

VERDUN BOROUGH COUNCIL – JANUARY 13, 2004

A regular meeting of the Verdun Borough Council was held on Tuesday, January 13, 2004, at 7:00 p.m., in Room 205 of the Verdun Borough Office.

WERE PRESENT: Mr. Georges Bossé, Borough Mayor as well as Councillors Ginette Marotte, Laurent Dugas, Claude Trudel, and John Gallagher.

WERE ALSO PRESENT: Mr. Gilles Baril, Borough Director, Mr. Pierre Boutin, Public Works Director, Mrs. Maryse Bouchard, Division Chief, Borough reception and information, Mrs. Louise Hébert, Borough Council Secretary and Director of the Borough Office.

CA04 210001

ADOPTION OF THE AGENDA

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Ginette Marotte
AND UNANIMOUSLY
RESOLVED THAT the agenda of the regular meeting of the Verdun Borough Council held on Tuesday, January 13, 2004, be adopted.

GDD1042200001

QUESTION PERIOD

Question period started at 7:00 p.m. and ended at 8:30 p.m. Fifteen (15) persons requested to be heard and were heard.

APPROVAL — MINUTES

CA04 210002

MINUTES — PUBLIC CONSULTATION MEETING - VERDUN BOROUGH COUNCIL — TUESDAY, DECEMBER 2, 2003, AT 6 P.M.

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Ginette Marotte
AND UNANIMOUSLY
RESOLVED THAT the minutes of the public consultation meeting of the Verdun Borough Council held on Tuesday, December 2, 2003, be and are hereby considered read, copy having already been distributed to each member of the Borough Council and they are hereby approved.

GDD1042200002

CA04 210003

**MINUTES — REGULAR MEETING OF THE VERDUN BOROUGH COUNCIL
— TUESDAY, DECEMBER 2, 2003, AT 7:00 P.M.**

IT WAS PROPOSED by Councillor Ginette Marotte
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED THAT the minutes of the regular meeting of the Verdun Borough Council held on Tuesday, December 2, 2003, be and are hereby considered read, copy having already been distributed to each member of the Borough Council and they are hereby approved.

GDD1042200003

CA04 210004

**MINUTES — SPECIAL MEETING OF THE VERDUN BOROUGH COUNCIL
— MONDAY, DECEMBER 15, 2003, AT 9:00 A.M.**

IT WAS PROPOSED by Councillor John Gallagher
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED THAT the minutes of the special meeting of the Verdun Borough Council held on Monday, December 15, 2003, be and are hereby considered read, copy having already been distributed to each member of the Borough Council and they are hereby approved.

GDD1042200004

**STUDY OF THE RECOMMENDATIONS
OF THE COMMITTEE OF THE WHOLE
HELD ON MONDAY, JANUARY 12TH, 2004 AT 8:30 A.M.**

WERE PRESENT:

Mr. Georges Bossé, Borough Mayor, as well as Councillors Ginette Marotte, Laurent Dugas, Claude Trudel and John Gallagher.

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. Lucie Boulais, Director, Administrative Services,
Mrs. Maryse Bouchard, Division Chief, Borough reception and information,
Mrs. Louise Hébert, Borough Council Secretary and Director of the Borough Office.

CA04 210005

1. APPROVAL OF THE DETAILED LIST OF CHEQUES ISSUED BY THE VERDUN BOROUGH FOR THE PERIOD FROM DECEMBER 1ST TO 31ST, 2003.

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

AND UNANIMOUSLY

RESOLVED THAT said detailed list of cheques, issued by the Verdun Borough for the period from December 1st, to 31st, 2003, be approved.

GDD 1032186045

CA04 210006

2. APPROVAL OF THE BUDGET REPORT OF THE VERDUN BOROUGH FOR THE MONTH OF NOVEMBER 2003.

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

AND UNANIMOUSLY

RESOLVED THAT the Verdun Borough's budget report for the month of November 2003 be approved.

GDD 1032186044

CA04 210007

3. TABLING OF THE REPORT ON THE COMPLIANCE WITH THE AUTHORIZATION LIMITS OF SUPPLY EXPENDITURES FOR THE PERIOD FROM FROM DECEMBER 1ST TO 31ST, 2003, IN ACCORDANCE WITH THE VERDUN BOROUGH'S BY-LAW PERTAINING TO THE DELEGATION OF POWERS TO MUNICIPAL OFFICERS AND EMPLOYEES (BY-LAW G21-0004).

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

AND UNANIMOUSLY

RESOLVED THAT the report on the compliance with the authorization limits of supply expenditures (DA) for the period from December 1st to 31st, 2003, be received for information.

