

**DEMANDE DE DÉMOLITION  
D'UN IMMEUBLE SITUÉ SUR LE LOT  
NUMÉRO 6 343 437 (8101 MONTRÉAL-  
TORONTO)**

25 août 2025

**DEMOLITION REQUEST OF AN  
IMMOVABLE LOCATED ON THE LOT NO. 6  
343 437 (8101 MONTREAL-TORONTO)**

August 25, 2025

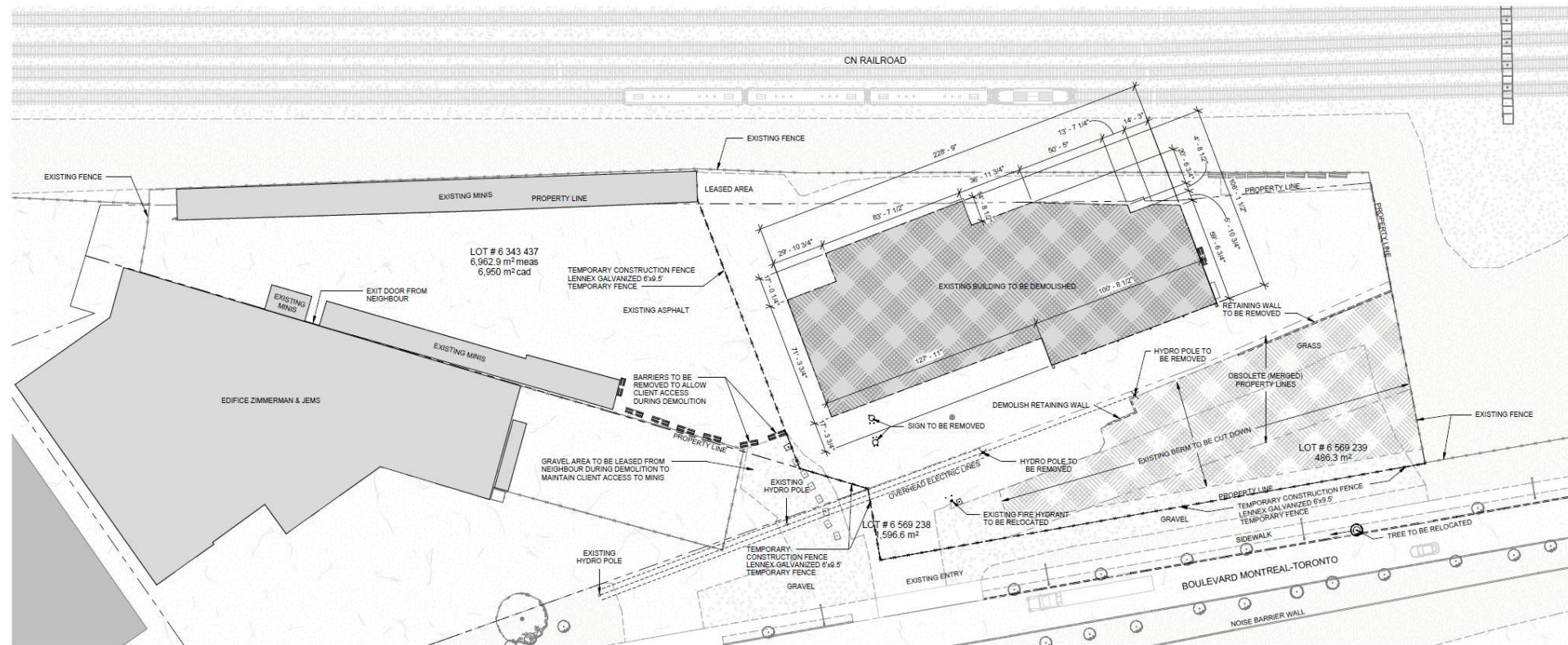


# PLAN D'IMPLANTATION EXISTANT

Demande de démolition de l'immeuble principal (U-Haul) sis sur le lot no. 6 343 437 (8101 Montréal-Toronto) reçue en vertu du Règlement no. 2016-010

# EXISTING SITE PLAN

Request for demolition of the main building (U-Haul) located on lot no. 6 343 437 (8101 Montréal-Toronto) received under By-law no. 2016-010.



# CONTEXTE

# CONTEXT

PHOTOS TAKEN JANUARY 24TH, 2025

① RAILROAD TRACK PANORAMA

② UH-HAIL BEAR

③ BOSS FRONT LEFT

④ BOSS FRONT RIGHT

⑤ ZIMMERMAN REAR LEFT

⑥ ZIMMERMAN REAR

⑦ UH-HAIL LEFT

⑧ UH-HAIL RIGHT FROM A DISTANCE

⑨ ZIMMERMAN LEFT

⑩ ZIMMERMAN FRONT

⑪ ZIMMERMAN RIGHT

⑫ UH-HAIL FRONT

⑬ UH-HAIL RIGHT

NEIGHBOURHOOD PLAN  
1/8" = 1'-0"

RONALD DRIVE

110 RONALD

82-88 RONALD

72-78 RONALD

42-48 RONALD

32-48 RONALD

22-38 RONALD

16 RONALD

CN RAILROAD

EXISTING BUILDING TO BE DEMOLISHED UH-HAIL 8101 MONTREAL-TORONTO

EXISTING BUILDING ZIMMERMAN & JEAN 8101 MONTREAL-TORONTO

BOULEVARD MONTREAL-TORONTO

AUTOROUTE 20



## CONTEXTE

Une inspection visuelle complète des lieux a révélé d'importants signes de vieillissement, d'obsolescence fonctionnelle et de détérioration structurelle.

