
PRESENT: Councillors B. Cowan (District 8 — Oneida), acting as President of the Demolition Committee, P. Bissonnette (District 2 — Lakeside) and E. Stork (District 7 — Northview), 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 Me Caroline Thibault, Director — Legal Affairs and City Clerk are also in attendance.

DEDEMOLITION OF THE IMMOVABLE LOCATED AT 225 BORD-DU-LAC-LAKESHORE ROAD

The Committee waives the presentation of Ms. Naomi Lane of the Planning Department regarding the request for authorization to demolish the immovable located at 225, Bord-du-Lac-Lakeshore Road, submitted by Mrs. Kathryn Lee Sellyn, owner. This request is accompanied by a programme for the reutilization of the vacated land.

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

The Assistant City Clerk informs the Committee that no written objections were received 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 questions and comments of those present at the meeting:

Wayne Clifford
- The house has been vacant for over a year;
- Wishes to see the new plans.

DECISION

WHEREAS the Committee has considered the condition of the building concerned by the demand, the deterioration of its architectural appearance, the neighbourhood's aesthetic character and 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 contains one or more apartments, the hardship caused to the tenants, the need for housing in the area and the possibility of relocating the tenants;
- Written objections received by the City Clerk, if applicable, in accordance with the provisions 148.0.7 of the Act Respecting Land Use Planning and Development;
- All other objections or representations 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 studied thoroughly prior to the meeting;

CONSIDERING that the foundation is of poor quality resulting in numerous defects, that the floors are uneven, that the concrete slab is cracked, that there is efflorescence on the slab and the foundation walls, that the mortar joints are deteriorated, that the roof, drainage and piping must be redone, that the windows require replacement, that the walls and ceilings on the first and second floors are cracked, that there are traces of water infiltration, that there is no effective ventilation in the roof or bathrooms and the building requires significant work;

CONSIDERING that the existing building does not significantly contribute to the special character of Pointe-Claire and shall not deteriorate the architectural appearance or the aesthetic character of the neighborhood;

CONSIDERING the cost of complete restoration is $500,000 and the replacement value is $426,000.
FOR THESE REASONS, it is:

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

RESOLVED:

1. TO AUTHORIZE the demolition of the immovable located at 225 Bord-du-Lac-Lakeshore Road in Pointe-Claire, based on the abovementioned relevant criteria of the Demolition By-Law.

2. TO APPROVE the programme for the reutilization of the vacated land described below, subject to the following conditions:

   a) that the site planning and architectural integration programme plan 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 November 19, 2018 and January 21 and 22, 2019:
      - Plan d'implantation révisé_2019-01-22
      - Plans complets_8_2018-11-19
      - Sellyn residence_2019-01-21

   b) that the demolition shall start no later than 6 months following the issuance of the demolition permit, and that the programme for the reutilization of the vacated land be completed within 12 months of issuance of the demolition permit of the existing immovable;

3. TO INFORM the applicant that, before the demolition permit is issued, a monetary guarantee in the amount of $10,000 for each house must be remitted to the City in order to ensure that the programme for the reutilization of the vacated land is carried out, and this, in accordance with Section 41 of By-Law PC-2818;

4. 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.

5. 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 OF DECISION

The decision is adjourned at 7:56 p.m.

Breht Cowan
Committee President

Danielle Gutierrez
Committee Secretary