

DECISION OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, AT A MEETING HELD AT THE HOLIDAY INN AND SUITES POINTE-CLAIRE HOTEL, 6700, TRANSCANADA HIGHWAY, POINTE-CLAIRE, QUEBEC ON **AUGUST 9TH, 2018**, AT 7:30 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **JULY 18TH, 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, Heather Leblanc, Director of Planning and Robert-F. Weemaes, City Manager are also in attendance.

François Picard, Evaluator at PCG Carmon, and Natalie Smith, Conservation Architect at Architecture 49 Inc. are also in attendance.

DEMOLITION OF THE IMMOVABLE LOCATED AT 286, BORD-DU-LAC-LAKESHORE ROAD

Councillor Paul Bissonnette, acting as President of the Demolition Committee welcomes all persons present at the meeting and provides an overview of how the meeting will proceed. He clarifies the role of the Demolition Committee and explains the three types of possible requests that may be presented to the Committee in addition to the timeline and requirements for each type of request. He further indicates that the request being considered at the present meeting is that of a request for demolition accompanied by a preliminary programme for the reutilization of the vacated land. He underlines the required procedures completed prior to the present meeting, namely the publication of a public notice in 'The Suburban' newspaper and the installation of signs on the property in question on July 18th 2018, the plans and documents were made available for consultation at the City Planning Department and on the City website on that same day and the reception of written oppositions and the of Legal Affairs and City Clerk Department.

Councillor Bissonnette details the history of the City's Planning Program beginning in 2011 specifying that a study was required for three specific areas of the City, one of which being Pointe-Claire Village. The process for the creation of the Pointe-Claire Special Planning Program (SPP) began in 2013 wherein the major planning guidelines for the area would be defined. Said process was completed and the program was adopted in June 2016 in collaboration with the community through information and consultation meetings, a village forum, meetings with stakeholders and a community survey. As a result of this program, a clear vision was determined for the Village: to position it as a prime destination in the West Island through its living space, its distinctive heritage and its strong roots in the community. Since its adoption in June 2016, the City has been working to implement the Special Planning Program. In addition, the Village Code was adopted by City Council in the spring of 2018 and acts as a guide for all those who wish to file a request for a renovation, extension or redevelopment project with the City by simplifying Village By-laws. The goals adopted by City Council, following a public consultation meeting, and found in the Village Code are the following:

- Create an animated living space;
- Consolidate the building façade;
- Attenuate the negative impact of parking;
- Guide the insertion of new constructions;
- Preserve the diversity of the area's businesses;
- Enhance buildings of heritage interest.

Councillor Bissonnette explains that the Demolition Committee will analyse and answer two questions at the present meeting. The first question will be to determine if the building located at 286 Bord-du-Lac-Lakeshore Road may be demolished and secondly if the preliminary programme for the reutilization of the vacated land being submitted is acceptable in accordance with the criteria and standards stipulated in the City of Pointe-Claire By-laws.

Ms. Naomi Lane of the Planning Department presents the request for authorization to demolish an immovable located at 286, Bord-du-Lac-Lakeshore Road, submitted by Mr. Geoffrey Koegl, president of Koebra Development Corporation, developer. This request is accompanied by a preliminary programme for the reutilization of the vacated land;

The applicant is present and submits the following additional information to the Committee in support of the request:

- Expresses his excitement for the adoption of the Village Code;
- Explains that he developed the project in light of and in order to fit into the Village Code;
- Aims to replicate the architecture of the existing building with a modern feel;
- Describes the proposed building, namely 4 commercial units and 15 condominium units.