L'évaluation suivante présente l'état architectural actuel, les installations techniques visibles et les principaux facteurs de risque qui justifient la recommandation d'une démolition complète plutôt que d'une réhabilitation.

## CONTEXT

A comprehensive visual inspection of the premises has revealed significant signs of aging, functional obsolescence, and structural deterioration.

The following assessment outlines the current architectural condition, visible technical installations, and key risk factors that support a recommendation for full demolition rather than rehabilitation.



# CONTEXTE

## 1. Exterior Envelope

- The façade reflects a utilitarian architectural style typical of the 1960s–70s, with a textured stucco or painted concrete block finish.



- Painted graphic elements (geometric shapes and red stripes) appear outdated that would require redesign.
- Several areas exhibit extensive surface cracking, flaking, and localized structural damage, exposing underlying concrete.
- External piping and conduit systems are exposed and rusted, with no weather protection or visual integration.



## 2. Interior Spaces and Flooring

- Floor finishes are inconsistent, combining floating laminate flooring, vintage vinyl tiles, and exposed or damaged concrete slabs.
- Cracks and degraded floor sections are visible, particularly around structural columns and mechanical areas.



# CONTEXT

# CONTEXTE

## 3. Ceilings and Mechanical Integration

The acoustic tile ceiling grid shows visible water stains, sagging, and panel loss due to long-standing moisture infiltration.

- Missing panels expose structural framing and unorganized technical installations.
- Vertical mechanical chases and columns are left unfinished, with visible wiring and piping and no enclosure or safety casing.



## 4. Electrical and Communication Systems



- Electrical installations include chaotic visible surface-mounted wiring and distribution panels located in utility rooms or mechanical zones.

# CONTEXT

## 5. Plumbing and Utility Feeds

- PVC plumbing lines emerge directly from the floor in open areas, sometimes combined with unprotected wiring.
- Sanitary fixtures such as industrial sinks and wash stations are present, with above-surface supply and drainage lines

