

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 SEPTEMBER 5, 2023, AT 7:00 P.M., AFTER DUE NOTICE WAS TRANSMITTED ON SEPTEMBER 1, 2023.

PRESENT : Councillor Claude Cousineau, Councillor Paul Bissonnette, Councillor Kelly Thorstad-Cullen, Councillor Tara Stainforth , Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, Councillor Brent Cowan, chaired by Mayor Tim Thomas forming quorum of council.

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.

2023-366 ADOPTION OF THE AGENDA

It is moved by Councillor Brent Cowan,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the agenda with the following modification:

- the withdrawal of item 17.12.

2023-367 APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 8, 2023

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 August 8, 2023.

2023-368 QUESTION PERIOD

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

Mark Sandelowsky
Andrew Swidzinski
Ken Lyons
Susan Weaver
Steve Naday
Daniel Monpetit
Elena Vatui
Octave Dragomir
Line Conway
Nasr El Dabee
Joan Dyer
John Kilpatrick.

2023-369 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW CREATING A FINANCIAL RESERVE RELATED WITH CERTAIN ACTIVITIES OF THE POINTE-CLAIRE VOLUNTEER RESCUE UNIT

Councillor Kelly Thorstad-Cullen gives notice of motion that a draft By-law creating a financial reserve related with certain activities of the Pointe-Claire Volunteer Rescue Unit will be presented for adoption at a subsequent meeting of Council;

Councillor Kelly Thorstad-Cullen files a draft By-law creating a financial reserve related with certain activities of the Pointe-Claire Volunteer Rescue Unit.

2023-370	<p>ADOPTION OF A BY-LAW AMENDING ZONING BY-LAW NUMBER PC-2775 OF THE CITY OF POINTE-CLAIRE TO ENSURE CONCORDANCE WITH THE PROVISIONS OF THE PROVINCIAL BY-LAW ON RESIDENTIAL POOL SAFETY</p> <hr/> <p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting;</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading;</p> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO adopt, without modification, the By-law amending zoning by-law number PC-2775 of the City of Pointe-Claire to ensure concordance with the provisions of the provincial by-law on residential pool safety.</p>
2023-371	<p>ADOPTION OF A BY-LAW AMENDING BY-LAW PC-2949 DECREERING THE EXIGIBLES TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRE, FOR FISCAL YEAR 2023</p> <hr/> <p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting;</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading;</p> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO adopt a by-law amending By-law PC-2949 decreeing the exigibles tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2023.</p>
2023-372	<p>ADOPTION OF A BY-LAW DECREERING A LONG-TERM BORROWING IN THE AMOUNT OF \$ 19,500,000 FOR PHASE II OF THE PUBLIC WORKS BUILDING EXTENSION PROJECT</p> <hr/> <p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting;</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading;</p>
Vote against: Councillor Claude Cousineau	<p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Tara Stainforth, and majoritarily resolved: TO adopt a By-law decreeing a long-term borrowing in the amount of \$ 19,500,000 for phase II of the Public Works building extension project.</p>
2023-373	<p>CONSIDER A REVISION REQUEST OF THE DECISION OF THE DEMOLITION COMMITTEE REGARDING THE APPROVAL OF THE DEMOLITION AND OF THE PROGRAMME FOR THE REUTILIZATION OF THE VACATED LAND OF THE IMMOVABLE LOCATED AT 28 DU BRAS D'OR AVENUE.</p> <hr/> <p>CONSIDERING the decision of the Demolition Committee of July 20, 2023 concerning the immovable located at 28 du Bras d'Or Avenue;</p> <p>CONSIDERING that the decision is subject to appeal in conformity with By-Law PC-2818 on the Demolition/Deconstruction of Immovables.</p> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Claude Cousineau, and unanimously resolved: TO confirm the decision of the Demolition Committee of July 20, 2023, to approve the demolition and the programme for the reutilization of the vacated land concerning the immovable situated at 28 Du Bras-d'Or Avenue;</p> <p>THAT since the decision rendered by the Demolition Committee on July 20, 2023, clarifications and additional information have been provided and commitments have been made by the owner of 28 Du Bras-d'Or Avenue concerning the main issue raised, namely the protection of trees located near the site targeted by the work;</p>