GDD 1032186043

CA04 210008

4. MODIFICATIONS TO THE APPROPRIATIONS OF THE VERDUN BOROUGH'S UNRESTRICTED ACCUMULATED SURPLUS AS AT DECEMBER 31, 2001.

CONSIDERING THAT the Verdun Borough has allocated, in 2003, certain amounts from the unrestricted accumulated surplus as at December 31, 2001, to cover some unbudgeted running expenses for 2003.

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

AND UNANIMOUSLY

RESOLVED THAT the unused allocated surplus, at the time of analysis and regularization of the various balances of the ledger items for the preparation of the 2003 annual financial statement, be re-allocated to the unrestricted accumulated surplus as at December 31, 2001.

GDD 1032186046

CA04 210009

5. MONTHLY REPORTS FROM NEIGHBOURHOOD STATIONS #16 AND #17 OF THE MONTREAL POLICE DEPARTMENT FOR THE MONTH OF NOVEMBER 2003

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

AND UNANIMOUSLY

RESOLVED THAT said reports be received and filed.

GDD 1042200006

CA04 210010

6. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE THE CONSTRUCTION OF NINE HOUSING UNITS ON A VACANT LOT AT THE CORNER OF DE L'ÉGLISE AND DE VERDUN STREETS.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted for permission to build a residential building at the corner of de Verdun and de l'Église Streets;

CONSIDERING THAT, in accordance with sub-section 10 of chapter 9 of Zoning By-law 1700, as amended, all permit requests for the construction of an infill building must be submitted to the Borough Council for approval by SPAIP;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined said request for approval by SPAIP at their meetings held on September 10, and November 26, 2003;

CONSIDERING THAT the changes to this project, further to the recommendations of the Urban Planning Advisory Committee, did not improve the integration of such building with the surrounding buildings;

CONSIDERING THAT the geographic location of this building site must be taken into account;

CONSIDERING the quality of the design is inappropriate;

CONSIDERING THAT this project does not meet the standards stipulated in sub-section 10 of chapter 9 of Zoning By-law 1700, as amended;

CONSIDERING THAT the 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 363.8 of Zoning By-law 1700, as amended.

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

AND UNANIMOUSLY

RESOLVED TO turn down this request for the following reasons :

- The design of the facade does not take into consideration that the building site is located at the corner of two major arteries;
- The quality of the roof is inadequate;
- The angle of the staircase is inappropriate;
- The rear balconies do not provide adequate privacy conditions for the occupants.

GDD 1032959090

CA04 210011

7. REQUEST FOR MINOR EXEMPTION SO AS TO AUTHORIZE THE INSTALLATION OF FOUR (4) GARDEN SHEDS AT 673 TO 679, MELROSE STREET.

The Chairman invited the audience to comment on this exemption request.

One person requested to be heard and was heard.

CONSIDERING THAT the property owner of 673 to 679, Melrose Street, submitted a request for minor exemption to article 85 setting standards for accessory buildings, such as a garden shed, as well as to article 199 limiting the number of garden sheds for properties in the group of uses h2 to one (1) garden shed so as to authorize the installation of four (4) garden sheds on a surface area totalling 13m²;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meetings held on October 8, 2003, and November 26, 2003;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 21, 2003;

CONSIDERING THAT regrouping the garden sheds would have been less costly and more appropriate aesthetically;

CONSIDERING THAT three (3) garden sheds were already installed when this request was submitted;

CONSIDERING the lack of harmonious colours;

CONSIDERING THAT the 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 9 of By-law 1752 pertaining to minor exemptions.

IT WAS PROPOSED by Councillor Ginette Marotte
SECONDED by Councillor John Gallagher
AND UNANIMOUSLY
RESOLVED TO approve the installation of three (3) garden sheds only at
673 to 679, Melrose Street.

GDD 1032959108

CA04 210012

8. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE THE CONSTRUCTION OF A SINGLE FAMILY HOUSE ON LOTS 9 AND 10, DE L'ORÉE-DU-BOIS STREET EAST.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted for permission to build a single family house on lots 9 and 10, de l'Orée-du-Bois Street East;

CONSIDERING THAT in accordance with sub-section 1 of section 1, chapter 9 of Zoning By-law 1700, as amended, all permit requests for the construction of an building or a group of buildings 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 their meeting held on November 26, 2003.

CONSIDERING THAT the 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;

CONSIDERING THAT, further to a preliminary analysis, the required modifications have been completed;

CONSIDERING THAT, with the design submitted, there is no need to modify the west side alignment of the property.

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED TO approve said request for the construction of a single family house at 9 and 10, de l'Orée-du-Bois Street East.

