

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, JULY 4, 2023, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON JULY 4, 2023

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

ABSENT: Councillor Tara Stainforth and Mayor Tim Thomas.

Mrs. Karina Verdon, City Manager, Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, as well as Mrs. Kaitlin Leonard, paralegal, are also in attendance.

2023-273 ADOPTION OF THE AGENDA

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the agenda with the following modifications:

- item 17.1 is modified in order to replace the word "file" by "adopt";
- the addition of item 2.1: Pay tribute to Mrs. Raymonde Kirouac;
- the addition of item 2.2: Pay tribute to Mr. Dave Edward Fuller;
- the addition of item 2.3: Pay tribute to Mr. Warren W. Thomas.

2023-274 PAY TRIBUTE TO MRS. RAYMONDE KIROUAC

The Municipal Council pays tribute to Mrs. Raymonde Kirouac, who passed away on June 22, 2023, at the *Hôtel-Dieu d'Arthabaska*, at the age of 83.

She was employed by the City of Pointe-Claire for 15 years, from December 1981 to May 1996. At the time of her retirement, she held the position of Assistant City Clerk in the Legal Affairs Department and City Clerk Department.

She is survived by nephews and nieces, cousins and other relatives and friends.

2023-275 PAY TRIBUTE TO MR. DAVE EDWARD FULLER

The Municipal Council pays tribute to Mr. Dave Edward Fuller.

Mr. Fuller, a great volunteer, passed away on May 27, 2023, at the age of 77.

Involved with his church, and a member of the old-timers, he was a man who was very involved in our community and very much with the children. A devoted and appreciated coach of both soccer and hockey teams for many years, he helped organize many tournaments.

More recently, many golfers remember him because he was at the Beaconsfield Golf Club every day to see to the upkeep of the golf holes.

A volunteer in federal and provincial elections, he soon became a PRIMO.

He was a lifelong volunteer in his community and with various associations.

He is survived by his wife Mrs. Sandee Fuller; his sons, Ian and Shayne, their spouses Joanne and Tania; and his grandchildren, Kevin, Sam, Jesse, Kendra, Olivia, and Victoria.

2023-276

PAY TRIBUTE TO MR. WARREN W. THOMAS

The Municipal Council pays tribute to Mr. Warren W. Thomas.

On June 7, 2023, Mr. Thomas passed away at Lakeshore General Hospital at the age of 79.

Born in Montreal to Wilfred and Doreen Thomas, he lived most of his life in Pointe-Claire.

An avid aircraft watcher, he could be found every evening in his special corner at the airport, where he tracked and recorded many aircraft, including their take-offs and landings. He was a proud member of the Dorval airport surveillance team for 14 years. It was a real passion for him!

Mr. Thomas was a city councillor from 1982 to 1990 under Mayor Malcolm Campbell Knox.

He was very involved in the community and was considered by many to be an excellent advisor and mentor. In addition to his passion for airplanes, he had a passion for cars and dogs.

He is survived by his wife Mrs. Eleanor Anne Weeks, his brothers Barry and Mark, and their wives Christiane and Arielle and his nieces and nephews Daniel, David, Jennifer, and Daphne.

2023-277

APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 6, 2023

It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO approve the French and English versions of the minutes of the regular meeting of June 6, 2023.

2023-278

QUESTION PERIOD

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

Linda Dumas
Wanda Mitkiewicz
Susan Weaver
Line Conway
Nasr El Dabee
Geneviève Lussier
Janet Hanne
John Kilpatrick
Sue Stacho.

2023-279

PUBLIC CONSULTATION REGARDING A DRAFT 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

A public consultation meeting is held concerning a draft 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.

Questions are addressed to the members of council.

2023-280

ADOPTION WITH MODIFICATION OF A SECOND DRAFT BY-LAW AMENDING ZONING BY-LAW PC-2775 OF THE CITY OF POINTE-CLAIRE TO ENSURE CONCORDANCE WITH THE PROVISIONS OF THE PROVINCIAL BY-LAW ON RESIDENTIAL POOL SAFETY

It is moved by Councillor Claude Cousineau,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO adopt a second draft By-law amending Zoning By-law PC-2775 of the City of Pointe-Claire to ensure concordance with the provisions of the provincial by-law on residential pool safety.

