



MINUTES OF THE **REGULAR** MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUÉBEC, ON **TUESDAY JANUARY 17, 2023, AT 7:00 P.M.** AFTER DUE NOTICE WAS TRANSMITTED ON FRIDAY JANUARY 13, 2023.

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.

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

2023-001 ADOPT THE AGENDA

It is moved by Councillor Brent Cowan,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the agenda with a modification, being the withdrawal of item 9.1.

2023-002 APPROVE THE FRENCH AND ENGLISH VERSIONS OF THE MINUTES OF THE REGULAR MEETING OF DECEMBER 6, 2022 AND OF THE SPECIAL MEETINGS OF DECEMBER 19, 2022 AND OF DECEMBER 21, 2022

It is moved by Councillor Brent Cowan,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the French and English versions of the minutes of the regular meeting of December 6, 2022 and of the special meetings of December 19, 2022 and of December 21, 2022.

2023-003 QUESTION PERIOD

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

Shannon Casey (filing of a document)

*Councillor Stainforth leaves her seat at 7:12 p.m.
Councillor Stainforth regains her seat at 7:12 p.m.*

Jeremy Searle
Wendy Crowley
Sandra Maki
Susan Weaver
Sandy Fuller
Ray Coelho
Normand Lapointe
Line Conway
Teodor Daiev
Nasr El Dabee
Mark Abley
Gregory Fréchette.

Councillor Stork leaves her seat at 8 :42 p.m.

2023-004 NOTICE OF MOTION AND FILING – BY-LAW ON SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI)

Councillor Cynthia Homan gives notice of motion that a draft By-law on specific construction, alteration or occupancy proposal for an immovable (SCAOPI) will be presented for adoption at a subsequent meeting of Council;

Councillor Cynthia Homan files a draft By-law on specific construction, alteration or occupancy proposal for an immovable (SCAOPI).

Councillor Stork regains his seat at 8:43 p.m.

2023-005

ADOPTION – FIRST DRAFT BY-LAW ON SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI)

WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting;

WHEREAS all the Council members present declare to have read the by-law and renounce to its reading;

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO adopt a first draft by-law on specific construction, alteration or occupancy proposal for an immovable (SCAOPI).

2023-006

ADOPTION – BY-LAW AMENDING THE CITY OF POINTE-CLAIRE TRAFFIC BY-LAW PC-2565 REGARDING OFFENSES AND PENALTIES

WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting;

WHEREAS all the Council members present declare to have read the by-law and renounce to its reading;

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO adopt a By-law amending the City of Pointe-Claire Traffic By-law PC-2565 regarding offenses and penalties.

2023-007

BY-LAW AMENDING THE CONDITIONAL USES BY-LAW PC-2791 TO PERMIT ADDITIONAL ACTIVITIES IN CERTAIN PROCESSING AND/OR MANUFACTURING FACILITIES WHICH ARE PART OF THE INDUSTRIAL USE CLASSIFICATION .

WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting;

WHEREAS all the Council members present declare to have read the by-law and renounce to its reading;

Vote against :
Councillor Bissonnette

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Brent Cowan, and majoritarily resolved:
TO adopt a By-law amending the Conditional use By-law PC-2791 to permit additional activities in certain processing and/or manufacturing facilities which are part of the industrial use classification.

2023-008

GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 1,250 TO THE LOW VISION SELF-HELP ASSOCIATION

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO grant a financial support in the amount of \$ 1,250 to the Low Vision Self-Help Association;

TO charge this expense to the Budget Account 02-193-00-989.

2023-009

APPROVE THE REAPPOINTMENT AND THE NOMINATION OF MEMBERS TO THE STEWART HALL ADVISORY BOARD

The item relating to the reappointment and the nominations of members to the Stewart Hall Advisory Board is withdrawn.

