

DECISION OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, RENDERED AT A MEETING HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC ON **OCTOBER 3, 2019**, AT 7:30 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **SEPTEMBER 18, 2019**.

**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 and Naomi Lane, Planning Advisory Committee Coordinator are also in attendance.

**DEMOLITION OF THE IMMOVABLE LOCATED AT 45, SAINT-JOACHIM AVENUE**

The Committee waives the presentation of Ms. Naomi Lane of the Planning Department regarding the request for authorization to demolish the immovable located at 45, Saint-Joachim Avenue submitted by Mrs. Clara Fehrmann, owner. This request is accompanied by a programme for the reutilization of the vacated land.

The owner is present and submits these additional comments to the Committee in support of the request:

- Worked in collaboration with the City of Pointe-Claire;
- Project is a nice addition to the Pointe-Claire village;

The Assistant City Clerk informs the Committee that one written objection was 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 comments and questions from the following persons:

**Claude Arsenault**

- Project is oversized;
- Project does not correspond with the style of the village;
- SPAIP must be applied;
- Traffic issues during construction.

**Second intervention from Mrs. Clara Fehrmann**

- Appreciates Claude Arsenault's work done for the village;
- Underground parking in the village;
- Proposed project respects by-laws;
- Ready to work with the City of Pointe-Claire to avoid causing issues to the neighbours.

**Patrick McGee (architect)**

- Prefabricated unit to minimize impact on neighbours;
- Building is average compared to the others.

The meeting is adjourned at 7:45 p.m. and the Demolition Committee exits the room.

The Demolition Committee returns to the room and the meeting resumes at 7:53 p.m.

It is moved by Councillor Bissonnette:

**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 physical condition of the building is below average in relation to its age, that several components are at the end of their useful life, that several deficiencies have been noticed, that the interior finish is obsolete and that significant foundation problems are observed, which puts into question the relevance of restoring or renovating the building

CONSIDERING the existing house does not contribute anything significant to the special character of Pointe-Claire and that its demolition shall not contribute to the deterioration of the architectural appearance nor the aesthetic character of the neighborhood;

CONSIDERING the approximate cost of complete restoration is \$ 207,000 and the approximate replacement value is \$ 222,000;

CONSIDERING that the project respects the Village Code requirements, including the volume and the front set back.

FOR THESE REASONS, it is:

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

**RESOLVED:**

1. TO AUTHORIZE the demolition of the immovable located at 45, Saint-Joachim Avenue 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 June 7 2019:
    - Plans\_2019-06-07
    - Évaluation Arboricole\_45\_Saint-Joachim\_arboriculture\_\_05-06-2019
  - 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;
  - c) that an inspection for the presence of asbestos be carried out as recommended in the inspection report that was submitted in this file, prior to the issuance of the demolition permit;
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 7:58 p.m.



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Brent Cowan  
Committee President



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Danielle Gutierrez  
Committee Secretary