

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 AUGUST 17, 2021**, AT 7:00 P.M., AFTER DUE NOTICE WAS TRANSMITTED ON FRIDAY AUGUST 13, 2021.

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 Mtre Caroline Thibault, City Clerk and Director of Legal Affairs, are also in attendance.

Mayor Belvedere welcomes all the citizens to this regular Council meeting.

Mayor Belvedere gives an update concerning vaccination, the YMCA, a private transaction in Valois Village and the Olympic athletes.

2021-407 APPROVAL – AGENDA

RESOLVED: It is moved by Councillor Bissonnette,
Seconded by Councillor Cousineau, and unanimously
TO approve the agenda that has been prepared for this meeting, with the following modifications:

- The replacement of the word “Approve” with the word “Consider” at the subjects inscribed at items 10.06 to 10.09 ;
- The withdrawal of the subject inscribed at item 10.07.

2021-408 PAY TRIBUTE TO MR. DOUGLAS SMITH

RESOLVED: It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Stainforth, and unanimously
TO pay tribute to Mr. Douglas Smith who died July 13 of this year, he worked for the City from November 23, 1967 to July 31, 1993, representing 25 years of service. At the time of his retirement, he was the Director of the Leisure Department (Arena).

2021-409 PROCLAMATION – RAIL SAFETY WEEK

WHEREAS Rail Safety Week is to be held across Canada from September 20 to 26, 2021;

WHEREAS it is in the public’s interest to raise citizens’ awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and 3/5Signature, section Ficelage Signature, section du Directeur général citizens;

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

WHEREAS Operation Lifesaver has requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

RESOLVED: It is moved by Councillor Thorstad-Cullen,
Seconded by Councillor Stainforth, and unanimously
TO support national Rail Safety Week to be held from September 20 to 26, 2021.

2021-410 PROCLAMATION – “NATIONAL POLYCYSTIC KIDNEY DISEASE AWARENESS DAY (PKD)”

WHEREAS Polycystic kidney disease (PKD) causes abnormal cysts to develop and grow in the kidneys and the enlargement of cysts causes kidney function to decline. It equally affects men, women and children, and this, regardless of geography or ethnic origin;

WHEREAS, the PKD Foundation of Canada is the only national charitable organization dedicated to fighting PKD, a progressive, life-threatening genetic disease, through programs of research, advocacy, education, support and awareness in order to discover vital treatments and a cure for PKD and improve the lives of all those it affects;

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

RESOLVED: TO proclaim September 4, 2021, as being “National Polycystic Kidney Disease Awareness Day (PKD)”.

2021-411 APPROVAL – MINUTES OF THE REGULAR MEETING OF JULY 6, 2021

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

RESOLVED: TO approve the French and English versions of the minutes of the regular meeting of July 6, 2021, with the following modification:

- The removal of the word “sliding” appearing in resolution number 2021-355.

2021-412 APPROVAL – MINUTES OF THE SPECIAL MEETING OF JULY 27, 2021

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

RESOLVED: TO approve the French and English versions of the minutes of the special meeting of July 27, 2021.

2021-413 FILING – MINUTES OF THE MEETING OF MAY 13, 2021 OF THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY BOARD

The French and English versions of the minutes of the meeting of May 13, 2021 of the Pointe-Claire Public Library Advisory Board and members of Council take note.

2021-414 QUESTION PERIOD

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

Mr. Yvon Calbert :

- Trees cut and left in the Hydro Québec right of way;
- Applicable sanitary measures for the start of the *Amis du Vieux Moulin* in September.

Mr. David Fletcher :

- Fairview Forest ;
- The holding of public consultation regarding the sustainable development policy;
- Filing of a book and a document with Council.

Mr. Igor Biba :

- Damage to his residence following works executed by a contractor;
- Access to photos.

Mr. Tim Thomas

- Private transaction in Valois Village and the intentions of the new owner with regards to the existing buildings and tenants.

Mr. Daniel Montpetit :

- Defibrillators in Public Security vehicles ;
- The right of a councillor to vote against and to be heard.

Mr. Guy Béliveau :

- Extension of the cycle path on Donegani Avenue ;
- The development project on Hymus Boulevard in between Paprikan and Alston Avenues and its effect on the cycle path between Saint-Jean Boulevard and Paprikan Avenue ;

Mrs. Sheila Laursen :

- Visionary and reactive planning.

Mr. Ian Moodie :

- Street cleaning.

Mr. David D'ariento :

- Bill 122 and the steps taken by Council to increase the City's autonomy and powers.

Mrs. Fanny Mooijekind :

- Glass recovery system.

Mr. Dale Suter :

- Green space between Chester Avenue and the post office.

Mrs. Susan Weaver :

- Items 20.01 and 20.02 ;
- Modification of the zoning by-law in order to reflect the new reality resulting from climate change.

Mr. Paul Atkinson :

- The Prima development by Sotramont and the negative effects on the residents of Alston.

Mr. Ken Paquette :

- Delay to receive answers to questions asked regarding 575 Saint-Jean Boulevard.

Mrs. Nicole Remillard :

- 575 Saint-Jean Boulevard.

Mr. Michel Lambert :

- 575, boulevard Saint-Jean.

Madame Nicole Fournier :

- 575 Saint-Jean Boulevard.

Mr. Rahul Basu :

- Fairview Forest.

Councillor Cowan withdraws himself from the room at 7:48 p.m.

Councillor Cowan resumes his seat at 7:50 p.m.

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$19,000.00, in order to ensure that the works be executed in accordance with the approved plans and within the prescribed period.

2021-421 WITHDRAWAL – SPAIP – 434 SAINT-LOUIS AVENUE

The subject related to the Site Planning and Architectural Integration Programme Plans for the property located at 434 Saint-Louis Avenue, is withdrawn from the agenda of the present meeting.

