

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 **MONDAY MAY 6, 2019**, AT 6:30 P.M., AFTER DUE NOTICE WAS TRANSMITTED ON FRIDAY MAY 3, 2019.

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

Mr. Robert-F. Weemaes, City Manager, as well as Me Caroline Thibault, Director, Legal Affairs and City Clerk's office and City Clerk, are also in attendance.

*Mayor Belvedere thanks everyone for their attendance and for their interest in the development of the City and of the Village of Pointe-Claire. He indicates that the file that is discussed tonight shows how much the City cares for the Village.*

*Mayor Belvedere explains how the meeting will proceed.*

*Mayor Belvedere and Councillor Bissonnette mention the progress of the project to date. They also mention that all the letters received have been read and examined by the Council members.*

**2019-277**      **APPROVAL OF THE AGENDA**

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

**2019-278**      **QUESTION PERIOD**

Questions are submitted to the members of Council by the persons indicated below concerning the following subjects:

**Mr. Andrew Swidzinski:**

- Survey of the *Société du patrimoine*;
- Autorisation to demolish;
- Building and parking restoration;

**Me Jonathan Bachir-Legault :**

- Lawyer for Municonseil, representative of « *Le coeur de Pointe-Claire* »;
- Non-respect of the by-law;
- Insufficiency of documentation;
- Neighborhood insertion;
- Non-conform project and entails nullity.

**Mr. Normand Lapointe:**

- Report with respect to the heritage nature of the building.

Mrs. Tracy McBean:

- The project is bad for the Village.

Mr. Claude Lesage:

- Cartier Avenue –Pedestrian and child security.

Mr. Timothy Thomas:

- The total costs for the project;
- To consider the tax payers.

Mrs. Hélène Cantin:

- Consultation process of the City
- Lack of consideration towards citizens.

Madame Lois Butler:

- Gas generator in the “Pionnier” entrance;
- Heavy traffic caused by the construction;
- Protect our community.

Mr. Robert Butler:

- The citizens did not get the same support as the developers.

Mrs. Joan Dyer:

- Citizens consultation;
- The citizens have invested themselves to assert their position;
- A lot of irregularities in the project.

Mrs. Carline Boll:

- The debate is polarized;
- We must find a happy medium.

Mr. Michael Holly:

- Merchants;
- Parking;
- The heritage is more important than increasing the number of tax payers.

Mrs. Barbara Cheetham:

- Return on election campaign;
- Missing information;
- Who authorized the sale of the parking?

Mr. Jean-Louis Richard:

- Not against the project, but it is a bit massive;
- Worries concerning the parking;
- Flood zone;
- Are the apartments already reserved in the future building?

Mr. Claude Arsenault:

- *Le coeur de Pointe-Claire*;
- Consultation on the SPP;
- Non-objective study on the heritage character;
- Tonight's decision will decide the future of Pointe-Claire Village.

Madame Lynne Fornarolo:

- The level of densification required;
- What level of densification does Pointe-Claire want to achieve?
- The densification will caused traffic.

Mr. Stéphane Licari:

- The plans of March 21<sup>st</sup>, 2019 are not the correct ones.

Mr. Marc Legault:

- Survey: the majority is against the project.

Mr. Stéphane Wiencke:

- Asks for a referendum;
- The heritage is neglected.

Mr. James Hall:

- The Council mandate is protected;
- The Council is arrogant.

Mr. Christian Vonltesberg:

- Governance;
- Loss of central parking;
- In what do the citizens of Pointe-Claire benefit from this project?

Mr. Michel Forest:

- The City of Pointe-Claire is late on the protection of its heritage;
- Survey results: the majority disagree with the project;
- The project does not respect the Village harmony;
- To give the citizens the choice.

Mr. Richard Leonardo:

- The architects made plans to present an alternative;
- The survey is mostly against.

*Council retires to deliberate at 8:50 p.m.*

*Council returns in the Council room at 9:41 p.m.*

2019-279

**APPEAL – DECISION RENDERED BY THE BY THE DEMOLITION COMMITTEE ON MARCH 21, 2019 AS TO APPROVE THE PROGRAMME FOR REUTILISATION OF THE VACATED LAND FOR THE IMMOVABLE LOCATED AT 286 BORD-DU-LAC–LAKESHORE ROAD**

WHEREAS on August 9<sup>th</sup>, 2018, in accordance with the criteria, rules and procedures set out in the Demolition By-law number PC-2818 and in the law, the Demolition Committee rendered a decision authorizing the demolition of the building located at 286 Bord-du-Lac–Lakeshore Road and refusing the programme for the reutilization of the vacated land;

WHEREAS on September 26<sup>th</sup>, 2018, Municipal Council, sitting in appeal of the decision of August 9<sup>th</sup>, 2018, confirmed the decision of the Demolition Committee regarding the authorization of demolition and the refusal of the programme for the reutilization of the vacated land;

WHEREAS the decision of September 26<sup>th</sup>, 2018 indicated that the authorization to demolish would not be effective unless a programme for the reutilization of the vacated land be submitted to the Demolition Committee in the six (6) months following this decision and be subsequently approved;

WHEREAS a programme for the reutilization of the vacated land was received by the City within the delay and the Demolition Committee, on March 21<sup>st</sup>, 2019, rendered a decision approving said programme for the reutilization of the vacated land;

WHEREAS for the purpose of analyzing the programme for the reutilization of the vacated land, the City has received all the documents required by article 15 of the Demolition By-law PC-2818 and made available to citizens the documents allowing them to grasp the scope of the project;

WHEREAS five hundred and fifty-four (554) appeals of the Demolition Committee's decision approving the programme for the reutilization of the vacated land rendered on March 21<sup>st</sup>, 2019, were lodged in due time;

WHEREAS the programme for the reutilization of the vacated land subject to present appeal was examined in accordance with the by-laws in force at the time of its filing with the City, namely, January 23<sup>rd</sup>, 2019;

WHEREAS the appeal documents received by the City reveal various concerns of the citizens for which the City Planning Department carried out additional verifications and, under the circumstances, is able to confirm the conformity of the project with the municipal by-laws, including the space provided for the loading and unloading of delivery vehicles and the height of the building;

WHEREAS it is up to the Demolition Committee and Council sitting on appeal to judge the credibility and probative force of the various reports submitted to them;

WHEREAS Council sitting on appeal of a decision of the Demolition Committee must approve or reject a programme for the reutilization of the vacated land on the basis of the criteria and objectives of the Demolition By-law PC-2818;

WHEREAS any application for a construction permit for the immovable located at 286 Bord-du-Lac–Lakeshore Road will subsequently have to be approved by Council in virtue of the *Village Code and of the SPAIP By-law number PC-2787*;

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

RESOLVED: TO declare that the preamble to this resolution forms an integral part thereof;

TO confirm the decision of the Demolition Committee of March 21<sup>st</sup>, 2019, to approve the programme for the reutilization of the vacated land of the immovable located at 286 Bord-du-Lac–Lakeshore Road;

THAT the programme for the reutilization of the vacated land as approved, be submitted to the Planning Advisory Committee, which will proceed with an analysis in virtue of the criteria and objectives of the Village Code and of the SPAIP By-law number PC-2787 and make its recommendations to Council.

**2019-280**      CLOSURE

It is moved by Councillor Webb,  
Seconded by Councillor Stainforth, and unanimously

RESOLVED: TO hereupon adjourn this meeting at 9:47 p.m.

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John Belvedere, Mayor

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Me Caroline Thibault, City Clerk