

VERDUN BOROUGH COUNCIL – JULY 18, 2005

A special meeting of the Verdun Borough Council was held on Monday, July 18, 2005 at 9:00 a.m., in Room 205, Verdun Borough Hall.

WERE PRESENT: Councillors Ginette Marotte, Laurent Dugas, Claude Trudel, and John Gallagher.

MEMBER OF COUNCIL NOT IN ATTENDANCE: Mr. Georges Bossé, Borough Mayor.

WERE ALSO PRESENT: Mr. Gilles Baril, Borough Director,
Mr. Pierre Boutin, Public Works Director,
Mr. Dany Tremblay, Director, Urban Planning and Business Services,
Mr. René Breton, Director, Culture, Sports, Recreation and Social Development,
Mrs. Francine Morin, Public Relations Coordinator,
Mrs. Louise Hébert, Borough Council Secretary and Director of the Borough Office.

In the absence of Mr. Georges Bossé, Borough Mayor, Councillor Ginette Marotte chaired the meeting.

QUESTION PERIOD

Question period did not take place in the absence of an audience.

CA05 210349

ADOPTION OF THE AGENDA

IT WAS PROPOSED by Councillor John Gallagher
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED THAT the agenda of the special meeting of the Verdun Borough Council held on Monday, July 18, 2005, be adopted.

GDD 1052200039

CA05 210350

APPROVE THE LEASE BETWEEN THE CITY OF MONTREAL, VERDUN BOROUGH, AND THE HOCKEY TEAM LES DRAGONS DE VERDUN (4248881 CANADA INC.), OF THE NORTH-AMERICAN HOCKEY LEAGUE FOR THE 2005-2006, 2006-2007, AND 2007-2008 SEASONS.

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED as follows:

1. TO approve, as submitted, the lease between the City of Montreal, Verdun Borough, and the hockey team, Les Dragons de Verdun (4248881 Canada Inc.) for the 2005-2006, 2006-2007, and 2007-2008 seasons.
2. TO mandate Mr. René Breton, Director, Culture, Sports, Recreation and Social Development, and Mrs. Marlène Gagnon, Division Chief, Parks, Sports and Outdoor Recreational Activities, to sign said agreement as well as all relevant documents, for and on behalf of the Verdun Borough.

GDD 1053397011

CA05 210351

AUTHORIZE A \$5,000.00 FINANCIAL CONTRIBUTION TO «LES CAMARADES DU PARC» TO HELP ORGANIZE THE «MARCHÉ DES ARGOULETS 2005» TO BE HELD ON SATURDAY, AUGUST 20, 2005, AT DESMARCHAIS PARK.

CONSIDERING THAT this activity is now under the responsibility of an organization recognized by the Verdun Borough;

CONSIDERING the number of volunteers helping organize such event.

IT WAS PROPOSED by Councillor John Gallagher
SECONDED by Councillor Claude Trudel
AND UNANIMOUSLY
RESOLVED as follows:

1. TO authorize a \$5,000.00 expenditure for the holding of such event;
2. TO grant a \$5,000.00 subsidy to «Les camarades du parc» to help organize the «Marché des Argoulets 2005»;
3. TO allocate this expenditure to budget item 02.756.26.971.

Treasurer's certificate CTC1052181006

GDD 1052181006

CA05 210352**CANCELLATION OF THE CALL FOR TENDER S05/003 FOR THE ASSESSMENT AND DIAGNOSTIC OF THE WASTEWATER COLLECTION SYSTEM IN THE VERDUN BOROUGH.**

CONSIDERING THAT, on February 25, 2005, the Verdun Borough received and opened tenders for the assessment and diagnostic of the wastewater collection system in the Verdun Borough;

CONSIDERING THAT the Department managing water supply and sewage system does not allocate funds for such project since these funds are solely reserved for the assessment and diagnostic of projects included in the road repair program for the boroughs.

