

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 FEBRUARY 8, 2024, AFTER A PUBLIC NOTICE HAS BEEN PUBLISHED ON JANUARY 26, 2024.

PRESENT: Councillors B. Cowan (district 8 – Oneida), acting as President of the Demolition Committee, B. Tremblay (district 6 – Seigneurie) and C. Cousineau (District 1 – Cedar-Le Village) 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 12 COOLBREEZE AVENUE

Ms. Cindy Fisher of the Planning Department presents the request for authorization to demolish the immovable located at 12 Coolbreeze Avenue submitted by Karim Saba, owner. This request is accompanied by a program for the reutilization of the vacated land.

The Assistant City Clerk informs the Committee that one written objection was received in accordance with the provisions of Section 148.0.7 of the Act Respecting Land Use Planning and Development and Section 26 of By-Law PC-2818.

The owner, Mr. Karim Saba, is present and submits no additional information to the committee in support of the request.

No comments or questions are addressed to the Committee at the meeting.

#### 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\_AN\_2020-06-02;
- Rapport Évaluation\_FR\_2020-03-05;
- Rapport d'inspection\_2020-03-05.

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 one written objection was received by the City Clerk in accordance with the provisions 148.0.7 of the Act Respecting Land Use Planning and Development and Section 26 of By-Law PC-2818;
- That no additional representations were received subsequent to the publication of the 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 provisions of the *Act to amend the Cultural Heritage Act and other legislative provisions*, and that the building was built before 1940, no certificate of authorization for demolition or building permit can be issued before at least 90 days following the transmission of a notice to the Minister of Culture and Communications;

WHEREAS the project was studied thoroughly prior to the meeting;

WHEREAS the approximate cost of complete renovation is \$ 188,000 and the approximate replacement value is \$ 219,000.

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 12 Coolbreeze Avenue.

FOR THESE REASONS, it is:

DECIDED:

1. TO AUTHORIZE the demolition of the immovable located at 12 Coolbreeze 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 December 1, 2023, and January 11, 2024, which documents are substantially similar to those presented to the Planning Advisory Committee on December 11, 2023, be approved by a City Council resolution:
    - 12 Coolbreeze\_Élévations\_2023-12-01 (1p)
    - 12 Coolbreeze\_Insertion\_2023-12-01 (1p)
    - 12 Coolbreeze\_Matériaux\_Présenté le 18 décembre 2023 (1p)
    - 12 Coolbreeze\_Perspectives\_2023-12-01 (3p)
    - 12 Coolbreeze\_Plan d'implantation\_2024-01-11 (2p)
  - b) that the demolition permit be issued no later than six (6) months after the 90 day period following the transmission of the present decision to the Minister of Culture and Communications. 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 in accordance with the deadlines set out in the Permits and Certificates By-law (PC-2788);
  - c) that the demolition plan incorporates 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 DECISION

The decision is adjourned at 8:03 p.m.

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Brent Cowan  
Committee President

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Bruno Tremblay  
Committee Member

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Claude Cousineau  
Committee Member

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Danielle Gutierrez  
Committee secretary