2023-281

ADOPTION OF A BY-LAW AMENDING BY-LAW PC-2918 REGARDING THE FIGHT AGAINST THE SPREAD OF THE EMERALD ASH BORER ON THE TERRITORY OF THE CITY OF POINTE-CLAIRE

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 Claude Cousineau,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO adopt a By-Law amending by-law PC-2918 regarding the fight against the spread of the emerald ash borer on the territory of the City of Pointe-Claire.

2023-282

AUTHORIZE THE PARTICIPATION OF 4 MEMBERS OF COUNCIL AND THE MAYOR AT THE 30TH GOLF TOURNAMENT ORGANIZED BY NOVA WEST ISLAND TO BE HELD ON AUGUST 14, 2023 AT THE BEACONSFIELD GOLF CLUB

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO authorize councillors Eric Stork, Bruno Tremblay, Brent Cowan, Claude Cousineau, as well as Mayor Tim Thomas (attending the meal in the evening only) to represent the City of Pointe-Claire at 30th Golf Tournament organized by NOVA West Island on August 14, 2023 at the Beaconsfield Golf Club;

TO authorize the reimbursement of the expenses incurred at this tournament, in accordance with the policy in force;

TO charge the expenses related to this authorization, at the cost of \$ 3,200 for the purchase of a golf foursome, as well as related costs (equipment rental, etc.) for participation in the tournament to Budget Account 02-111-00-311.

2023-283

AUTHORIZE THE PARTICIPATION OF 4 MEMBERS OF COUNCIL AND THE MAYOR AT THE 13TH EDITION OF THE TERESA DELLAR PALLIATIVE CARE RESIDENCE'S ANNUAL FUNDRAISING GOLF TOURNAMENT TO BE HELD ON AUGUST 28, 2023 AT THE ROYAL MONTREAL GOLF CLUB

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO authorize councillors Eric Stork, Bruno Tremblay, Kelly Thorstad-Cullen, Brent Cowan, as well as Mayor Tim Thomas (attending the meal in the evening only) to represent the City of Pointe-Claire at 13th edition of the Teresa Dellar Palliative Care Residence's annual fundraising golf tournament on August 28, 2023 at the Royal Montreal Golf Club;

TO authorize the reimbursement of the expenses incurred at this tournament, in accordance with the policy in force;

TO charge the expenses related to this authorization, at the cost of \$ 4,000 for the purchase of a golf foursome, \$ 250 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.

- 2023-284** AUTHORIZE THE PARTICIPATION OF MAYOR TIM THOMAS AND HIS COMPANION AT THE LAKESHORE BALL ORGANIZED BY THE LAKESHORE GENERAL HOSPITAL FOUNDATION TO BE HELD ON OCTOBER 14, 2023
- WHEREAS Mayor Tim Thomas and his companion has been invited to participate to the Lakeshore Ball organized by the Lakeshore General Hospital Foundation to be held on October 14, 2023;
- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize Mayor Tim Thomas and his companion to represent the City of Pointe-Claire at the Lakeshore Ball organized by the Lakeshore General Hospital Foundation on October 14, 2023;
- TO authorize the reimbursement of the expenses incurred at this event, in accordance with the policy in force;
- TO charge the expenses related to this authorization, at the cost of \$ 1,800 to Budget Account 02-111-00-311.
- 2023-285** FILE AND APPROVE THE MINUTES OF THE TRAFFIC COMMITTEE MEETING OF JUNE 13, 2023
- The French and English versions of the minutes of the Traffic Committee meeting of June 13, 2023 are filed and members of Council take note.
- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the recommendations of the Traffic Committee of June 13, 2023.
- 2023-286** FILE THE SUSTAINABLE DEVELOPMENT ACTION PLAN 2016-2020 REPORT
- The Sustainable development action plan 2016-2020 report is filed and the members of Council take note.
- 2023-287** FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF MAY 25, 2023 TO JUNE 21, 2023
- The list of budget amendments and the register of cheques for the period of May 25, 2023 to June 21, 2023 are filed and the members of Council take note.
- 2023-288** EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH THE NATIONAL BANK OF CANADA, FOR THE PERIOD OF JUNE 30, 2023 TO DECEMBER 31, 2025, FOR THE SUPPLY OF BANKING SERVICES
- It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with National Bank of Canada, for the period of June 30, 2023 to December 31, 2025, for the supply of banking services (DP180006).
- TO debit interest revenues to Budget Account 01-233-31-000.
- 2023-289** FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF JULY 2023
- The list of delegated staff changes for the month of July 2023, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.
- 2023-290** APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF JULY 4, 2023
- It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the list of non-delegated staff changes as of July 4, 2023, as signed by Mrs. Karina Verdon, City Manager.

