

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 DECEMBER 19, 2022**, AT 7:00 P.M., AFTER DUE NOTICE WAS TRANSMITTED ON FRIDAY DECEMBER 16, 2022.

**PRESENT:** Councillors C. Homan, T. Stainforth and K. Thorstad-Cullen, as well as Councillors P. Bissonnette, B. Cowan, E. Stork and B. Tremblay, chaired by Mayor Tim Thomas forming a quorum of council.

**ABSENT:** Councillor E. Tedford.

Mrs. Karina Verdon, City Manager, Mtre Caroline Thibault, City Clerk and Director of Legal Affairs, as well as Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, are also in attendance.

**2022-716** APPROVAL OF THE AGENDA

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

**2022-717** APPROVAL – MINUTES OF THE TRAFFIC COMMITTEE MEETING OF NOVEMBER 8, 2022

**RESOLVED:** It is moved by Councillor Bissonnette,  
Seconded by Councillor Stainforth, and unanimously,  
TO approve the recommendations of the Traffic Committee of November 8, 2022.

**2022-718** QUESTION PERIOD

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

- Claude Cousineau.

**2022-719** NOTICE OF MOTION AND FILING – DRAFT BY-LAW DECREERING THE IMPOSITION OF THE GENERAL REAL ESTATE TAX, COMPENSATIONS FOR MUNICIPAL SERVICES, AND FOR THE TARIFFS EXIGIBLE FOR WATER SUPPLY, FOR FISCAL YEAR 2023

Councillor Cowan gives notice that a draft by-law decreeing the imposition of the general real estate tax, compensations for municipal services, and for the tariffs exigible for water supply, for fiscal year 2023 will be presented for adoption at a subsequent meeting of Council.

Councillor Cowan files a draft by-law decreeing the imposition of the general real estate tax, compensations for municipal services, and for the tariffs exigible for water supply, for fiscal year 2023.

**2022-720** NOTICE OF MOTION AND FILING – DRAFT BY-LAW AMENDING BY-LAW PC-2949 DECREERING THE EXIGIBLE TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRE, FOR FISCAL YEAR 2023

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Councillor Tremblay gives notice that a draft by-law amending By-law PC-2949 decreeing the exigible tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2023 will be presented for adoption at a subsequent meeting of Council.

Councillor Tremblay files a draft by-law amending By-law PC-2949 decreeing the exigible tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2023.

**2022-721** APPROVAL – SPAIP – 1-243 PLACE FRONTENAC

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WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 1-243 Place Frontenac, 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 December 5, 2022;

Vote against:  
Councillor Tremblay

It is moved by Councillor Thorstad-Cullen,  
Seconded by Councillor Bissonnette, and majoritarily  
TO approve the following document received at the Planning Department on December 1, 2022:

**RESOLVED:**

- Plans élévations, phases, matériaux à jour\_extrait 2022-12-01(13p)

the whole pertaining to the modifications to the approved plans for a new construction at 1-243 Place Frontenac, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787,

WITH THE FOLLOWING CONDITIONS:

- Townhouse units (4) with direct roof deck access will be developed as an extension of the building with Revcon Avenue frontage;
- Five (5) 5 ½ units with direct access to the roof deck meeting the needs of the family will be incorporated in phases 2-3-4 of the project at the following rate:
  - o Phase 2: 1 unit
  - o Phase 3: 2 units
  - o Phase 4: 2 units
- Provide 4-season landscaping on the Revcon Avenue side to better conceal the Hydro-Québec annex room. Change the color of the grid to better match the architectural features of this façade;

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;

TO indicate that the applicants will not have to produce any additional financial guarantee for this request because a financial guarantee in the amount of \$ 790,000, which has already been provided to the City at the issuance of the construction permit 2022-00109 issued February 21, 2022;

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

**2022-722**

**APPROVAL – SPAIP – 1 GENDRON AVENUE**

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 1 Gendron 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 to defer the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 5, 2022;

WHEREAS the Planning Department has held a working meeting with the applicant to clarify certain components of the project and to discuss additional modifications to the submitted proposal;

