

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 347 SAINT-LOUIS AVENUE**

Mr. Sébastien Blanche of the Planning Department presents the request for authorization to demolish the immovable located at 10 Lakeside Avenue submitted by Mr. Yan Zhang, representative of 9388-3478 Quebec Inc., owner. This request is accompanied by a programme for the reutilization of the vacated land.

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 objection received by Mr. Rohan Rosario.

**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.\_2020-07-09
- Rapport\_inspection 347, Ave. St-Louis, Pointe-Claire, Louise Coutu\_2020-05-20

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 \$162,000 and the approximate replacement value is \$258,000;

FOR THESE REASONS, it is:

**DECIDED:**

1. TO AUTHORIZE the demolition of the immovable located at 347 Saint-Louis 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 April 6 and August 19, 2020:
- Élévations\_2020-04-06
  - Implantation\_2020-04-06
  - Perspectives\_2020-04-06
  - Plan d'insertion\_2020-04-06
  - Évaluation Arboricole\_347 Saint Louis\_19-08-2020
- 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 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 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.

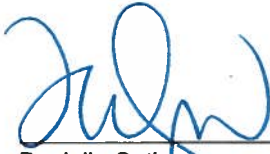
The Committee votes unanimously to approve the reutilization plan for 347 Saint-Louis Avenue.

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 7:11 p.m.

  
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Brent Cowan  
Committee President

  
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Danielle Gutierrez  
Committee Secretary