	<p>THAT the protection measures to be implemented are described in the arborist's supplementary report submitted after the Committee's decision and apply specifically to the trees located on the property at 30 Du Bras-d'Or Avenue. The measures to be taken are designed to prevent damage to the trees caused by machinery during the work.</p>
2023-374	<p><u>GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 17,000 TO POINTE-CLAIRE VILLAGE POOL</u></p> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Claude Cousineau, and unanimously resolved: TO grant a financial support in the amount of \$ 17,000 to the organization Pointe-Claire Village Pool;</p> <p>TO charge this expense to the Budget Account 02-701-51-979.</p>
2023-375	<p><u>GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 1,520 TO THE MONTREAL POLICE BROTHERHOOD</u></p> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Claude Cousineau, and unanimously resolved: TO grant a financial support in the amount of \$ 1,520 to The Montreal Police Brotherhood;</p> <p>TO charge this expense to the Budget Account 02-193-00-989.</p>
2023-376	<p><u>AUTHORIZE THE PARTICIPATION OF FOUR (4) MEMBERS OF COUNCIL AND THE MAYOR AT THE 29TH EDITION OF THE WIAIH - RICHARD HELD CHARITY GOLF CLASSIC TO BE HELD ON SEPTEMBER 18, 2023 AT THE SUMMERLEA GOLF CLUB</u></p> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Claude Cousineau, and unanimously resolved: TO authorize four (4) members of Council and the Mayor (dinner only) to represent the City of Pointe-Claire at the 29th edition of the WIAIH - Richard Held charity golf classic on September 18, 2023, at the Summerlea Golf Club;</p> <p>TO authorize the reimbursement of the expenses incurred at this tournament, in accordance with the policy in force;</p> <p>TO charge the expenses related to this authorization, at the cost of \$ 1, 260 for the purchase of a golf foursome, \$ 60 for the Mayor's meal, as well as related costs (equipment rental, etc.) for participation in the tournament to Budget Account 02-111-00-311.</p>
2023-377	<p><u>FILE THE MINUTES OF THE JUNE 21, 2023 MEETING OF THE SUSTAINABLE DEVELOPMENT AND ENVIRONMENT ADVISORY COMMITTEE</u></p> <p>The French and English versions of the minutes of the Sustainable development and environment advisory committee meeting held on June 14, 2023 are filed and the members of Council take note.</p>
2023-378	<p><u>FILE THE MINUTES OF THE FEBRUARY 8, 2023 MEETING OF THE SUSTAINABLE DEVELOPMENT AND ENVIRONMENT ADVISORY COMMITTEE</u></p> <p>The French and English versions of the minutes of the Sustainable Development and Environment Advisory Committee meeting held on February 8, 2023 are filed and the members of Council take note.</p>