2023-291

ADOPT THE 2023-2030 STRATEGIC PLAN FOR THE CITY OF POINTE-CLAIRE FOR PUBLICATION PURPOSES

It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO adopt the City of Pointe-Claire Strategic Plan 2023-2030 for publication.

2023-292

CONFIRM THE ADHESION OF THE CITY OF POINTE-CLAIRE TO THE CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG) GROUP PURCHASE FOR CELLULAR MOBILITY GOODS AND SERVICES

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO confirm the City of Pointe-Claire's membership in the Centre d'acquisitions gouvernementales (CAG) cellular mobility goods and services procurement group No. 2023-8111-50 for the period October 21, 2023 to October 20, 2028;

THAT the City of Pointe-Claire entrust the Centre d'acquisitions gouvernementales (CAG) with the process leading to the awarding of contracts for the purchase of cellular mobility goods and services;

THAT the City of Pointe-Claire agrees to complete the LAC (CAG's common purchasing software), within the established timeframe, the commitment form transmitted to obtain an estimate of the quantities it expects to require;

THAT the City of Pointe-Claire agrees to abide by the terms and conditions of said contract as if it had contracted directly with the supplier to whom the contract is awarded;

THAT the City of Pointe-Claire acknowledges that, as per their administrative policy, the Centre d'acquisitions gouvernementales (CAG), will collect 1% from the City on the acquisition of the cell phones as well as and \$ 0,60 per line.

TO authorize an approximate expense of \$ 25,000 (taxes included) annually for the expenses related to this contract according to the financial availability in connection with the supply of cellular mobility goods and services for each service.

2023-293

AWARD A CONTRACT FOR THE TREATMENT OF ASH TREES BY INJECTION ON THE PUBLIC AND PRIVATE DOMAINS FOR THE YEAR 2023, TO BIO-CONTRÔLE ACÉRICOLE INC.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO award a contract concerning the treatment of ash trees by injection on the public and private domains for the year 2023 (TP230021), to Bio-Contrôle Arboricole inc, being the sole bidder, as follows :

PART 1: Treatment of ash trees on the public domain for an amount of 47 628,16 \$ taxes included,

TO charge this expense to Budget Account 03-920-15-010

PART 2 : Appoint a supplier for the treatment of ash trees on the private domain for a rate of \$ 4.24/cm without taxes.

No costs will be incurred by the City for this part of the contract.

2023-294

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH PRÉVENTION INCENDIE SAFETY FIRST INC., FOR THE PERIOD OF JULY 2023 TO JULY 2024, IN THE AMOUNT OF \$ 140,000, TAXES INCLUDED FOR THE MAINTENANCE, REPAIR AND INSPECTION OF SPRINKLER SYSTEMS, ANNUNCIATOR PANELS AND MECHANICAL FIRE PROTECTION COMPONENTS FOR THE CITY OF POINTE-CLAIRE

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO take advantage of the renewal option provided for in the contract entered into with Prévention Incendie Safety First inc., for the period of July 2023 to July 2024, in the amount of \$ 140,000, taxes included, for the maintenance, repair and inspection of sprinkler systems, annunciator panels and mechanical fire protection components for the City of Pointe-Claire (EP190005).