GDD 1032959109

CA04 210013

9. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE THE ENLARGEMENT OF "LE CRESCENDO" RESTAURANT LOCATED AT 5150, LASALLE BOULEVARD.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted so as to authorize the enlargement of « Le Crescendo » restaurant located at 5150, LaSalle Boulevard;

CONSIDERING THAT, in accordance with sub-section 10 of chapter 9 of Zoning By-law 1700, as amended, all permit requests for the construction of an infill building must be submitted to the Borough Council for approval by SPAIP;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined said request for approval by SPAIP at their meetings held on october 22, and November 26, 2003;

CONSIDERING THAT the air conditioning unit to be installed on the roof will only be visible from the right side elevation;

CONSIDERING THAT appropriate landscaping along with a low wall will be carried out;

CONSIDERING THAT the 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 363.8 of Zoning By-law 1700, as amended.

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

AND UNANIMOUSLY

RESOLVED TO approve this request for the enlargement of the restaurant at 5150, LaSalle Boulevard conditional to the following modifications :

- To replace the paving of the indoor terrace with bricks;
- To install wood siding or decorative lattice below the indoor and outdoor terrace;
- To provide landscaping around the service entrance.

FURTHER RESOLVED TO suggest that the roof treatment above the service entrance be different than the main entrance roof.

GDD 1032959114

CA04 210014

10. REQUEST FOR MINOR EXEMPTION SO AS TO AUTHORIZE THE INSTALLATION OF A JUNCTION BOX IN THE FRONT SETBACK WITHOUT A VISUAL LANDSCAPE SCREEN AT 99, DE L'ÉGLISE STREET.

The Chairman invited the audience to comment on this exemption request.

No one requested to be heard.

CONSIDERING the request for minor exemption for the installation of a junction box in the front setback without a visual landscape screen at 99, de l'Église Street;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meeting held on November 26, 2003;

CONSIDERING THAT this request is due to the underground installation of wires;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 14, 2003;

CONSIDERING THAT the 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 9 of By-law 1752 pertaining to minor exemptions.

IT WAS PROPOSED by Councillor Ginette Marotte
SECONDED by Councillor Laurent Dugas

AND UNANIMOUSLY

RESOLVED TO approve said request for the installation of a junction box in the front setback without a concealment wall at 99, de l'Église Street conditional to the development of landscaping with shrubs.

GDD 1032959119

CA04 210015

11. REQUEST FOR MINOR EXEMPTION TO THE GRID OF USES AND STANDARDS H03-87 SO AS TO AUTHORIZE A SOLARIUM WITH A 51-CM ENCROACHMENT IN THE REAR SETBACK AT 15, DE L'ORÉE-DU-BOIS STREET EAST.

The Chairman invited the audience to comment on this exemption request.

No one requested to be heard.

CONSIDERING the request for minor exemption to the grid of uses and standards H03-87 was submitted by the owner of 15, de l'Orée-du-Bois Street East so as to authorize a solarium with a 51-cm encroachment in the rear setback;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meeting held on November 26, 2003;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 18, 2003;

CONSIDERING THAT the 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 9 of By-law 1752 pertaining to minor exemptions.

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Ginette Marotte

AND UNANIMOUSLY

RESOLVED TO approve said request so as to authorize a solarium with a 51-cm encroachment in the rear setback at 15, de l'Orée-du-Bois Street East conditional to the following modifications:

- THAT the mullions be of the same colour as those of the main building;
- THAT the brick be identical to the main building.

GDD 1032959120

CA04 210016

12. REQUEST FOR MINOR EXEMPTION SO AS TO AUTHORIZE THE INSTALLATION OF TREATED FIBREBOARD SIDING ON THE SIDE AND REAR OF THE PROPERTY LOCATED AT 365, WOODLAND ST.

The Chairman invited the audience to comment on this exemption request.

No one requested to be heard.

CONSIDERING the request for minor exemption to paragraph a) of article 163 of Zoning By-law 1700, as amended, so as to authorize the installation of treated fibreboard siding on the side and rear of the property located at 365, Woodland Street;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meeting held on November 26, 2003;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 14, 2003;

CONSIDERING the minimal visual impact of this request;

CONSIDERING THAT a high quality material should be used for this purpose;

CONSIDERING THAT, initially, the side and rear walls were supposed to be covered with bricks, a long lasting and high quality siding material;

CONSIDERING THAT the members of the Urban Planning Advisory Committee recommend the use of a more durable and long lasting siding material instead of treated fibreboard which, in their opinion, is of a lesser quality;

CONSIDERING THAT the 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 9 of By-law 1752 pertaining to minor exemptions;

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

AND UNANIMOUSLY

RESOLVED TO approve said request provided that the material used be brick red parging for the side wall and beige parging for the rear wall.