2021-422 APPROVAL – SPAIP – 151 WINTHROP AVENUE

WHEREAS the intentions announced in the Three-Year Building Allocation and Destination Plan (BADP) for the Marguerite Bourgeoys School Service Centre 2022-2025 for St. Louis School located at 151 Winthrop Avenue;

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 151 Winthrop 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 March 15, 2021;

WHEREAS the area in which the Saint-Louis School expansion project is located faces significant traffic and mobility challenges;

WHEREAS all partners involved in the expansion project recognize that it is essential to put in place landscaping and traffic management measures to ensure that all traffic on the school site and in the surrounding residential area is as smooth and safe as possible;

WHEREAS the implementation of effective traffic management measures and efficient landscaping requires concerted and coordinated actions by all partners involved (school team, CSS, municipality, SPVM, etc.);

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

RESOLVED:

TO approve the school expansion and landscaping project at Saint-Louis School located at 151 Winthrop Avenue as detailed in the following documents received by the Urban Planning Department on March 9 and 10, 2021, in accordance with the objectives and criteria of By-law PC-2787 concerning site planning and architectural integration programs:

- Aménagement paysager_(11pp)_2021-03-09 ;
- Évaluation arboricole_151 Winthrop_arboriculture__(7pp)_2021-03-10 ;
- Fiches techniques des revêtements_(7pp)_2021-03-10.

WITH the following conditions:

- An environmental friendly material must be used for the sidewalks;
- The arboriculture report's recommendations must be followed regarding new plantings;
- The school expansion project shall include:
 - The development of parking spaces on the school site that are generally based on the guidelines illustrated in the parking space design concept proposed by the City's municipal services;
 - A detailed plan of actions that will be taken on a daily basis for the duration of the school year by the school team and the "Centre de services scolaire Marguerite-Bourgeoys" in order to ensure the management of active and motorized travel on the site and in the vicinity of the school expansion project. The development and traffic management measures of all types (by foot, bicycle, cars, bus, etc.) must be coordinated between the partners and must allow for the smoothest and safest travel for all.

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

2021-423 APPROVAL – SPAIP

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the properties listed below, 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 meetings held on July 5, 2021 and August 2, 2021;

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

RESOLVED: TO approve the plans and documents relating to the following projects:

Address	Development Project	Financial guarantee
17 Sunnyside Avenue	Roof replacement	\$ 2,000
54 Brunet Avenue	Exterior renovations and construction of a gallery	\$ 4,000
30 Killamey Gardens Avenue	Exterior renovations	\$ 4,000
56 Jefferson Avenue	Construction of a veranda	\$ 2,000
139 Duke-of-Kent Avenue	Exterior renovations	\$ 2,000
154 Sunnyside Avenue	Resubmission of plans – building extension	\$ 5,000

and this, conditionally to the respect of the municipal regulation in force and to other conditions indicated in the approved plans; as these documents meet to the criteria and objectives outlined in By-law with respect to the PC-2787 Site Planning and Architectural Integration Programme;

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

2021-424 CREATION OF AN INCLUSIVE HOUSING FUND – STATEMENT OF PRINCIPLE

WHEREAS the Planning Program (PC-2768), including Special Planning Programs to support its implementation, contains orientations that focus on a housing supply and mix to meet community needs;

WHEREAS according to the property assessment roll (2021), if condominium-type units are excluded, the average value of a dwelling defined as follows is approximately \$497,000;

Average land value	\$229,000
Average building value	\$268,000
Average property value	\$497,000

WHEREAS the overall value of the property assessment roll is dynamic and fluctuates according to shifts in the real estate market, and whereas these fluctuations affect the average value of a dwelling;

WHEREAS more than 60% of dwellings in Pointe-Claire fall into the category of single-family units;

WHEREAS 45% of dwellings in Pointe-Claire were built before 1970;

WHEREAS the Canada Mortgage and Housing Corporation (CMHC) defines a dwelling as affordable if it costs less than 30% of a household's pre-tax income;

WHEREAS according to Statistics Canada data (2016), 22% of households in Pointe-Claire spend more than 30% of their household income on housing;

WHEREAS according to Statistics Canada data (2016), nearly 900 dwellings in Pointe-Claire require major repairs, amounting to 7% of the housing stock, with all housing types included;

WHEREAS the current boom in the housing market is driving real estate speculation and increasing, in some cases, the pressure to demolish aging residential buildings and replace them with often less affordable buildings that are generally characterized by an increased environmental footprint;

WHEREAS current real estate market conditions are affecting the ability of households to find suitable housing at an affordable cost;

WHEREAS the inability of households to find decent housing (of acceptable size and quality at an affordable price) is likely to have significant impacts on the physical, mental and financial health of these households;

WHEREAS from the standpoint of sustainable development, the renovation of existing dwellings is generally preferable to their replacement by often less affordable dwellings;

WHEREAS during the period from 2015 to 2020, the number of housing starts averaged 249 units per year, broken down as follows:

- Rental units: 44%
- Condominium units: 44%
- Freehold units: 12%

WHEREAS certain areas of Pointe-Claire are characterized by the presence of multi-family residential rental complexes that help maintain a supply of affordable housing;

WHEREAS By-law PC-2792 devoted to this matter prohibits the conversion of a residential rental building into divided co-ownership unless an exemption is granted by resolution of City Council;

WHEREAS it is in the interest of the City to have various tools for intervention in order to ensure:

- The overall sound condition of housing units and their immediate surroundings;
- Access to housing for a diverse range of households in a social-mix context;
- Harmonious and balanced cohabitation between the various types of housing and all other economic activities;

WHEREAS certain low-density residential areas, generally located in older or village sectors, contain residential buildings that are aging or that require essential repairs to ensure their viability and quality;

WHEREAS this mix of rental and private housing is essential and is part of the solution for meeting the needs of a plurality of households;

It is moved by Councillor Homan,
Seconded by Councillor Bissonnette, and unanimously
THAT Council announce its intention:

RESOLVED:

TO establish an inclusive housing fund and to endow this fund with sums collected from various developers of residential development or redevelopment projects on the territory of Pointe-Claire;

TO undertake, in accordance with Section IX.1 of the Act Respecting Land-Use Planning and Development, the process of adopting the “By-law on Affordable, Family and Social Housing,” which by-law subjects the issuance of a residential construction permit to the conclusion of an agreement with the applicant prescribing the use of one or other of the following mechanisms:

- The inclusion of affordable, family or social housing within the development or redevelopment project meeting the established criteria in the said by-law;
- Provision for the terms and conditions preventing the diversion of affordable housing to other purposes incompatible with the aims of this program;
- Payment of a compensatory sum of money;
- Transfer of a building to the municipality;

TO amend the by-law decreeing the rates payable for the financing of goods, services and activities provided by the City of Pointe-Claire for the 2022 fiscal year in order to introduce the following:

- The amount of the financial compensation that may be required from any applicant submitting an urban development or development project involving the development of housing units. This financial compensation, set in the agreement to be signed with the applicant prior to issuance of the construction permit in accordance with the “By-law on Affordable, Family and Social Housing,” will help make up for the shortage of affordable housing and provide resources to maintain the functionality, safety and sanitary state of existing affordable housing unit. This compensation may be in the amount of \$7,500 per affordable housing unit that is not delivered by the applicant as part of a mixed-use or residential development or redevelopment project.
- In the absence of an agreement, and until final adoption of the “By-law on Affordable, Family and Social Housing,” the above-mentioned financial compensation may also be required, as the case may be, from all applicants submitting a project for:
 - Residential or mixed-use development or redevelopment in accordance with the By-law on Conditional Uses (PC-2791);
 - Residential or mixed-use development or redevelopment in accordance with the Site Planning and Architectural Integration Program By-law (PC-2787);
 - Demolition of a residential building and its replacement by a residential use with a residential density equal to or lower than the replaced use;

TO specify that the above-mentioned financial compensation does not apply to a project submitted by a government department or agent, a non-profit organization or a housing co-operative when, in this latter instance, the proposed residential project consists mainly of affordable housing units;

TO establish that the affordable housing fund is devoted specifically to the following purposes:

- To contribute to the completion of residential renovation projects playing a role in maintaining or developing private or rental affordable housing in Pointe-Claire;
- To be a financial lever adding to or supplementing other financing tools available from government, municipal, private or community bodies to round out a financial package for land acquisition or for the renovation or transformation of buildings to provide for the creation or long-term maintenance of dwellings meeting the criteria of affordable, family or social housing;
- To support non-profit developers or housing co-operatives in the completion of new affordable family housing projects meeting the needs of low- or moderate-income households;

TO set up, within the framework of revising the land-use plan and by-laws, workshops intended to:

- Include in the land-use plan and by-laws various tools or incentives that can contribute to the effort of maintaining or developing affordable, family and social housing;
- Assess the impact of these measures on development of the housing supply across Pointe-Claire;

TO develop eligibility criteria, a grid for analyzing the projects submitted, the conditions attached to issuance of financial assistance, by project category, as well as the obligations imposed on the beneficiaries of the financial assistance provided in order to guarantee a sustainable supply of affordable, family or social housing;

TO maintain a comprehensive and up-to-date list of available land, whether publicly or privately owned, as well as of funds allocated to housing, sources of financing and organizations that can provide support to affordable, family and social housing;

Implement an assistance program for the maintenance of affordable housing in Pointe-Claire, which could be based on the following broad guidelines:

1. Purpose of the program:

The purpose of the residential renovation support program would be to provide subsidies to the owners of residential buildings in order to encourage them to conduct renovation work that would extend a building’s lifespan, enhance occupants’ housing conditions, promote an

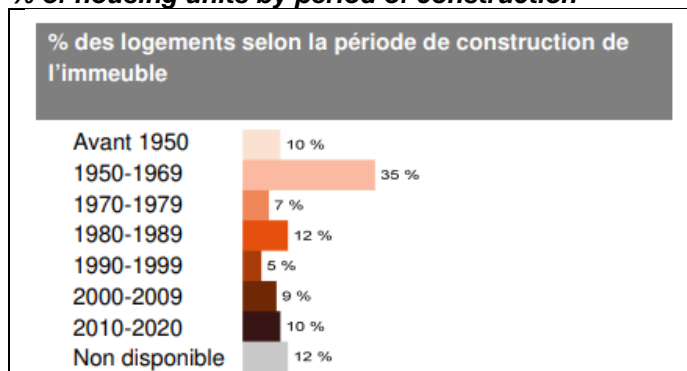
environmental transition and abide by the general principles associated with sustainable development.

2. Who is eligible:

The program could be aimed at the owners of buildings erected before 1970 with a value set on the current assessment roll below the average value for similar buildings in the same category of use.

All residential condominium buildings could be excluded from the application of this assistance program.

% of housing units by period of construction



Source: 2021 territorial portraits: City of Pointe-Claire, Observatoire Grand Montréal, CMM.

3. Eligible work:

Eligible work may involve the following main components of a building:

- Foundations and crawlspace
- Structure
- Envelope including exterior cladding
- Roofing
- Openings (doors and windows)
- Projections (balconies, outdoor stairways, porches, verandas, etc.)
- Mechanical equipment (heating, ventilation, air conditioning, etc.)
- Electricity
- Plumbing
- Interior renovation of habitable rooms, including the reorganization of interior subdivisions in a dwelling, interior finishing, integrated or accessory furniture

In all cases, the work that is done should enhance the occupants' general living conditions. It should contribute in particular to improving the building's **functionality, safety or sanitary state**.

