

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 JUNE 1, 2023, AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON MAY 19, 2023.

PRESENT: Councillors B. Cowan (district 8 – Oneida), acting as President of the Demolition Committee, B. Tremblay (district 6 – Seigniorie) and P. Bissonnette (district 8 – Lakeside) 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 55 CEDAR AVENUE

Ms. Cindy Fisher of the Planning Department presents the request for authorization to demolish the immovable located at 55 Cedar Avenue submitted by Mr. Patrick McGee, representative of Mr. Chadi El-Aaraj and Mrs. Claudia Desjardins Belisle, owners. This request is accompanied by a program for the reutilization of the vacated land.

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.

The owner, Mrs. Claudia Desjardins Belisle, is present and submits no additional information to the committee in support of the request.

Questions or comments are addressed to the members of the Committee by the person indicated below:

- Eva Kuchar

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 d'évaluation_EN_2022-09-06
- Rapport d'évaluation_FR_2022-09-06
- Rapport d'inspection_2022-08-25

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 no 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;

WHEREAS the project was studied thoroughly prior to the meeting;

WHEREAS the approximate cost of complete renovation is \$ 202,000 and the approximate replacement value is \$ 806,000.

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 55 Cedar Avenue.

FOR THESE REASONS, it is:

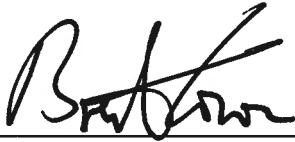
DECIDED:

1. TO AUTHORIZE the demolition of the immovable located at 55 Cedar Avenue in Pointe-Claire, based on the relevant criteria mentioned in 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 final plans listed below and received by the Planning Department on February 2 and April 17, 2023, which documents are substantially similar to those presented to the Planning Advisory Committee on March 13, 2023, be approved by a City Council resolution:
 - 55 Cedar_Élevations_2023-04-17 (4p);
 - 55 Cedar_Aménagement paysager_2023-04-17 (1p);
 - 55 Cedar_Matériaux_2023-04-17 (1p);
 - 55 Cedar_Perspective 3D_2023-04-17 (1p);
 - 55 Cedar_Plan d'implantation_2023-04-17 (1p);
 - 55 Cedar_Plan d'insertion_2023-02-02 (2p).
 - b) that the demolition permit be issued no later than six (6) months following the present decision, that the demolition shall start no later than six (6) months following the issuance of the demolition permit, and that the reutilization program for the vacated land be completed within twelve (12) months of issuance of the demolition permit of the existing immovable;
 - c) that the demolition plan incorporate the necessary measures put forth in sections 10.1 to 10.4 of the Demolition By-Law concerning the management of asbestos, safety and dust;
3. TO INFORM the applicant that he must take all necessary measures to separate the materials resulting from the demolition/deconstruction (concrete, brick, asphalt, etc.), all to promote the implementation of the residual materials management plan of the Communauté métropolitaine de Montréal (CMM) on the City of Pointe-Claire territory. The demolition/deconstruction methods used must optimize, as the case may be, the recovery, recycling, reclamation and ultimately the disposal of materials in appropriate sites for this purpose. More specifically, but not limited to, take all necessary measures to control the dispersion of packaging and construction materials during demolition and reconstruction work;
4. 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;
5. 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;
6. TO INFORM the applicant that he must, throughout the duration of the demolition and construction work, take all necessary measures to maintain public property (street right-of-way, sidewalk, etc.) in a good state of cleanliness. It will have to ensure that it takes the necessary measures to manage building materials and residues from demolition and construction in such a way that they do not cause damage or inconvenience to adjacent properties;
7. TO INFORM the applicant that he must comply with Regulation 1495 concerning nuisances by ensuring in particular that the construction work is carried out between 7am and 9pm on weekdays and between 9am and 5pm on Saturdays, Sundays and public holidays;
8. TO INFORM the applicant that the construction must be carried out in strict conformity with the approved plans and applicable urban planning regulation.

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

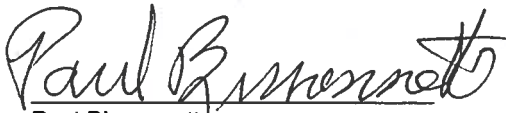
The meeting is adjourned at 7:19 p.m.



Brent Cowan
Committee President



Bruno Trembay
Committee Member



Paul Bissonnette
Committee Member



Danielle Gutierrez
Committee secretary