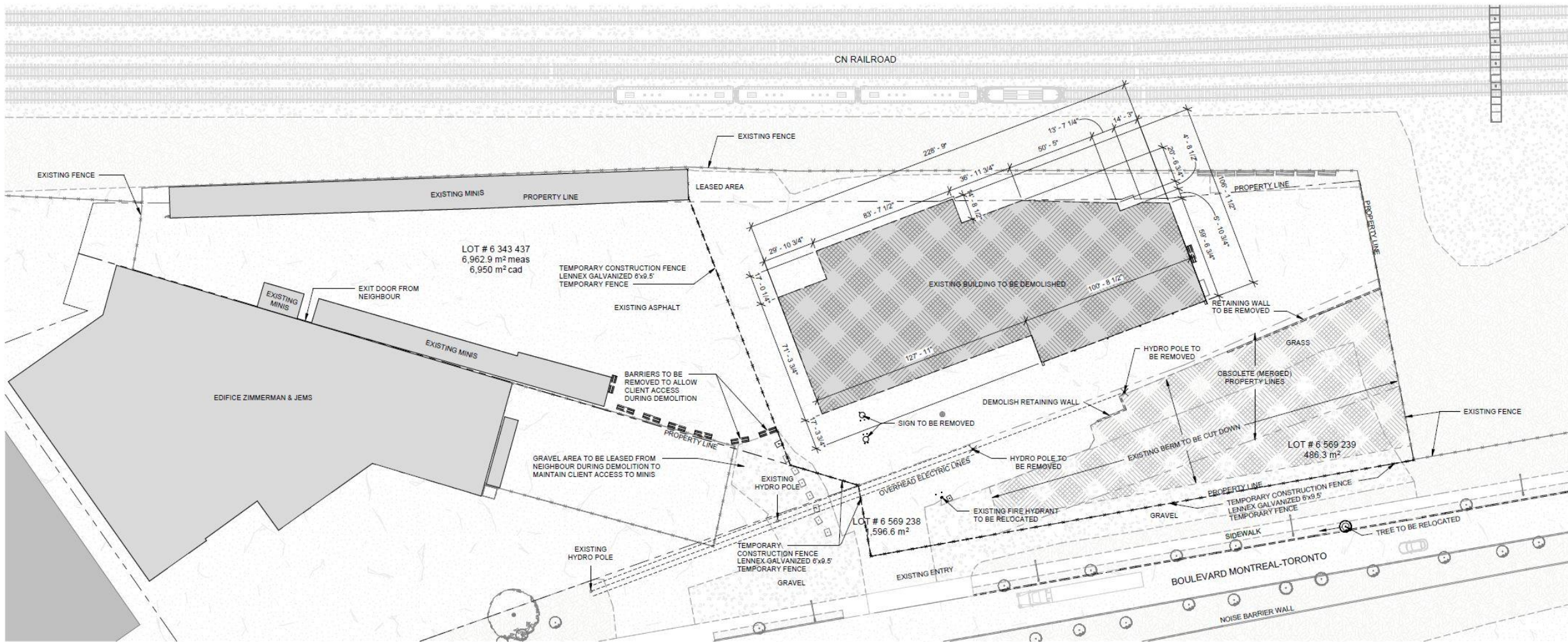


## 6. General observations

- Interior walls and finishes show signs of use and age. Some areas appear to have undergone partial deconstruction or service upgrades.
- Humidity marks are visible in sections of the ceiling and wall finishes, particularly in zones no longer in active use.
- The upper floor of the building is abandoned.

# ZONE DE DÉMOLITION

# DEMOLITION ZONE





## ÉCHEANCIER

Juin 2025 - Demande de permis de démolition et CCU

Juillet - Octobre 2025 - Approbation des permis et documentation de construction

Octobre - Décembre 2025 - Appels d'offres, démolition du bâtiment, embauche de l'entrepreneur général

Janvier - Décembre 2026 - Nouvelle construction

Février 2027 - Construction terminée

## TIMELINE

June 2025 – SPAIP and demolition permit application

July - October 2025 – Permit approvals and construction documentation

October - Dec 2025 – Project tenders, building demolition, general contractor onboarding