The following outdoor work **would be excluded from eligible work**:

- The development or redevelopment of a vehicular traffic lane, unless the work involves replacing mineralized surfaces with planted surfaces, including permeable or honeycombed paving stones;
- The replacement, enlargement or development of a recreational structure detached from the main building such as a patio, gazebo, etc.;
- The replacement or installation of a swimming pool;
- The replacement or addition of an ancillary building;
- The transformation or addition of a detached garage;
- Landscaping work.

Also excluded would be interior renovation work that is not associated with improvements to a building's functionality, safety or sanitary state.

4. Determining the work to be done

Determination of the work eligible for financial assistance would be subject to a building inspection conducted by a building inspector duly mandated by the City. The inspection should be able to determine to the City's satisfaction:

- The building's general condition;
- A classification of the priority work required to prolong the building's life sustainably and to enhance the occupants' housing conditions;
- Suggestions regarding work to be done to maintain or improve as a priority the building's overall quality in terms of functionality, safety and sanitary state.

Planning of the work to be performed should be done by an architect. When the work is completed, the architect should attest that it has been conducted in accordance with the plans and specifications.

The work must be conducted by a contractor holding an appropriate licence for the work to be performed issued by the Régie du bâtiment du Québec (RBQ).

5. Conditions to be met for receiving financial assistance

The financial assistance that is granted should be used on a priority basis for the completion of work identified as a priority in the inspection report. A non-comprehensive list of additional conditions to be met may be imposed on beneficiaries of financial assistance:

- Not convert the building into divided or undivided co-ownership;
- Not convert housing units or portions of housing units into non-residential space;
- Comply with the urban planning by-laws in force;
- Not begin renovation work before obtaining all required construction permits and certificates of authorization;
- Not illegally evict occupants from a dwelling. The owner of a building to be renovated must guarantee the following:
 - Should work to be conducted on the building require the temporary displacement of occupants for health or safety reasons, these occupants must be assured that they can return to their dwelling at the end of the work requiring a mandatory relocation;
 - In no way may the subsidized work that is conducted count toward a future rent increase;
- Provide, upon request, a copy of all bids and invoices regarding authorized work conducted in accordance with the applicable regulations;
- When subsidized work involves multi-residential rental building, provide, for a period of at least five years, a copy of all leases signed by the tenants of renovated affordable housing units.

6. Typical terms and conditions for financial assistance to be provided according to the different stages of a renovation project

a) Work planning phase

Up to 100% of the costs related to the following activities may be reimbursed, depending on the endowment of the inclusive housing fund:

- Planning of the work to be conducted and drafting of the plans and specifications;
- Engineering and building health expertise (asbestos, fungal contamination, pest management and extermination, odour control, etc.);
- Cost of permits and certificates related to subsidized work;
- Safe management of asbestos;
- Fees for occupying the public domain necessary for execution of subsidized work.

b) Work execution phase

The subsidy provided may amount to up to 40% of the contractor's invoice for eligible work performed in accordance with the plans and specifications produced.

The contractor must handle construction and demolition waste in an efficient and sustainable manner and ensure that it is processed at the appropriate sites.

2021-425

IMPLEMENTATION OF MEASURES TO PROTECT AND CONSERVE AFFORDABLE HOUSING IN POINTE-CLAIRE – STATEMENT OF PRINCIPLE

WHEREAS the Planning Program (PC-2768), including Special Planning Programs to support its implementation, contains orientations that focus on a housing supply and mix to meet community needs;

WHEREAS By-law PC-2792 devoted to this matter prohibits the conversion of a residential rental building into divided co-ownership unless an exemption is granted by resolution of Council;

WHEREAS in general, the rental housing market has undergone significant increases in recent years and this phenomenon is accentuating the housing crisis;

WHEREAS the cost of housing has risen by more than 70% in Pointe-Claire since 2010;

WHEREAS Pointe-Claire is part of one of the sectors of Montréal Island where rental housing is most expensive, at \$1,936 a month (\$2.42 per square foot) for a two-bedroom unit;

WHEREAS current real estate market conditions are affecting the ability of households to find suitable housing at an affordable cost;

WHEREAS the Canada Mortgage and Housing Corporation (CMHC) defines a dwelling as affordable if it costs less than 30% of a household's pre-tax income;

Whereas according to Statistics Canada data (2016), 22% of households in Pointe-Claire spend more than 30% of their household income on housing;

WHEREAS certain areas of Pointe-Claire are characterized by the presence of multi-family residential rental complexes that help maintain a supply of affordable housing;

WHEREAS this mix of rental and private housing is essential and is part of the solution for meeting the needs of a plurality of households;

WHEREAS certain low-density residential areas, generally located in older or village sectors, contain residential buildings that are aging or that require essential repairs to ensure their viability and quality;

WHEREAS the boom in the real estate market is contributing to an increase in the vulnerability of the so-called affordable sector and in pressure for their redevelopment by integrating less affordable housing or offering a housing configuration and/or living environment that is inadequate for the needs of families;

WHEREAS current housing conditions are increasing the burden on owner-occupants and are likely to affect their financial ability to take appropriate and necessary measures for maintaining a good health record for their building;

WHEREAS the current boom in the housing market is driving real estate speculation and increasing, in some cases, the pressure to demolish aging residential buildings and replace them with often less affordable buildings that are generally characterized by an increased environmental footprint

Whereas the inability of households to find decent housing (of acceptable size and quality at an affordable price) is likely to have significant effects on the physical, mental and financial health of these households;

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

RESOLVED:

THAT Council confirms its intention to implement various measures to protect and maintain the quality of the existing affordable housing stock, both rental and private, on the territory of Pointe-Claire;

THAT Council will not permit the transformation of multi-family rental complexes into condominiums prior to completion of the process for implementing the "By-law on Affordable, Family and Social Housing" in accordance with Section IX.1 of the *Act Respecting Land-Use Planning and Development*.