2023-379	<div>ENDORSEMENT OF THE UNION DES MUNICIPALITÉS DU QUÉBEC'S DECLARATION OF COMMITMENT: UNITED FOR THE CLIMATE..</div> <div><p>WHEREAS, the declaration recalls the leading role of municipalities in combating and adapting to climate change;</p><p>WHEREAS the declaration allows municipalities to make a clear commitment to their population to act and take concrete actions to fight and adapt to climate change;</p><p>WHEREAS the declaration calls on municipalities to set an example for their citizens with regard to climate change;</p><p>WHEREAS the members of the Board of Directors of the UMQ adopted the following declaration on March 12, 2021:</p><p>Climate change is causing global upheaval. It is leading to an increase in extreme weather events, altering ecosystems, threatening the safety of millions of people, and generating increasing costs for communities;</p><p>Climate change requires local responses. It challenges local governments on all fronts. In every region and municipality, concrete measures must be put forward by municipal decision-makers to adapt living environments, infrastructures and services to the population;</p><p>Climate change requires political commitment. It involves short-term, sometimes difficult, decisions for long-term positive effect. Climate change calls for a high level of duty on the part of elected municipal officials in the interest of society;</p><p>Climate change calls for a shared responsibility. It demands a strong and concerted response. We are all part of the problem, we are all part of the solution: governments, civil society and citizens;</p><p>Climate change offers collective opportunities. It represents opportunities for municipalities to accelerate the implementation of the circular economy and to innovate in mobility, infrastructure, local economies, financial resilience, waste management, biodiversity, health and well-being, public safety, urban planning and energy. We are committed to making climate change action and adaptation the permanent drivers of our decisions and to acting in our work and personal lives in an exemplary manner.</p><p>We will assume our responsibilities based on science, with the conviction that by facing the climate challenge, we will improve the quality of life of our fellow citizens.</p><p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO endorse the Declaration of the <i>Union des municipalités du Québec (UMQ)</i>: United for the Climate.</p><p>THAT a copy of the present resolution be remitted to the <i>Union des municipalités (UMQ)</i>.</p></div>
2023-380	<div>FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JULY 27, 2023 TO AUGUST 23, 2023</div> <div><p>The list of budget amendments and the register of cheques for the period of July 27, 2023 to August 23, 2023 are filed and the members of Council take note.</p></div>
2023-381	<div>AUTHORIZE THE TRANSFER OF BUDGET ACCOUNTS RELATED TO RESERVES FOR WHICH THE PROJECTS HAVE BEEN COMPLETED</div> <div><p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO authorize the transfer toward two reserves (03-920-23-003 and 03-920-22-000), totaling the sum of \$ 3,906,162.18 as presented in Appendix 1 of the document attached to the decision making file.</p></div>

2023-382	<p>FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF SEPTEMBER 2023</p> <hr/> <p>The list of delegated staff changes for the month of September 2023, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.</p>
2023-383	<p>APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF SEPTEMBER 5, 2023</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO approve the list of non-delegated staff changes as of September 5, 2023, as signed by Mrs. Karina Verdon, City Manager.</p>
2023-384	<p>AUTHORIZE THE CITY TO LEND EQUIPMENT TO TERESA DELLAR PALLIATIVE CARE RESIDENCE</p> <hr/> <p>WHEREAS the Teresa Dellar Palliative Care Residence organizes this annual event to raise money for their cause.</p> <p>WHEREAS the event will take place on September 23, 2023, in Valois Park located at 85 Belmont Avenue, between 7:30 a.m. and 12:00 p.m.</p> <p>WHEREAS for the benefit of this activity, the organizer asks the City to lend it numerous pieces of equipment and provide city staff.</p> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Cynthia Homan, and unanimously resolved: THAT the City lends the following equipment to the Teresa Dellar palliative Care Residence:</p> <ul style="list-style-type: none">- 6 pop-up tents- 20 tables- 40 chairs- 1 water distribution station- 1 stage 12' x 12'- 10 garbage bins- 6 recycling bins- 4 compost bins <p>THAT the City authorizes its employees (Recreation, Buildings, Public Works and Public Security) to assist the organizer for this event.</p>
2023-385	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SIMO MANAGEMENT AND AQUA DATA, FOR THE YEAR 2024, IN THE AMOUNT OF \$ 143,744.92, TAXES INCLUDED FOR DIAGNOSING THE WATER DISTRIBUTION NETWORK AND UPDATING THE UNIDIRECTIONAL RINSING PROGRAM</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO exercise the renewal option provided for in the contract entered into with SIMO MANAGEMENT and AQUA DATA, for the year 2024, in the amount of \$ 143,744.92, taxes included, for diagnosing the water distribution network and updating the unidirectional rinsing program (TP200036).</p> <p>TO charge this expense to Budget Account 02-413-01-418.</p>

