

MINUTES OF THE **REGULAR MEETING** OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC, ON **TUESDAY MAY 2, 2017**, AT 7:30 P.M., AFTER DUE NOTICE WAS TRANSMITTED ON THURSDAY APRIL 27, 2017.

PRESENT: Councillors C. Homan, K. Thorstad-Cullen, as well as Councillors J. Beaumont, P. Bissonnette, C. Cousineau, J.-P. Grenier, A. Iermieri and D. Smith chaired by His Worship Mayor Morris Trudeau forming a quorum of council.

Mr. Robert-F. Weemaes, City Manager, as well as Me Jean-Denis Jacob, Director of Legal Affairs and City Clerk, are also in attendance.

2017-266 **APPROVAL OF THE AGENDA**

RESOLVED: It is moved by Councillor Beaumont,
Seconded by Councillor Iermieri, and unanimously
TO approve the agenda submitted for this meeting with the following modifications:

- The subjects inscribed at items 20.09 and 20.10 of the agenda will be discussed immediately after the adoption of the agenda;
- Addition of a subject under “varia” concerning the modification of resolution 2017-189;
- Addition of an item under “varia” concerning the participation of some members of Council at the West Island Blues Festival;
- Addition of an item under “varia” concerning a notice of motion to be given to modify the Zoning Plan and By-law PC-2775 providing for the creation of a new Zone (Rc21) at the north-west sector of Hymus Boulevard and Stillview Avenue;
- Addition of an item under “varia” concerning the adoption of a first draft by-law amending the Zoning Plan and By-law PC-2775 providing for the creation of a new zone (Rc21) at the north-west corner of Hymus Boulevard and Stillview Avenue;

2017-267 **THANKS – MRS. ISABELLE DALLAIRE**

RESOLVED: It is moved by Councillor Homan,
Seconded by Councillor Cousineau, and unanimously
TO congratulate Mrs. Isabelle Dallaire for her excellent work and her contribution to promote the culture in the Pointe-Claire community as member of the Stewart Hall Advisory Committee from January 1st, 2014 until December 31, 2016.

2017-268 **THANKS – MRS. HILARY JONES, MRS. JOAN BARTLETT, MRS. FRANCINE MARCIL AND MR. WAYNE CLIFFORD**

It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Grenier, and unanimously
TO congratulate the following people, as outgoing members of the Pointe-Claire Library Advisory Committee, namely:

- Mrs. Hilary Jones, for the period of January 1st, 2010 to December 31, 2015;

- Mrs. Joan Bartlett, for the period of January 1st, 2010 to December 31, 2016;
- Mr. Wayne Clifford, for the period of January 1st, 2011 to December 31, 2016;
- Mrs. Francine Marcil, for the period of January 1st, 2013 to December 31, 2016;

for their work and their dedication to promote the culture in the Pointe-Claire community.

Mayor Trudeau presents recognition plaques to Mrs. Isabelle Dallaire, as well as to Mrs. Joan Bartlett and Mr. Wayne Clifford (Mrs. Hilary Jones and Mrs. Francine Marcil are absents).

Pictures are taken to mark the event.

Mayor Trudeau reads a statement concerning the following subjects:

- *The results of the 2016 fiscal year;*
- *The developments concerning the illegal PCB storage site located at 86 Hymus Boulevard;*
- *The market study prepared by “MoneySense”;*

2017-269 ADOPTION OF THE MINUTES

RESOLVED: It is moved by Councillor Beaumont,
Seconded by Councillor Grenier, and unanimously
TO approve the French version and the English version of the minutes of the regular council meeting held on April 4, 2017.

2017-270 ADOPTION OF THE MINUTES – YOUTH COUNCIL

RESOLVED: It is moved by Councillor Iermieri,
Seconded by Councillor Smith, and unanimously
TO approve the French version and the English version of the minutes of the Youth Council held on April 10, 2017.

2017-271 QUESTION PERIOD

Questions are addressed to Council members by the persons indicated hereinafter, being Pointe-Claire citizens, concerning the following subjects:

Mr. Marcel Montpetit:

- The awarding of two different contracts – (Items 30.06 and 30.09) concerning the treatment of ash trees.

Mrs. Susan Weaver:

- Bill 122, more particularly the clauses relative to referendums; and
- Concerning the presence of certain posts in certain pedestrian pathways.

Mr. Cliff Oswald:

- The pedestrian crossing in front of the CLSC.

Mrs. Jenny Parsons:

- The cycle path next to Donegani Avenue and the necessity of installing some roadblocks;
- The use of “Facebook” by a Council member.

Mrs. Chantale Guy, representative of fifteen (15) businesses located at the north extremity of Cartier Avenue:

- The loss of certain parking spaces.

Mrs. Guy files also a petition concerning this subject.

Councillor Bissonnette leaves his seat at 7:36 p.m.

2017-272 APPROVAL - COMPREHENSIVE DEVELOPMENT PLAN APPLICABLE TO ZONES RE51, RE52 AND RE53

WHEREAS By-law PC-2862 on Comprehensive Development Plan (CDP) permits in zones Re51, Re52 and Re53, the owners of the concerned territory wishing to develop their properties, to prepare and to get approved a CPD for the development of this territory;

WHEREAS the City has beforehand outlined, in this by-law respecting CDPs, certain objectives and evaluation criteria, taking into account the particular characteristics of the sector identified as zones Re51, Re52 and Re53, as well as concerns pertaining to the construction quality and the land development;

WHEREAS the Planning Advisory Committee has studied a comprehensive development plan proposal for the lots subject to this by-law, at the March 6, 2017 meeting, and has recommended its approval to the municipal council.

