

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 – Seigniory) 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 13 JULIEN AVENUE

Ms. Cindy Fisher of the Planning Department presents the request for authorization to demolish the immovable located at 13 Julien Avenue submitted by Mrs. Marie-Laurence Fortin, owner. This request is accompanied by a program for the reutilization of the vacated land.

The Assistant City Clerk informs the Committee that written objections were 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, Mrs. Marie-Laurence Fortin, 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 persons indicated below:

- Allison King
- Stephen Pang
- Linda De Witt

The meeting is adjourned at 8:23 p.m. and the Demolition Committee exits the room.

The Demolition Committee returns to the room and the meeting resumes at 8:42 p.m.

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_2023_12_20;
- Rapport d'évaluation_FR_2023_12_14;
- Annexe C-Rapport d'inspection _2023_06_07
- Annexe D- Rapport d'examen structural _2023_10_11

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 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 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 \$ 225,000 and the approximate replacement value is \$ 371,000.

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 refuse the reutilization plan for 13 Julien Avenue.

FOR THESE REASONS, it is:

DECIDED:

1. TO AUTHORIZE the demolition of the immovable located at 13 Julien Avenue 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 issues raised by the neighbouring property owners, pending re-evaluation by the Planning Advisory Committee following review of the points raised in the letters of opposition.
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 \$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.

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 8:47 p.m.

Brent Cowan
Committee President

Bruno Tremblay
Committee Member

Claude Cousineau
Committee Member

Danielle Gutierrez
Committee secretary