2023-386	<p>AWARD A CONTRAT FOR THE RENTAL, WITH OPERATORS, OF SNOW REMOVAL EQUIPMENT FOR THE 2023-2024, 2024-2025 WINTER SEASONS, TO 3024407 CANADA INC. (ENTREPRISE VAILLANT (1994)), FOR A TOTAL AMOUNT OF \$ 859,783.05, TAXES INCLUDED, WITH THE 2025-2026 AND 2026-2027 SEASONS IN OPTION</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO award a contract for the rental, with operators, of snow removal equipment for the 2023-2024, 2024-2025 winter seasons (TP230035), to the lowest conforming bidder, being 3024407 CANADA INC. (ENTREPRISE VAILLANT (1994)), for a total amount of \$ 859,783.05, taxes included. The City reserving the option to renew this contract for the 2025-2026 and 2026-2027 seasons.</p> <p>TO charge this expense to Budget Account 02-330-00-513 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).</p>
2023-387	<p>AUTHORIZE THE HOLDING OF AN AUCTION FOR THE DISPOSAL OF EQUIPMENT IN COLLABORATION WITH THE <i>CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG)</i></p> <hr/> <p>WHEREAS the <i>Centre d'acquisitions gouvernementales (CAG)</i> allows establishments in the large network of educational, health and social services organizations, municipalities and Québec Crown corporations to access sales services through calls for tenders and by public auction organized by the Centre d'acquisitions gouvernementales, which is an eco-responsible service of the Government of Québec.</p> <p>WHEREAS the City entered into an agreement with the Québec Shared Services Center in 2017 to avail themselves of their surplus property disposal services;</p> <p>WHEREAS the Town wishes to sell various obsolete equipment and used machinery that are no longer useful for its daily operations;</p> <p>WHEREAS some of its equipment is or will be replaced by more recent equivalents.</p> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO authorize the Finance Department – Management of Material and Contractual Resources, to hold an auction for the disposal of property in collaboration with the <i>Centre d'acquisitions gouvernementales (CAG)</i>.</p>
2023-388	<p>AWARD A CONTRACT FOR PROFESSIONAL SERVICES FOR ENVELOPE WORK AS WELL AS PARTIAL RENOVATION OF THE BASEMENT AT VALOIS LIBRARY, TO ATELIER MILIEU INC., FOR A TOTAL AMOUNT OF \$ 149,130.43, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO award a contract for professional services for envelope work as well as partial renovation of the basement at Valois Library (BP2322-22073), to the bidder having obtained the highest score on the quality committee, being ATELIER MILIEU INC., for a total amount of \$ 149,130.43, taxes included.</p> <p>TO charge this expense to Budget Account 22-421-02-930.</p>

2023-389	<p>APPROVE AN AGREEMENT TO BE ENTERED INTO WITH HYDRO-QUÉBEC CONCERNING THE CONSTRUCTION OF AN UNDERGROUND ELECTRIC CONNECTION AT TONY-PROUDFOOT PARK.</p> <hr/> <p>WHEREAS Hydro-Québec's work will require the installation of a new conduit and underground structure to connect the new sanitary building at Tony-Proudfoot Park to the electricity network;</p> <p>WHEREAS these works allow us to put this new sanitary building into service.</p> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO approve an agreement to be entered into with Hydro-Québec concerning the underground electric connection located at avenue des Frênes and avenue Gendron (Tony-Proudfoot Park);</p> <p>TO approve a total cost of the work of \$ 43,888.09 taxes included;</p> <p>TO authorize Mrs. Saeedeh Barghi-Nia, Project Manager - Electricity - Engineering, to sign said agreement for and on behalf of the City of Pointe-Claire.</p> <p>TO charge this expense to Budget Accounts 22-420-93-911 and 22-420-14-911.</p>
2023-390	<p>CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 220 DU BORD-DU-LAC LAKESHORE ROAD</p> <hr/> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and unanimously resolved: TO authorize a minor exemption to permit at 220 Du Bord-du-Lac Lakeshore Road:</p> <ul style="list-style-type: none">- A two-storey house with a facade width occupying 74% of the frontage width of the landsite rather than the maximum 70% permitted.- A vehicular access with a portion having a width of 11,8m rather than the maximum permitted of 6.1m. <p>With the condition that the area of the driveway used for reversing and manoeuvring to exit forward is reduced in width to accommodate the manoeuvring of a single car.</p>
2023-391	<p>CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 275 BRAEBROOK AVENUE</p> <hr/> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and unanimously resolved: TO authorize a minor exemption to permit at 275 Braebrook Avenue an antenna:</p> <ul style="list-style-type: none">- placed on the top of the church spire rather than in arear setback or on a flat roof as permitted.- with a height of 28m measured from the natural ground level immediately underneath the antenna rather than the maximum permitted of 13.7m.
2023-392	<p>CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 755 SAINT-JEAN BOULEVARD</p> <hr/> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and unanimously resolved: TO authorize a minor exemption to permit at 755 Saint-Jean Boulevard the installation of a wall sign, identifying a tenant with no direct access from the outside, to be situated on the highest floor of the building in addition to the existing sign identifying the name of the building also situated on the highest floor, where no sign is permitted.</p> <p>With the condition that the sign be centered between the top and bottom of the wall area upon which it is proposed and slightly reduced in height in order to achieve a better aesthetic balance.</p>