Jan – Dec 2026 – New Construction

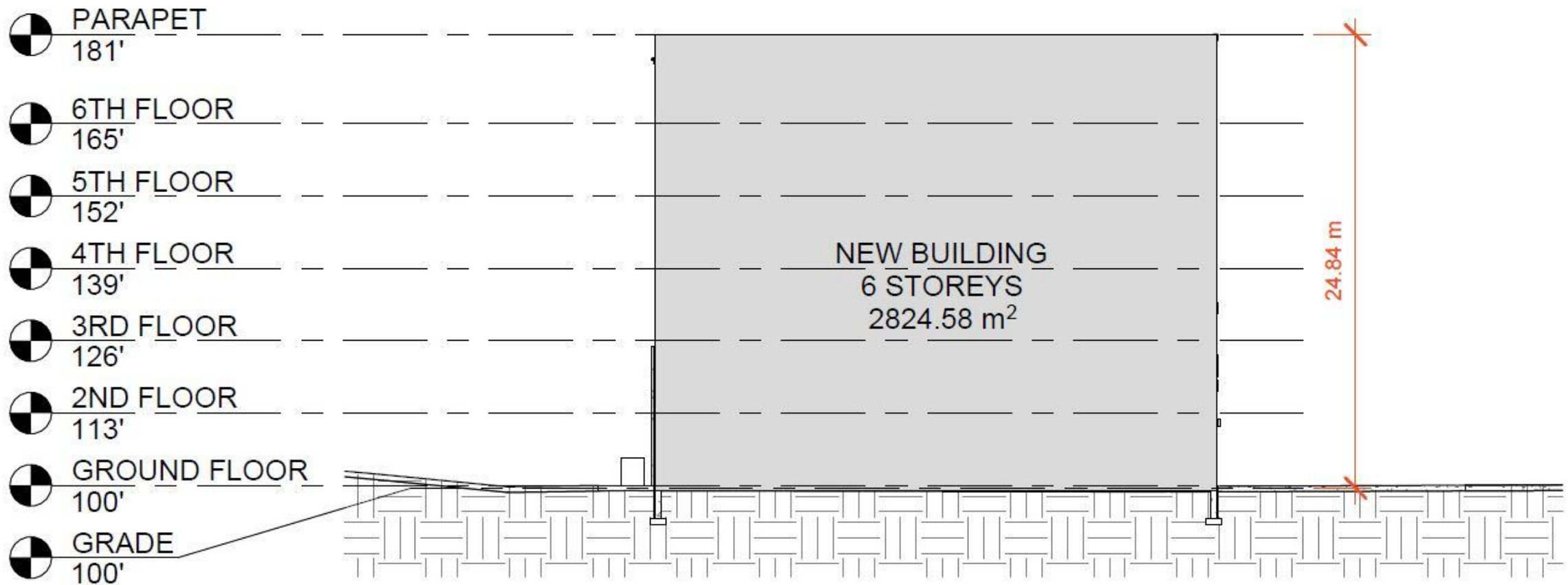
February 2027 – Construction Complete





# SECTION DU TERRAIN

# SITE SECTION

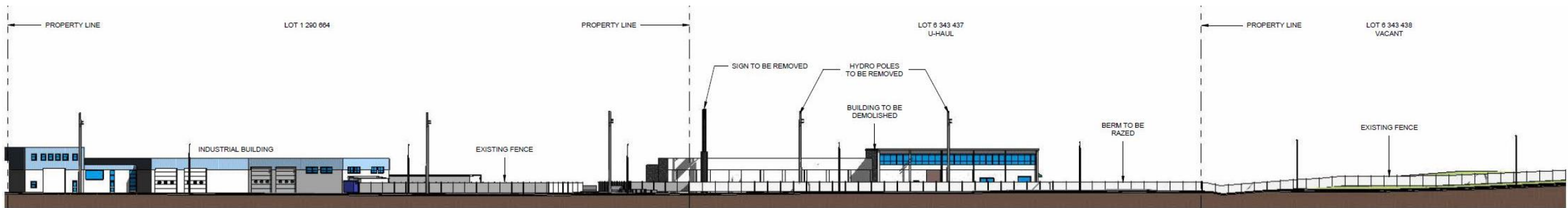


② SITE SECTION  
1" = 30'-0"

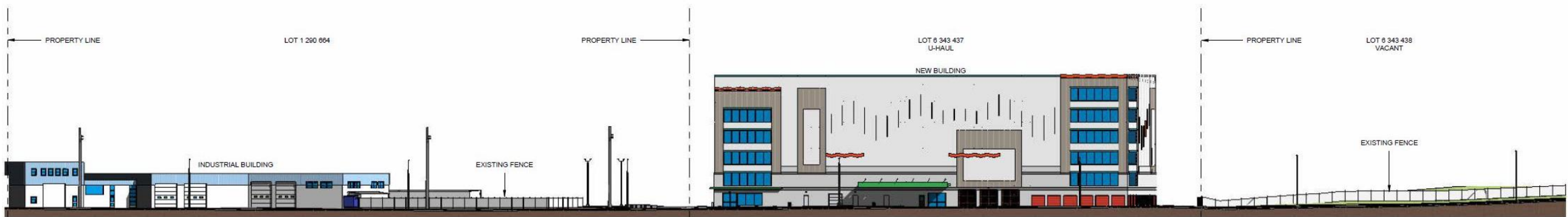


# ÉLÉVATIONS DE RUE

# STREET ELEVATIONS



① STREET ELEVATION EXISTING  
1/32" = 1'-0"

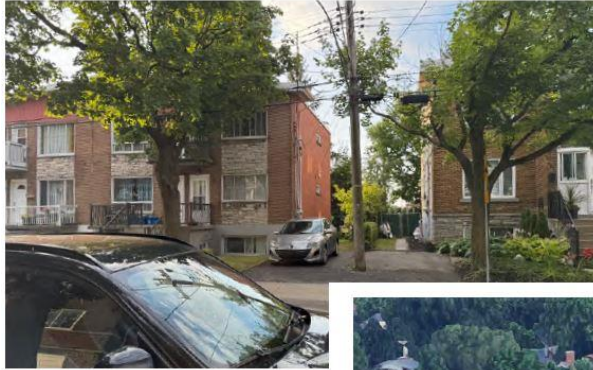


② STREET ELEVATION PROPOSED  
1/32" = 1'-0"

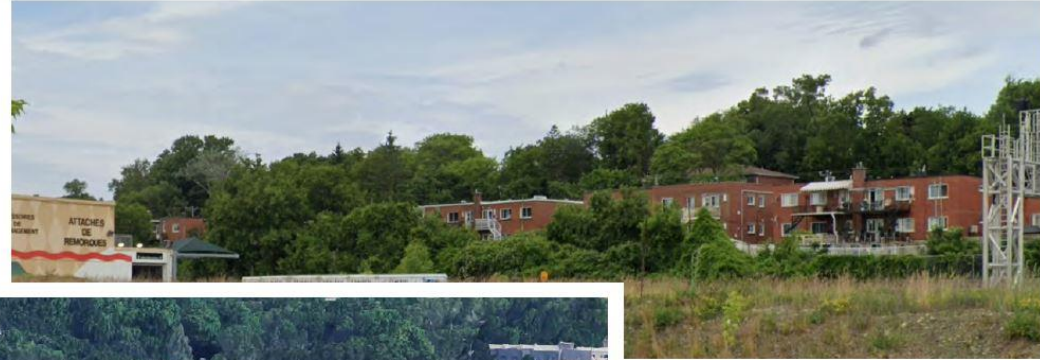


# CONTEXTE

# CONTEXT



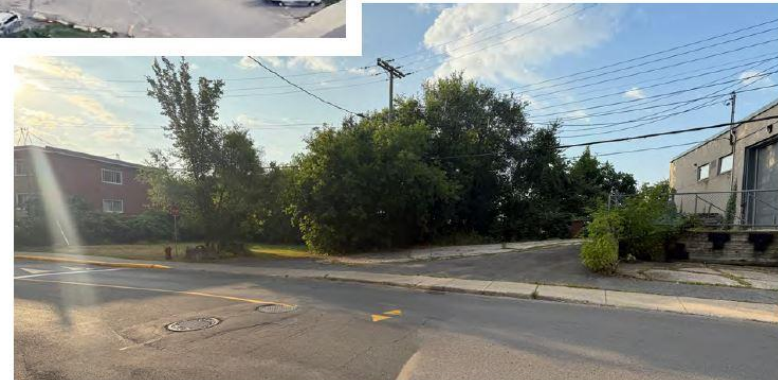
Views of the North side of our building will be minimal due to current conditions.



