



MINUTES OF THE **SPECIAL** MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUÉBEC, ON **TUESDAY, OCTOBER 15, 2024, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON OCTOBER 10, 2024.

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

Mrs. Karina Verdon, City Manager, Mr. Gilles Girouard, Assistant 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.

Councillor Claude Cousineau leaves his seat at 7:01 p.m.

Councillor Claude Cousineau regains his seat at 7:01 p.m.

2024-517 ADOPTION OF THE AGENDA

Vote against the modification:
Mayor Tim Thomas

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO approve the agenda with one modification, namely moving the question period to item 6.2.

2024-518

TO HOLD ONE PUBLIC CONSULTATION MEETING SPECIFICALLY DEVOTED TO THE FUTURE OF PUBLICLY AND PRIVATELY OWNED GREENSPACES, INCLUDING FAIRVIEW FOREST IN ZONE MU2, AND A SUBSEQUENT MEETING ON THE SIZE AND HEIGHT OF THE RESIDENTIAL BUILDINGS TO BE PERMITTED IN THE FAIRVIEW PARKING LOT IN ZONE MU1

Mayor Tim Thomas proposes the following resolution (herein after referred to as the “main motion”).

“WHEREAS Pointe-Claire currently protects less than 10% of its natural spaces, below the target set by the Montreal Metropolitan Community, and has lost a significant portion of its private tree canopy in recent years.

WHEREAS the preservation of trees and greenspaces, including in urban areas, is a key component of the fight against climate change and part of the calls to action of the COP 27 and 28 conferences.

WHEREAS the flooding of August 9th 2024, resulting from Hurricane Debby, demonstrated the effects of climate change on our community, and the urgency of preserving greenspaces and wetlands that can absorb heavy rainfall.

WHEREAS Cadillac Fairview’s announced “Downtown of the West Island” project would clearcut nearly all of the 43-acre Fairview Forest and erect residential buildings which, under the current zoning approved by Council in 2017-2018, could be up to 27 floors, higher than any current building in Pointe-Claire and twice the height of the residential developments planned for the Merck Frost site next to the Kirkland REM station.

WHEREAS the 2021 election result and subsequent citizen engagement have shown significant levels of public support for preserving the Fairview Forest in zone MU2 and concern over the size of the developments proposed for the Fairview parking lot in zone MU1.

WHEREAS both zones MU1 and MU2 have been included within the City of Pointe-Claire’s interim control bylaw and zone MU2 is further included within the interim control bylaw adopted by the Montreal Metropolitan Community, the whole to allow for public consultations and the preparation of a new urban plan.

WHEREAS the public consultation meetings organized by the Urban planning department and the consultant engaged by Pointe-Claire have been structured according to informal direction from Council but without a publicly adopted resolution mandating subjects to be addressed.

WHEREAS many citizens have appreciated the public consultation meetings, but expressed concern that the topics discussed were too general in nature and that significant issues had been excluded. In particular, citizens were told they were not to specifically refer to the Fairview Forest in their input and that there would be no direct reference to the forest in any subsequent public consultation activity. The subject of building height for proposed developments, in MU1 and other zones across the City, has also failed to be addressed.

WHEREAS these omissions have led citizens with widely differing views to question the legitimacy of the public consultation exercise.

RESOLVED:

THAT the City of Pointe-Claire hold one or more public consultation meetings specifically devoted to the future of publicly and privately owned greenspaces including the Fairview Forest in zone MU2 and the size and height of the residential buildings to be permitted in the Fairview parking lot in zone MU1.

THAT the said public consultation meeting(s) be held as part of the process of the revision of the City's urban master plan and while the interim control bylaw remains in effect over zones MU1 and MU2; it being understood that MU1 and MU2 will remain under interim control until the publication of the urban master plan and after public consultations have been held.

THAT the said public consultation meeting(s) be held in a large indoor venue located within or in the immediate vicinity of District 6; the Olive Urquhart Sports Centre, the Quality Suites or the Hilton Doubletree Pointe-Claire.

THAT participation in said public consultation meeting(s) be open to all citizens of Pointe-Claire as well as to Cadillac Fairview.

THAT in addition to the communication methods normally employed, the City provide notice of said public consultation meeting(s) by mail to all Pointe-Claire citizens residing north of Highway 40 in District 6, at least two weeks prior to the date of said meeting(s).

THAT further public consultation meetings and activities held throughout Pointe-Claire give citizens the opportunity to express their views and collect their input on the issues of acceptable building height for future developments as well as the protection of our private tree canopy and natural spaces.”

The main motion is seconded by Councillor Bruno Tremblay.

The members of Council address the public on the main motion.

Councillor Brent Cowan proposes a motion to amend to defer the main motion for a period of three (3) weeks, until the regular meeting of November 5, 2024.

The motion to amend is seconded by Councillor Eric Stork.

The members of Council vote on the motion to amend.

Councillor Brent Cowan, Councillor Eric Stork, and Councillor Cynthia Homan vote in favour of the motion to amend.

Councillor Bruno Tremblay, Councillor Paul Bissonnette, Councillor Claude Cousineau, Councillor Kelly Thorstad-Cullen, and Councillor Tara Stainforth vote against the motion to amend.

The motion to amend is rejected by majority.

The member of Council vote on the main motion.

Mayor Tim Thomas and Councillor Bruno Tremblay vote in favour of the main motion.

Councillor Eric Stork, Councillor Claude Cousineau, Councillor Brent Cowan, Councillor Paul Bissonnette, Councillor Kelly Thorstad-Cullen, Councillor Cynthia Homan, and Councillor Tara Stainforth vote against the main motion.

The main motion is rejected by majority.

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QUESTION PERIOD

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

David Johnston
Philippe Paré
Susan Weaver
Line Conway
Nasr El Dabee
Sheila Laursen
Linda Dumas
Sandra Maki

Councillor Tara Stainforth leaves her seat at 9 :00 p.m.

Councillor Tara Stainforth regains her seat at 9:02 p.m.

Stewart Brennan
Geneviève Lussier
Kim Matthews
Ralph Stocek.

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CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO hereupon adjourn this meeting at 9:28 p.m.

Tim Thomas, Mayor

Me Caroline Thibault, City Clerk