDERING that a public hearing was held on June 19, 2025;

CONSIDERING that no comments were addressed to the Committee at the public hearing;

CONSIDERING that no 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 has considered the criteria for assessing a demolition request as set out in Chapter 5 of By-Law PC-2987 Respecting the demolition of immovables, as well as the recommendations of the Planning Advisory Committee;

CONSIDERING the provisions of the *Act to amend the Cultural Heritage Act and other legislative provisions*, that the building was built before 1940 and that the building is identified in chapter 13 of the Site Planning and Architectural Integration Program By-law PC-2787, no certificate of authorization for demolition or building permit can be issued before at least 90 days following the transmission of a notice to the Minister of Culture and Communications or before reception of the notice from the Minister of Culture and Communications.

FOR THESE REASONS, it is:
UNANIMOUSLY DECIDED:

1. TO GRANT the demolition request of the immovable located at 117 King Avenue, based on the relevant criteria mentioned in By-Law PC-2987 Respecting the demolition of immovables, subject to the following conditions:

    a) 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;

    b) that the demolition permit be issued no later than six (6) months after the 90-day period following the transmission of the present decision to the Minister of Culture and Communications. That the demolition shall start no later than nine (9) months following the issuance of the demolition permit, and that the reutilization program for the vacated land be completed in accordance with the deadlines set out in the Permits and Certificates By-law PC-2788;

Paragraph b) should read as follows, in order to correspond with the French version of the decision:
that the certificate of authorization to demolish the building and the building permit relating to the approved reutilization program of the vacated land be issued no later than nine (9) months after the 90-day period following the transmission of the present decision to the Minister of Culture and Communications.

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

d) 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;

e) 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 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 Regulation 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.

Within a maximum period of 30 days of the decision rendered by the Committee concerning a heritage building, any person may ask the Council to review said decision by sending a written request to this effect to the City Clerk. The request must be substantiated on the basis of the criteria set out in Chapter 5 of By-Law PC-2987 Respecting the demolition of immovables. The applicant must be informed about the effect of such request on the issuance of the permit and that no demolition permit will be issued during this period.

Within 30 days of a decision by the Committee authorizing the demolition of such a building, Council may, on its own initiative, adopt a resolution expressing its intention to revise this decision.

ADJOURNMENT OF DECISION

The decision is adjourned at 7:04 p.m.

Brent Cowan
Signé avec ConsignO Cloud (15/08/2025)
Vérifiez avec verifio.com ou Adobe Reader.

Brent Cowan
Committee President

Bruno Tremblay
Signé avec ConsignO Cloud (15/08/2025)
Vérifiez avec verifio.com ou Adobe Reader.

Bruno Tremblay
Committee Member

Claude Cousineau
Signé avec ConsignO Cloud (18/08/2025)
Vérifiez avec verifio.com ou Adobe Reader.

Claude Cousineau
Committee Member

Danielle Gutierrez
Signé avec ConsignO Cloud (31/07/2025)
Vérifiez avec verifio.com ou Adobe Reader.

Danielle Gutierrez
Committee Secretary