Abundance of existing trees and foliage naturally screen the neighborhoods view of our property.



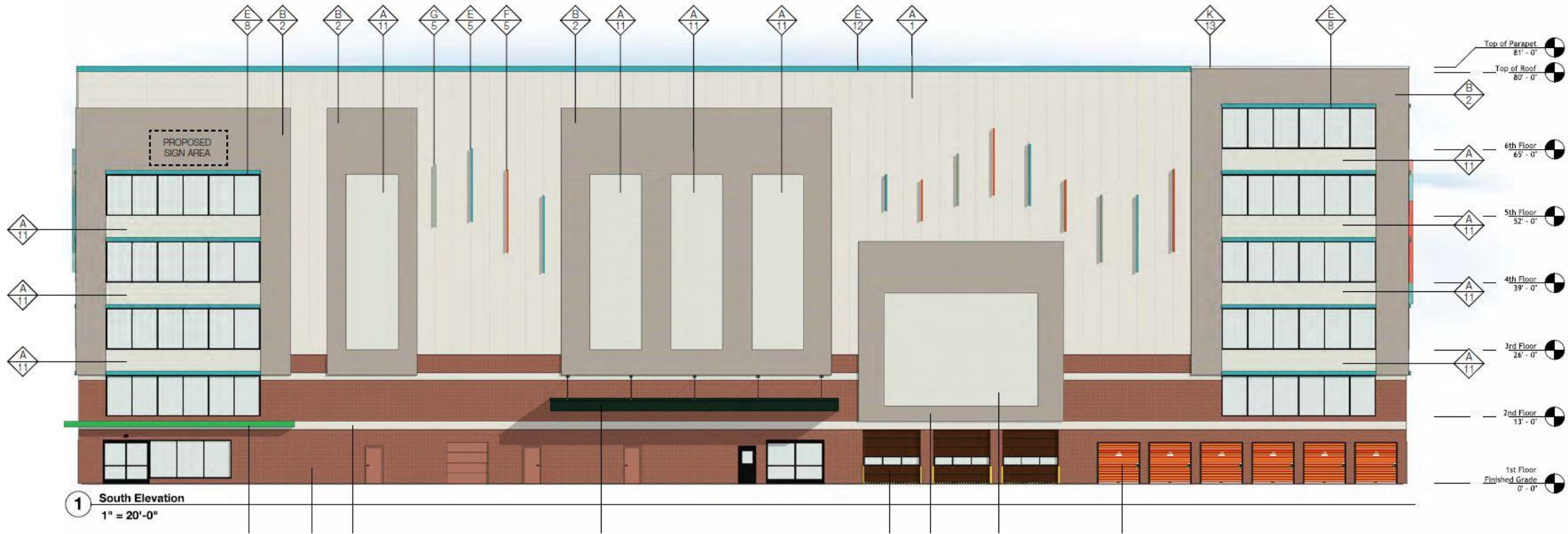
The neighborhood is situated on a hill that raises their view above the 2-3 floors of our proposed building.