The Assistant City Clerk informs the Committee that written objections were received from two hundred and ninety-three (293) addresses representing three hundred and sixty-five (365) signatories, four thousand two hundred ninety-nine (4,299) signatories from petitions and six (6) commentary documents 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:

- Paul Parfett: Comments that no condominiums wanted in the Village, that the landmark building must be conserved and that restoration is essential.
- Claude Arsenault: Specifies that he is the former president/founder of the *Société de la Sauvegarde du Patrimoine de Pointe-Claire*. Comments on how the Hotel Pointe-Claire is a historical heritage building, that the study is not admissible as it is neither impartial nor independent, on how the City participated in highlighting the heritage aspect of this building by defraying the cost of the plaque and that what is being proposed contravenes with the Village Code. Cites excerpts of the Special Planning Program.
- Suzanne D'Aoust: Wishes to keep her heritage and is opposed to condominiums. Comments that Pointe-Claire should base themselves on the City of Sainte-Anne-de-Bellevue.
- Timothy Thomas: Thanks Mr Koegl for having specified the 3-year period to complete the project. Comments about the sale of a portion of the public parking lot, that condominiums have already been on the market for some time, that the Village has a special clientele, that the Village will lose its character and will look like everywhere else and that the project does not take into account the long term.
- Rob Geller: Clarifies that he does not own a commercial business in the Village. Comments that there is no parking problem in the Village and that the architects are trained professionals and that their study should be trusted. Questions how many people have realistically been to the Pioneer in the last 20 years and how many people opposing the demolition and project actually live in the Village. Comments that the Village needs more habitants and how condominiums are not necessarily a negative thing.
- Robert Brodeur: Supports the demolition and comments that the existing building in no way resembles to the original building.
- Tom Patterson: Supports the demolition, comments that the existence of condominiums in the Village will increase spending in the local businesses, that it is positive for the future of the Village and that the existing building has gone beyond its useful life.
- Shereen Quraeshi: Comments that there is an equal offer to purchase pending and that the demolition and development will cause a parking problem as the parking is tied to the demolition. Questions if there has been a parking study in the Village.
- Stéphane Licari: Comments that Alexandre Bourgeau Parc is a gem. Asks about sports fields and the costs of parking changes. Comments on the fact that this decision will be the first in virtue on the Village Code and will create precedence for the future.
- Charles Desrochers: Questions who submitted the application for a demolition permit. Comments that the City of Dorval subsidized a building, on subsidies for the private sector, that the proposed parking does not respect the Special Planning Program and that lots are too big.
- Andrew Swidzinski: Deposits an appraisal document concerning the City land. Mentions that he is the Vice-President of the "*Société pour la sauvegarde du patrimoine de Pointe-Claire*". Comments that 60% of the project is on City land and that an independent appraisal was done by them. Explains the assembly value, meaning the value when joining a lot to a project. Further comments that the City land is not being sold for its real value, on the loss of the parking lot and on the number of condominium developments around the City
- Joan Dyer: Asks that the request for the demolition to be refused. Mentions that Mrs. Natalie Smith has solutions and comments on the preservation, rehabilitation, restoration and discusses their differences.
- Gail Webster: Mentions that she is grateful for the government of Pointe-Claire and explains that the Demolition Committee should be abolished.