THAT the buildings targeted for application of such a system for protecting so-called affordable housing, including certain residential complexes or sectors, be specified and reviewed by Council once a year. Here is an indicative list of sectors that could be subject to protective measures:

- Southwest One complex
- Somervale Gardens complex
- Delmar Gardens
- Tudor Court
- Ashgrove
- Pardo
- Fairwood
- L'Estérel

THAT the studies and findings that may result from this process may justify altering the above-mentioned preliminary list.

THAT Council authorizes a review of land-use planning and control tools so that these tools may contribute to offering a full range of housing that meets diverse needs in a social mix context.

2021-426 FILING – THE LIST OF BUDGET AMENDMENTS FOR THE PERIOD OF JUNE 24, 2021 TO AUGUST 4, 2021 AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JUNE 24, 2021 TO AUGUST 4, 2021

The list of budget amendments for the period of June 24, 2021 to August 4, 2021 and the register of cheques for the period of June 24, 2021 to August 4, 2021 are filed and members of Council take note.

2021-427 FINANCIAL SUPPORT – WEST ISLAND BLUES FESTIVAL

It is moved by Councillor Stork,
Seconded by Councillor Webb, and unanimously
RESOLVED: TO grant financial support of \$5,000 to the West Island Blues Festival organization.

TO charge these expenses related to this authorization to budget account 21-193-00-989, as indicated on certificate No. 21-16200 issued by the Treasurer on June 8, 2021.

2021-428 PARTICIPATION – GOLF TOURNAMENT ORGANIZED BY THE WEST ISLAND CHAMBER OF COMMERCE

It is moved by Councillor Stork,
Seconded by Councillor Webb, and unanimously
RESOLVED: TO authorize the participation of Mayor Belvedere and Councillors Homan, Thorstad-Cullen and Webb, to represent the City of Pointe-Claire at the annual golf tournament organized by the West Island of Montreal Chamber of Commerce, to be held on September 15, 2021, at Saint-Raphaël Golf Club;

TO authorize the reimbursement of the fees incurred at this activity, in conformity with the policy in force;

TO charge these expenses related to this authorization to budget account 02-111-03-311, as indicated on certificate No. 21-16207 issued by the Treasurer on July 2, 2021.

2021-429 AUTHORIZATION – SIGNATURE OF REQUIRED DOCUMENTS - MELCC

It is moved by Councillor Stork,
Seconded by Councillor Webb, and unanimously
RESOLVED: TO authorize Mrs. Marie-Christine Pagé, Senior Manager – Engineering, to sign the required documents for the *Ministère de l'environnement et de la lutte aux changements climatiques (MELCC)* for the year 2021.

2021-430 UNDERTAKING – RESPECT THE TERMS OF THE GUIDE RELATIF AUX MODALITÉS DE VERSEMENTS DE LA CONTRIBUTION GOUVERNEMENTALE AS PART OF THE PROGRAMME DE LA TAXE SUR L'ESSENCE ET DE LA CONTRIBUTION DU QUÉBEC (TECQ) FOR THE YEARS 2019 TO 2023

WHEREAS the City has read the “*Guide relatif aux modalités de versement de la contribution gouvernementale dans le cadre du Programme de la taxe sur l'essence et de la contribution du Québec (TECQ)*” for the years 2019 to 2023;

WHEREAS the City must respect the terms of this guide which apply to it in order to receive the government contribution which was confirmed to it in a letter from the “*Ministre des Affaires municipales et de l'Habitation (MAMH)*”;

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

RESOLVED: THAT the City undertakes to comply with the applicable terms of the Guide;

THAT the City undertakes to be solely responsible and to release the Government of Canada and the Government of Quebec, as well as their ministers, senior officials, employees and agents, from all responsibility for claims, demands, losses, damages and costs of all kinds based on an injury inflicted on a person, his death, damage to property or loss of property due to a deliberate or negligent act resulting directly or indirectly from investments made in means of financial assistance obtained under the “*Programme de la taxe sur l'essence et de la contribution du Québec (TECQ)*” for the years 2019 to 2023;

THAT the City approves the content and authorize the submitting to the “*Ministre des Affaires municipales et de l'Habitation (MAMH)*” of the 2021 work schedule attached to this resolution and all other documents required by the Ministry in order to receive the government contribution which was confirmed to the City in a letter from the “*Ministre des Affaires municipales et de l'Habitation (MAMH)*”;

THAT the City commits to reaching the minimum capital threshold imposed on it for all five (5) years of the programme;

THAT the City undertakes to inform the “*Ministre des Affaires municipales et de l'Habitation (MAMH)*” of any modification that will be made to the work schedule approved by this resolution;

THAT the City confirms by the present resolution that the attached 2021 work schedule includes the true costs and reflects the estimated costs of eligible work.

2021-431 AUTHORIZATION – TWO (2) BUDGET AMENDMENTS FOR THE CONTRACT FOR THE REPLACEMENT OF TRADITIONAL WOODEN HOCKEY RINKS BY PVC HOCKEY RINKS

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

RESOLVED: TO authorize two (2) budget amendments for the contract for the replacement of traditional wooden hockey rinks by PVC hockey rinks as follows:

- \$25,000 from budget account 02-701-42-635 to budget account 02-701-74-725; and
- \$40,000 from budget account 02-420-00-473 to budget account 02-701-74-725.

2021-432 APPROVAL AND AUTHORIZATION –PARTNERSHIP AGREEMENT BETWEEN THE CITY OF POINTE-CLAIRE AND THE CONSEIL DES ARTS DE MONTRÉAL

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

RESOLVED: TO approve the partnership agreement to intervene between the City of Pointe-Claire and the *Conseil des Arts de Montréal* concerning the supports programme for an organization or collective project in the boroughs and municipalities of the Island of Montreal, to the extent that said agreement remains substantially conform to the draft previously provided to Council;

TO authorize Mr. Gilles Girouard, Director – Culture, Sports, Leisure and Community Development, to sign said agreement for and in the name of the City of Pointe-Claire.

