



Urbanisme | Urban Planning

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April 28, 2021

Application for demolition permit - 45 Westminster Avenue South

The Town of Montreal West has received a request from the developer of THE EASTON project for authorization to demolish the building located at 45, Westminster Avenue South (located on lot 1 292 196 of the Cadastre of Quebec) as part of the redevelopment project of the lot.

The ultimate redevelopment project

This project consists mainly of the following works

1. demolition of the existing building
2. relocation of water and sewer lines;
3. construction of a building including an interior parking lot, three floors and a mezzanine;
4. landscaping work.

This is a mixed-use project (residential/commercial/institutional) with increased density. The number and size of the proposed residential condominium units are designed to meet the needs of a variety of future occupants, including seniors and new families.

For more details on the redevelopment project, please visit the dedicated page on the Town's website (Home>Our Town>News>Redevelopment Project-The Easton).

Application for demolition permit

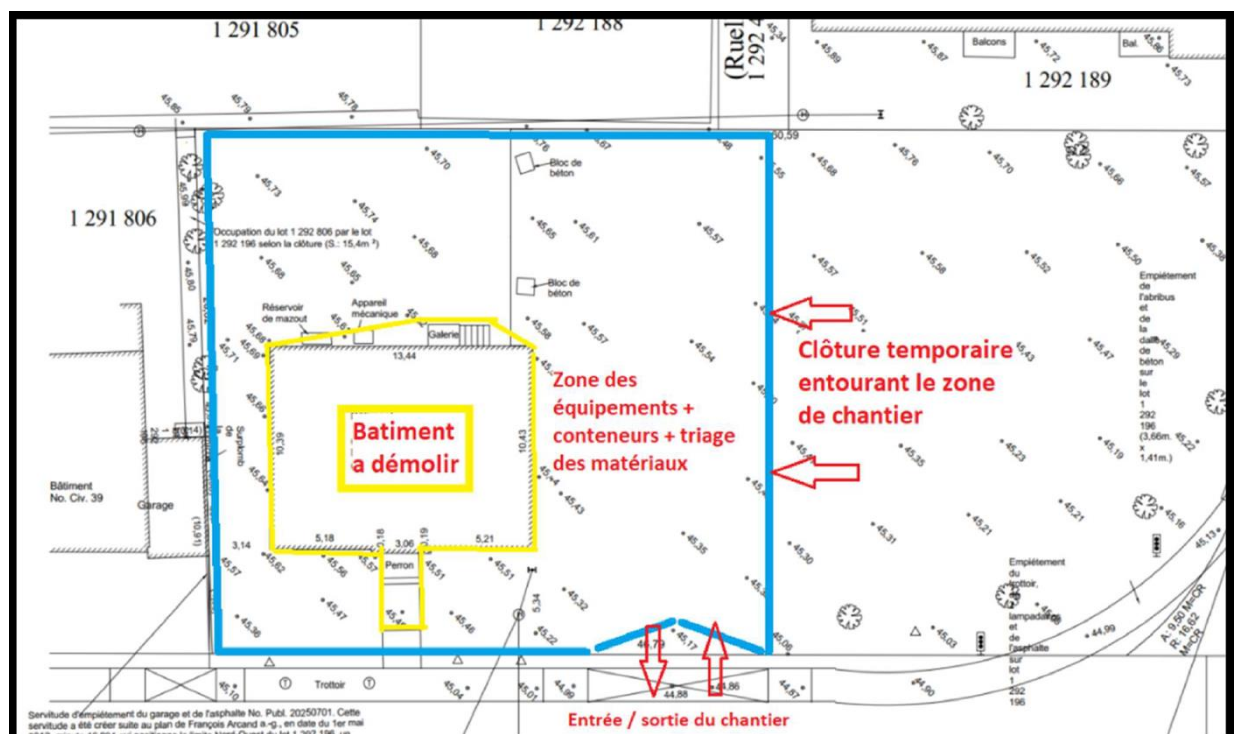
The application for demolition permit submitted is for the following:

1. demolition of the building
2. removal of landscaping
3. removal of parking; and
4. ultimately, the construction of a building for residential and commercial use.

