

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 MAY 26, 2022, AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON MAY 13, 2022.

PRESENT: Councillors C. Homan (district 5 – Lakeside Heights), acting as President of the Demolition Committee, E. Tedford (District 1 – Cedar-Le Village) and B. Tremblay (district 6 – Seigniori), 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 and Cindy Fisher, Manager Special Projects Urban Development, are also in attendance.

#### **DEMOLITION OF THE IMMOVABLE LOCATED AT 325 AND 327 HYMUS BOULEVARD**

Ms. Cindy Fisher of the Planning Department presents the request for authorization to demolish the immovable located at 325 and 327 Hymus Boulevard submitted by Mr. Rémi Caron, authorised to act on behalf of the owner, 325 Hymus LP. This request is accompanied by a programme for the reutilization of the vacated land.

The Assistant City Clerk informs the Committee that twelve (12) written objections were received in accordance with the provisions of Section 148.0.7 of the Act Respecting Land Use Planning and Development.

The representatives, Mr. Ilya Lipov and François Lacoste, are present and submit additional information to the committee in support of the request.

The Committee takes note of the comments and questions from the following persons:

#### Nathalie Prévost

- Quality of life, balance and global vision;
- Traffic issues;
- Concerns during demolition work;
- Obstruction of view;
- Asbestos.

#### Suzanne Bégin

- Proximity of the new building on the "La Voile" building;
- Obstruction of view;
- Quality of life.

#### Ilya Lipov

- Consider lodging needs;
- Duration of works;
- Sunlight study;
- Building standards;
- Construction of "La Voile".

#### Mrs. Piché

- Hours of construction work.

#### Salve Hernandez Desprez

- Problem in the building "La Voile".

#### **DECISION**

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

WHEREAS all documents relevant to this request have been analyzed by the committee, including, but not limited to the following reports:

- Rapport évaluation frais parcs\_terrains jeux\_2022-01-11
- 648236E -FINAL-Parks and Playground English 2022 03 17
- Rapport\_325 Boul. Hymus Louise Coutu arch.-1952-2021-08-31
- 648236E-1 évaluation FINALE 2022 03 21
- 648236E-1- evaluation English

WHEREAS the Committee has considered the condition of the existing building, 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:

- That twelve (12) written objections were received by the City Clerk in accordance with the provisions 148.0.7 of the Act Respecting Land Use Planning and Development;
- That no additional representations were received subsequent to the publication of notice;
- 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;

CONSIDERING the building located at 325 and 327, Hymus Boulevard is subject to the provisions of the Interim Control By-law;

WHEREAS the project was studied thoroughly prior to the meeting;

WHEREAS the approximate cost of complete renovation is \$ 151 000 and the approximate replacement value is \$ 5 985 000;

A vote is called regarding the demolition.

Councillors Homan and Tedford vote in favor of the demolition.

Councillor Tremblay votes against the demolition.

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

Councillor Homan votes to approve the reutilization plan for 325 and 327 Hymus Boulevard.

Councillors Tedford and Tremblay vote against the reutilization plan for 325 and 325 Hymus Boulevard.

FOR THESE REASONS, it is:


**DECIDED:**


1. TO AUTHORIZE the demolition of the immovable located at 325 and 327 Hymus Boulevard in Pointe-Claire, based on the relevant criteria mentioned in the Demolition By-Law.
2. TO REFUSE the reutilization program for the vacated land currently proposed, considering the evaluation of the criteria pertaining to the quality of life of the residents in the neighbourhood according to Section 30(4) of By-Law PC-2818;
3. TO INFORM the applicant that he must provide, prior to the issuance of the certificate of authorization, the information allowing to know the locations of disposal of the demolition materials;
4. TO INFORM the applicant that, before the demolition permit is issued, a monetary guarantee in the amount of \$ 112 300 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 42 of By-Law PC-2818;

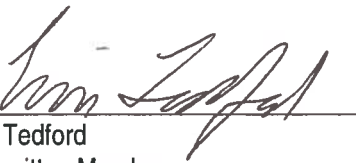
It is noted that any interested party may, within 30 days of the decision of the Committee, appeal the decision, in writing, to the Municipal Council and to inform the applicant about the effect of such appeal on the issuance of the permit and that no demolition permit will be issued during this period.


**ADJOURNMENT OF MEETING**

The meeting is adjourned at 21:27 p.m.

  
Cynthia Homan  
Committee President

  
Bruno Trembay  
Committee Member

  
Erin Tedford  
Committee Member

  
Danielle Gutierrez  
Committee Secretary