- 2023-010** APPOINT MEMBERS TO THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY BOARD.
- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO appoint members to the Pointe-Claire Public Library Advisory Board, as follows :
- Mark Abley for a three-year (3) term, until December 31, 2025.
- TO renew the mandates of members to the Pointe-Claire Public Library Advisory Board,
as follows :
- Geneviève Myhal and Chantal Saint-Jarre, for three-year terms, until December 31,
2025.
- TO thank two exiting members, Mr. Ryan Cooper and Mr. Norberto Majilis.
- 2023-011** APPOINT MEMBERS AND RENEW THE TERM OF THE PRESIDENT FOR THE POINTE-CLAIRE CANOE KAYAK CLUB
- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
- TO appoint members to the Pointe-Claire Canoe Kayak Club, as follows :
- Mrs. Paule Racine, for a three-year term as of January 18, 2023;
Mr. Andrew Keating, for a three-year term as of January 18, 2023.
- TO renew the mandates of members of this club, as follows :
- Mr. Michel Archambault, as President, for a two-year term as of January 1, 2023.
- 2023-012** FILE THE MINUTES OF THE NOVEMBER 24, 2022 MEETING OF THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY BOARD
- The French and English versions of the minutes of the Pointe-Claire Public Library Advisory Board meeting held on Thursday, November 24, 2022 are filed and the members of Council take note.
- 2023-013** APPROVE THE WEIGHTING AND EVALUATION CRITERIA WITHIN THE FRAMEWORK OF A CALL FOR TENDERS BY WEIGHTING
- It is moved by Councillor Brent Cowan,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the selection criteria that can be used within the framework of a call for tenders by weighting, such as the said criteria and scores appear in the document "22-136-18182 - SGD - 8ieme grille standard".
- 2023-014** FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF NOVEMBER 24, 2022 TO JANUARY 4, 2023
- The list of budget amendments and the register of cheques for the period of November 24, 2022 to January 4, 2023 are filed and the members of Council take note.
- 2023-015** FILING BY THE CITY CLERK OF THE LETTER OF RESIGNATION OF THE COUNCILLOR FOR DISTRICT 1 CEDAR/LE VILLAGE
- The City Clerk proceeds with the filing of the letter of resignation of Mrs. Erin Tedford, effective January 10, 2023, pursuant to Section 316 of the Act respecting elections and referendums in municipalities.

2023-016

NOTICE OF VACANCY OF AN OFFICE ON COUNCIL

Pursuant to Section 333 of the Act respecting elections and referendums in municipalities, the City Clerk hereby notifies City Council of a vacancy in the office of Councillor for District 1 Cedar/Le Village of the City of Pointe-Claire;

The position is to be filled by a by-election pursuant to Section 335 of the Act;

The Returning Officer shall set the date for the election within four (4) months of this notice of vacancy in accordance with Section 339 of the Act.

2023-017

FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF JANUARY 2023

The list of delegated staff changes for the month of January 2023, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.

2023-018

APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF JANUARY 17, 2023

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve the list of non-delegated staff changes as of January 17, 2023, as signed by Mrs. Karina Verdon, City Manager.

2023-019

EXERCISE THE OPTION FORESEEN IN THE CONTRACT ENTERED INTO WITH "RECYC-MATELAS INC", FOR THE YEAR 2023, FOR AN AMOUNT OF \$ 57,486.35, TAXES INCLUDED, FOR SERVICES FOR THE DISPOSAL AND RECOVERY OF LARGE UPHOLSTERED ITEMS

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO take advantage of the renewal option provided for in the contract undertaken with Recyc-Matelas Inc, for the year 2023, in the amount of \$ 57,486.35, taxes included, concerning services for the disposal and recovery of large upholstered items (TP210013).

TO charge this expense to Budget Account 02-420-00-479.

2023-020

EXERCISE THE OPTION FORESEEN IN THE CONTRACT ENTERED INTO WITH "100% ENVIRONNEMENTAL (4121104 CANADA INC.)", FOR THE YEAR 2023, FOR AN AMOUNT OF \$ 68,985.00, TAXES INCLUDED, FOR THE SUPPLY OF SERVICES FOR SPECIAL COLLECTIONS OF UPHOLSTERED ITEMS

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO take advantage of the renewal option provided for in the contract undertaken with 100% Environnemental (4121104 Canada Inc.), for the year 2023, in the amount of \$ 68,985.00, taxes included, concerning the supply of door to door services for special collections of upholstered items (TP190010).

TO charge this expense to Budget Account 02-420-00-479.

2023-021

AWARD A CONTRACT FOR ARBORICULTURE WORKS FOR THE YEAR 2023, TO "SERVICES D'ARBRES PRIMEAU INC.", FOR A TOTAL AMOUNT OF \$ 392,352.19, TAXES INCLUDED, WITH THE YEARS 2024 AND 2025 IN OPTION

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract concerning arboriculture works for the year 2023 (TP230009), to the lowest conforming bidder, being Services d'arbres Primeau inc., for a total amount of \$ 392,352.19, taxes included. The City reserving the option to renew the contract for the years 2024 and 2025.

TO charge this expense to Budget Account 02-701-73-484.