It is moved by Councillor Cousineau,
Seconded by Councillor Smith, and unanimously

RESOLVED: TO adopt the following Comprehensive Development Plan, dated January 16, 2017:

- Plan entitled “Le 36 Lakeshore: Implantation d’ensemble proposé” the aforementioned CDP corresponding to the following provisions, which must be respected:
 - Three multi-family residential buildings;
 - Possibility of shops and extension services, according to the specific provisions already in force for zones Re51, Re52 and Re53;
 - A global floor space index for the project of 1.8;
 - A net density factor of 67.5 m² per dwelling;
 - A number of floors varying between 6 and 10 floors;

TO undertake the modification of Zoning By-law PC-2775 so as to include the adopted CDP;

TO take note that any construction project for the realization of the adopted CDP pursuant to the present resolution will be subject to the approval of the Site Planning and Architectural Integration Programme in accordance with the provisions of By-law PC-2787 for this purpose; and

TO approve consequently a contract to intervene between the City of Pointe-Claire and “9335-0791 Québec Inc.”, Mr. Martin Théorêt, Mr. Kamal Badros Khoury and Mr. Marc-André Théorêt, in respect of an exclusive option granted to “9335-0791 Québec Inc.” and to the commitment of this firm to proceed to the demolition of the buildings located at civic numbers 14, 18 and 22 Milroy Avenue in order to make these buildings usable for the construction of the proposed divided co-ownership project, this demolition must be completed no later than on June 30, 2019, to the extent that the final version of this contract is substantially conforming to the draft submitted to Council at this meeting; and

TO authorize consequently the City Manager of the City, Mr. Robert-F. Weemaes, to sign this contract for and on behalf of the City of Pointe-Claire.

2017-273 NOTICE OF MOTION - BY-LAW AMENDING ZONING BY-LAW PC-2775
IN ORDER TO INCLUDE A COMPREHENSIVE DEVELOPMENT PLAN IN
THE PARTICULAR PROVISIONS APPLICABLE TO ZONES RE51, RE52
AND RE53

Councillor Iermieri gives notice that a by-law amending Zoning By-law PC-2775 in order to include a Comprehensive Development Plan in the particular provisions applicable to zones Re51, Re52 and Re53 will be presented for adoption at a subsequent meeting and exemption of its reading is requested.

2017-274 ADOPTION – FIRST DRAFT BY-LAW AMENDING ZONING BY-LAW
PC-2775 IN ORDER TO INCLUDE A COMPREHENSIVE DEVELOPMENT
PLAN IN THE PARTICULAR PROVISIONS APPLICABLE TO ZONES
RE51, RE52 AND RE53

It is moved by Councillor Cousineau,
Seconded by Councillor Beaumont, and unanimously

RESOLVED: TO adopt a first draft by-law amending Zoning By-law PC-2775 in order to include a Comprehensive Development Plan in the particular provisions applicable to zones Re51, Re52 and Re53.

Councillor Bissonnette returns to his seat at 7:39 p.m.

2017-275 NOTICE OF MOTION – BY-LAW AMENDING CONSTRUCTION
BY-LAW PC-2786 SO AS TO ALLOW THE CONSTRUCTION OF A
WOODEN SERVICE BUILDING IN VALOIS PARK

Councillor Thorstad-Cullen gives notice that a by-law amending Construction By-law PC-2786 so as to allow the construction of a wooden service building in Valois Park will be presented for adoption at a subsequent meeting and exemption of its reading is requested.

2017-276 ADOPTION – FIRST DRAFT BY-LAW AMENDING CONSTRUCTION
BY-LAW PC-2786 SO AS TO ALLOW THE CONSTRUCTION OF A
WOODEN SERVICE BUILDING IN VALOIS PARK

It is moved by Councillor Beaumont,
Seconded by Councillor Thorstad-Cullen, and unanimously

RESOLVED: TO adopt a first draft by-law amending Construction By-law PC-2786 so as to allow the construction of a wooden service building in Valois Park.

2017-277 ADOPTION – BY-LAW RESPECTING THE USE OF PESTICIDES ON THE
TERRITORY OF THE CITY OF POINTE-CLAIRE

WHEREAS a copy of the draft by-law was given to Council members at least two legal days before this meeting;

WHEREAS Council members hereby acknowledge having read the draft by-law and waive its reading.

It is moved by Councillor Iermieri,
Seconded by Councillor Grenier, and unanimously

RESOLVED: TO adopt a by-law respecting the use of pesticides on the territory of the City of Pointe-Claire, to the extent that the final version of this by-law is substantially conforming to the draft attached to decision making file 16-143-9270.

2017-278 ADOPTION – BY-LAW AMENDING BY-LAW 2816 RESPECTING BUDGET
CONTROL AND MONITORING AS WELL AS THE DELEGATION OF
POWER

WHEREAS a copy of the draft by-law was given to Council members at least two legal days before this meeting;

WHEREAS Council members hereby acknowledge having read the draft by-law and waive its reading.

It is moved by Councillor Smith,
Seconded by Councillor Bissonnette, and unanimously
RESOLVED: TO adopt a by-law amending By-law PC-2816 respecting budget control and monitoring as well as the delegation of power, to the extent that the final version of this by-law is substantially conforming to the draft attached to decision making file 17-141-9342.

2017-279 ADOPTION – BY-LAW RESPECTING SUBSIDIES PROGRAMMES AIMED AT REVITALIZING CENTRAL SECTIONS OF THE POINTE-CLAIRE AND VALOIS VILLAGES (REMOVAL OF GRAFFITI)

WHEREAS a copy of the draft by-law was given to Council members at least two legal days before this meeting;

WHEREAS Council members hereby acknowledge having read the draft by-law and waive its reading.

It is moved by Councillor Cousineau,
Seconded by Councillor Homan, and unanimously
RESOLVED: TO adopt a by-law respecting subsidies programmes aimed at revitalizing central sections of the Pointe-Claire and Valois Villages, to the extent that the final version of this by-law is substantially conforming to the draft attached to decision making file 17-141-9483.