WHEREAS the applicant has submitted a proposal that includes the following:

- The reconfiguration of the outdoor parking access for Phase 3 of the Livéo complex;
- The rearrangement and location of parking spaces in the northern portion of the parking lot for Phase 3 of the Lego complex;
- The addition of parking spaces to the interior parking lot;
- The removal of one unit in Phase 3 of the Lego complex;

- The revision of the size of the dwelling units to confirm that all dwelling units in phase 3 have a minimum area of 50 m2 in accordance with the calculation method proposed in the planning regulations;
- A categorization of the trees proposed in the landscaping plan applicable to Phase 3 of the "Livéo" residential complex;

WHEREAS the Planning Department confirms that the location of the parking exit on the Saint-Jean Boulevard frontage as proposed on plan "Plan d'implantation" submitted December 9, 2022 respects the provisions relating to the visibility triangle of the Zoning By-law;

WHEREAS the new development proposal for the Livéo Complex submitted generally complies with the conditions set out in the decision file bearing number 22-613-17929;

Vote against:  
Councillor Tremblay

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

**RESOLVED:**

TO approve the following documents received at the Planning Department on 17-11-2022, 09-12-2022, 12-12-2022 and 14-12-2022:

- Évaluation Arboricole\_Phase 3\_2022-12-12 (4p)
- Outdoor parking layout\_2022-12-09 (1p)
- Stationnement souterrain\_2022-11-17 & 2022-12-09 (2p)
- Tableau récapitulatif global arbres\_2022-12-14 (1p)
- Tableau statistiques stationnement\_2022-12-09 (1p)

the whole pertaining to the new construction at 1 Gendron, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787,

WITH THE FOLLOWING CONDITIONS:

- 4 parking spaces will have to be identified and strictly reserved for car-sharing in the parking lot provided by the developer (Sotromont) for the benefit of the tenants of the Livéo complex;
- the ground markings of all the exterior parking spaces will have to be redone;

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;

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$500,000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and within the prescribed period;

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

**2022-723**

**APPROVAL – EXEMPTION OF THE OBLIGATION TO PROVIDE PARKING SPACES IN FAVOR OF THE PROPERTY LOCATED AT 309 DU BORD-DU-LAC-LAKESHORE ROAD**

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

**RESOLVED:**

TO approve an exemption of the obligation to provide parking spaces in favor of the property located at 309 Du Bord-du-Lac-Lakeshore Road, in exchange of a financial contribution to the parking fund of \$21,000.

**2022-724**

**APPROVAL – DEED OF SERVITUDE CONCERNING THE PROPERTIES LOCATED AT 309-309C, CHEMIN DU BORD-DU-LAC-LAKESHORE AND 341-343, CHEMIN DU BORD-DU-LAC-LAKESHORE**

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

**RESOLVED:**

TO approve and authorize the signature of a deed of servitude as an intervener concerning the properties located at 309-309C, chemin du Bord-du-Lac-Lakeshore and 341-343, chemin du Bord-du-Lac-Lakeshore;

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

**2022-725**                    CONTRACT – RENEWAL OPTION – SUPPLY OF UNIFORMS FOR THE INSPECTION AND PUBLIC SECURITY DEPARTMENT, FOR THE YEAR 2023

It is moved by Councillor Homan,  
Seconded by Councillor Tremblay, and unanimously  
RESOLVED:                TO exercise the renewal option foreseen in the contract entered into UNIFORMES ML (MARTIN & LEVESQUE), for supply of uniforms for the Inspection and Public Security Department, for the year 2023, for a total amount of \$ 44,663.19, taxes included;

TO charge this expense to budget account 02-291-00-661, as indicated on certificate No. 22-18211 issued by the Treasurer on November 18, 2022.

**2022-726**                    CLOSURE

It is moved by Councillor Stainforth,  
Seconded by Councillor Cowan, and unanimously,  
RESOLVED:                TO close this meeting at 7:41 p.m.

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Tim Thomas, Mayor

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Me Caroline Thibault, City Clerk