# ÉLÉVATION SUD

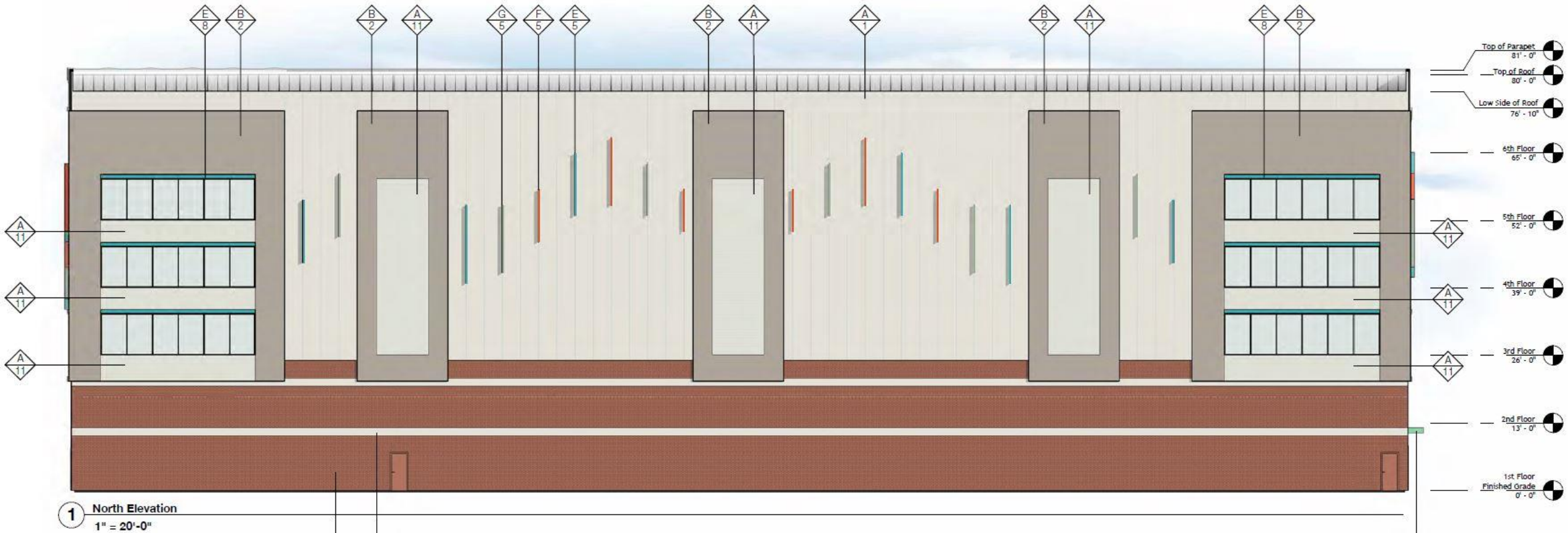
# SOUTH ELEVATION





# ÉLÉVATION NORD