- 2023-022** AWARD A CONTRACT FOR THE REPLACEMENT OF THE NETS OF TWO PLAY STRUCTURES AT SEIGNIORY AND VALOIS PARKS, TO "ATMOSPHÈRE INC.", FOR A TOTAL AMOUNT OF \$ 83,336.18, TAXES INCLUDED
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- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract concerning the replacement of the nets of two Corocord play structures at Seigniorie and Valois parks (TP230017), to the single and conforming bidder, being Atmosphère Inc., for a total amount of \$ 83,336.18, taxes included.
- TO charge this expense to Budget Account 02-701-71-559.
- 2023-023** AWARD A CONTRACT FOR WORKS FOR FENCES ON THE TERRITORY OF THE CITY FOR THE YEARS 2023 AND 2024, TO "KSG INC.", FOR A TOTAL AMOUNT OF \$ 97,613.78, TAXES INCLUDED, WITH THE YEAR 2025 IN OPTION
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- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract concerning fencing repair works on the territory of the City of Pointe-Claire for the years 2023 and 2024 (TP220048), to the lowest conforming bidder, being KSG inc., for a total amount of \$ 97,613.78, taxes included. The City reserving the option to renew this contract for the year 2025.
- TO charge this expense to Budget Accounts 02-320-00-521 and 02-701-71-559.
- 2023-024** AWARD A CONTRACT FOR THE FELLING OF ASH TREES FOR THE YEAR 2023, TO "ÉMONDAGE SBP" FOR A TOTAL AMOUNT OF \$ 389,658.15, TAXES INCLUDED, AND TO "ARBO-DESIGN" FOR A TOTAL AMOUNT OF \$ 35,555.16, TAXES INCLUDED
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- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract concerning the felling of ash trees for the year 2023, to the lowest conforming bidder, being Émondage SBP for lots A, B and C and Arbo-Design for lot D, for a total amount of \$ 389,658.15 for lots A, B, C and \$ 35,555.16 for lot D, taxes included.
- TO charge this expense to Budget Account 03-920-15-010.
- 2023-025** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH "MARIO C. ET FILS (9042-0845 QUÉBEC INC.)" FOR THE ADDITIONAL HOURS FOR THE MAINTENANCE OF THE LANDSCAPE BEDS ALONG HYMUS BOULEVARD, FOR AN AMOUNT OF \$ 1,583.78, TAXES INCLUDED
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- It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve a change order to the contract undertaken with "Mario C. et fils (9042-0845 Québec Inc.)", for the extra hours done for the maintenance of the landscape beds along boulevard Hymus (TP220011), for a total amount of \$ 1,583.78, taxes included;
- TO authorize consequently an increase of this contract, bringing the total amount to \$ 131,788.67, taxes included;
- TO charge this expense to Budget Account 02-701-72-481.
- 2023-026** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH "SANIBERT INC." FOR PORTABLE TOILET RENTAL SERVICES FOR AN AMOUNT OF \$ 9,501.13, TAXES INCLUDED
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- It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve a change order to the contract undertaken with "SANIBERT Inc.", for portable toilet rental services (TP220028), for a total amount of \$ 9,501.13, taxes included;
- TO authorize consequently an increase of this contract, bringing the total amount to \$ 47,235.93, taxes included;
- TO charge this expense to Budget Account 02-420-00-513.

2023-027

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH "TRAFFIC INNOVATION INC." FOR THE SUPPLY AND INSTALLATION OF CROSSWALK SIGNALS FOR PEDESTRIANS, OF THE TYPE RECTANGULAR RAPID FLASHING BEACONS (RRFB), FOR AN AMOUNT OF \$ 2,491.67, TAXES INCLUDED

It is moved by Councillor Brent Cowan,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO approve a change order to the contract undertaken with "Traffic Innovation inc.", for the supply and installation of crosswalk signals for pedestrians, of the type rectangular rapid flashing beacons (RRFB) (TP200067), for a total amount of \$ 2,491.67, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 149,930.77, taxes included;

TO charge this expense to Budget Account 02-350-00-649.

