

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 61 KING AVENUE

Mr. Sébastien Blanche of the Planning Department presents the request for authorization to demolish the immovable located at 61 King Avenue submitted Mr. Patrick Barrette representative of 9343-9255 Québec Inc., owner. This request is accompanied by a programme for the reutilization of the vacated land.

The applicant is present, in addition to a second representative, Mr. Jean Houde. The representatives submit additional information to the Committee regarding the following subjects in support of the request:

Mr. Patrick Barrette

- The state of the immovable as described in the seller's declaration prepared at the time of purchase.

Mr. Jean Houde

- Flooding having occurred in the year following the purchase of the immovable;
- State of the immovable;
- Property visit with two members of the City of Pointe-Claire administration.

The Assistant City Clerk informs the Committee that one (1) 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 regarding the subjects described below being submitted by the following persons:

Mr. Richard Leschiutta

- Does not oppose the project, however requires clarification on the water drainage.

Mr. Michel Forest (Société pour la Sauvegarde du Patrimoine de Pointe-Claire)

- Opposes the project;
- Municipal by-laws in force;
- The report prepared by Mrs. Rohan.

DECISION

WHEREAS the following reports have been analyzed:

- Rapport d'inspection_Louise Coutu_2020-02-03
- Rapport d'évaluation_Paris, Ladouceur& Associés Inc._2020-03-27
- Expertise de salubrité fongique résidentielle et qualité de l'air_2019-10-29
- Étude de conservation architecturale_Daniella Rohan_2020-02-13
- Rapport état de l'immeuble_2020-09-08

WHEREAS the building is of heritage interest under Chapter 13 of the SPAIP By-Law no, PC-2787;

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 Committee has considered the heritage interest of the building, 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, 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.

WHEREAS the approximate cost of complete renovation is between \$159,400 and \$196,900 and the approximate replacement value is between \$194,400 and \$246,900.

FOR THESE REASONS, it is:

DECIDED:

1. TO AUTHORIZE the demolition of the immovable located at 61 King Avenue in Pointe-Claire, based on the abovementioned relevant criteria of the Demolition By-Law provided that the following condition is satisfied:
 - The demolition shall start no later than 6 months following the issuance of the demolition permit, and that the reutilization program for the vacated be completed within 12 months of issuance of the demolition permit of the existing immovable
2. TO APPROVE the reutilization program for the vacated land described below:
 - Plans complets_esq 6_2020-05-27
 - Perspective_2020-07-07
 - Perspective 2_2020-07-13
3. TO INFORM the applicant that the program for the reutilization of the vacated land must be completed within 12 months of issuance of the demolition permit of the existing immovable;
4. 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 reutilization program for the vacated land is carried out, and this, in accordance with Section 41 of By-Law PC-2818;
5. 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
6. 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.

Councillors Stork and Bissonnette vote in favour of the demolition

Councillor Cowan votes against the demolition explaining that according to the Demolition by-law PC-2818, in the case of a building of heritage interest identified in Chapter 13 of the SPAIP by-Law, there must be included for the consideration of the Committee a report prepared by an architect appointed by the City that establishes the restoration and construction costs to be incurred to give the building back its full value and demonstrating that the structure is in a condition such that it cannot be reasonably restored (para 10.5). Councillor Cowan points out that the immovable at 61 King is identified in Chapter 13 of the SPAIP by-law as having heritage interest and further states that he is in agreement with M. Forest that the aforesaid condition has not been satisfied.

The demolition is approved by majority, namely two (2) votes in favour and one (1) vote against.

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

The Committee votes unanimously to approve the reutilization plan for 61 King.

Councillor Cowan explains that his vote to approve the plan in no way alters his view that the existing building should not be demolished.

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 MEETING

The meeting is adjourned at 7:46 p.m.



Brent Cowan
Committee President



Danielle Gutierrez
Committee Secretary