TO charge this expense to Budget Accounts 02-877-10-534, 02-877-15-534, 02-877-20-534, 02-877-21-534, 02-877-22-534, 02-877-30-534, 02-877-40-534, 02-877-41-534, 02-877-50-534, 02-877-52-534, 02-877-60-534, 02-877-80-534, 02-877-81-534, 02-877-90-534, 02-877-91-534, 22-418-92-876, 22-419-23-89 and 22-420-23-911 (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).

2023-295

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH CORPORATION KRYPTON SCIEN-TEK INC., FOR THE PERIOD OF AUGUST 1, 2023 TO JULY 31, 2024, FOR AN AMOUNT OF \$ 45,856.63, TAXES INCLUDED FOR THE WEEKLY CONTROL OF WATER QUALITY FOR THE SWIMMING POOLS OF THE AQUATIC CENTER AND THE SPORTS CENTER OF THE CITY OF POINTE-CLAIRE

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO take advantage of the renewal option provided for in the contract entered into with Corporation Krypton Scien-Tek inc., for the period of August 1, 2023 to July 31, 2024, in the amount of \$ 45,856.63, taxes included, for the weekly control of water quality for the swimming pools of the Aquatic Center and the Sports Center of the City of Pointe-Claire (EP220005).

TO charge this expense to Budget Account 02-877-40-635 (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).

2023-296

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ENTRETIEN AVANGARDISTE INC., FOR THE PERIOD OF AUGUST 1, 2023 TO JULY 31, 2024, IN THE AMOUNT OF \$ 181,563.55, TAXES INCLUDED FOR JANITORIAL SERVICES AT THE OLIVE-URQUHART SPORTS CENTER

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with Entretien Avangardiste Inc., for the period of August 1, 2023 to July 31, 2024, in the amount of \$ 181,563.55, taxes included, for janitorial services at the Olive-Urquhart Sports Center (EP220006).

TO charge this expense to Budget Account 02-877-43-532 (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).

2023-297

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH PRISME ARCHITECTURE, FOR PROFESSIONAL SERVICES FOR THE RENOVATION AND EXTENSION OF THE PUBLIC WORKS BUILDING, FOR AN AMOUNT OF \$ 26,280.99, TAXES INCLUDED

Vote against :
Councillor Claude Cousineau

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and majoritarily resolved:
TO approve a change order to the contract entered into with Prisme Architecture, for professional services for the renovation and extension of the Public Works building (BP1908-17165), for a total amount of \$ 26,280.99, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 686,065.03, taxes included;

TO charge this expense to Budget Accounts 22-416-12-833 and 22-419-12-897.

2023-298

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH MDA ARCHITECTES, FOR PROFESSIONAL SERVICES FOR THE CONSTRUCTION OF A NEW POLICE STATION PDQ5, FOR AN AMOUNT OF \$ 31,490.22, TAXES INCLUDED

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve a change order to the contract entered into with MDA Architectes, for professional services for the construction of a new police station PDQ5 (BP1808-18161), for a total amount of \$ 31,490.22, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 352,747.61, taxes included;

TO charge this expense to Budget Account 04-139-02-000.

2023-299

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH ROXBORO EXCAVATION INC. FOR THE REHABILITATION AND IMPLEMENTATION OF ACTIVE MOBILITY PLAN ON AURORA AVENUE BETWEEN SEDGEFIELD AND DONEGANI AVENUES FOR AN AMOUNT OF \$ 36,814.02, TAXES INCLUDED

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a change order to the contract entered into with Roxboro Excavation Inc., for the rehabilitation and implementation of active mobility plan on Aurora Avenue between Sedgefield and Donegani avenues, for a total amount of \$ 36,814.02, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,554,634.78, taxes included;

TO charge this expense to Budget Account 22-422-12-939.