- Hélène Cantin: Represents Mr. André Charbonneau. Reads a text written by Mr. Charbonneau. Mentions that she believes the project to be inadmissible.
- Gary Malcolm: Thanks Council and the Planning Department for their good work. Supports the demolition of the Pioneer, failing which it will become a derelict building. Further comments that in the design process, some elements could be added to resemble the Pioneer.
- Ronald Williams: Mentions that he is a landscape architect. Comments that the building is unique, is a landmark and the importance of keeping the building but to bring the building into modern times. Further comments that the proposed new building exceeds the footprint of the existing building.
- Vito Pelosi: Comments on Mrs. Natalie Smith's reputation in her field, that the building now is no longer the Hotel Pointe-Claire, that the owner, Mrs. Marois, has the right to sell her property, on the value of the land, that the building is not worth saving and thanks the City for its transparency.
- Lissa Matyas: Expresses how proud she is of Pointe-Claire for coming together. Comments that the building is beyond repair, that tax revenues could help historic buildings, that the merchants need the community support, and that she likes that Pointe-Claire is thinking of revitalizing the building.
- Quentin Tully: Supports the demolition. Comments that the existing building is ugly, that it is beyond repair and likes the democracy behind the process.
- Patrick Russel: Mentions that he is a merchant in the Village and that there are issues with parking and traffic flow.
- Larry Smith: Comments that on Lakeshore Road there are no buildings above two storeys except for the Pioneer, that the Committee must be objective, that the volume of the proposed building does not fit into the Village, that the project is only possible because of the public land and that the plans presented are not to scale.
- Alessandro Commodari: Comments that he does not want to see the Village turn into a place similar to Laval, however expresses his support for the project and believes it is the first step in revitalizing the Village, and that it will be a step in the right direction. Apologizes to Mrs. Natalie Smith for the comments of other speakers.
- Renée Marak: Comments that the Pioneer is beyond repair and supports the demolition, that she does not approve the new project as it does not fit in and is too big, that the parking lots are always full, and that different ways should be considered in preventing the deterioration of other buildings.
- Barbara Cheetham: Mentions that she is a resident of the Village. Comments that the Village must be preserved, that the City By-laws should be applied in order to avoid disrepair, that there are traffic and parking issues and that the new Cartier Avenue is horrible.
- Norberto Mailis: Comments that there is a psychological element of this project, that it will make people accustomed to condominiums, that it will be the start of a trend and that he is against the project.
- Danny Yakubosky: Comments that Lakeshore Road is comprised of one or two storey buildings, and not three or four storeys and that it should remain at two storeys for any new project.
- Clause Lesage: Comments that the project is a continuation of the vision of the former Mayor Bill McMurchie for additional revenue through densification, that it is necessary to reduce expenses at City Hall, that the Village needs parking, that the new project does not fit into the character of the Village, that the new Cartier Avenue is poorly designed and that he does not feel that the will of the council is to serve the public.

The meeting is adjourned at 11:40 p.m. and the Demolition Committee exits the room.

The Demolition Committee returns to the room and the meeting resumes at 11:51 p.m.

- Jean-Charles Labelle: Comments on the role of the Demolition Committee, on the unique signature of the Pointe-Claire Village, that a condo project does not fit into the character of the Village, that the current building is neglected and the City should have a special program, that the building should be restored, that the *Société pour la sauvegarde du patrimoine de Pointe-Claire* has great credibility and calls for a moratorium of condo construction in the Village.
- Daniel Montpetit: Comments on the size of parking in Park Bourgeau, the condominiums to be developed at the corner of Cartier Avenue and Lakeshore Road and questions whether the parking lot facing the Pioneer will be developed into condominiums.

- Stephen Waencke: Comments that the building is old and in need of considerable repair, that the Committee should raise the bar for new projects and that the City allowed the building to become in disrepair.
- Paul Parfett: Comments that the Pioneer must continue, that he will sacrifice everything he has and that he is offering an alternative to restore the building.
- Michael D'Arrisso: Comments that the parking lot to be sold is in a convenient parking area, that the project is wrong and that the City land was sold without public tender. Asks the Committee to consider quality of life.
- Erik Love: Comments that the question of whether or not selling the property is necessary needs to be asked, questions if condominiums are really necessary, comments that evaluations will increase and citizens will not be able to keep their properties.
- Michel Forest: The new President of the *Société pour la sauvegarde du patrimoine de Pointe-Claire*. Comments on the selling price of the building, on conservation and the importance of avoiding harm to the object that should be preserved.
- Nedia El Khouri: Comments that the Village seems to be a little bit more alive, that the project concerns her because she sees the Pioneer as beautiful, that the building should be restored if possible, that condominiums on the main street are not conducive to revitalizing the Village, that the parking lot was initially sold to the City with a condition of public use and that the project is too large for the area.
- Yvan Desrochers: Comments that previously all the second storeys were inhabited by citizens. Questions why the Pioneer was left abandoned and that it is still viable. Comments that it takes people to sustain a Village with local shops and that densification is important.
- Martha Bond: Comments that the project is inappropriate and that she supports those opposed to it.
- Patrick St-Louis: Comments on the fact that it is arrogant to question why nobody has purchased the property, that other promoters are talking to the City but the citizens have not been made aware of it and that properties are up for sale and people are equally unaware of this.
- Suzanne Vaillant: Comments that she followed strict conditions to renovate 3 properties and now the developer will be allowed to do what he wants, that everything can be repaired and that densification is not the solution. Questions why the City does not buy the building.
- Corinne Williams: Comments that she has renovated her heritage home and that a restoration is possible.
- Linda De Witt: Comments that if the demolition and development project go through it would create a precedent for other developments and that underground parking might not work out.
- Christina Duvander: Comments that the Pioneer should be restored, that the new project is too big, that there is an issue with parking and that if the proposed project goes ahead it cannot be undone.
- Ronald Marceau: Comments that eliminating a parking lot will cause a problem.
- Daniel Montpetit: Comments that the citizens of Pointe-Claire do not want to demolish the Pioneer and questions where the snow will be placed in the winter.
- Lois Butler: Thanks Facebook and Deakin Realty for bringing the project out to the attention of the citizens. Comments that the proposed project does not fit in and the essence of the Village is being lost.
- Rohan Rosario: Questions the impartiality of the reports produced and questions if people will enjoy the proposed new building.
- Joel Kennedy: Comments that Pointe-Claire is more than just Village, that the decision will not destroy Pointe-Claire and that is a safe, friendly and vibrant community.

