



MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC, ON **TUESDAY SEPTEMBER 11, 2018**, AT 6:30 P.M., AFTER DUE NOTICE WAS TRANSMITTED ON FRIDAY SEPTEMBER 7, 2018.

**PRESENT:** Councillors C. Homan, T. Stainforth and K. Thorstad-Cullen, as well as, Councillors P. Bissonnette, C. Cousineau, B. Cowan, E. Stork, D. Webb, chaired by His Worship Mayor John Belvedere forming a quorum of council.

Mr. Robert-F. Weemaes, City Manager, Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, as well as Mrs. Heather Leblanc, Director – Planning Department, are also in attendance.

*At the beginning of the meeting Mayor Belvedere welcomes all persons present at the meeting and offers a history of the file pertaining to the property situated at 17, du Bras-d'Or Avenue. Mayor Belvedere explains the reasons for which the meeting is being held, namely the appeal of a decision of the Demolition Committee rendered on July 24, 2018 approving the programme of reutilization of the vacated land concerning the property situated at 17, du Bras-d'Or Avenue.*

*Mayor Belvedere explains the manner in which the evening will unfold, by specifying that the appellants will first be invited to put forth his/her argument and following which all others persons would be invited to make known their arguments.*

**2018-611**      **APPROVAL OF THE AGENDA**

**RESOLVED:** It is moved by Councillor Homan,  
Seconded by Councillor Bissonnette, and unanimously  
TO approve the agenda that has been prepared for this meeting.

**2018-612**      **QUESTION PERIOD**

Questions and representations are addressed to the Council members:

Mrs. Linda De Witt

- Reiterates that the project does not respect the Site Planning and Architectural Integration Programme By-law PC-2787 (SPAIP);
- Mentions that a dimension is missing on the plan (basement), that the proposed garage door exceeds what is allowed and that the depth of the proposed houses is too much.

Mrs. Susan Weaver

- Agrees with all of Mrs. Linda De Witt's comments.
- The width of the driveway is not apparent on the integration plan and that on Broadview Avenue a similar driveway width was not approved.

*Mayor Belvedere calls appellant Mrs. Geneviève Gomes Farrugia to speak, however she is not present at the meeting.*

Mr. Denis Brunelle

- The vote tonight should be based on municipal by-laws and not on the number of oppositions.
- All citizens should respect our rules and that certain elements of the project do not respect the regulations.

- Questions if a house worth approximately \$840,000 could fit in with the neighborhood given that the average price of houses in Pointe-Claire is approximately \$464,000;
- Mention that if the project had been for the construction of two houses of 1,500 ft<sup>2</sup> it would not be objected.

Mr. Eddy Brunet

- Comment that the proposed houses are more extended and request that the front setback be respected.

Mrs. Diane Berry

- Agrees with all that has been said so far.

Mr. Doug Duke

- Reads a letter wherein he explains how he is upset about the project and expresses his concerns about the overall project and the process.

Mrs. Susan Weaver

- Reiterates the need to act with fairness with regards to the Broadview avenue address.

*The meeting is adjourned at 6:54 p.m. and Council exits the room.*

*Council returns to the room and the meeting resumes at 7:11 p.m.*

**2018-613**

**DECISION – PROGRAMME OF REUTILISATION OF THE VACATED LAND – 17 DU BRAS-D'OR AVENUE**

WHEREAS the City Council in accordance with the provisions of article 30 of By-law PC-2818 on the demolition of immovable, took into consideration, including the following criteria:

- The deterioration, the architectural appearance, of the aesthetic character or the quality of life of the neighborhood that may result from the approval of the reutilization of the vacated land program;
- The environmental sustainability of the programme for the reutilization of the vacated land;
- The projected use of the vacated land;

WHEREAS the City Council extensively analyzed the file, the reports submitted, the representations made by interested parties, including those expressed forthwith;

GIVEN the provisions of articles 148.01 to 148.06 of the Act respecting Land Use Planning and Development and those of By-law PC-2818 on the demolition of immovables of the City of Pointe-Claire;

FOR THESE REASONS,

Mayor Belvedere requests all Council members to vote.

It is moved by Councillor Cowan,  
Seconded by Councillor Stork, and unanimously

**RESOLVED:**

TO UPHOLD the decision of the Demolition Committee rendered on July 24<sup>th</sup>, 2018, namely to approve the programme for the reutilization of the vacated land for the following reasons:

- The plans have been revised and modified by the owner to comply with the objections that were received;
- The plans are appropriate, given public interest and the interest of the parties.

**2018-614**

**CLOSURE**

RESOLVED: It is moved by Councillor Thorstad-Cullen,  
Seconded by Councillor Homan, and unanimously  
TO hereupon adjourn this meeting at 7:16 p.m.

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**John Belvedere, Mayor**

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**Danielle Gutierrez, Assistant-City Clerk**