

EXCERPT OF THE MINUTES OF THE MEETING OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, 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

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

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 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

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:

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.