2023-393

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 5501 TRANSCANADA HIGHWAY

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize a minor exemption to permit at 5501 TransCanada Highway:

- The installation of an electrical transformer station in the front setback where it is not permitted.
- The installation of factory-painted insulated metal panels on the front facade rather than class "A" cladding material as required.
- The installation of factory-painted insulated metal panels on the front part of the lateral walls, on the entire height, and on 20% of the width of said walls, rather than class "A" cladding material as required.
- The installation of mechanical equipment on the roof exceeding the roofline of the building by 4m rather than by the maximum permitted of 3m.
- The construction of two flights of outdoor stairs each with a height of 2.9m rather than the maximum permitted of 1.5m.

With the following conditions:

- Mechanical equipment be concealed behind a screen that blends in well with the building's overall architecture.
- Both the proposed electrical transformer as well as the existing one in the front setback must be screened by a hedge.

2023-394

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 220 DU BORD-DU-LAC-LAKESHORE ROAD

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 220 Du Bord-du-Lac-Lakeshore Road, 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 recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 10, 2023;

WHEREAS project 2023 modifies few components of the project already approved by resolution 2021-131, namely the location of the garage, the addition of a "breezeway" allowing the garage to be attached to the house, and the modification of the location and configuration of the driveway;

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the following documents received at the Planning Department on March 5, 2021, July 12 and 24, 2023 and August 25, 2023:

- 220 Bord-du-Lac _Élévations_2023-07-24 (4p)
- 220 Bord-du-Lac _Matériaux_2023-07-24 (1p)
- 220 Bord-du-Lac _Perspective_2023-07-12 (1p)
- 220 Bord-du-Lac _Plan de paysage_2023-08-25 (1p)
- 220 Bord-du-Lac _Plan d'implantation_2023-08-25 (1p)
- 220 Bord-du-Lac _Plan d'insertion_2023-07-24 (1p)
- COR_220 Bord-du-Lac-Lakeshore_Réponse concernant la brick_2021-03-05

the whole pertaining to the extension at 220 Du Bord-du-Lac-Lakeshore Road, 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:

- The area of the driveway used for reversing and manoeuvring to exit forward is reduced in width to accommodate the manoeuvring of a single car;
- The proposed landscaping in front of the driveway “turn around” must significantly camouflage the asphalted area.

TO specify that the applicant remains bound by resolution 2021-131 for those aspects of the SPAIP project 2021 that have not been modified by the revised project of August 2023.

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law (PC-2788);

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 11,500 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame;

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

2023-395

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 275 BRAEBROOK AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 275 Braebrook 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 recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 10, 2023.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the following document received at the Planning Department on June 23, 2023:

- 275 Braebrook_Élévation_2023-06-23 (1p)

The whole pertaining to the installation of an antenna at 275 Braebrook Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787;

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law (PC-2788);

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 3,000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame;

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

2023-396

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 28 DU
BRAS D'OR AVENUE

WHEREAS the Site Planning and Architectural Integration Program By-law PC-2787, to which is subject the property located at 28 du Bras d'Or Avenue, 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 5, 2023;

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following documents received at the Planning Department on March 21, 2023 and July 14, 2023:

- 28 Bras d'Or_Plan d'insertion_2023-03-21 (1p)
- 28 Bras d'Or_Elevations_2023_03_21 (4p)
- 28 Bras d'Or_Matériaux_2023-03-21 (1p);
- 28 Bras d'Or_Perspective_2023-03-21 (2p)
- 28 Bras d'Or_Plan d'implantation_2023-07-14 (1p)

The whole pertaining to the new construction at 28 du Bras d'Or Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787;

TO require that, following the date of issuance of the building permit and/or certificate of authorization, the applicants complete all work related in accordance with the decision rendered by City Council;

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 50,000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame;

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

2023-397

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 108 DE
BRESLAY AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 108 De Breslay 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 recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on March 13, 2023.