The proposed measures regarding safety and mitigation of inconvenience during the work are summarized as follows:

1. Operators are in the cabin of their shovel and their door is closed. In addition, the excavators are equipped with adequate air conditioning with HEPA filters;
2. All employees are equipped with VHF telecommunication radios to ensure complete coordination of operations with the heavy machinery, which are also equipped with telecommunication radios;
3. All workers are equipped with personal protection as required;
4. At the beginning of each shift or after any change in procedure, a safety break is organized in order to make employees aware of the development of the worksite activities;
5. Installation of a safety fence surrounding the perimeter of the work site (see layout plan);
6. Installation of "Demolition Zone" signs at the access to the work area to inform people of the work in progress;
7. Sprinkling of mist to abate and control dust;
8. Signaler at the entrance to the site to control the entry and exit of trucks;
9. A site foreman is on site at all times to supervise and give instructions to the workers/operators.

Site plan (demolition)





Existing Services and Contaminants

All services will be zeroed out prior to the start of the demolition work at the property line: Water, Sewer, Electricity, Energir, CSEM, others)

The MDRs and asbestos will be entirely removed manually with the workers by sector before the beginning of the demolition work, i.e:

- Asbestos "Low Risk" condition
 - Interior gypsum joints
 - Vinyl tiles on floors in 2 areas
 - Mastic joints around windows
- Removal of fluorescent and ballast

In the event of an objection

Any resident wishing to object to the issuance of a certificate of authorization for the demolition of this project must, before May 14, 2021, make his or her objection, with reasons, known in writing to the Town Clerk, Me Claude Gilbert, at the following address: 50 Westminster Avenue South, Montreal West, Quebec, H4X 1Y7, or by email at inspector@montreal-west.ca.

The Consultative Process

Pursuant to By-Law no 2016-010 Concerning the Demolition of Immovables (hereinafter "By-Law"), a consultative process must be carried out in order to give the population the opportunity to be heard.

The Town's Demolition Committee normally holds a public meeting at the Town Hall. However, due to the Covid-19 pandemic and since the Town is in a red zone, a ministerial order requires that it be substituted by a written consultation of at least fifteen (15) days.

Any resident may submit his or her comments and questions in writing, until May 30, 2021, by sending an email to inspector@montreal-west.ca.

It will be possible to consult documents pertaining to the authorization request as of April 29, 2021 and a summary of the objections received, if applicable, at the latest on May 17, 2021, on the Town's website at: <https://montreal-west.ca/en/our-town/news/redevelopment-project-the-easton>. Additional information is available on the promotor's website at: <https://www.theeaston.ca/copy-of-the-project>.



The Demolition Committee's decision

The Demolition Committee will meet on May 31, 2021.

In accordance with the By-law and the Act respecting land use planning and development (hereinafter "Act"), the Committee shall grant the authorization if it is convinced of the advisability of the demolition, taking into account the public interest and the interest of the parties. The Act states that the Committee must consider the condition of the immovable that is subject to the application, the deterioration of the architectural appearance or aesthetic character of the neighbourhood or of the quality of life in the neighbourhood, the cost of restoration, the intended use of the vacated land and any other pertinent criterion, in particular, the prejudice caused to lessees, the housing needs in the area and the possibility of relocating the lessees.

Moreover, the Planning Advisory Committee of the Town will examine the request for the authorization to demolish in accordance with By-Law no 2012-005 on Site Planning and Architectural Integration Programme.)

The By-Laws are available on the Town's website at: <https://montreal-west.ca/en/resident-services/administrative-services/municipal-by-laws>

If you have any question, do not hesitate to contact the Urban Planning Manager, Vlad Florea-Archir, at inspector@montreal-west.ca.