The meeting is adjourned at 1:12 a.m. and the Demolition Committee exits the room.

The Demolition Committee returns to the room and the meeting resumes at 1:55 a.m.

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;

CONSIDERING 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 studied thoroughly prior to the meeting and considering the objections received;

CONSIDERING that major interior and exterior modifications have occurred to the building over the last 87 years which have caused the building to lose its physical and architectural integrity, leading to structural weakness, and all elements that would have contributed to its heritage value have disappeared;

CONSIDERING that the building no longer resembles the original construction, that few improvements were made in recent years and that the building is at the end of its economic life;

CONSIDERING that the building does not feature on the list of buildings having heritage value in the Urban Heritage Evaluation done by '*Le service de la mise en valeur du territoire et du patrimoine de Montréal*'

CONSIDERING that the Heritage Consultants Patri-Arch considered the building's heritage value weak in the study they produced for the City of Pointe-Claire in 2004;

CONSIDERING that the contribution of the immovable to the special character of Pointe-Claire is weak architecturally speaking, and that its contribution as a hotel, bar, restaurant and concert hall, although important to the social fabric of the Pointe-Claire village for over 100 years, has come to an end as the Pioneer is now closed and the owner would like to sell the building;

CONSIDERING the cost of a complete renovation is \$1 680 000 and the replacement value is \$ 1 678 300.

CONSIDERING that the recommendation in Architecture 49's Heritage report is to demolish the building;

CONSIDERING that the conclusion in PCG Carmon's Evaluation report is that the building is at the end of its economic life.

DEMOLITION

Moved by Councillor Stork;
Seconded by Councillor Cowan, and unanimously

RESOLVED:

1. TO AUTHORIZE the demolition of the immovable located at 286, Bord-du-Lac-Lakeshore Road in Pointe-Claire, based on the aforementioned relevant criteria of the Demolition By-Law and other information relevant to the project.

PRELIMINARY PROGRAMME FOR THE REUTILIZATION OF THE VACATED LAND

Moved by Councillor Stork;
Seconded by Councillor Cowan, and unanimously

RESOLVED:

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

The parking and circulation issues that result from the implantation of the new construction must be resolved to limit the negative impact on the immediate environment.

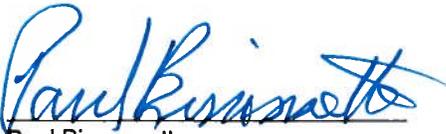
It is noted that any interested party may, within 30 days of the decision of the Committee, appeal the decision, in writing, to the Municipal Council and to inform the applicant about the effect of such appeal on the issuance of the permit.

ADJOURNMENT

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

RESOLVED:

THAT the meeting be hereupon adjourned at 2:00 a.m.



Paul Bissonnette
Committee President



Danielle Gutierrez
Committee Secretary