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following documents received at the Planning Department on February 3 and 8, March 31 and May 16, 2023:

- 108 de Breslay_Élévations_2023-02-03 (2p)
- 108 de Breslay_Matériaux_2023-02-03 (1p)
- 108 de Breslay_Perspective_2023-03-31 (1p)
- 108 de Breslay_Plan d'implantation_2023-02-08 (1p)
- 108 de Breslay_Plan d'insertion_2023-05-16 (1p)

The whole pertaining to the new construction at 108 De Breslay Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787;

2023-398

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law (PC-2788);

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 10,000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame;

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 PROPERTY SITUATED AT 130 DIEPPE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 130 De Dieppe 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 recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 10, 2023.

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following document received at the Planning Department on July 20, 2023:

- 130 Dieppe_Plan stationnement_2023-07-20 (1p)

The whole pertaining to the driveway modification at 130, De Dieppe Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787;

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law (PC-2788);

TO indicate that the applicants will not have to provide an additional financial guarantee as the value of the work has not changed from the approved plans by resolution 2020-262;

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

2023-399

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 64 DONEGANI AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 64 Donegani 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 recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 10, 2023.

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following documents received at the Planning Department on June 6, 2023 and July 10, 2023:

- 64 Donegani_Élévations_2023-06-06 (4p)
- 64 Donegani_Implantation_2023-06-06 (1p)
- 64 Donegani_Matériaux_présenté 2023-07-10 (1p)
- 64 Donegani_Perspectives_2023-06-06 (4p)

The whole pertaining to the extension and exterior renovation at 64 Donegani Avenue, 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 condition that the exterior lighting reflect downwards to illuminate the lower wall only;

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law (PC-2788);

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$15 000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame;

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

2023-400

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 397 SAINT-LOUIS AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 397 Saint-Louis 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 recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 10, 2023.

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following documents received at the Planning Department on June 14, 2023:

- Lot 6 509 346 (397) Saint-Louis_Élévations_2023-06-14 (4p)
- Lot 6 509 346 (397) Saint-Louis_Implantation_2023-06-14 (1p)
- Lot 6 509 346 (397) Saint-Louis_Insertion_2023-06-14 (1p)
- Lot 6 509 346 (397) Saint-Louis_Matériaux_2023-06-14 (1p)

the whole pertaining to the subdivision and new construction at 397 Saint-Louis Avenue, 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:

- Reduce the level of the ground floor by 0.46m (1.5 feet) in order to be more in keeping with the level of the ground floor of the neighbouring properties. The overall height of the house shall be effectively reduced by this dimension. The applicant shall provide a plan showing the height of the ground floor of the new house to be built in relation to adjacent houses. In general, the level of the site to be developed should respect the natural topography of the area, and the height of the ground floor should be similar to the neighbouring houses;
- Replace the engineered wood with real wood, or a higher quality of engineered wood;
- Choose either a lighter wood on top or a slightly darker brick on the bottom to have less contrast;
- Special measures to protect trees, particularly those adjacent to or near the work area and/or where machinery is to be mobilized and materials stored, must be taken at the planning stage to minimize mechanical damage during the execution of work likely to affect the health of trees.