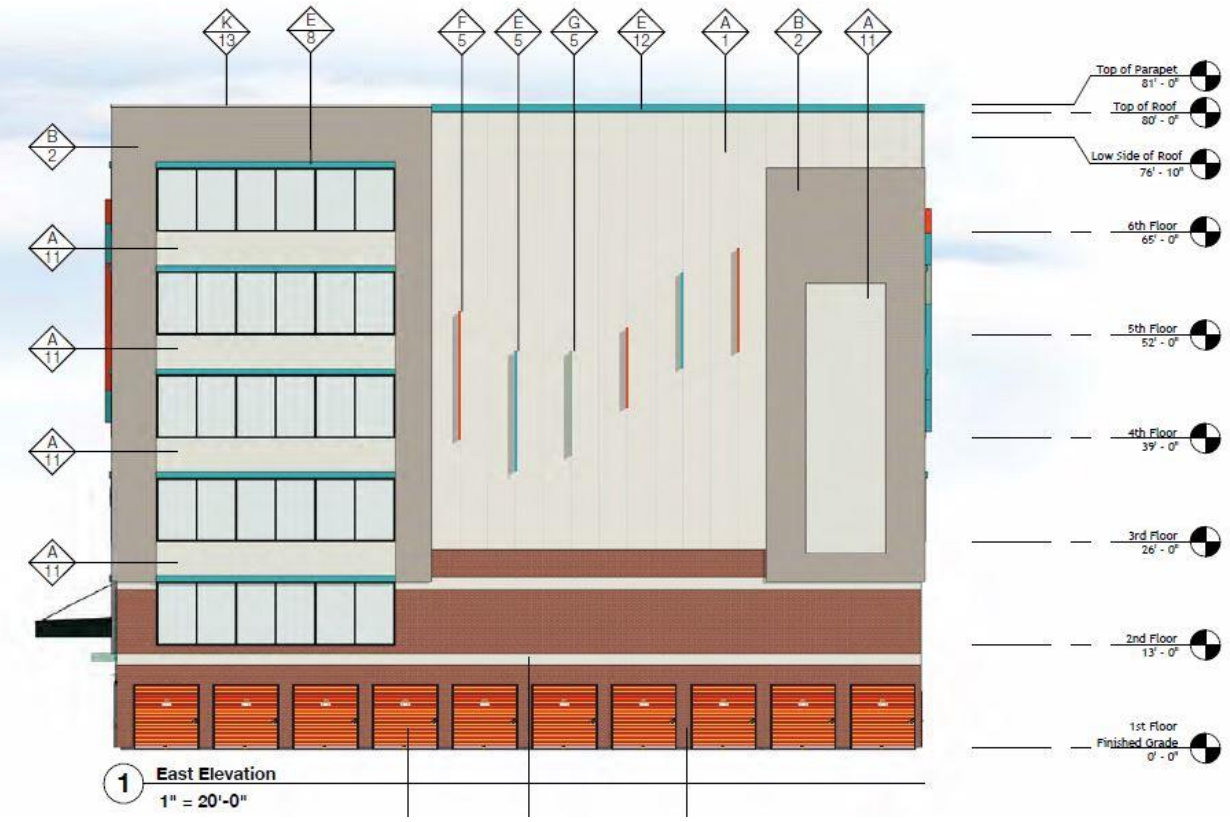
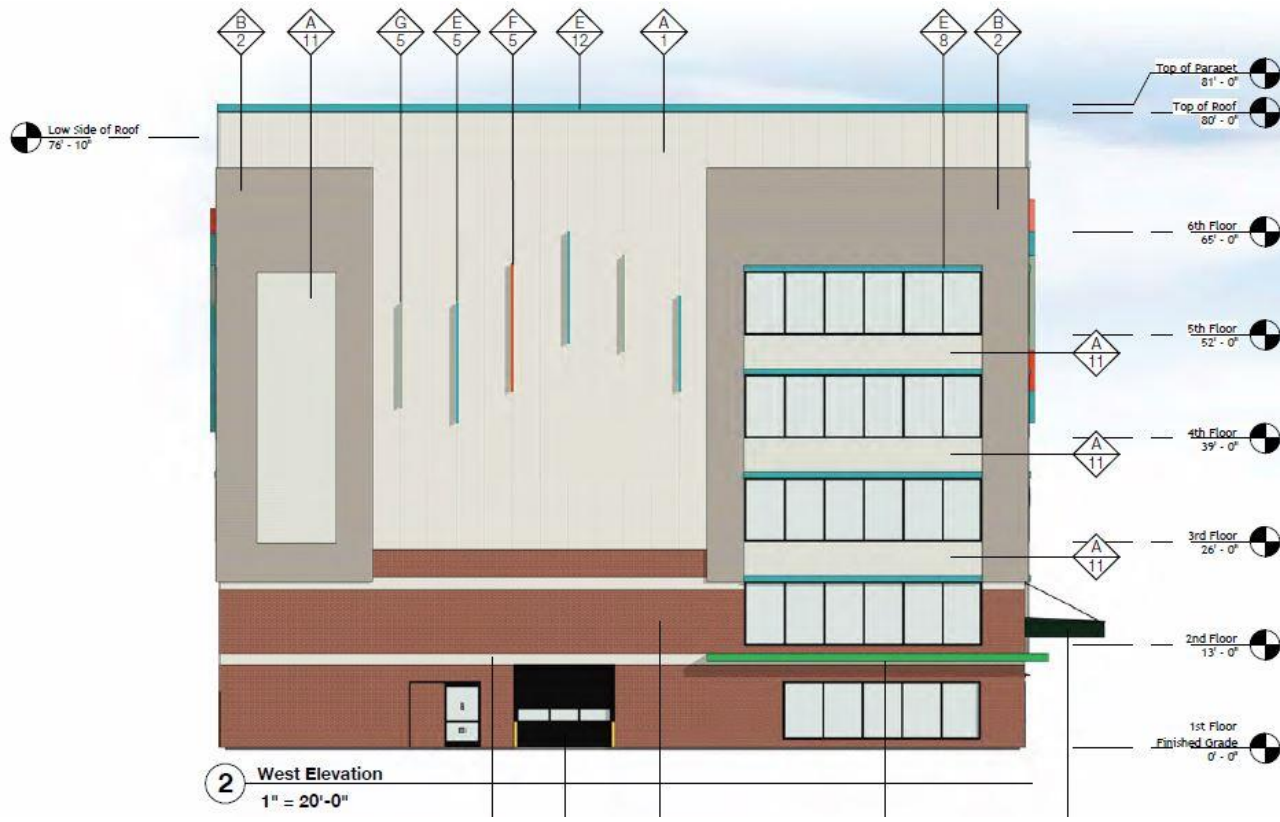
# NORTH ELEVATION





