

DECISION OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, AT A MEETING HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC ON **JULY 12TH, 2018**, AT 7:30 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **JUNE 27TH, 2018**.

PRESENT: Councillors P. Bissonnette, acting as President of the Demolition Committee, B. Cowan and E. Stork, being all members of the Demolition Committee.

Danielle Gutierrez, Assistant City Clerk, acting as Secretary of the Demolition Committee, Naomi Lane, Planning Advisory Committee Coordinator and Heather Leblanc, Director of Planning, are also in attendance.

DEMOLITION OF THE IMMOVABLE LOCATED AT 100-112, WALTON AVENUE

Councillor Paul Bissonnette, acting as President of the Demolition Committee, mentions that two decisions will be made regarding the property situated at 100-112, Walton Avenue: a first decision concerning the demolition of the existing building and a second decision concerning the site redevelopment plans. He further mentions that the request was presented and discussed at the Demolition Committee meeting held on June 14th, 2018 and this second meeting is being held in order to re-examine the request and render a final decision. He explains that a first public notice published on May 30th, 2018 in The Suburban made mention of the address 100, Walton Avenue and that said address should have been 100-112, Walton Avenue. As a result of this inaccuracy and in order to ensure transparency, a new public notice was published on June 27th, 2018 and a second Demolition Committee meeting is being held this evening.

Ms. Naomi Lane of the Planning Department presents the request for authorization to demolish an immovable located at 100-112, Walton Avenue submitted by Mr. David Owen, president and administrator of the company 7663609 Canada Inc., owner. This request is accompanied by a preliminary programme for the reutilization of the vacated land;

The applicant is present and does not submit additional information to the Committee in support of the request;

The Assistant City Clerk informs the Committee that written objections were received from ninety-eight (98) addresses representing one hundred and forty-four (144) signatories, four (4) petitions one (1) commentary document in accordance with the provisions of Section 148.0.7 of the Act Respecting Land Use Planning and Development.

The Committee takes note of the comments and questions of those present at the meeting:

- Bob Walker: Inquires on how a Demolition Committee is organized and the by-laws that apply. Mentions that when the zoning of 2011 was approved, the lease of green space was not included in the new zoning. Explains that given the number of people who have opposed the demolition should be put on hold and another meeting should be held.

Mrs. Heather Leblanc, Director of Planning, intervenes to explain the demolition request process.

- Genny Gomes: Comment regarding how the Demolition By-Law adoption on July 3rd 2018 affects the Walton project. Questions if the reutilisation plan has 10% green space.
- Éric Callary: Thanks the Committee for rejecting the plans submitted at the meeting held on June 14th, 2018. Comments regarding the importance of quantity and quality of parks, green spaces and sports fields.
- Robert Smith: Comments regarding densification and the destruction of the Pointe-Claire character.
- Steven Farrugia: Comments on the 10% parks and playground rule created in virtue of the Subdivision By-Law PC-2774. Requests the City to ensure green space rather than collecting a monetary amount for said 10%.
- Susan Weaver: Comments that each townhouse has to have a percentage of green space.

- Patrick Saint-Louis: Questions if the densification of Walton can be lowered by considering the various condominium development projects around Pointe-Claire in the calculation. Questions if the promoter submitted a new plan since June 14th, 2018.
- Christopher Derek: Comments on the redistribution of the population and the affordability of homes.
- Rebecca Moeller: Questions whether or not City Council can overturn the decision of the Demolition Committee and if a new notice will be put up for the new development proposition.
- Barbara Rich: Questions if the site consists of any property owned by Pointe-Claire, where the entrance and exits for the garages will be and what ratio of population to land area that Pointe-Claire is aiming for. Comments that there is no green space in new developments.
- Erica Johnson: Requests that the height of the neighbouring houses be considered in the development plan and comments that a plan with a different amount of townhouses and a different layout should be considered.
- Normand Lapointe: Comments that a minor variance notice was published in *The Suburban* newspaper edition of March 14th, 2018 but was never on the agenda of the Council meeting held on April 3rd, 2018.
- Terri Almond: Comments that the development will increase traffic and has concerns about safety.

DECISION

WHEREAS the Committee has considered the condition of the building concerned by the demand, the deterioration of its architectural appearance, the aesthetic character, the neighbourhood's 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 Assistant 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 thoroughly studied prior to the meeting and considering the objections received;

CONSIDERING that the general condition of the building is poor, that the foundation walls are affected by the cracks, efflorescence and mold, that there is water infiltration in the basement, that the structural floor is deteriorating and that there are exposed reinforcing bars in the concrete slab, that the exterior walls are damaged and cracked and that a number of elements, such as windows and the roof, require replacement and that the economic life of the building is nil;

CONSIDERING that despite the fact that the building provides certain local services, the sustainability of the businesses is declining and they are no longer serving the community as they once did.

CONSIDERING the cost of complete restoration of the building is \$1 660 000 and the replacement value is \$1 471 800;

DEMOLITION

Councillor Bissonnette requests the Demolition Committee members to vote.

All members of the Demolition Committee are in favour and for these reasons it is unanimously:

RESOLVED:

1. TO AUTHORIZE the demolition of the immovable located at 100-112, Walton Avenue in Pointe-Claire, based on the aforementioned relevant criteria of the Demolition By-Law;

PRELIMINARY PROGRAMME FOR THE REUTILIZATION OF THE VACATED LAND

Councillor Bissonnette requests the Demolition Committee members to vote.

All members of the Demolition Committee are in favour and for these reasons it is unanimously:

RESOLVED:

2. TO REFUSE the reutilisation programme of the vacated land for the following reason:

That the proposed project does not integrate harmoniously into the surrounding building typology and lifestyle of the neighbourhood (Article 31.10 of Chapter 3 of the SPAIP By-Law PC-2787).

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

It is moved by councillor Stork;
Seconded by councillor Cowan, and carried unanimously

RESOLVED:

THAT the meeting be hereupon adjourned at 8:40 P.M.



Paul Bissonnette
Committee President



Danielle Gutierrez
Committee Secretary