2017-280 ADOPTION – BY-LAW AMENDING THE POINTE-CLAIRE PLANNING PROGRAMME IN ORDER TO INTEGRATE A SPECIAL PLANNING PROGRAMME FOR THE VALOIS VILLAGE

WHEREAS a copy of the draft by-law was given to Council members at least two legal days before this meeting;

WHEREAS Council members hereby acknowledge having read the draft by-law and waive its reading.

It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Iermieri, and unanimously
RESOLVED: TO adopt a by-law amending the Pointe-Claire Planning Programme in order to integrate a Special Planning Programme for the Valois Village, whose text is attached to decision making file 16-613-9285, at the exception of page 33, who is replaced by the page submitted to the Council members at the beginning of this meeting.

2017-281 ADOPTION – BY-LAW AMENDING ZONING BY-LAW PC-2775 SO AS TO ENSURE ITS CONFORMITY TO THE PLANNING PROGRAMME AS AMENDED THROUGH THE INTEGRATION OF A SPECIAL PLANNING PROGRAMME FOR THE VALOIS VILLAGE

WHEREAS a copy of the draft by-law was given to Council members at least two legal days before this meeting;

WHEREAS Council members hereby acknowledge having read the draft by-law and waive its reading.

It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Cousineau, and unanimously
RESOLVED: TO adopt a by-law amending Zoning By-law PC-2775 so as to ensure its conformity to the Planning Programme as amended through the integration of a Special Planning Programme for the Valois Village, to the extent that the final version of this by-law is substantially conforming to the draft attached to decision making file 16-613-9287.

2017-282 APPROVAL – SPAIP – 955 SAINT-JEAN BOULEVARD

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 955 Saint-Jean Boulevard, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to Council for approval;

WHEREAS the Planning Advisory Committee has recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on March 6, 2017.

It is moved by Councillor Smith,
Seconded by Councillor Beaumont, and unanimously

RESOLVED: TO approve the following document received at the Planning Department on March 2, 2017:

- Topographic plan and plantation A101_2017-03-02;

the whole, pertaining to the new parking layout at 955 Saint-Jean Boulevard, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787;

TO indicate that the applicants must have completed the works outlined in the approved plans within a twelve (12) month period following the date of the issuance of the building permit;

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$70 000, to the Planning Department in order to ensure that the works be executed in accordance with the approved plans and within the prescribed period.

2017-283

ADOPTION – SPAIP – 18 HILLCREST AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 18 Hillcrest Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to Council for approval;

WHEREAS the Planning Advisory Committee has recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 3, 2017.

It is moved by Councillor Bissonnette,
Seconded by Councillor Cousineau, and unanimously

RESOLVED: TO approve the following documents received at the Planning Department on March 13 and March 24, 2017:

- Diagram masked heat pump – 2017-03-24;
- Implantation – 2017-03-13;
- Picture masked heat pump – 2017-03-24;
- Data submitted heat pump – 2017-03-13;

the whole, pertaining to the installation, at 18 Hillcrest Avenue, of an exterior mural heat pump, the aforementioned plans being in conformity to the criteria and objectives referred to in By-law PC-2787 on Site Planning and Architectural Integration Programme at the condition that a cedar hedge of a minimum height of 1.27 m (50”) be planted to conceal the heat pump immediately after its installation;

TO indicate that the applicants must have completed the works outlined in the approved plans within a twelve (12) month period following the date of the issuance of the building permit;

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$500, to the Planning Department in order to ensure that the works be executed in accordance with the approved plans and within the prescribed period.

2017-284

APPROVAL – SPAIP – 18 BELTON AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 18 Belton Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to Council for approval;

WHEREAS the Planning Advisory Committee has recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 3, 2017.

It is moved by Councillor Cousineau,
Seconded by Councillor Thorstad-Cullen, and unanimously

RESOLVED: TO approve the following documents received at the Planning Department on March 9, 28 and 29, 2017:

- 18 Belton – Evaluation of trees – 29-03-20-17;
- Color elevation – page 11 – 2017-03-28;
- Implantation A-01 2017-03-28;
- Site plan – Groupe Géomatik Inc. – 2017-03-09;
- Selection of materials page 17 – 2017-03-28;

the whole, pertaining to the construction of a single family dwelling at 18 Belton Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787;

TO indicate that the applicants must have completed the works outlined in the approved plans within a twelve (12) month period following the date of the issuance of the building permit;

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$6 041.19 to the Planning Department in order to ensure that the works be executed in accordance with the approved plans and within the prescribed period.

2017-285 **APPROVAL – SPAIP – 42 VALOIS BAY AVENUE**

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 42 Valois Bay Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to Council for approval;

WHEREAS the Planning Advisory Committee has recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 3, 2017.

It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Bissonnette, and unanimously

RESOLVED: TO approve the following documents received at the Planning Department on March 13, 28, 29 and 31, 2017 and on April 3, 2017:

- 42 Valois Bay – Evaluation of trees – 29-03-2017;
- Front elevation of the house – 2017-04-03;
- Landscaping plan – 2017-03-31;
- Landscaping plan – Measures – 2017-03-31;
- Plans – 2017-03-28;
- Proposed implantation – 42 Valois Bay – 2017-03-13;
- Samples or equivalent:
 - Facing material: Wood – KWP – Khaki;
 - Architectural details: PVC/Aluminum - Gentek – Bright white;
 - Soffits and fascia: PVC – Gentek – Bright white;
 - Windows: PVC – Gentek – Bright white;
 - Front door: Steel – Gentek – White;
 - Doors: Steel – Gentek – White;
 - Roof – Shingles – Iko Cambridge – Driftwood;
 - Stairs, landings, railing: Wood – Goodfellow Terra – White;
 - Driveway, walkway: Paving stone and asphalt – Black – Beige – brown;

the whole, pertaining to the construction of a single family dwelling at 42 Valois Bay Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787;

TO indicate that the applicants must have completed the works outlined in the approved plans within a twelve (12) month period following the date of the issuance of the building permit;

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$5 000 to the Planning Department in order to ensure that the works be executed in accordance with the approved plans and within the prescribed period.