2023-028

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTIES SITUATED AT 148 DE WINDWARD CRESCENT AVENUE, 412 SAINT-LOUIS AVENUE AND 208 DU BORD-DU-LAC-LAKESHORE ROAD

WHEREAS the Site Planning and Architectural Integration Program By-law PC-2787, to which the following properties are subject, requires that prior to the issuance of a certificate of authorization and/or a subdivision permit and/or a building permit, the plans be submitted for approval by Council;

WHEREAS the Planning Advisory Committee has recommended the approval of the following site planning and architectural integration programs at its meeting of December 5, 2022;

It is moved by Councillor Eric Stork,

Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved :

TO approve the plans and documents associated to the following projects:

Address	Project	Financial guarantee	Condition
148 De Windward Crescent Avenue	Exterior renovations	The financial guarantee has already been established (2022-420)	Yes (2)
412 Saint-Louis Avenue	New construction	The financial guarantee has already been established (2022-368)	None
208 Du Bord-du-Lac-Lakeshore Road	Exterior renovations	\$ 6,000	None

Subject to conformity to all municipal regulations in force and to other conditions indicated in the approved plans; as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Programme By-Law PC2787;

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 indicated in the table above, 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.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTIES SITUATED AT 4 JERVIS BAY AVENUE, 25 PRINCE-EDWARD AVENUE, 117 DE DIEPPE AVENUE, 12 HILLSIDE AVENUE

WHEREAS the Site Planning and Architectural Integration Program By-law PC-2787, to which the following properties are subject, requires that prior to the issuance of a certificate of authorization and/or a subdivision permit and/or a building permit, the plans be submitted for approval by Council;

WHEREAS the Planning Advisory Committee has recommended the approval of the following site planning and architectural integration programs at its meeting of May 9, 2022, August 1, 2022 and September 7, 2022;

It is moved by Councillor Eric Stork,
 Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved :
 TO approve the plans and documents associated to the following projects:

Address	Project	Financial guarantee	Condition
4 Jervis Bay Avenue	Demolition and new construction	\$ 16,000	None
25 Prince-Edward Avenue	Demolition and new construction	\$ 10,500	None
117 De Dieppe Avenue	Demolition and new construction	\$ 10,000	None
12 Hillside Avenue	Demolition and new construction	\$ 7,000	None

under the following conditions:

- That the applicant respect the by-laws in effect at the time of the approval of the above-mentioned SPAIP plans including the conditions mentioned on the approved plans, the latter being deemed to be in conformity with the criteria and objectives which are an integral part of By-law PC-2787 regarding site planning and architectural integration plans;
- That the applicant, when applicable, respect any additional condition mentioned above imposed by Council members;
- That the applicant provide, before the issuance of the construction permit, the above mentioned SPAIP financial guaranty imposed by the members of Council. This financial guaranty aims at guaranteeing that the work will be executed in accordance to the approved plans (SPAIP and construction permit) and this, within the time frame prescribed in the different documents which are an integral part of the construction permit;
- That the applicant comply with the recommendations made by the various municipal services concerned.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 133 DE WINDWARD CRESCENT AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 133 De Windward Crescent 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 did not recommend the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 5, 2022.

It is moved by Councillor Cynthia Homan,
 Seconded by Councillor Paul Bissonnette, and unanimously resolved:
 TO refuse the following documents received at the Planning Department on November 9 and 21, 2022:

- 133 Windward_Échantillon de matériaux_21-11-2022 (1p)
- 133 Windward_Élévation architecturales_21-11-2022 (2p)
- 133 Windward_Insertion_21-11-2022 (1p)
- 133 Windward_Perspective_21-11-2022 (1p)
- 133 Windward_plan d'implantation_09-11-2022 (1p)

and this, regarding the construction of a new house to replace the existing one at 133 Windward Crescent, this new construction not complying with certain criteria of chapter 3 of the Site Planning and Architectural Integration Program By-law PC-2787, namely:

- Criteria 10, 11, 19, 20 and 22.1 relating to architecture,
- Criterion 31 relating to development.

In general, the Council members note that the proposed expansion and renovation do not respect the original character of the building or the original architectural ensemble. The proposed plan dominates neighbouring buildings in terms of height, scale and massing.

As an example, the following are some important criteria in the PC-2787 bylaw that are used to justify the decision on the project:

- The height, scale and volume of the proposed addition should be similar to other buildings in the area and respectful of the original architectural ensemble;
- A modified building or an addition to an existing building should not overly dominate a neighbouring building;
- The choice of materials or combination of materials should be those already in use on existing buildings in the area. The building should equally take into consideration the materials used at the time the neighbourhood was developed;
- The same combination of materials should be used on all façades and a significant proportion of the façade cladding material should be used on the side and/or rear elevations. Continuity in colour, size and shape of the elements should be part of the architectural strategy applicable to the entire building;
- The appearance of a building should not be jeopardized if its architectural quality or style contributes to the special character of its neighbourhood;
- Unless it is to improve its compatibility with the neighbourhood, any additions, alterations or changes of cladding to an existing building should be in keeping with its own original character. For additions, the same material as that found on the existing building or a contrasting or complementary material should be used. Additions should respect and be subservient to the original volume of the building;
- Existing hedges and any alignment of trees that serve as a visual or privacy screen between two land sites should be protected and maintained.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 133 SUNNYSIDE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 133 Sunnyside 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 did not recommend the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 5, 2022.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO refuse the following documents received at the Planning Department on November 15 and 28, 2022 as well as December 1, 2022:

- 133 Sunnyside_aménagement paysager_01-12-2022 (1p)
- 133 Sunnyside_échantillon matériaux_01-12-2022 (1p)
- 133 Sunnyside_élévations architecturales_28-11-2022 (2p)
- 133 Sunnyside_Insertion_01-12-2022 (1p)
- 133 Sunnyside_perspective_01-12-2022 (1p)
- 133 Sunnyside_plan d'implantation_15-11-2022 (1p)

and this, regarding the construction of a new house to replace the existing one at 133 Sunnyside Avenue, this new construction not being in conformity with the some criteria of chapter 3 of the Site Planning and Architectural Integration Program By-law PC-2787, namely:

- Criteria 2 and 3 relating to the implementation,
- Criteria 10, 11, 12, 16, 17 and 19 relating to architecture,
- Criterion 36 relating to vehicle and pedestrian access and parking.

In general, without being an exhaustive list, the following are some of the important elements retained to refuse the project:

- The proposed plan dominates the neighbouring buildings in respect to height, scale and volume;
- The roof should be lowered and simplified;
- A gable roof would blend in better than a hipped roof;
- The gable on the left side should be eliminated and the garage slightly recessed;
- A shed dormer window replacing the two proposed windows on the second floor front façade would improve the interior floor plan;
- The roof over the rear deck is too thick;
- The ditch on both side elevations must be re-designed, perhaps with window wells;
- The stone should be replaced with red brick.

As an example, the following are some important criteria in PC-2787 bylaw used to justify the decision rendered on the project:

- Any new building should be designed and sited in order to take advantage of and enhance the natural topography of the site; in the case of a site with a particular topography, it should be demonstrated that it is the architecture that is being adapted to the site, and not the site that will be modified to adapt to a pre-established architecture.
- The natural topography of a landsite should not have to be substantially modified, except if the landsite is lower than the street and lower than the adjacent lots, in which case it could be filled, but not to a point where its final grade would exceed the level of the adjacent lots.

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- Any new building should integrate harmoniously with its surroundings and be compatible with the neighbouring buildings; its height, its scale and its volume should be similar to other buildings in the area and respectful of the original architectural ensemble.
 - A new building, both in its volume and in the dimensions of its components, should not overly dominate a neighbouring building.
 - Large constructions should be subdivided into several physically or visually distinct volumes or treatments so as to diminish the impact of overwhelmingly large planes.
 - The choice of materials or combination of materials should express a will for quality, authenticity and restraint and should be those already in use on existing buildings in the area. The building should equally take into consideration the materials used at the time the neighbourhood was developed.
 - Vehicular accesses and other impermeable areas should be minimized to favor natural permeable surfaces; the development of permeable paving is preferable to traditional materials such as asphalt and concrete.

2023-032

AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF BOOKS TO VARIOUS LIBRARIES FOR THE PERIOD OF JANUARY 1 TO DECEMBER 31, 2023, FOR A TOTAL AMOUNT OF \$ 295,000, TAXES INCLUDED

It is moved by Councillor Brent Cowan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO award a contract concerning the supply and delivery of library books in French and in English for the period of January 1 to December 31, 2023, to Livres Babar Inc., Librairie Clio, Paragraphe, Librairie Monet, Librairie Raffin and Librairie de Verdun, for a total amount of \$ 295,000, taxes included.

TO charge this expense to Budget Account 02-702-30-671.

2023-033

APPROVE A DONATION TO THE LESTER B. PEARSON SCHOOL BOARD OF EXERCISE EQUIPMENT BELONGING TO THE CITY

It is moved by Councillor Brent Cowan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
To approve a donation to the Lester B Pearson School board of exercise equipment belonging to the City, as detailed in the form submitted to Council for approval.

2023-034

CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO hereupon adjourn this meeting at 8:59 p.m.

Tim Thomas, Mayor

Me Caroline Thibault, City Clerk