

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 24<sup>TH</sup>, 2018, AT 7:30 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON JULY 11<sup>TH</sup>, 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.

**PROGRAMME OF REUTILIZATION OF THE VACATED LAND CONCERNING 17 BRAS-D'OR AVENUE**

Councillor Paul Bissonnette, acting as President of the Demolition Committee, opens the meeting by explaining that the request for a programme of reutilization of the vacated land relating to 17 Bras-D'Or Avenue is being made following a first request for demolition accompanied by a programme of reutilization of the vacated land presented at the Demolition Committee meeting held on August 8<sup>th</sup>, 2017, whereby said request was refused. Subsequently, an appeal of this decision was filed on September 6<sup>th</sup>, 2017 by the owner of the property and at a special meeting held on March 13<sup>th</sup>, 2018, Municipal Council heard the grounds for appeal and rendered a decision, namely to approve the request for demolition and to maintain the refusal of the programme of reutilization of the vacated land. This evening, a new request for a programme of reutilization of the vacated land will be presented and studied by the Demolition Committee.

Ms. Naomi Lane of the Planning Department presents the programme of reutilization of the vacated land request relating to 17 Bras-D'Or Avenue submitted by Mr. Gabriel Lemmo, owner.

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 three (3) written objections were received representing four (4) signatories 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:

- Eddy Brunet: Thanks Mr. Lemmo for presenting a project that integrates more harmoniously with the neighbourhood. Comments that although the setbacks are respected, they are too small. It is noted that Mr. Brunet is equally representing his spouse, Mrs. Josée Leblanc.
- Denis Brunelle: Opposes the project. Explains that the facades include double garages, causing a prejudice to the aesthetic character, that the proposed houses do not respect the Site Planning and Architectural Integration Programme (SPAIIIP) By-law and that the houses do not integrate harmoniously with the neighbourhood, that the depth of the proposed homes cause a prejudice to adjacent neighbours and that they will be sold at elevated prices that will not appeal to young families.
- Susan Weaver: Likes the bungalow style instead of the two-storey houses previously proposed. Questions the number of trees that will be replanted and the timeline for the commencement and duration of construction work.

Comment by Councillor Bissonnette concerning the accessibility to streets during construction.

- Denis Brunelle: Asks Mrs. Naomi Lane to clarify the specifications relating to garage doors.
- André Sauv : Likes the project, explains that the conditions are well respected and thinks the project is excellent.

The meeting is adjourned at 8:02 p.m. and the Demolition Committee exits the room.

The Demolition Committee returns to the room and the meeting resumes at 8:11 p.m.

## **DECISION**

WHEREAS the Committee has considered the programme of reutilization of the vacated land and any other relevant criteria, in particular:

- 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 programme of reutilization of the vacated land 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 programme presented was thoroughly studied prior to the meeting and considering the objections received;

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 APPROVE programme of reutilization of the vacated land described below, subject to the following conditions:
  - a) that the site planning and architectural plans 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 May 31<sup>st</sup>, 2018 and on June 27<sup>th</sup>, 2018:
    - EA-01 IMPLANTATION\_17A-17B\_2018-06-27
    - EA-02 ÉLÉVATION AVANT\_17A\_2018-06-27
    - EA-03 ÉLÉVATION DROITE\_17A\_2018-06-27
    - EA-04 ÉLÉVATION GAUCHE\_17A\_2018-06-27
    - EA-05 ÉLÉVATION ARRIÈRE\_17A\_2018-06-27
    - EA-06 ÉLÉVATION COULEURS\_17A\_2018-06-27
    - EA-07 PERSPECTIVE 3D & INTÉGRATION\_17A\_2018-06-27
    - EA-02 ÉLÉVATION AVANT\_17B\_2018-06-27
    - EA-03 ÉLÉVATION DROITE\_17B\_2018-06-27
    - EA-04 ÉLÉVATION GAUCHE\_17B\_2018-06-27
    - EA-05 ÉLÉVATION ARRIÈRE\_17B\_2018-06-27
    - EA-06 ÉLÉVATION COULEURS\_17B\_2018-06-27
    - EA-07 PERSPECTIVE 3D & INTÉGRATION\_17B\_2018-06-27
    - Note Urbanisme\_17Bras d'Or\_Évaluation des arbres\_31-05-2018
  - b) that the demolition should start no later than on April 30<sup>th</sup>, 2019 following the issuance of the demolition permit, and that the programme of reutilization of the vacated land be completed before April 30<sup>th</sup>, 2020, following the demolition of the existing immovable;
2. 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 Planning Department Director in order to ensure that the programme of reutilization of the vacated land is carried out, in accordance with Section 41 of By-Law PC-2818;
3. 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.
4. TO INFORM the applicant that the construction must be carried out in strict conformity with the approved plans.

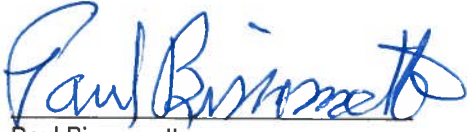
It is noted that any interested party may, within 30 days of the decision of the Committee, appeal the decision, in writing, to the Municipal Council and to inform the applicant about the effect of such appeal on the issuance of the permit.

**ADJOURNMENT**

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

**RESOLVED:**

THAT the meeting be hereupon adjourned at 8:15 p.m.



Paul Bissonnette  
Committee President



Danielle Gutierrez  
Committee Secretary