2021-433 CONFIRMATION – ADHESION OF THE CITY OF POINTE-CLAIRE TO “CENTRE D’ACQUISITIONS GOUVERNEMENTALES (CAQ)” REGROUPING FOR THE LEASING OF MOTOR VEHICLES

RESOLVED: It is moved by Councillor Webb,
Seconded by Councillor Stork, and unanimously
TO confirm the adhesion of the City of Pointe-Claire to “Centre d’acquisitions gouvernementales (CAQ)” regrouping for the leasing of motor vehicles n°2021-0698-01 for the period of January 1st, 2022 to January 31st, 2024;

THAT the City of Pointe-Claire assign to the Centre d’acquisitions gouvernementales (CAQ), the process leading to the awarding of a contract for the leasing of motor vehicles necessary for its activities;

THAT the City of Pointe-Claire undertake to complete the LAC (Logiciel d’achats commun du CAQ), within the prescribed deadline, the commitment form transmitted is a means to determine an estimation of the annual quantities that it foresees needing;

THAT the City of Pointe-Claire undertakes to respect the terms and the conditions of the contract as if she had contracted directly with the supplier to whom the contract will be awarded;

THAT the City of Pointe-Claire recognize that, according to their administrative policy, the Centre d’acquisitions gouvernementales (CAQ) will collect a management fee established at 1% directly from suppliers which will be included in the leasing prices.

2021-434 CONTRACT – RENEWAL OPTION – SUPPLY OF GOODS, PARTS, TOOLS AND ACCESSORIES FOR JANITORIAL NEEDS

RESOLVED: It is moved by Councillor Webb,
Seconded by Councillor Stork, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with SANI-DÉPÔT, DIVISION DU GROUPE DISSAN, for the supply of goods, parts, tools and accessories for janitorial needs, for the year 2022, for a total amount of \$75,350, taxes included;

TO charge this expense to budget account 02-877-10-658, as indicated on certificate No. 21-16334 issued by the Treasurer on July 22, 2021.

2021-435 CONTRACT – RENEWAL OPTION – REPETITIVE AND UNFORESEEN SNOW REMOVAL WORKS OF ROOF

RESOLVED: It is moved by Councillor Webb,
Seconded by Councillor Stork, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with FERBLANTERIE LUCIEN ST-ONGE LTÉE., for repetitive and unforeseen snow removal works of roofs, for the year 2022, for a total amount of \$ 80,000, taxes included;

TO charge this expense to budget account 02-877-10-533, as indicated on certificate No. 21-16436 issued by the Treasurer on August 3, 2021.

2021-436 CONTRACT – RENEWAL OPTION – SUPPLY OF PARTS, TOOLS, MATERIALS AND EQUIPMENT FOR CARPENTRY

RESOLVED: It is moved by Councillor Cousineau,
Seconded by Councillor Cowan, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with QUINCAILLERIE NOTRE-DAME, for the supply of parts, tools, materials and equipment for carpentry, for the year 2022, for a total amount of \$ 90,000, taxes included;

TO charge this expense to budget account 02-877-10-538, as indicated on certificate No. 21-16408 issued by the Treasurer on August 3, 2021.

2021-437 CONTRACT – RENEWAL OPTION – SUPPLY AND MAINTENANCE OF AN ICE RING, SNOW REMOVAL AND GARBAGE PICK-UP AT VOYAGEUR PARK

RESOLVED: It is moved by Councillor Cousineau,
Seconded by Councillor Cowan, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with 9042-0845 QUÉBEC INC., for the supply and maintenance of an ice ring, snow removal and garbage pick-up at

Voyageur Park, for the 2021-2022 winter season, for a total amount of \$ 43,690.50, taxes included;

TO charge this expense to budget account 02-701-71-559, as indicated on certificate No. 21-16360 issued by the Treasurer on August 3, 2021.

2021-438 CONTRACT – RENEWAL OPTION – SUPPLY AND MAINTENANCE OF AN ICE RING, SNOW REMOVAL AND GARBAGE PICK-UP AT VOYAGEUR PARK

RESOLVED: It is moved by Councillor Cousineau,
Seconded by Councillor Cowan, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with SANIVAC (9363-9888 QUÉBEC INC.), for the supply of cleaning and coring services of the sanitary and storm sewers, for the year 2022, for a total amount of \$ 99,245.85, taxes included;

TO charge this expense to budget account 02-415-00-564, as indicated on certificate No. 21-16367 issued by the Treasurer on August 3, 2021.

2021-439 CONTRACT – RENEWAL OPTION – SUPPLY OF PARTS, TOOLS AND ELECTRICAL EQUIPMENT

RESOLVED: It is moved by Councillor Bissonnette,
Seconded by Councillor Stork, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with LUMEN DIVISION DE SONEPAR CANADA INC., for the supply of parts, tools and electrical equipment, for the period of November 2021 to November 2022, for a total amount of \$ 90,000, taxes included;

TO charge this expense to budget account 02-877-10-534, as indicated on certificate No. 21-16405 issued by the Treasurer on August 3, 2021.

2021-440 CONTRACT – RENEWAL OPTION – INSPECTION, CLEANING AND MAINTENANCE OF THE VENTILATION DUCTS AND THE CVAC SYSTEM IN VARIOUS CITY BUILDINGS

RESOLVED: It is moved by Councillor Bissonnette,
Seconded by Councillor Stork, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with HYDRAULIQUES R & O INC., for the inspection, cleaning and maintenance of the ventilation ducts and the CVAC system in various city buildings, for the period of May 2021 to May 2022, for a total amount of \$ 62,316.45, taxes included;

TO charge this expense to budget accounts 03-920-19041 and 02-877-10-533.

