

The purpose of the building demolition regulations is to protect the urban landscape in order to preserve buildings that have heritage interest and to ensure the quality of future redevelopment.

A permit or a certificate of authorization from the Borough is required to demolish any main building located in a zone in which housing is authorized as well as any main building located on a lot adjacent to the boundary of such a zone.

A request for demolition subject to these provisions must be presented to the Advisory Committee on Planning (ACP) for evaluation and approval.

Process

To submit a demolition request, the form, "Application for a demolition permit", must be filled in and attached to the required documents. These documents must be submitted to the Division des permis et des inspections, located at 777, boulevard Marcel-Laurin.

For a **complete demolition**, a request for a permit to disconnect public services must also be made.

Costs

Fees are required to process a request.

A deposit is also required as a guarantee for any damage to sidewalks or street edges, public installations and street furniture.

Examination of a request

Additional provisions

If the submitted information is incomplete or insufficiently detailed, the applicant will be required to present additional information to have the request processed. The date of submittal of the new documents will be considered as the project date of receipt.

Request refusal

The Advisory Committee on Planning will refuse any request if the land redevelopment project has not been approved, if the procedure to request a permit has not been rigorously followed, or if the fees to process the request have not been paid.

Appeal

A decision of the Advisory Committee on Planning regarding a demolition request can be appealed to the Borough Council within 30 days following the decision.

Signage

A notice informing passersby of the demolition is posted on the affected building 15 days preceding the ACP meeting.

Opposition

Persons opposing the demolition must make their position known in writing to the Borough secretary within the 10 days following posting of the demolition notice on the affected property.

Permit issuance conditions

Advisory Committee on Planning (ACP)

The ACP evaluates the request according to the following criteria:

- Building condition.
- Deterioration of the architectural appearance.
- Cost of restoration.
- Any opposition submitted.
- The need for housing and relocation issues, when the building in question includes several dwellings.
- The proposed land redevelopment project.

Notice to tenants

When the project includes a main building with rental housing, the applicant must send a notice explaining the process to each tenant. This must be done within five business days of submittal of the request.

Permit validity

From the time of its issuance, the demolition permit is valid on the condition that work is done within the periods indicated below. An inability to follow these time frames will void the permit.

Start of work

- Within 3 months of the date the permit is issued.

End of work

- Within 6 months of the start of work.

In case of a main building containing one or several rental dwellings, the demolition permit is valid on the condition that work is done within the periods indicated below:

Start of work

- Within 30 days of the end of the lease of the tenant(s).
- Within 120 days of the issuance of the demolition permit.

End of work

- Within 6 months of the start of work.

Building with rental housing

After a demolition permit has been obtained, a landlord can evict a tenant in order to carry out demolition work. However, the eviction cannot occur before the lease expires nor until three months after the day the demolition permit is issued.



The landlord must provide the evicted tenants with an indemnity corresponding to three months' rent in addition to moving costs. If the tenants judge that the damage incurred exceeds the indemnity offered, they can contact the Régie du logement du Québec.

During the time of work

Respecting conditions

The permit holder agrees to carry out the demolition in respect of the approved plans, estimates and documents. Any modification will require a new evaluation and the issuance of a new permit.

Demolition without a permit

If the building is demolished without a permit or without respecting the conditions of the permit, the Borough Council can require the person responsible to rebuild the demolished building.

Underground tank

All underground tanks situated within the limits of the property of the demolished building must be removed.

After completion of the work

Levelling and cleaning of the lot

The lot must be graded, adequately drained and cleaned of any debris or material.

Refilling of excavation

Any excavation must be filled in, up to grade level. If a construction permit has been approved for a new building on the lot, pits can be secured with a fence or closed boarding with a minimum height of 1.80 m.

Material crushing

It is prohibited to use special equipment to crush demolition debris.

IMPORTANT: Depending on their nature and magnitude, certain construction projects may require obtaining a permit to occupy the public domain, particularly due to the installation of a container, a debris chute or the presence of materials on public roads. For more information, consult the information sheet, "Regulation: Occupation of the public domain".



Information: 311 – ville.montreal.qc.ca/saint-laurent/infosheets

Legal framework:

Règlement sur la démolition de bâtiments principaux n° RCA03-08-0002

Règlement sur les tarifs n° RCA18-08-1

Règlement sur la régie interne des permis et des certificats n° RCA08-08-0003

Notice: Certain specific provisions, not mentioned in this document, may apply. This information sheet has been prepared for the convenience of the reader and has no official status. Text accuracy is not guaranteed. For legal purposes, consult the official French version of the bylaw and all its amendments.

- ▶ Please complete this form and bring it with your payment at the address above.
- ▶ All fields are mandatory, and all required documents must be provided at the time of the application.
- ▶ Incomplete applications will not be considered.

REQUIRED DOCUMENTS

- ☐ 2 copies of the certificate of location, prepared by a land surveyor, including text and scaled plan.
- ☐ 2 pictures of the building to be demolished.
- ☐ 2 copies of the insurance of the entrepreneur who will do the demoition.
- ☐ A copy of the notice sent to tenants, if applicable.
- ☐ An electronic version (in dwg, tiff or jpg format) of the provided plans on a CD.
- ☐ A cheque **payable to Ville de Montréal** according to the bylaw concerning fees in effect.
- ☐ An application for a redevelopment project.
- ☐ Others :

PROPERTY CONCERNED BY THE APPLICATION

Address		Cadastral number
Date of the demolition	Date when the demolition will be completed	Value of the demolition
Type of building to be demolish <input type="checkbox"/> Residential <input type="checkbox"/> Commercial /Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed		Type of demolition <input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Underground reservoir to take out		Trees to be cut because of the demolition <input type="checkbox"/> Yes <input type="checkbox"/> No No.

PURPOSE OF THE DEMOLITION

PROPOSED REDEVELOPMENT PROJECT

CONTRACTOR

Fisrt name and last name		
Full address		
Phone number	RBQ number	<input type="checkbox"/> Proof of assurance provided

OWNER

<input type="checkbox"/> I, the property owner, release the Saint-Laurent Borough of any civil responsibility, and I will return the water meter(s) to the Borough.		
First name and last name		
Full address		
Postal code	Phone number (1)	Phone number (2)
Owner's signature		Date

À L'USAGE DU BUREAU SEULEMENT	
PEP responsable :	Notes :
Projet de redéveloppement fourni : <input type="checkbox"/> Oui <input type="checkbox"/> Non	
Compte de taxes payé : <input type="checkbox"/> Oui <input type="checkbox"/> Non	
Affichage effectué : <input type="checkbox"/> Oui <input type="checkbox"/> Non	Démolition visée (CCU) <input type="checkbox"/> Oui <input type="checkbox"/> Non