

DECISION OF THE DEMOLITION COMMITTEE OF THE CITY OF POINTE-CLAIRE, RENDERED AT A MEETING HELD AT 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC ON **APRIL 14, 2021**, AT 7:07 P.M. AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON **MARCH 24, 2021**.

PRESENT: Councillors B. Cowan (District 8 – Oneida), acting as President of the Demolition Committee, P. Bissonnette (District 2 – Lakeside) and C. Homan (District 5 – Lakeside Heights), 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 Robert F. Weemaes, City Manager, are also in attendance.

This meeting is held by videoconference without the presence of the public, in accordance with the maximum alert declared by the Québec government to limit the spread of COVID-19.

DEMOLITION OF THE IMMOVABLE LOCATED AT 575 SAINT-JEAN BOULEVARD

Mr. Sébastien Blanche of the Planning Department presents the request for authorization to demolish the immovable located at 575 Saint-Jean Boulevard submitted by Mr. Stefano Lopez, from Brivia Group, representing the owner, Développement 575 St-Jean S.E.C. This request is accompanied by a programme for the reutilization of the vacated land.

The Assistant City Clerk informs the Committee that 49 letters of oppositions were received in accordance with the provisions of Section 148.0.7 of the Act Respecting Land Use Planning and Development.

Councillor Cowan summarizes the main points of opposition received concerning the reutilization plan, which consists of these three major points:

- A ten story building is too high;
- Over 200 residential units is too dense;
- Traffic issues caused by the density of the project for that particular area.

The meeting is adjourned at 7:25 p.m. and the Demolition Committee interrupts the videoconference.

The Demolition Committee resumes the videoconference at 7:30 p.m.

DECISION

WHEREAS lot 2 528 422 of the cadastre of Québec with an area of 1.08 hectares is the one proposed by BRIVIA GROUP to accommodate and support the construction of a multifamily residential building that is the subject of this application for demolition and reconstruction;

WHEREAS this lot is located in the south-east quadrant of the City Centre Special Planning Program (SPP) of the Planning Program, number PC-2768;

WHEREAS the orientations proposed under the City Centre SPP for the sector are as follows:

- A lively city centre;
- Intensification and diversification of businesses and services;
- An increasingly pedestrian-friendly environment.

WHEREAS the recent implementation of the *Réseau express métropolitain* (REM) and two stations on the territory of Pointe-Claire seriously impacts the planning and development of the City Centre and the new reality of transit traffic will be different than what was reasonably predicted just a few years ago;

WHEREAS the "Greenwich-Sotramont" (currently being implemented) and the "BRIVIA" (projected) urban redevelopment projects, situated on either side of Saint-Jean Boulevard, are located at the southern limits of the City Centre sector as described in the SPP;

WHEREAS the BRIVIA project is situated outside the TOD (Transit-oriented development) area of the REM associated with the Fairview–Pointe-Claire station while the above-mentioned "Greenwich-Sotramont" project is located in part in said TOD area;

WHEREAS the characteristics and size of the proposed building do not favour a gradual transition of volumes by imposing a highly pronounced and contrasting distinction with the existing residential environment, which

impedes the integration and cohabitation of the project as proposed by BRIVIA GROUP with the neighbouring residential sectors;

WHEREAS the approximate setback of the buildings from Saint-Jean Boulevard is 30 metres for the "Greenwich-Sotramont" urban redevelopment project and less than 15 metres for the BRIVIA project;

WHEREAS the gross density of the "Greenwich-Sotramont" urban redevelopment project is less than 75 housing units/hectare and that of the BRIVIA project is more than 200 housing units/hectare, despite its location outside the TOD area associated with the Fairview–Pointe-Claire station;

WHEREAS the building's size and volume as well as the architectural features of the multifamily residential building proposed by BRIVIA GROUP present different challenges in terms of integration and social acceptability, notwithstanding the different information activities and "open houses" conducted by the project promoters for the local population;

WHEREAS the proposed accesses (entrances and exits) to the BRIVIA multifamily residential project comprised of 224 housing units are located on Maywood Avenue for indoor parking and visitor parking and Chaucer Avenue for the main entrance and visitor parking;

WHEREAS the size, characteristics and current configuration of the local street grid adjacent to the lot make it difficult to sustainably support the additional traffic flow associated with the multifamily residential project as proposed by BRIVIA GROUP and that this concern, raised numerous times by citizens, negatively impacts the public interest associated with this construction project;

WHEREAS the only real access to the upper road network (Saint-Jean Boulevard) of the BRIVIA project will be via Chaucer Avenue, which belongs to the local road system;

WHEREAS the anticipated conditions of both active and motorized mobility at the limits of the City Centre sector negatively impact the project's overall social acceptability among the local population residing near the project;

WHEREAS the following reports were reviewed:

- Rapport évaluation_FR_Paris Ladouceur_2020-07-31
- Rapport évaluation_EN_Paris Ladouceur_2020-08-13
- Rapport_d'inspection_Louise Coutu, arch. 1848-2020-05-20

WHEREAS in accordance with the provisions of section 10 of By-Law PC-2818 and, notwithstanding that this is a project to replace another category of use, the following was determined in a report written by a certified evaluator for the existing building:

- Replacement cost as new: ±\$2,655,000
- Estimated physical depreciation: 53%
- Depreciated replacement cost: ± \$1,250,000
- Approximate cost of complete renovation: \$381,000

WHEREAS the Committee considered the state of the building that is the subject of the application, the deterioration of its architectural appearance, its aesthetic features and the quality of life of the surrounding area, the cost of restoration, the projected use of the vacated land, the environmental sustainability of the demolition project and the reuse of the land and any other relevant criterion, in particular:

- The written objections received in accordance with the provisions of section 148.0.7 of the *Act Respecting Land Use Planning and Development*;
- Any other objection or representation received or presented during the hearing.

WHEREAS the provisions under sections 148.0.1 to 148.0.26 of the *Act Respecting Land Use Planning and Development* and those under By-Law PC-2818 of the City of Pointe-Claire on the demolition/deconstruction of immovables;

WHEREAS the project was carefully reviewed before the meeting;

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 refuse the reutilization plan for 575 Saint-Jean Boulevard.

FOR THESE REASONS, it is:

DECIDED:

1. TO AUTHORIZE the demolition of the immovable located at 575 Saint-Jean Boulevard in Pointe-Claire, based on the relevant criteria mentioned in the Demolition By-Law.
2. TO REFUSE, based on the preamble, which forms an integral part of the present decision, the programme for the reutilization of the vacated land, hereinafter described:
 - Plans complets_Révision10-2021-03-16

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 and that no demolition permit will be issued during this period.

ADJOURNMENT OF MEETING

The meeting is adjourned at 7:53 p.m.



Brent Cowan
Committee President



Danielle Gutierrez
Committee Secretary