2017-286

REFUSAL – SPAIP – 80 MOUNT PLEASANT AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 80 Mount Pleasant Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to Council for approval;

WHEREAS the Planning Advisory Committee has not recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on March 6, 2017.

It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Beaumont, and unanimously

RESOLVED:

TO refuse to approve the following documents, received at the Planning Department on February 10 and 27, 2017:

- Proposed rear elevation – SK.06 – 2017-02-10;
- Proposed front elevation – SK.04 – 2017-02-10;
- Right side elevation – SK.02 – 2017-02-10;
- Proposed right side elevation – SK.05 -2017-02-10;
- Trees evaluation - 27-02-2017;
- Proposed implantation - SK.01 – 2017-02-10;
- Perspective #3 - SK.10 – 2017-02-10;
- Perspective #1 – SK-08 – 2017-02-10;
- Perspective #2 – SK.09 – 2017-02-10;

due to the non-conformity of the following criteria:

Chapter 3: General provisions applicable to the older areas and to the buildings of heritage interest

Article 31

Criteria pertaining to architecture

10. Any new buildings or significant renovation works should integrate harmoniously with its surroundings and be compatible with the neighbouring buildings; its height, its scale and its volume should be similar to other buildings in the area and respectful of the original architectural ensemble. If a new architectural vocabulary is introduced in a given neighbourhood, the City will have final say on its compatibility and its conformity to this criterion.
15. Openings (doors and windows), as well as decorative elements (galleries, cornices, etc.) should be similar to those of the neighbouring buildings as to their proportions and treatment and respect broadly accepted architectural standards of proportion and human scale.
18. It is recommended to treat a building as a series of planes, volumes and with a selection of materials that harmonize with and complement each other. If a building's design is simple and one type of material is used throughout, it must prioritize quality materials and detailing. The use of different materials and detailing to define the floor levels or volumes is encouraged so as to avoid overly massive, unrefined and bland designs.

20. All the façades of a building should have the same unified and coherent treatment. “Façadism”, the use of a given material on the front façade and different cladding material(s) on the sides and/or the rear of a building, should be avoided. The same combination of materials should be used on all façades and a significant proportion of the façade cladding material should be used on the side and/or rear elevations. Continuity in colour, size and shape of the elements should be part of the architectural strategy applicable to the entire building.
21. A building should not have large planes or blind surfaces or multiple, large, predominant or protruding garage doors on its front façade. In neighbourhoods where multiple, large or protruding garage doors are uncommon, garage doors should be divided into two single doors and broken down into design components to avoid large planes. Garages located on side elevations and detached garages are encouraged.
22. The appearance of a building should not be jeopardized if its architectural quality or style contributes to the special character of its neighbourhood.
- 22.2 Any additions to an existing building such as an extension, portico or projecting window must respect the existing roofline, proportions and style.
- 22.4 Dormer windows should be designed to let light in, and not to increase floor space. The size of the dormer should respect the original proportions of the building.
23. Evaluation of a building's contribution to the special character of the City – whether such building is of heritage interest or not - shall, in the absence of a more detailed expert evaluation, be included in the application analysis process set out in this by-law; the value shall be established when reviewing the application and shall take into account to the greatest extent possible the results of inventories and other expert appraisals relating to the City's architecture.
26. No alteration or addition to a building that contributes to the special character of the City should have the effect of reducing the value of said building; additions to such a building of interest should not be authorised if they dominate the original building in terms of either volume or architectural style.

Chapter 8 Additional provisions applicable to the veterans' area

Criteria pertaining to siting

2. An extension or an attached garage should be recessed behind the existing building façade (about the length of a car) in order to limit the width of the building at the front and maintain the rural and verdant character of the neighbourhood.

Criteria pertaining to architecture

4. The architectural treatment of the building should evoke some of the architectural characteristics of the building typology found in the Valois residential neighbourhood, or at least incorporate some of the dominant features of the surrounding built environment.
9. The slope of the roof and the number of gables and sides should be in accordance with the architectural typology of the building; less numerous and accentuated in the case of a summer cottage or a maisonette than for a Four Square or a gable style Arts & Crafts house, for example.
10. The proportion and position of the openings on the upper floor should relate to the ones on the ground floor.
11. In the case of an extension to the footprint of a building, the volume added should be less prominent than the existing main volume: i.e. not as high, and no more than half the width of the existing façade.

12. The slopes and roofing material of an extension should be the same as that of the existing roof; and when the building typology lends itself to it, the attic of the extension may serve as habitable space through the integration of a dormer.

the whole, pertaining to the construction of a double garage and a future room above the garage at 80 Mount Pleasant Avenue, for the reasons mentioned above.

2017-287

REFUSAL – SPAIP – 87 PRINCE-EDWARD AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 87 Prince-Edward Avenue, that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to Council for approval;

WHEREAS the Planning Advisory Committee has not recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 3, 2017.