2023-300

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH ÉNERGÈRE, FOR PHASE II OF THE CONTRACT FOR THE SUPPLY AND INSTALLATION OF LED STREET LIGHTS THROUGH THE FÉDÉRATION QUÉBÉCOISE DES MUNICIPALITÉS (FQM) GROUP PURCHASING PROGRAM (19-168) FOR AN AMOUNT OF \$ 21,515.24, TAXES INCLUDED

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a change order to the contract entered into with Énergère, for Phase II of the contract for the supply and installation of LED street lights through the Fédération québécoise des municipalités (FQM) group purchasing program (19-168), for a total amount of \$ 21,515.24, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 1,884,059.96, taxes included;

TO charge this expense to Budget Account 22-422-02-938.

2023-301

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH TROICÉ CONSTRUCTION INC., FOR THE CONSTRUCTION OF AN ACCESSIBLE SANITARY BUILDING AT TONY-PROUDFOOT PARK, FOR AN AMOUNT OF \$ 14,023.27, TAXES INCLUDED

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a change order to the contract entered into with Troicé Construction inc., for the construction of an accessible sanitary building at Tony-Proudfoot Park, for a total amount of \$ 14,023.27, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 380,138.49, taxes included;

TO charge this expense to Budget Account 22-422-52-937.

2023-302

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH TROICÉ CONSTRUCTION INC., FOR THE CONSTRUCTION OF AN ACCESSIBLE SANITARY BUILDING AT AUGUSTA PARK, FOR AN AMOUNT OF \$ 758.84, TAXES INCLUDED

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a change order to the contract entered into with Troicé Construction inc., for the construction of an accessible sanitary building at Augusta Park (GP2229-22022), for a total amount of \$ 758.84, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 463,939.48, taxes included;

TO charge this expense to Budget Account 22-418-32-874.

2023-303

ADOPT A FIRST DRAFT RESOLUTION FOR A SCAOPI REQUEST AT 195-197 BRUNSWICK BOULEVARD AUTHORIZING THE OCCUPATION OF A BUILDING FOR THE PURPOSES OF A "MINI-WAREHOUSE"

WHEREAS a request to allow a Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI), for the property located at 195-197 Brunswick Boulevard was submitted to the Urban Planning Department on March 17, 2023, for the purpose of allowing a "mini-warehouse" use that is an integral part of Class E - Commercial warehousing as defined in Appendix 4.4 e) Classification of Uses of Zoning By-law PC-2775;

WHEREAS, in accordance with Zoning By-law PC-2775, the building to be used for the "mini-warehouse" project is located in zone N11, which zone is primarily intended to accommodate the following industrial uses:

- Class A - administrative and research facilities;
- Class B - manufacturing facilities;
- Class C-1 – facilities providing distribution and logistics services and wholesale of products, where operations take place inside the building;
- Class C-2 – retail warehouse facilities that are complementary to a Class A, B or C-1 industrial use.

WHEREAS Class E - Commercial warehousing as defined in Appendix 4.4 e) - Classification of Uses of Zoning By-law PC-2775 is not authorized in zone N11;

WHEREAS Zoning By-law PC-2775-54 amending Zoning By-law PC-2775 modified the provisions applicable to zone N11 by allowing the maximum floor area ratio applicable to zone N11 to be set at 1.0 instead of 0.8;

WHEREAS in accordance with resolution 2018-883, the following minor exemptions were granted for lot 2 527 412:

- A front setback of 7.5 m (24.6 ft) rather than the minimum required front setback of 12 m (39.4 ft);
- Thirty-four (34) parking spaces rather than the minimum amount required of one hundred and fifty-five (155) parking spaces.

WHEREAS the results of the authorized modifications are that the characteristics of the existing building located on lot 2 527 412 as well as the resulting occupancy of the site impose significant constraints on its use for industrial purposes, all in accordance with the provisions forming an integral part of By-law PC-2775;

WHEREAS the provisions of By-law PC-2957 respecting Specific Construction, Alteration or Occupancy Proposals for an Immovable allow for the analysis of projects that do not comply with current by-laws, provided the project meets the objectives of the Planning Programme PC-2768, and when applicable, those of a Special Planning Program (SPP);

WHEREAS the project submitted complies with the objectives of Planning Programme PC-2768;

WHEREAS the Planning Advisory Committee, at its meeting held on June 5, 2023, gave a favorable recommendation on the project as presented, with the following condition:

- Ensure that the luminaires installed on the building project light downwards so as not to increase night-time visual pollution.