IT WAS PROPOSED by Councillor Claude Trudel
 SECONDED by Councillor John Gallagher
 AND UNANIMOUSLY
 RESOLVED TO cancel tender S05/003 for the assessment and diagnostic of the wastewater collection system in the Verdun Borough.

GDD 1052183002

CA05 210353**AWARDING OF CONTRACT S05/012 TO PROVIDE LIGHTING FOR THE BICYCLE PATH AND THE ROUNDABOUT LANDSCAPING, BOULEVARD DE L'ÎLE-DES-SOEURS – PLACE DU COMMERCE TO BRUNEAU ÉLECTRIQUE CO. INC. IN THE AMOUNT OF \$114,531.66, TAXES INCLUDED.**

IT WAS PROPOSED by Councillor Claude Trudel
 SECONDED by Councillor Laurent Dugas
 AND UNANIMOUSLY
 RESOLVED as follows:

1. TO authorize a \$114,531.66 expenditure to provide lighting for the bicycle path and the roundabout landscaping, boulevard de l'Île-des-Soeurs – Place du Commerce, including all incidental fees, if case may be;
2. TO award the contract to Bruneau Électrique Co. Inc. for a total amount of \$114,531.66, including all applicable taxes, being in conformity with the plans and specifications prepared for tender S05/012;
3. TO allocate this expenditure as follows:

Source: 014-3-6820744-005

Authorized under By-law: 02-273

Project	Sub-project	Budget	Contract
10512	0310528000	\$107,561.68	\$114,531.66

4. TO authorize the following budget transfer which will not affect city loans:

	<u>Project</u>	<u>Sub-project</u>	<u>Net Investment</u>	<u>Net Loan</u>
Source	10512	0310527000	-34,000	-34,000
Allocation	10512	0310528000	+34,000	+34,000

Treasurer's certificate CTC1052183014

GDD 1052183014

CA05 210354

AUTHORIZE THE BOROUGH REPRESENTATIVES TO SIGN A TRANSFER DEED AND AN EXEMPTION FROM LIABILITY FOR THE NOTARY AT THE SIGNING OF SAID DOCUMENT WITH SOCIÉTÉ LES PONTS JACQUES-CARTIER ET CHAMPLAIN INC. FOR LOTS 1 152 658, 2 659 273, 1 153 578, AND 1 260 226 OF THE QUEBEC LAND REGISTRY.

IT WAS PROPOSED by Councillor Laurent Dugas
 SECONDED by Councillor John Gallagher

AND UNANIMOUSLY

RESOLVED THAT the Borough Mayor, or in his absence, the Acting Borough Mayor, and the Borough Council Secretary, or in her absence, the Substitute Borough Council Secretary, be authorized to sign, for and on behalf of the City, the following documents:

1. The transfer deed with the Société Les Ponts Jacques-Cartier et Champlain Inc. for lots 1 152 685, 2 659 273, 1 153 578 and 1 260 226 of the Quebec land registry was approved by the Executive Committee and included in resolution CE05 0782;
2. An exemption from liability for notaries Beaulieu Tremblay as well as all relevant documents pertaining to the transfer deed.

GDD 1052203007

CA05 210355

REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PLAN (SPAIP) SUBMITTED BY GROUPE ALLARD & MÉNARD SO AS TO MODIFY THE LAND LEVELLING OF PROPERTIES IN ZONE H03-100 (9 TO 53 DES PARULINES STREET).

