

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 **SEPTEMBER 10, 2020**, AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **AUGUST 26, 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 363-365 BRUNSWICK BOULEVARD

Mr. Sébastien Blanche of the Planning Department presents the request for authorization to demolish the immovable located at 363-365 Brunswick Boulevard submitted Mr. Charlie Albano representative of Construction Triad-Brem Inc., owner. This request is accompanied by a programme for the reutilization of the vacated land.

The applicant is not present and is represented by Mrs. Rita Khoury. The representative 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.

No comments or questions were submitted to the Committee prior to the meeting.

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 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.

WHEREAS the Committee is convinced that the demolition is appropriate, taking into account the interests of the public and the parties;

WHEREAS 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 building has suffered normal and inevitable aging over the years and that certain components are at the end of their life;

WHEREASCONSIDERING the orientations of the Planning Program applicable to this sector;

WHEREAS the existing building 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;

FOR THESE REASONS, it is:

DECIDED:

1. TO AUTHORIZE the demolition of the immovable located at 363-365 Brunswick Boulevard 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 17 and July 16, 2019, June 15 and July 1, 14 and 20, 2020:
- Rapport d'inspection de Louise Coutu_2019-04-17
 - Rapport évaluation_2019-07-16
 - Perspective principale_2020-06-15
 - Perspective latérale gauche_2020-06-15
 - Plan d'insertion_2020-06-15
 - Dessins architecture_2020-07-01
 - Évaluation arboricole_363 Brunswick_arboriculture_2020-09-09_révision #1
 - Implantation_2020-07-20
 - Plan paysagement_2020-07-20
- 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;
3. TO INFORM the applicant that, before the demolition permit is issued, a monetary guarantee in the amount of \$159, 878 must be remitted to the City in order to ensure that the reutilization program for the vacated land is carried out, and this, in accordance with Section 42 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. (All of the Committee members are in favour).

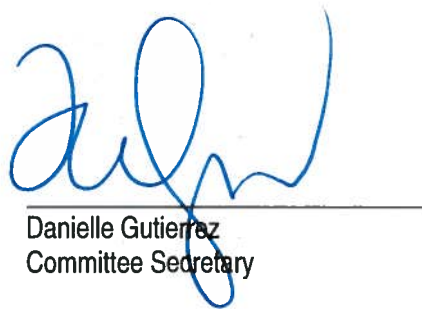
It is noted that any interested party may, within 30 days of the decision of the Committee, appeal the decision, in writing, to the Municipal Council and to inform the applicant about the effect of such appeal on the issuance of the permit.

ADJOURNMENT OF DECISION

The decision is adjourned at 7:10 p.m.



Brent Cowan
Committee President



Danielle Gutierrez
Committee Secretary