It is moved by Councillor Claude Cousineau,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO adopt the first draft resolution authorizing the occupancy of a building for "Mini-warehouse" use as described in the following documents received by the Planning Department:

195-197 Brunswick_Affichage_2023-05-19 (2p)

195-197 Brunswick_Élévations éclairage_2023-05-19 (1p)

195-197 Brunswick_Gestion matières résiduelles_2023-05-19 (2p)

195-197 Brunswick_Plan d'aménagement paysager_2023-05-31 (1p)

195-197 Brunswick_Plan de stationnement_2023-05-19 (1p)

The whole, subject to the following conditions:

- That Class E - Commercial warehousing described in Section 4.4 e) as described in Appendix 4 "Classification of Uses" of Zoning By-law PC-2775 be specifically permitted at 195-197 Brunswick;
- That the luminaires installed on the building project light downwards in order to limit night-time visual pollution;
- That the implementation of the Class E - commercial warehousing use, part of the industrial use group, must not require any modification to the architecture of the building, nor entail any significant change to the appearance of the façades visible from the latter on Brunswick Boulevard, particularly with regard to window characteristics;
- That the general characteristics of the interior layout (colors, configuration of spaces, etc.) allowing mini-warehousing must not be generally visible from the public thoroughfare;
- That, notwithstanding the provisions of Zoning By-law PC-2775, the only signage permitted on the building is that generally illustrated on Plan 195-197 Brunswick_Affichage_2023-05-19 (2p);
- That the recommendations made by the various municipal departments be specifically and strictly implemented.

TO confirm that all other regulatory provisions not deemed incompatible with the draft SCAOPI as presented remain opposable to the project.

THAT the draft resolution adopted pursuant to By-law PC-2957 respecting Specific Construction, Alteration or Occupancy Proposals for an Immovable be reviewed for conformity with the Schéma d'aménagement et de développement de l'Agglomération de Montréal, and with the provisions of the applicable complementary document.

2023-304

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 360 DU BORD-DU-LAC-LAKESHORE ROAD

Vote against :
Councillor Bruno Tremblay

It is moved by Councillor Eric Stork,
Seconded by Councillor Paul Bissonnette, and majoritarily resolved:
TO authorize a minor exemption to permit at 360 Du Bord-du-Lac-Lakeshore Road a façade plane with a width of 3m rather than the minimum required of 4m.

2023-305

CONSIDER A CONDITIONAL USE REQUEST REGARDING THE PROPERTY SITUATED AT 10 MANOR AVENUE

It is moved by Councillor Eric Stork,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO authorize a conditional use in favour of the property situated at 10 Manor Avenue in order to allow personal services and artisanal activities as additional uses in a single family detached home, namely:

- The manufacturing and sale of artisanal knives and cutting boards;
- A sharpening service;
- Knife sharpening workshops.

with the following conditions:

- The use will be limited to the garage with a maximum of 2 clients at the time;
- The fabrication workshop used for knife production or sharpening may not exceed 10 % of the ground floor area;
- Equipment or material related to the additional use will be in all time located inside the principal building;
- No outdoor or window displays allowed.
- The only signage permitted is beside the side entrance door, which customers will use to access the knife-making and sharpening area. The characteristics of the proposed signage will respect the provisions of the Zoning By-law concerning home-based professional service;
- The use permitted does not generate any nuisance to the neighbouring properties such as noise, dust, etc.;
- There will be no changes to the exterior appearance that could compromise the building's primary residential use.

2023-306

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 214 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 214 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 June 5, 2023, which modify certain components of the project already authorized by resolution 2021-355.

It is moved by Councillor Eric Stork,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve the following documents received at the Planning Department on April 13, 2023:

- 214 Bord-du-Lac-Lakeshore_Élévations-matériaux_implantation2023-04-13 (3p)

the whole pertaining to the extension and exterior renovations at 214 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,

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 a financial guarantee in the amount of \$ 8,000 is required to guarantee 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.