It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Homan, and unanimously

RESOLVED:

TO refuse to approve the following documents received at the Planning Department on March 10, 2017:

- 87 Prince-Edward – Trees evaluation – 27-02-2017 – revision #1 – 23-03-2017;
- Front elevation – p5-8 – 2017-03-10;
- Implantation and land levels 2017-03-10;
- Left side elevation – p6-8 2017-03-10;
- Rear elevation – p7-8 – 2017-03-10;
- Right side elevation – p8-8 – 2017-03-10;
- Site plan – 2017-03-10;

the whole, pertaining to a two storey extension, including a detached garage and the replacement of the existing driveway at 87 Prince-Edward Avenue, as these documents are not conforming to the criteria related to architecture outlined in the Site Planning and Architectural Integration Programme By-law PC-2787 based on the following criteria:

Chapter 3: General provisions applicable to the older areas and to the buildings of heritage interest

Criteria pertaining to architecture

10. Any new buildings or significant renovation works should integrate harmoniously with its surroundings and be compatible with the neighbouring buildings; its height, its scale and its volume should be similar to other buildings in the area and respectful of the original architectural ensemble. If a new architectural vocabulary is introduced in a given neighbourhood, the City will have final say on its compatibility and its conformity to this criterion.
12. Large constructions should be subdivided into several physically or visually distinct volumes or treatments so as to diminish the impact of overwhelmingly large planes. The exterior elevation design should reflect the interior floor plans. In most cases, variation in cladding material, a curve, an angle in a wall or a roof surface will not be considered as an acceptable means of subdividing a construction.
18. It is recommended to treat a building as a series of planes, volumes and with a selection of materials that harmonize with and complement each other. If a building's design is simple and one type of material is used throughout, it must prioritize quality materials and detailing. The use of different materials and detailing to define the floor levels or volumes is encouraged so as to avoid overly massive, unrefined and bland designs.

- 22.1. Unless it is to improve its compatibility with the neighbourhood, any additions, alterations or changes of cladding to an existing building should be in keeping with its own original character. For additions, the same material as that found on the existing building or a contrasting or complementary material should be used. Additions should respect and be subservient to the original volume of the building.
- 22.2. Any additions to an existing building such as an extension, portico or projecting window must respect the existing roofline, proportions and style.

Chapter 8.1 Additional provisions applicable to the Valois residential neighbourhood

Criteria pertaining to architecture

11. In the case of an extension to the footprint of a building, the volume added should be less prominent than the existing main volume: i.e. not as high, and no more than half the width of the existing façade;

2017-288 AWARDING – MINOR EXEMPTION – 18 BELTON AVENUE

RESOLVED: It is moved by Councillor Cousineau,
Seconded by Councillor Beaumont, and unanimously
TO award a minor exemption in favor of the immovable located at 18 Belton Avenue, in order to permit the construction of a house with a front setback of 4.16 m (13.65'), rather than the minimum required front setback of 7.5 m (24.6').

2017-289 AWARDING – MINOR EXEMPTION – 955 SAINT-JEAN BOULEVARD

RESOLVED: It is moved by Councillor Smith,
Seconded by Councillor Cousineau, and unanimously
TO award a minor exemption in favor of the immovable located at 955 Saint-Jean Boulevard, in order to permit a third vehicular access along Revcon Avenue rather than the maximum permitted of two (2) vehicular access points.

2017-290 REFUSAL – MINOR EXEMPTION – 151 HEATHER AVENUE

RESOLVED: It is moved by Councillor Beaumont,
Seconded by Councillor Grenier, and unanimously
TO refuse to award a minor exemption in favor of the immovable located at 151 Heather Avenue, in order to permit the construction of an extension with a rear setback of 6.42 m (21.06') rather than the minimum required rear setback of 7.5 m (24.6');

TO indicate that the request for a minor exemption for work already carried out can't be awarded because:

- Compliance with the by-law and the permit issued did not present any serious prejudice to the applicants / owners;
- no permits has been issued for the work as executed ;
- the work was not carried out in good faith, despite the notices and notes given to the applicants / owners, as indicated in the Planning Advisory Committee's recommendation;

2017-291 AWARDING – MINOR EXEMPTION – 42 VALOIS BAY AVENUE

RESOLVED: It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Homan, and unanimously
TO award a minor exemption in favor of the immovable located at 42 Valois Bay Avenue, in order to permit:

2017-297 AUTHORIZATION - IMPLEMENTATION OF THE ADOPTION PROCESSES FOR AN SDC (“SOCIÉTÉ DE DÉVELOPPEMENT COMMERCIAL”) IN THE POINTE-CLAIRE VILLAGE SECTOR

It is moved by Councillor Thorstad-Cullen,
 Seconded by Councillor Cousineau, and unanimously
RESOLVED: TO authorize the implementation of the adoption processes for a by-law delimiting the commercial area bearing the designation of "Pointe-Claire Village", as well as a by-law establishing the organization and the general rules for the operation of a "Société de développement commercial (SDC)" for the territory mentioned above, as well as the rules and mechanisms to be applied to determine the grants to be awarded by the City of Pointe-Claire to this new "Société de développement commercial"; and
 TO authorize the allocation of a special budget in the amount of \$25 000, under the responsibility of the City manager, this amount being taken from the 2017 budget estimates, for the purposes of "development – planning".

2017-298 AUTHORIZATION – PAYMENT OF AN INVOICE THE CANADIAN NATIONAL

It is moved by Councillor Bissonnette,
 Seconded by Councillor Iermieri, unanimously
RESOLVED: TO authorize the payment of an invoice of the Canadian National number 91289585 in the amount of \$50 397.32, taxes included, concerning the repair works of the crossing at Delmar Avenue.

2017-299 ADOPTION – ADMINISTRATIVE POLICY – GRAFFITIS ON PRIVATE PROPERTIES

It is moved by Councillor Smith,
 Seconded by Councillor Beaumont, and unanimously
RESOLVED: TO adopt an administrative policy respecting the intervention of the City of Pointe-Claire, relative to the removal of graffiti from private properties, when such graffiti are visible from the street, to the extent that the final version of the text of this policy is substantially conforming to the draft attached to decision making file 17-141-9483.

