

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 **OCTOBER 15, 2020**, AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **SEPTEMBER 30, 2020**.

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, Legal affairs department and City Clerk's office, acting as Secretary of the Demolition Committee, Sébastien Blanche, Interim Planning Advisory Committee Coordinator, and Nicole Loiselle, Assistant Director of the Planning Department, are also in attendance.

DEMOLITION OF THE IMMOVABLE LOCATED AT 18 CLAREMONT AVENUE

Mr. Sébastien Blanche of the Planning Department presents the request for authorization to demolish the immovable located at 18 Claremont Avenue submitted by Mr. Paolo Bambino, owner. This request is accompanied by a programme for the reutilization of the vacated land.

The Assistant City Clerk informs the Committee that two 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 objections received by Mr. Rohan Rosario as well as Mrs. Natalie Bibeau and Mrs. Annie Delorme.

DECISION

WHEREAS the committee has considered the contribution the building makes to the special character of Pointe-Claire;

WHEREAS the following reports have been analyzed:

- Rapport d'évaluation_Paris Ladouceur & Associés inc._2020-08-13
- Rapport_inspection Louise Coutu, arch.-18 Claremont_2020-08-24

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 program for the vacated land, the environmental sustainability of the demolition and of the reutilization program for the vacated land and any other relevant criteria, in particular:

- 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;
- The recommendations of the Planning Advisory Committee.

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;

WHEREAS the project was studied thoroughly prior to the meeting;

WHEREAS the approximate cost of complete renovation is \$161,000 and the approximate replacement value is \$ 416,000;

FOR THESE REASONS, it is:

DECIDED:

1. TO AUTHORIZE the demolition of the immovable located at 18 Claremont Avenue in Pointe-Claire, based on the abovementioned relevant criteria of the Demolition By-Law.
2. TO APPROVE the reutilization program for the vacated land as 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 May 28, August 4 and September 30, 2020:
- Évaluation Arboricole_18 Claremont_2020-05-28
 - Aménagement paysager_2020-08-04
 - Élévations_2020-08-04
 - Perspective_2020-08-04
 - Plan d'insertion_2020-08-04
 - Plan d'implantation_2020-09-30
- b) that the demolition shall start no later than 6 months following the issuance of the demolition permit, and that the reutilization program for the vacated land be completed within 12 months of issuance of the demolition permit of the existing immovable;
- c) that the arboricultural plan must be respected and appropriate measures must be taken to protect the existing trees that cannot be felled;
3. 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 City in order to ensure that the programme for the reutilization for 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.

A vote is called regarding the demolition.

The Committee votes unanimously in favour of the demolition.

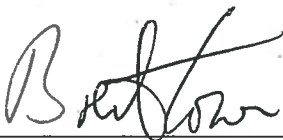
A vote is called regarding the program for the reutilization of the vacated land.

The Committee votes unanimously to approve the reutilization plan for 18 Claremont Avenue.

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 7:16 p.m.



Brent Cowan
Committee President



Danielle Gutierrez
Committee Secretary