2021-441 CONTRACT – RENEWAL OPTION – SUPPLY AND DELIVERY, ON A RENTAL BASIS, OF A TURN-KEY PROPANE FORKLIFT

RESOLVED: It is moved by Councillor Bissonnette,
Seconded by Councillor Stork, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with ÉQUIPEMENTS EMU LTÉE., for the supply and delivery, on a rental basis, of a turn-key propane forklift, for the year 2022, for a total amount of \$ 13,054.72, taxes included;

TO charge this expense to budget account 02-320-00-513, as indicated on certificate No. 21-16381 issued by the Treasurer on August 3, 2021.

2021-442 CONTRACT – RENEWAL OPTION – REPAIRS, UPON REQUEST, OF ALL FENCE DAMAGES ON THE TERRITORY OF THE CITY OF POINTE-CLAIRE

RESOLVED: It is moved by Councillor Bissonnette,
Seconded by Councillor Stork, and unanimously
TO exercise the renewal option foreseen in the contract undertaken with KEVIN GRENIER, for repairs, upon request, of all fence damages on the territory of the City of Pointe-Claire, for the year 2022, for a total amount of \$ 37,936, taxes included;

TO charge this expense to budget account 02-701-71-559, as indicated on certificate No. 21-16399 issued by the Treasurer on August 4, 2021.

RESOLVED: TO exercise the renewal option foreseen in the contract undertaken with EXCAVATION ET CARRIÈRE ÉCONO INC., for supply of pneumatic excavation services for replacement of service and valve boxes, for the year 2022, for a total amount of \$ 48,979.35, taxes included;

TO charge this expense to budget account 02-413-01-527, as indicated on certificate No. 21-16458 issued by the Treasurer on August 5, 2021.

2021-449 CONTRACT – RENEWAL OPTION – SUPPLY AND DELIVERY OF VARIOUS TYPES OF CONCRETE/CEMENT

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

RESOLVED: TO exercise the renewal option foreseen in the contract undertaken with MELOCHE, DIVISION DE SINTRA, for the supply and delivery of various types of concrete/cement, for the year 2022, for a total amount of \$ 32,834.56, taxes included;

TO charge this expense to budget accounts 02-320-00-623, 02-413-00-623 and 02-415-00-623, as indicated on certificate No. 21-16465 issued by the Treasurer on August 5, 2021.

2021-450 CONTRACT – RENEWAL OPTION – SUPPLY AND DELIVERY OF LOW VOC ROAD MARKING PAINT

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

RESOLVED: TO exercise the renewal option foreseen in the contract undertaken with ÉQUIPEMENT STINSON INC., for the supply and delivery of low VOC road marking paint, for the year 2022, for a total amount of \$ 35,011.27, taxes included;

TO charge this expense to budget account 02-350-00-637, as indicated on certificate No. 21-16468 issued by the Treasurer on August 5, 2021.

2021-451 CONTRACT – RENEWAL OPTION – INSPECTION OF VALVES OF MUNICIPAL AQUEDUCTS AND UPDATING OF INFORMATION IN THE MOST RECENT “.AQ9” DATABASE

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

RESOLVED: TO exercise the renewal option foreseen in the contract undertaken with SIMO MANAGEMENT INC., for the inspection of valves of municipal aqueducts and the updating of information in the most recent “.AQ9” database, for the year 2022, for a total amount of \$ 11,382.41, taxes included;

TO charge this expense to budget account 02-413-01-418, as indicated on certificate No. 21-16461 issued by the Treasurer on August 5, 2021.

2021-452 CONTRACT – RENEWAL OPTION – DISPOSAL AND RECOVERY OF LARGE UPHOLSTERED ITEMS FOR THE CITY OF POINTE-CLAIRE

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

RESOLVED: TO exercise the renewal option foreseen in the contract undertaken with RECYC-MATELAS INC., for services for the disposal and recovery of large upholstered items for the City of Pointe-Claire, for the year 2022, for a total amount of \$ 53,653.95, taxes included ;

TO charge this expense to budget account 02-420-00-479, as indicated on certificate No. 21-16395 issued by the Treasurer on August 5, 2021.

2021-453 CONTRACT – RENEWAL OPTION – SUPPLY, WITHOUT DELIVERY, OF HOT PAVING MIX

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

RESOLVED: TO exercise the renewal option foreseen in the contract undertaken with MELOCHE, DIVISION DE SINTRA, for the supply, without delivery, of hot paving mix, for the year 2022, for a total amount of \$ 267,180.05, taxes included;

TO charge this expense to budget accounts 02-320-00-625, 02-413-01-625 and 02-415-00-625, as indicated on certificate No. 21-16471 issued by the Treasurer on August 6, 2021

2021-454 CONTRACT – RENEWAL OPTION – SUPPLY OF SERVICES FOR DOOR-TO-DOOR SPECIAL COLLECTIONS OF UPHOLSTERED ITEMS FOR THE CITY OF POINTE-CLAIRE

It is moved by Councillor Webb,
Seconded by Councillor Bissonnette, and unanimously
RESOLVED: TO exercise the renewal option foreseen in the contract undertaken with 100% ENVIRONNEMENTAL (4121104 CANADA INC.), for the supply of services for door-to-door special collections of upholstered items for the City of Pointe-Claire, for the year 2022, for a total amount of \$ 68,985, taxes included;

TO charge this expense to budget account 02-420-00-479, as indicated on certificate No. 21-16397 issued by the Treasurer on August 5, 2021.

