1. OPENING OF THE MEETING

The Chair calls the sitting to order.

2. FIRST QUESTION PERIOD

3. ADOPTION OF THE AGENDA

MOVER Member Brzeski
SECONDER
THAT the agenda of the Demolition Committee sitting of March 15, 2021 be adopted.

4. PROCEDURE FOR A DEMOLITION COMMITTEE SITTING

The Chair to explain that the purpose of this meeting is to consider the demolition applications submitted for the immovables located at 314-316 Lansdowne Avenue and 325 Melville Avenue, in accordance with the Act respecting Land Use Planning and Development as well as By-law 1317 on demolition.

Explanation of the procedure for the sitting:

The Chair to explain that Ms. Youki Cropas, Urban Planning Advisor of the Urban Planning Department, will present the demolition project.

Any interested persons who sent either comments or oppositions to the City Clerk’s Office within the prescribed time period have been invited to make representations to the Committee using the online form made available within the prescribed hours. Once the Committee has heard all those who would like to make a statement, it will have the opportunity to withdraw to deliberate on the project.

Finally, the Committee will render a decision or adjourn the meeting to render a decision at a later date. A second question period will be available to the public via Zoom Webinar. All questions must relate to the demolition application.

5. REVIEW OF APPLICATION - 325 MELVILLE AVENUE

The committee reviews the application to demolish the immovable located at 325 Melville Avenue.
5.1. **OBJECTIONS AND COMMENTS**

The Chair reported that the City Clerk’s Office received one (1) letter from a resident expressing no opposition to the demolition application and eight (8) residents’ letters of opposition for the demolition application within the prescribed time period.

5.2. **COMMITTEE’S DECISION**

WHEREAS on November 16, 2020 an application for a demolition permit was submitted to the City of Westmount for the complete demolition of a Category II residential building located at 325 Melville Avenue;

WHEREAS on February 9, 2021 the public notices required by law and under the by-law of the City of Westmount were published;

WHEREAS on February 10, 2021, a notice was posted on the proposed demolition site;

WHEREAS opposition letters were received from eight (8) residents by the City Clerk’s Office, as well as a comment from one (1) resident;

WHEREAS the applicant has submitted a new preliminary program for the utilization of the vacated land on March 4, 2021 to the Urban Planning department;

WHEREAS prior to the Demolition Committee’s consideration of an application, the file must contain the recommendations of the Board of Inspections and the Planning Advisory Committee;

WHEREAS in accordance with Section 20 of the *By-Law 1317 concerning demolition*, the Demolition Committee may adjourn its public sitting as often as it deems necessary during the consideration of an application.

**MOVER**

Member Peart

**SECONDER**

THAT the public sitting of the Demolition Committee be adjourned to a later date in order to obtain the recommendations of the Board of Inspections and the Planning Advisory Committee following the submission of a new preliminary program by the applicant on March 4, 2021;

THAT the subsequent sitting of the Demolition Committee be announced by public notice.

5.3. **SECOND QUESTION PERIOD**
6. REVIEW OF APPLICATION - 314-316 LANSDOWNE AVENUE

The committee reviews the application to demolish the immovable located at 314-316 Lansdowne Avenue.

6.1. PRESENTATION OF THE DEMOLITION PROPOSAL BY THE CITY

Youki Cropas, Urban Planning Advisor presents the project.

6.2. OBJECTIONS AND COMMENTS

The Chair reported that the City Clerk’s Office received one (1) letter regarding the demolition application within the prescribed time period, in which no opposition to the demolition was expressed.

6.3. DELIBERATION

6.4. COMMITTEE’S DECISION

WHEREAS on February 25, 2020 an application for a demolition permit was submitted to the City of Westmount for the complete demolition of a Category II residential building located at 314-316 Lansdowne Avenue in order to build a two- (2) floor residence with a basement;

WHEREAS on February 9, 2021 the public notices required by law and under the by-law of the City of Westmount were published;

WHEREAS on February 10, 2021, a notice was posted at the proposed demolition site;

WHEREAS one (1) comment letter and no opposition letters were received by the City Clerk’s Office;

WHEREAS given the state of structural failure for which the repair work had not been successful;

WHEREAS the heritage study received determined that the existing building has lost its heritage integrity over the years;

WHEREAS the building is of lesser heritage value, not justifying its preservation given the structural failure;

WHEREAS the authenticity of the building is negligible;

WHEREAS the cost of restoring the building is significant;

WHEREAS a preliminary program for the utilization of the vacated land has been revised and recommended for a favorable decision to the Demolition Committee by the Board of
Inspection and the Planning Advisory Committee, on a full-demolition basis, as submitted in October 2020;

WHEREAS the preliminary program for the utilization of the vacated land is in compliance with all applicable City by-laws;

WHEREAS the present building is out of place in its environment and does not contribute to the aesthetic character of the neighborhood;

WHEREAS the dwellings will be vacant as of May 1, 2021;

WHEREAS the demolition application is made in compliance with all applicable City by-laws;

WHEREAS the Demolition Committee has studied the application and the preliminary program for the utilization of the vacated land;

WHEREAS the Demolition Committee is convinced that the demolition is in the public interest and in the interest of the parties.

MOVER

SECONDER

THAT the above considerations constitute an integral part of this resolution;

THAT the Demolition Committee authorizes the full demolition of the immovable at 314-316 Lansdowne Avenue, in accordance with the analysis and information provided in the application No. 2020-00207 dated February 25, 2021, pursuant to Section 24 of By-law 1317, *By-law concerning demolition*, the whole subject to the following conditions:

1. That a monetary guarantee of $50,000 be provided by the applicant to the City prior to the issuance of a demolition permit for the execution of the preliminary program for the utilization of the vacated land, in accordance with Section 22 of By-law 1317. The monetary guarantee may, at the applicant’s request, be released upon the completion of the work authorized by the building permit for the program for the utilization of the vacated land. Failing such completion of the work, the monetary guarantee shall be retained, subject to the time limits established under By-law 1300, *Permits and Certificates By-law*, at the expiration of which the City may make use of this monetary guarantee in the manner provided for under the law;

2. That the building be demolished and construction begin within 12 months of the demolition permit being issued;

3. That prior to the issuance of the demolition permit, a site management report for the demolition and the construction, including a demolition waste reuse plan, must be submitted and approved by the Board of Inspections;

4. That prior to the issuance of a demolition permit, a phasing plan for the demolition work, indicating the recommended sequence and methodology, signed and sealed
by an engineer who is a member of the *Ordre des ingénieurs du Québec*, must be submitted and approved by the Board of Inspections;

5. That the construction permit be obtained prior to the issuance of the demolition permit;

6. That the co-ownership regulations include the obligation to park in the garage so as to not limit the maneuverability of other co-owners.

6.5. **SECOND QUESTION PERIOD**

7. **CLOSING OF THE SITTING**

The Chair declares the sitting closed.