

MINUTES OF THE PUBLIC CONSULTATION MEETING HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUEBEC, ON **MONDAY DECEMBER 3, 2018**, AT 7:30 P.M., AFTER DUE NOTICE WAS TRANSMITTED ON FRIDAY NOVEMBER 30th, 2018.

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

ABSENT: Councillors C. Cousineau and D. Webb.

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

2018-850 **APPROVAL OF THE AGENDA**

RESOLVED: It is moved by Councillor Stork, Seconded by Councillor Thorstad-Cullen, and unanimously TO approve the agenda that has been prepared for this meeting with the following modification:

- The question period will take place after the public consultation as such.

2018-851 **PUBLIC CONSULTATION MEETING – BY-LAW PC-2775-53**

By-law PC-2775-53 - By-law amending the Zoning By-law PC-2775 of the City of Pointe-Claire to permit a public use (church and community center) in zone Re20.

First, Mr. Shahir Guindi explains the nature of the project:

- What the Coptic Church is;
- What the church has been since its establishment, its mission;
- The projected architecture of the building;
- The current and future uses;
- The questions related to parking and circulation;
- The concessions made by the Coptic Church in order to facilitate the realization of the project.

Thereafter, Mrs. France Giguère, Planning Department Interim Director explains the nature and the effects of the proposed draft by-law.

Finally the Legal Affairs Director and City Clerk, Me Jean-Denis Jacob, explains the procedure to be followed, under the law, with respect to the approval and coming into force of a proposed by-law (referendum process).

2018-852 QUESTION PERIOD

Several citizens address comments and questions to Council concerning the following subjects:

- A citizen asks what has changed compared to what is currently allowed;
- Mrs. Louise Bissonnette claims that only residential uses be permitted and points out that the expansion of the church and the development of a community centre will result in traffic problem;
- Mr. Robert Kouri declares that he is very much in favour of the project, which he sees with a positive eye and which demonstrates the open mindedness of Pointe-Claire;
- Another citizen states the antiquated nature of the existing building and is in favour of the parking spaces that would be added;
- Another citizen (Alessandro) declares that there will be additional parking spaces but not as much as the developer believes;
- Mrs. Catherine Vallières is opposed to the construction of the community centre stating that the neighbourhood cannot support the arrival of such an infrastructure;
- Mr. Félix Fiorello indicates that the project is, in his view, too big a project for the neighbourhood;
- Mr. Bertrand Brouillette addresses a question about what uses are currently allowed;
- Mr. John Rogers pointed out that the alternatives to the proposed project would create more problems in terms of traffic;
- Mr. Yan Tadros addresses questions about the current nature of the premises;
- A citizen points out that the building in question was once occupied by a public use (school) which also involved a lot of traffic;
- Mr. Shahir Guindi mentions receiving calls from local developers every week to inquire about the possibility of building higher density buildings;
- Mr. Brian Stafford addresses questions concerning the following aspects:
 - a) What can be built under the current zoning;
 - b) Would the dominant use remain residential;
 - c) The meaning of the note number 44, concerning the complementary uses;
 - d) Loss of the neighbourhood character;
 - e) Need to implement traffic mitigation measures on Church Avenue.

A member of the Board of Directors of the Coptic Church presents explanations concerning the proposed ancillary uses.

The architect mandated by the Coptic Church points out that the actual zoning allows a higher residential density.

2018-853 CLOSURE

It is moved by Councillor Stainforth,
Seconded by Councillor Cowan, and unanimously
TO hereupon adjourn this meeting at 9:10 p.m.

RESOLVED:

John Belvedere, Mayor

**Me Jean-Denis Jacob, Director of Legal
Affairs and City Clerk**