2021-455 AWARDING OF A CONTRACT – SUPPLY AND INSTALLATION OF LED STREET LIGHTS THROUGH THE GROUP PURCHASE PROGRAM OF THE FQM – 2021

WHEREAS Section 29.9.1 of the Cities and Towns Act provides that a municipality may enter into an agreement with the *Fédération québécoise des municipalités* (hereinafter "FQM") for the purpose of purchasing equipment or materials, the execution of work or the granting of an insurance contract or the provision of services by the FQM on behalf of the City;

WHEREAS the FQM has launched a call for tenders for the award of a contract for the supply of LED street lights including installation and energy-efficient and design services (hereinafter the "call for tenders") for the benefit of municipalities wishing to participate in the resulting pooled purchase;

WHEREAS Énergère Inc. submitted the bid with the highest score and was awarded a contract in accordance with the terms and conditions of the FQM's Invitation to Tender;

WHEREAS the City has joined the group purchasing program resulting from the call for tenders since it entered into an agreement for this purpose with the FQM on April 12, 2019 (hereinafter the "Agreement");

WHEREAS the City has received from Énergère Inc., in accordance with the terms of the Call for tenders, an opportunity study which has been refined and confirmed by a feasibility study dated June 21, 2021 (*Révision 2*) describing the work to convert street lights to LED as well as their costs not exceeding the prices proposed in the bid submitted by Énergère Inc., while establishing the payback period for the investment (the "Feasibility Study");

WHEREAS the feasibility study also mentions "out of schedule" measures in addition to the maximum unit price submitted by Énergère Inc. as part of the Call for Tenders;

WHEREAS the costs resulting from the "out of schedule" measures must be incurred for additional services or goods to be provided to ensure the efficiency of the conversion work and are related to conditions specific to the City;

WHEREAS all of these "out of schedule" measures constitute accessories to the services to be provided by Énergère Inc. within the framework of the Invitation to Tender and do not change its nature and must, therefore, be considered as an amendment to the contract under section 6.9 of the Invitation to Tender and section 573.3.0.4 of the Cities and Towns Act;

WHEREAS the City is satisfied with the conclusions of the feasibility study and agrees to grant and pay to Énergère Inc. the "out of schedule" measures provided for below as a modification to the contract;

WHEREAS the City wishes to carry out the conversion work of LED street lights and thus enter into a contract with Énergère Inc. for this purpose, as provided for in the Agreement;

WHEREAS the City authorizes the conversion of LED street lights covered by the feasibility study;

It is moved by Councillor Webb,
Seconded by Councillor Bissonnette, and unanimously
RESOLVED: THAT the preamble be an integral part of this resolution;

THAT Council authorizes the partial completion (according to the 2021 budget) of the construction work resulting from the feasibility study;

THAT Council is authorized to award a contract to Énergère Inc. so that the conversion work of LED street lights and the related services provided for in the call for tenders and in the Feasibility study received by the City (Conversion of cobra head lights and intelligent control - \$ 1,652,035.61);

THAT Council approves the partial implementation (according to the 2021 budget) and the payment of the additional services provided for in the feasibility study set out below and to be treated as an "out of schedule" measure:

- Conversion of specific lights, other than those specified in the basic call for tenders, in the amount of \$ 107,922.90;
- Addition of the *Système de Gestion intelligent de l'Éclairage (SGIE)*, other than those specified in the basic call for tenders, in the amount of \$ 208,325.56;
- Maintenance work on the electrical network and related work, other than those specified in the basic call for tenders, in the amount of \$ 233,855.89;
- Supply and installation of identification plates, in the amount of \$ 40,126.35;

THAT Mr. Patrice Langlois, Eng., Director of Territory Management, be authorized to sign, on behalf of the City, a contract with Énergère Inc. by using the model provided in Appendix 4 of the call for tenders, subject to adaptations, and any addenda concerning the implementation of the "out of schedule" measures provided for in this resolution and that he be authorized to carry out any formality resulting from the Call for tenders or from this contract, as modified by addendum, if applicable;

THAT Council authorizes the disbursement of a sum of \$ 900,000, taxes included in 2021, resulting from the contract, as amended, concluded with Énergère Inc.;

THAT for the continuation of the project in 2022 and conditional on the approval of the PTI 2022-2023-2024, another municipal resolution will be required so that Council authorizes the disbursement of the missing sum, resulting from the contract, as amended, concluded with Énergère Inc.;

THAT the expense be charged to budget accounts, as indicated in the treasurer's certificate.

2021-456

AWARDING OF A CONTRACT – RENTAL OF TRUCKS, WITH OPERATORS, FOR THE TRANSPORTATION OF SNOW

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

RESOLVED:

TO award a contract for the rental of trucks, with operators, for the transportation of snow for three (3) firm seasons, to ROXBORO EXCAVATION INC., who submitted the lowest conforming bid, for a total amount of \$ 1,058,889.85, taxes included, in conformity with tender documents TP210029. The City reserving its right to renew for each optional season 2024-2025 and 2025-2026;

TO charge this expense to budget account 02-330-00-513, as indicated on certificate No. 21-16362 issued by the Treasurer on August 3, 2021.

2021-457

AWARDING OF A CONTRACT – REHABILITATION OF THE POTABLE WATER PIPE IN THE ASTORIA SECTOR

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

RESOLVED:

TO award a contract for the rehabilitation of the potable water pipe in the Astoria sector, to FORACTION INC., who submitted the lowest conforming bid, for a total amount of \$ 1 143 000, taxes included, in conformity with tender documents GP2130-21051;

TO charge this expense to budget account 03-920-21-030, as indicated on certificate No. 21-16448 issued by the Treasurer on August 3, 2021.

TO consequently authorize an increase of this contract, bringing the total amount to \$74,609.68, taxes included;

TO charge this expense to budget account 02-701-72-481, as indicated on certificate No. 21-16364 issued by the Treasurer on August 3, 2021.

2021-468 FILING – LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF AUGUST 2021

The list of delegated staff changes for the month of August 2021, as prepared by Mr. Vincent Proulx, Director – Human Resources is filed and members of Council take note.

2021-469 APPROVAL – LIST OF NON-DELEGATED STAFF CHANGES AS OF AUGUST 17, 2021

Vote against:
Councillor Cowan

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

RESOLVED:

TO approve the list of non-delegated staff changes as of August 17, 2021, as signed by Mr. Robert-F. Weemaes, City Manager.

2021-470 CLOSURE

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

RESOLVED:

TO close the meeting at 8:44 p.m.

John Belvedere, Mayor

Mtre Caroline Thibault, City Clerk