2017-300 APPROVAL – NOMINATION – MEMBERS OF THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY BOARD

It is moved by Councillor Iermieri,
 Seconded by Councillor Grenier, and unanimously
RESOLVED: TO designate Mrs. Chantal Saint-Jarre as a member of the Pointe-Claire Public Library Advisory Board, for a term ending on December 31, 2019.

2017-301 GRANT – VARIOUS ORGANIZATIONS

It is moved by Councillor Grenier,
 Seconded by Councillor Homan, and unanimously
RESOLVED: TO grant a financial support in the amount of \$83 650 to the organizations mentioned below for the respective amounts indicated in respect of each of them:

Organization	Grant
Baseball West Island	\$ 5 500
Ass. Québécoise de voile adaptée (A.Q.V.A.)	\$ 1 000
AMCAL Family Services	\$ 4 500
Lakeside Swimming Club	\$ 17 000
Lakeshore Chamber Orchestra	\$ 5 000
Lakeshore Swimming Club	\$ 5 000
Lakeside Heights Recreation Association	\$ 8 600
Low Vision Self Help	\$ 750
Piscine du Village de Pointe-Claire	\$29 200
Pointe-Claire Girl Guides of Canada	\$ 500
Quebec Family History Society	\$ 1 500
Pointe-Claire Horticultural Society	\$ 600

Société pour la sauvegarde du patrimoine	\$ 1 500
Table de quartier sud de l'Ouest-de-l'Île	\$ 1 000
West Island Youth Symphony Orchestra	\$ 2 000
TOTAL	\$ 83 650

TO charge this expense to Budget Account 02-701-51-979, as indicated on Certificate No. 17-9766 issued by the Treasurer on April 20, 2017.

2017-302 GRANT – PME MTL WEST-ISLAND

It is moved by Councillor Homan,
 Seconded by Councillor Grenier, and unanimously

RESOLVED: TO grant a financial support in the amount of \$52 582 to the organization PME MTL West-Island;

TO charge this expense to Budget Account 02-621-00-461, as indicated on Certificate No. 17-9843 issued on April 21, 2017.

2017-303 APPROVAL - AGREEMENT TO INTERVENE BETWEEN THE OWNERS OF THE IMMOVABLE LOCATED BETWEEN 9 AND 19 AND BETWEEN 10 AND 34 GLANLYNN AVENUE AND THE CITY OF POINTE-CLAIRE

It is moved by Councillor Beaumont,
 Seconded by Councillor Homan, and unanimously

RESOLVED: TO approve an agreement to intervene between the owners of the immovables located between 9 and 19 and between 10 and 34 Glanlynn Avenue and the City of Pointe-Claire, to the extent that the final version of this agreement is substantially conforming to the draft attached to decision making file 17-143-9741;

TO authorize the Mayor, or in his absence the Pro-mayor, and the City Clerk, or in his absence the Assistant City Clerk, to sign said agreement for and on behalf of the City of Pointe-Claire.

2017-304 AWARDING OF A CONTRACT - REPAIR OF FROBISHER, BRIGADOON, PENDENNIS ANF FIFTH AVENUES, BETWEEN LAKEVIEW AVENUE AND BORD-DU-LAC-LAKESHORE ROAD

It is moved by Councillor Beaumont,
 Seconded by Councillor Grenier, and unanimously

RESOLVED: TO award a contract for the repair of Frobisher, Brigadoon, Pendennis and Fifth Avenues, between Lakeview Avenue and Bord-du-Lac-Lakeshore Road to "Pavages D'amour Inc.", which provided the lowest conforming bid, for a total amount of \$2 927 353.64, taxes included, in conformity to tender documents GP170011, and conditional upon approval of the borrowing By-law PC-2853 by the "Ministère des affaires municipales et de l'Organisation du territoire" and the coming into force of that by-law;

TO charge this expense to Budget Accounts 22-417-02-853 and 22-415-32-821, as indicated on Certificate No. 17-9771 issued by the Treasurer on April 18, 2017.

2017-305 AWARDING OF A CONTRACT - LANDSCAPING PROFESSIONAL SERVICES

It is moved by Councillor Homan,
 Seconded by Councillor Cousineau, and unanimously

RESOLVED: TO award a contract for the supply of landscaping professional services for the choice of street furniture and materials for the Pointe-Claire Village to "ELBC Inc. (Élise Beauregard et collaborateurs)", which provided the lowest conforming bid, for a total amount of \$18 625.95, taxes included, in conformity to tender documents UP170002;

TO charge this expense to Budget Account 03-920-14-009 (reserve).

2017-306 AWARDING OF A CONTRACT - RECONSTRUCTION WORKS OF THE KINSMEN POOL CHALET

It is moved by Councillor Grenier,
Seconded by Councillor Cousineau, and unanimously
RESOLVED: TO award a contract for the reconstruction works of the Kinsmen pool chalet to “Norgéreq Ltée”, which provided the lowest conforming bid, for a total amount of \$3 242 806.38, taxes included, in conformity to tender documents BP170016;

TO charge this expense to Budget Account 22-416-42-836, as indicated on Certificate No. 17-9835 issued by the Treasurer on April 21, 2017.

2017-307 AWARDING OF A CONTRACT - SUPPLY AND DELIVERY OF TWELVE (12) NEW MULTI-SEGMENT CATEGORY VEHICLES

It is moved by Councillor Iermieri,
Seconded by Councillor Homan, and unanimously
RESOLVED: TO award a contract for the supply and delivery of twelve (12) new multi-segment category vehicles to “Kia Élite”, who provided the lowest conforming bid, for a total amount of \$279 489.14, taxes included;

TO authorize, for the purpose of financing these acquisitions, a loan from the working fund (budget account 33-020-16-003) for an amount of \$233 000;

TO indicate that this borrowing from the working fund will be reimbursed according to the following deadlines:

- 2018: \$46 600 ;
- 2019: \$46 600;
- 2020: \$46 600;
- 2021: \$46 600;
- 2022: \$46 600;

TO finance the balance related to the purchase of these vehicles, namely the amount of \$ 46,489.14 from the reserves (03-920-17-003 and 03-920-17-013) created for this purpose.