# ÉLÉVATIONS EST ET OUEST

# EAST AND WEST ELEVATIONS





# VOLUMÉTRIE ET 3D

# VOLUMETRY AND RENDERINGS



1 BIRD'S EYE SOUTHEAST



2 BIRD'S EYE SOUTHWEST



3 BIRD'S EYE NORTHWEST



4 BIRD'S EYE SOUTH



# VOLUMÉTRIE ET 3D

# VOLUMETRY AND RENDERINGS



① FRONT LEFT VIEW



② FRONT VIEW



③ FRONT RIGHT VIEW

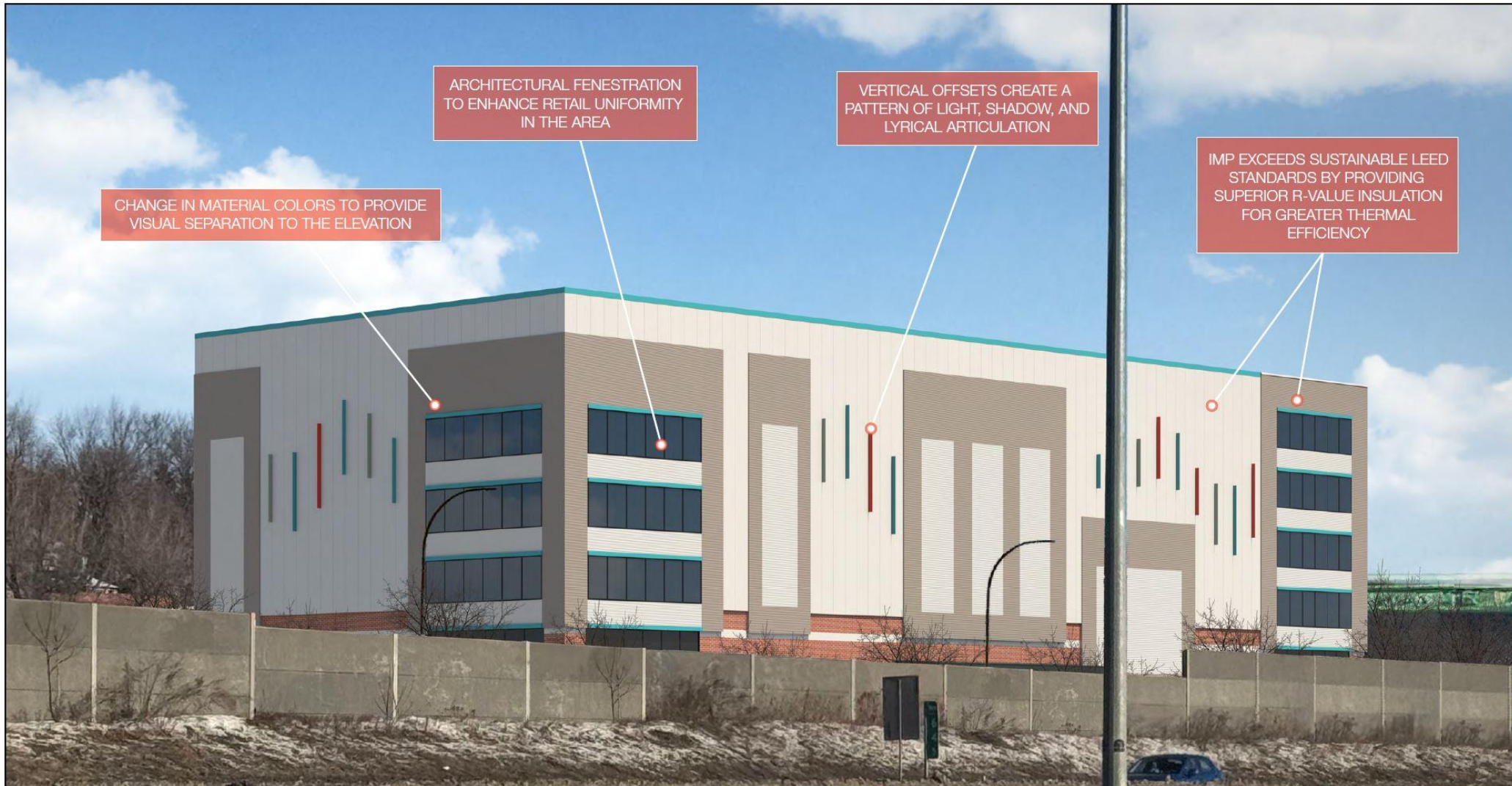


④ MINI VIEW



# VOLUMÉTRIE ET 3D

# VOLUMETRY AND RENDERINGS





# VOLUMÉTRIE ET 3D

# VOLUMETRY AND RENDERINGS





## ARTICLES IMPORTANTS

### Article 20, Règlement no. 2016-010

- Le comité de démolition doit établir si une garantie monétaire sera exigée et quel sera le montant de celle-ci afin de compléter le programme de réutilisation du sol dégagé.
- Le montant ne peut pas dépasser la valeur du bâtiment en fonction de l'évaluation foncière actuelle (566,500.00\$).
- La garantie monétaire doit être valide pour une période de 24 mois.

## IMPORTANT ARTICLES

### Article 20, By-Law no. 2016-010

- The demolition committee must establish whether a monetary guarantee will be required and what its amount will be to complete the program for the reuse of the cleared land.
- The amount cannot exceed the value of the building based on the current land assessment (\$566,500.00).
- The monetary guarantee must be valid for a period of 24 months.



## ARTICLES IMPORTANTS

2<sup>e</sup> paragraphe de l'article 26,  
Règlement no. 2016-010

- En acceptant une demande, le comité peut inclure dans sa décision toute condition qu'il juge appropriée relativement à la démolition de l'immeuble, aux conditions de relogement d'un locataire, lorsque l'immeuble comprend un ou plusieurs logements, ou à la réutilisation du sol dégagé.

## IMPORTANT ARTICLES

2<sup>nd</sup> paragraph of article 26, By-Law  
no. 2016-010

- In accepting an application, the committee may include in its decision any condition it considers appropriate relating to the demolition of the immovable, the conditions of relocation of the tenant, when the immovable includes one or more dwellings, or the reuse of the cleared land.



## ARTICLES IMPORTANTS

3<sup>e</sup> paragraphe de l'article 26,  
Règlement no. 2016-010

- Le comité doit refuser la demande de permis si le programme de réutilisation du sol dégagé n'a pas été approuvé, si la procédure de demande du permis n'a pas été suivie ou si les frais exigibles n'ont pas été payés.

## IMPORTANT ARTICLES

3<sup>rd</sup> paragraph of article 26, By-Law  
no. 2016-010

- In accepting an application, the committee may include in its decision any condition it considers appropriate relating to the demolition of the immovable, the conditions of relocation of the tenant, when the immovable includes one or more dwellings, or the reuse of the cleared land.



**QUESTIONS?**