	<p>TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law (PC-2788);</p> <p>TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 12,000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame;</p> <p>TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.</p>
2023-401	<p>WITHDRAWAL – ADOPT A SECOND DRAFT RESOLUTION FOR A SCAOPI REQUEST AT 195-197 BRUNSWICK BOULEVARD AUTHORIZING THE OCCUPATION OF A BUILDING FOR THE PURPOSES OF A "MINI-WAREHOUSE"</p> <hr/> <p>The item related to the adoption of a second draft resolution for a SCAOPI request at 195-197 Brunswick Boulevard authorizing the occupation of a building for the purposes of a "mini-warehouse" is withdrawn from the agenda of the present meeting.</p>
2023-402	<p>APPROVE THE EVALUATION CRITERIA TO BE USED WITHIN THE FRAMEWORK OF A CALL FOR TENDERS TO BE LAUNCHED FOR PROFESSIONNAL SERVICES IN REAL ESTATE APPRAISAL AND INSPECTION</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO approve the evaluation grid and selection criteria to be used to analyze the bids to be received following a call for tenders to be issued in the coming days for the purpose of carrying out various building inspection mandates (mainly in building demolition files) and property appraisals in application of municipal urban planning regulations, as said criteria appear in the document attached to this decision file.</p>
2023-403	<p>APPROVE A LEASE TO BE ENTERED INTO WITH CESAR MANUEL, CARRYING ON BUSINESS UNDER THE LEGAL NAME OF MON KAPE (9491-2888 QUÉBEC INC.) REGARDING FOOD SERVICES FOR THE FOOD CONCESSION AT THE OLIVE-URQUHART SPORTS CENTER</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO approve an agreement to be entered into between the City of Pointe-Claire and Cesar Manuel, carrying on business under the legal name of Mon Kape (9491-2888 Québec Inc.) regarding food services for the food concession at the Olive-Urquhart Sports Center, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council;</p> <p>TO authorize Mayor Tim Thomas, or in his absence the Pro-Mayor, and Mr. Gilles Girouard, Director - Culture, Sports, Leisure and Community Development, to sign the said lease for and on behalf of the City of Pointe-Claire., to sign said agreement, for and in the name of the City of Pointe-Claire.</p>
2023-404	<p>APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE POINTE-CLAIRE AQUATIC CLUB INC. REGARDING THE ESTABLISHMENT OF OPERATING GUIDELINES FOR THE CLUB, THE TERMS AND CONDITIONS FOR PAYMENT OF AN ANNUAL OPERATING GRANT BY THE CITY AND FOR THE FACILITIES AND EQUIPMENT MADE AVAILABLE TO THE CLUB AS REQUIRED FOR ANY ACTION PLAN</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO approve an agreement to be entered into between the City of Pointe-Claire and the Pointe-Claire Aquatic Club Inc. regarding the establishment of operating guidelines for the Club, the terms and conditions for payment of an annual operating grant by the City and for the facilities and equipment made available to the Club as required for any action plan, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council;</p>

TO designate the following municipal officials of the Pointe-Claire Aquatic Club Inc. without voting rights:

- Mr. Gilles Girouard, Director - Culture, Sports, Leisure and Community Development, or in his absence, the Mr. Jean Paul Richard Manager, Competitive Sports Clubs - Culture, Sports, Leisure and Community Development, as Secretary of the Club;
- Mr. Eric Stork, Municipal Councillor, as liaison and Council observer to the Club.

TO authorize Mayor Tim Thomas, or in his absence, the Pro-Mayor, and the City Clerk or, in her absence, the Assistant Clerk, to sign said agreement, for and in the name of the City of Pointe-Claire.

2023-405

APPROVE A FINANCIAL ASSISTANCE AGREEMENT WITHIN THE FRAMEWORK OF THE MINISTÈRE DE L'ÉDUCATION'S FINANCIAL ASSISTANCE PROGRAM FOR TRAINING OF LIFEGUARDS AND AQUATIC INSTRUCTORS TO BE ENTERED INTO WITH SERVICE NATIONAL DES SAUVETEURS INC

It is moved by Councillor Eric Stork,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a financial assistance agreement in conformity with the Ministère de l'Éducation's financial assistance program for training of lifeguards and aquatic instructors to be entered into between the City of Pointe-Claire and Service national des sauveteurs inc.

The financial assistance shall be in the amount of \$ 93,778 for the Lifesaving and First Aid courses given at the Pointe-Claire Aquatic Centre for the autumn 2023 session initially and for the year 2024, if the grant amount is revised during the session. The grant will cover labour costs and the costs of teaching materials.

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

2023-406

CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO hereupon adjourn this meeting at 9:23 p.m.

Tim Thomas, Mayor

Me Caroline Thibault, City Clerk