2017-308 AWARDING OF A CONTRACT - TREATMENT OF ASH TREES

It is moved by Councillor Smith,
Seconded by Councillor Bissonnette, and unanimously
RESOLVED: TO award a contract for the supply of ash trees injection services, in the framework of the fight against emerald ash borer in the public domain to “Services d’entretien d’arbres Viau Inc. (9187-8447 Québec Inc.)”, which provided the lowest conforming bid, for a total amount of \$102 833.64, taxes included, for year 2017, in conformity to tender documents TP170025;

TO charge this expense to Budget Account 03-920-15-010 (reserve), as indicated on Certificate No. 17-9805 issued by the Treasurer on April 20, 2017.

2017-309 AWARDING OF A CONTRACT – RECONSTRUCTION OF CARTIER AVENUE

It is moved by Councillor Bissonnette,
Seconded by Councillor Cousineau, and unanimously
RESOLVED: TO award a contract for the reconstruction of Cartier Avenue, between Bord-du-Lac-Lakeshore Road and Highway 20 to “Les Excavations Gilbert Théorêt Inc.”, which provided the lowest conforming bid, for a total amount of \$4 639 521.33, taxes included, in conformity to tender documents GP170017, and conditional upon approval of the borrowing By-law PC-2854 by the “Ministère des affaires municipales et de l’Organisation du territoire” and the coming into force of that by-law;

TO charge this expense to Budget Accounts: 22-417-02-854, 22-416-02-842, 22-416-02-831, 22-414-02-813, 22-415-02-820 and

- 22-415-32-821, as indicated on Certificate No. 17-9818 issued by the Treasurer on April 20, 2017.
- 2017-310** AWARDING OF A CONTRACT - PROFESSIONAL SERVICES CONCERNING THE REPAIR OF TWO FILTRATION ROOMS FOR TWO EXTERIOR POOLS
- RESOLVED: It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Bissonnette, and unanimously
TO award a contract for the supply of professional services concerning the repair of two filtration rooms for two exterior pools to “Axor Experts-Conseils Inc.”, which submitted the lowest conforming bid, for a total amount of \$51 727.25, taxes included, in conformity to tender documents BP170017;
- TO charge this expense to Budget Account 22-416-52-836, as indicated on Certificate No. 17-9827 issued by the Treasurer on April 21, 2017.
- 2017-311** AWARDING OF A CONTRACT - TREATMENT OF ASH TREES ON PRIVATE PROPERTIES, FOR YEAR 2017
- RESOLVED: It is moved by Councillor Cousineau,
Seconded by Councillor Thorstad-Cullen, and unanimously
TO award a contract for the treatment by injection of ash trees in the framework of the fight against emerald ash borer on the public domain to “Services d’entretien d’arbres Viau Inc. (9187-8447 Québec Inc.)”, which provided the lowest unit price at a cost of \$3.65/cm, without taxes, in conformity to tender documents TP170026.
- 2017-312** AWARDING OF A CONTRACT - EXTENSION OF THE DOG RUN OF TERRA COTTA PARK
- RESOLVED: It is moved by Councillor Cousineau,
Seconded by Councillor Homan, and unanimously
TO award a contract to carry out construction work related to the extension of the Terra Cotta Park dog run to “Urbex Construction Inc.”, which provided the lowest conforming bid, for a total amount of \$101 000, taxes included, in conformity to tender documents GP170018;
- TO appropriate for this purpose, an amount of \$121 000, from the non-otherwise allocated surplus of the City; and
- TO authorize the transfer of this amount towards Budget Account 03-920-16-161 (reserve).
- 2017-313** APPROVAL – ADDITIONAL EXPENDITURE – CORRECTIONS MADE TO THE VALOIS VILLAGE SPECIAL PLANNING PROGRAMME
- RESOLVED: It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Bissonnette, and unanimously
TO approve a modification to the contract between the City of Pointe-Claire and “BC2”, for the elaboration of the Valois Village Special Planning Programme, for an amount of \$5 863.73, taxes included;
- TO authorize an increase of the contract intervened with this firm so that the total amount of the contract is set at \$55 613.71, taxes included;
- TO charge this expense to Budget Account 1-05-920-13-009, as indicated on Certificate No. 17-9755 issued by the Treasurer on April 3, 2017.
- 2017-314** APPROVAL – ADDITIONAL EXPENDITURE - PROFESSIONAL SERVICES CONCERNING VARIOUS ELECTRICAL WORKS
- RESOLVED: It is moved by Councillor Bissonnette,
Seconded by Councillor Grenier, and unanimously
TO approve a modification to the contract between the City of Pointe-Claire and “Cima+”, for the supply of professional services concerning various electrical works in 2017, for an amount of \$7 302.50, taxes included;
- TO authorize an increase of the contract intervened with this firm so that the total amount of the contract is set at \$63 812.81, taxes included;

TO charge this expense from the funds available under the borrowing By-law PC-2837, in accordance with Certificate No. 17-9773 issued on April 7, 2017.

2017-315 REJECTION OF BIDS - CONCEPTION, SUPPLY AND INSTALLATION OF A VEGETAL OUTDOOR WALL

RESOLVED: It is moved by Councillor Smith,
Seconded by Councillor Cousineau, and unanimously
TO reject all the bids received within the framework of call for tenders TP170015 concerning the conception, the supply and the installation of a vegetal outdoor wall, one of the bids being incomplete and the second largely exceeding the budget for this work.