CONSIDERING THAT, during the construction of new houses on des Parulines Street, Groupe Allard & Ménard promised and indicated that the land levelling of the new properties would not affect the level of the properties on de l'Orée-du-Bois Street West;

CONSIDERING THAT Groupe Allard & Ménard complied with its commitment for the properties bearing civic numbers 1 to 7 des Parulines Street and 77 to 89 Chemin de la Pointe-Sud;

CONSIDERING THAT Groupe Allard & Ménard submitted, in December 2004, the site plan for land levelling of new properties at 9 to 53 des Parulines Street;

CONSIDERING THAT the site plan was approved by the Verdun Borough Council on December 7, 2004;

CONSIDERING THAT a petition was submitted in February 2005 by Groupe Allard & Ménard on behalf of the new owners requesting that the land level be modified;

CONSIDERING THAT a request for approval by site planning and architectural integration plan (SPAIP) was submitted in May 2005 by Groupe Allard & Ménard to modify the land level of the properties on des Parulines Street;

CONSIDERING THAT, prior to the examination of the site plan by the members of the Urban Planning Advisory Committee and the Verdun Borough Council, Groupe Allard & Ménard had already begun the construction without proper authorization;

CONSIDERING THAT a group of citizens on de l'Orée-du-Bois Street West and des Parulines Street filed an injunction in Superior Court to stop unauthorized work;

CONSIDERING THAT the Superior Court granted their request and issued an order to stop the work until the developer obtains the required authorizations;

CONSIDERING THAT, in accordance with sub-section 1, chapter 9 of Zoning By-law 1700, as amended, all requests for building permits in Zone H03-100 must be submitted to the Borough Council for approval by SPAIP;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for approval by SPAIP at the meeting held on June 8, 2005, and at a special meeting held on June 23, 2005, exclusively on this matter;

CONSIDERING THAT the members of the Urban Planning Advisory Committee unanimously believe that it is possible to raise the level of the land subject to the following conditions:

- THAT the drainage of rainwater be limited to properties on des Parulines Street;
- THAT the land levelling cause no prejudice to the occupants residing on de l'Orée-du-Bois Street West as well as affect the height of the fences particularly for swimming pool owners;
- THAT the right to install a fence on the rear property line be maintained, in accordance with the provisions of the Civil Code and the current zoning by-law;
- THAT the drainage system be connected to the city storm sewer network and that cleaning vents be added for maintenance;

CONSIDERING THAT residents whose request in Quebec Superior Court was granted support such conditions as they do not infringe on their right of ownership;

CONSIDERING THAT, further to discussions with the citizens and Groupe Allard & Ménard, new site plans including recommendations by the Urban Planning Advisory Committee were submitted on July 4 and 5, 2005;

CONSIDERING THAT the members of the Borough Council agreed on July 5, 2005, to postpone the approval of the modified site plan at the request of current and future residents on des Parulines Street as well as citizens representing property owners on de l'Orée-du-Bois Street West, the whole, to allow adjustments to the land levelling site plan in order to have the agreement and consent of all parties;

CONSIDERING THAT all the parties have reached an agreement concerning the site plan hereby included and submitted on Friday, July 15, 2005, after its revision on July 13, 2005, and this, conditional to the addition of certain particulars;

CONSIDERING THAT the Verdun Borough Council must evaluate this request by taking into account the recommendations of the Urban Planning Advisory Committee as well as the objectives and criteria stipulated in section 347 of Zoning By-law 1700, as amended.

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Laurent Dugas

AND UNANIMOUSLY

RESOLVED TO approve the modification to the land levelling site plan, in accordance with the plan submitted by CDG Consultants, revised version « F » dated July 13, 2005, signed and sealed on same day by Mr. Denis Lecompte, engineer, for the properties on des Parulines Street bearing civic addresses 9 to 53 inclusively as per the following conditions:

- THAT a retaining wall and a cedar hedge be added along the property lines at civic addresses 9, 11, 15, and 17 des Parulines Street;
- THAT, once planted, the cedar hedge will have a minimal height requirement exceeding 1.2 metre above the retaining wall;
- THAT an easement to guarantee the maintenance of drainpipes be registered for each property affected by the storm water system, and this, prior to the issuance of the building permits;
- THAT a land surveyor plan showing the land levelling “as built” be submitted upon completion of said work.

GDD 1052959089

END OF MEETING

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor John Gallagher

AND UNANIMOUSLY

RESOLVED THAT the meeting be ended at 9:30 a.m.

CHAIRMAN

SECRETARY