2023-307

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 360 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 360 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 June 5, 2023.

Vote against :
Councillor Bruno Tremblay

It is moved by Councillor Eric Stork,

Seconded by Councillor Paul Bissonnette, and majoritarily resolved:

TO approve the following documents received at the Planning Department on May 5, 2023 :

- 360_Bord-du-Lac-Lakeshore_elevations_et_materiaux_2023_05_05 (3p)
- 360_Bord-du-Lac-Lakeshore_implantation_2023_05_05 (1p)

the whole pertaining to the new construction at 360 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;

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 \$ 16,000 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.

2023-308

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 39 DE LA POINTE-CLAIRE AVENUE.

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 39 De La Pointe-Claire 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 June 5, 2023.

It is moved by Councillor Eric Stork,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO approve the following documents received at the Planning Department on May 16 and 30, 2023 :

- 39_Pointe-Claire_elevations_2023_05_16 (8p)
- 39_Pointe-Claire_materiaux_2023_05_30 (1p)
- 39_Pointe-Claire_plan d'insertion_2023_05_16 (1p)
- 39_Pointe-Claire_plan_implantation_2023_05_16 (1p)

the whole pertaining to the new construction at 39 De La Pointe-Claire 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 \$ 7,300 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.

2023-309

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 107 DE LA POINTE-CLAIRE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 107 De La Pointe-Claire 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 June 5, 2023.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO approve the following documents received at the Planning Department on May 29, 2023 :

- 107 Pointe-Claire_Elevations_2023-05-29 (4p)
- 107 Pointe-Claire_Implantation_2023-05-29 (1p)
- 107 Pointe-Claire_Matériaux_2023-05-29 (1p)
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the whole pertaining to the extension and exterior renovation at 107 De La Pointe-Claire 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 wood mouldings around all the windows be white to match the other white architectural details;

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 \$ 5,000 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.

2023-310

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 recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on June 5, 2023.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO approve the following documents received at the Planning Department on November 9, 2022, May 17, 2023 and June 5, 2023 :

- 133 Windward_Élévations_2023-05-17 (4p)
- 133 Windward_Matériaux_présenté 2023-06-05 (1p)
- 133 Windward_Perspective_2023-05-17 (1p)
- 133 Windward_Plan d'implantation_2022-11-09 (1p)

the whole pertaining to the extension and exterior renovation at 133 De Windward Crescent 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 \$ 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.

2023-311

AMEND RESOLUTION 2023-212 IN ORDER TO REMOVE THREE CONDITIONS APPLICABLE TO THE AUTHORIZED SPAIP AT 153 DE WINDWARD CRESCENT AVENUE.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

THAT Resolution 2023-212 concerning the immovables 153 De Windward Crescent Avenue be modified by the removal of the following conditions:

- The lintel above the front door and the pilasters are too wide and ornate and do not compliment the architecture of the house; a trim proportional to the front door should replace them;
- The black railings should be in taupe to match the columns;
- The double door on the extension should be a single door.

2023-312

AMEND RESOLUTION 2021-355 IN ORDER TO REMOVE THE ADDRESS 214 DU BORD-DU-LAC-LAKESHORE ROAD FROM THE AUTHORIZED SPAIP TO THE LATTER

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO amend resolution 2021-355 by removing the following:

214 Du Bord-du-Lac-Lakeshore Road	Extension and exterior renovations	\$ 8,000
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2023-313

AUTHORIZE THE CREATION OF A PUBLIC ARTWORK LOCATED IN SEIGNIORY PARK

It is moved by Councillor Eric Stork,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO authorize the creation of a community mural on the small storage building located in Seignior Park through an intergenerational cultural mediation project involving citizens and accompanied by two professional artists, Julien Boisseau and Catherine Ouellet-Cummings, according to the proposed schedule.

2023-314

CLOSURE

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO hereupon adjourn this meeting at 9:29 p.m.

Brent Cowan, Pro-Mayor

Danielle Gutierrez, Assistant City Clerk