2017-316 APPROVAL - SELECTION CRITERIA - PROFESSIONAL SERVICES FOR THE ANALYSIS OF GREENHOUSE GAS EMISSIONS

RESOLVED: It is moved by Councillor Iermieri,
Seconded by Councillor Grenier, and unanimously
TO approve the selection criteria to be used within the framework of a call for tenders to be launched for the supply of professional services concerning the analysis of the City of Pointe-Claire greenhouse gas emissions and the emission reduction plan, as the aforementioned criteria are mentioned in the “Description” section of decision making file 17-470-9810 and following the weighting indicated for each of them.

2017-317 RESILIATION – CONTRACT INTERVENED WITH THE FIRM “LES TRADUCTIONS TESSIER”

RESOLVED: It is moved by Councillor Grenier,
Seconded by Councillor Cousineau, and unanimously
TO terminate, for all legal purposes, on May 2, 2017, the contract intervened with “Les Traductions Tessier” in compliance with resolutions 2016-132 and 2016-714, the services provided to date unsatisfactory;

To authorize consequently the launching of a new call for tenders for the supply of professional translation services and; for this purpose

To approve the selection criteria mentioned in the “Description” section of decision making file 17-150-9841 and following the weighting indicated for each of them.

2017-318 FILING - LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF MARCH 2017

The list of delegated staff changes for the month of March 2017 as prepared by Mr. Vincent Proulx, Planner - Human Resources is filed and the members of Council take note.

2017-319 APPROVAL – LIST OF NON-DELEGATED STAFF CHANGES FOR MAY 2, 2017

RESOLVED: It is moved by Councillor Beaumont,
Seconded by Councillor Iermieri, and unanimously
TO approve the list of non-delegated staff changes for May 2, 2017, as signed by Mr. Robert-F. Weemaes, City Manager and Mr. Vincent Proulx, Planner – Human Resources.

2017-320 APPROVAL – MODIFICATION - CONDITIONS, BENEFITS AND SALARY POLICY FOR THE MANAGEMENT EMPLOYEES OF THE CITY OF POINTE-CLAIRE

RESOLVED: It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Iermieri, and unanimously
TO approve the revised booklet of the conditions, benefits and salary policy for the management employees of the City of Pointe-Claire, as modified as set out in the decision making file 17-161-9804.

2017-321 APPROVAL – MODIFICATION TO RESOLUTION 2017-189

It is moved by Councillor Beaumont,
Seconded by Councillor Iermieri, and unanimously
RESOLVED: TO approve the modification of resolution 2017-189, concerning the participation of certain Council members to the golf tournament organized by the West Island Community Shares to be held on May 15, 2017 at the Beaconsfield Golf Club, in order to replace the name of Councillor Kelly Thorstad-Cullen with the name Councillor Claude Cousineau.

2017-322 APPROVAL – WEST ISLAND BLUES FESTIVAL

WHEREAS it is agreed to ensure the representation of the City during the event “West Island Blues Festival”;

WHEREAS this event is of an exceptional nature and that certain protocols require the presence of the spouse of the member of Council designated to represent the City.

It is moved by Councillor Bissonnette,
Seconded by Councillor Iermieri, and unanimously
RESOLVED: TO authorize Councillors Homan and Smith, and their spouses, as well as Councillor Thorstad-Cullen, to represent the City of Pointe-Claire at the West Island Blues Festival, to be held on May 25, 2017, benefiting various organizations;

TO authorize the purchase of four tickets at a cost of \$100 each, for a total of \$500 and that the City reimburse the expenses incurred at this event in conformity with the policy in force;

TO charge the expenses related to this authorization to Budget Account 02-111-00-311, as indicated on Certificate No. 17-9850 issued by the Treasurer on April 28, 2017.

2017-323 NOTICE OF MOTION – BY-LAW AMENDING THE ZONING PLAN AND BY-LAW PC-2775, PROVIDING FOR THE CREATION OF A NEW ZONE (RC21), IN REPLACEMENT OF EXISTING ZONE RA36 AND OF PART OF ZONE PA61, SO AS TO ALLOW THE REALIZATION OF A TOWNHOUSE PROJECT AT THE NORTH-WEST CORNER OF HYMUS BOULEVARD AND STILLVIEW AVENUE

Councillor Grenier gives notice that a by-law amending the Zoning Plan and By-law PC-2775, providing for the creation of a new zone (Rc21), in replacement of existing zone Ra36 and of part of zone Pa61, so as to allow the realization of a townhouse project at the north-west corner of Hymus Boulevard and Stillview Avenue will be presented for adoption at a subsequent meeting and exemption of its reading is requested.

2017-324 ADOPTION – BY-LAW AMENDING THE ZONING PLAN AND BY-LAW PC-2775, PROVIDING FOR THE CREATION OF A NEW ZONE (RC21), IN REPLACEMENT OF EXISTING ZONE RA36 AND OF PART OF ZONE PA61, SO AS TO ALLOW THE REALIZATION OF A TOWNHOUSE PROJECT AT THE NORTH-WEST CORNER OF HYMUS BOULEVARD AND STILLVIEW AVENUE

It is moved by Councillor Grenier,
Seconded by Councillor Beaumont, and unanimously
RESOLVED: TO adopt a first draft by-law amending the Zoning Plan and By-law PC-2775, providing for the creation of a new zone (Rc21), in replacement of existing zone Ra36 and of part of zone Pa61, so as to allow the realization of a townhouse project at the north-west corner of Hymus Boulevard and Stillview Avenue, to the extent that the final version of this by-law is substantially conforming to the draft attached to decision making file 17-613-9710.

2017-325 CLOSURE

It is moved by Councillor Grenier,
Seconded by Councillor Beaumont, and unanimously
RESOLVED: TO hereupon adjourn this meeting at 8:25 p.m.

Morris Trudeau, Mayor

Me Jean-Denis Jacob, City Clerk