GDD 1032959121

CA04 210017

13. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE YELLOW PAGES GROUP CO. TO INSTALL TWO SIGNS ON THE BUILDING LOCATED AT 16, PLACE DU COMMERCE.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted so as to authorize the installation of two (2) signs on the building located at 16, Place du Commerce;

CONSIDERING THAT in accordance with sub-section 4 of chapter 9 of Zoning By-law 1700, as amended, all requests for permission to install signs that are not compliant with the general provisions of chapter 8 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 their meeting held on November 26, 2003;

CONSIDERING THAT Yellow Pages Group Co. has its logo and its name clearly visible on the facade of the building fronting on Champlain Bridge;

CONSIDERING THAT this request does not comply with our standards for the number of signs as well as required dimensions;

CONSIDERING THAT the 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 359 of Zoning By-law 1700, as amended.

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

AND UNANIMOUSLY

RESOLVED TO approve this request for only one sign with a maximum size of nine square metres (9m²), as stipulated in our zoning by-law.

GDD 1032959122

CA04 210018

14. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE CAISSE POPULAIRE DESJARDINS TO INSTALL NEW SIGNS ON THE BUILDING LOCATED AT 14, PLACE DU COMMERCE.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted so as to authorize the installation of two (2) signs on the building and one on cement base at 14, Place du Commerce;

CONSIDERING THAT in accordance with sub-section 4 of chapter 9 of Zoning By-law 1700, as amended, all requests for permission to install signs that are not compliant with the general provisions of chapter 8 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 their meeting held on November 26, 2003;

CONSIDERING THAT this request does not comply with our requirements regarding the number of signs;

CONSIDERING THAT Caisse populaire Desjardins is well known by bank users and that its name will be clearly visible;

CONSIDERING THAT the 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 359 of Zoning By-law 1700, as amended.

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

- To turn down the request to change the pylon sign;
- To approve the request for two signs on the building provided that the word "Desjardins" is affixed in channel letters.

GDD 1032959124

CA04 210019

15. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE THE CONSTRUCTION OF PHASE II OF SAX RESIDENTIAL PROJECT ON CHEMIN DU GOLF.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted so as to authorize the construction of Phase II of SAX residential project on Chemin du Golf;

CONSIDERING THAT in accordance with sub-section 1 of section 1, chapter 9 of Zoning By-law 1700, as amended, all permit requests for the construction of an building or a group of buildings 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 their meeting held on November 26, 2003.

CONSIDERING THAT the 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;

CONSIDERING THAT the architecture and material will be similar to Phase I;

CONSIDERING THAT the residents will benefit from the addition of acrylic in various colours on the courtyard facade which will be slightly visible from the street;

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED TO approve said request for the construction of Phase II of
SAX residential project.

GDD 1032959125

CA04 210020

16. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE THE CONSTRUCTION OF PHASES III AND IV OF "LES SOMMETS SUR LE FLEUVE" RESIDENTIAL PROJECT CONSISTING OF 165 CONDOMINIUMS PER PHASE.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted so as to authorize the construction of Phases III and IV of « Les Sommets sur le fleuve » residential project;

CONSIDERING THAT in accordance with sub-section 1 of section 1, chapter 9 of Zoning By-law 1700, as amended, all permit requests for the construction of an building or a group of buildings 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 their meeting held on November 26, 2003.

CONSIDERING THAT the architecture and material will be similar to Phases I and II;

CONSIDERING THAT these buildings will complement Phases I and II;

CONSIDERING THAT the landscaping will meet the requirements of the site's natural environment;

CONSIDERING THAT this project provides interesting views for passerby as well as residents of this residential development;

CONSIDERING THAT the 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 said request for Phases III and IV of « Les Sommets sur le fleuve » residential project.

GDD 1032959127

CA04 210021

17. REQUEST FOR APPROVAL BY SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM SO AS TO AUTHORIZE THE CONSTRUCTION OF SIX (6) CONDOMINIUMS AT 3964 TO 3974, BANNANTYNE STREET.

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted so as to authorize the construction of six (6) condominiums at 3964 to 3974, Bannantyne Street;

CONSIDERING THAT, in accordance with sub-section 10 of chapter 9 of Zoning By-law 1700, as amended, all permit requests for the construction of an infill building must be submitted to the Borough Council for approval by SPAIP;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined said request for approval by SPAIP at their meetings held on November 26, 2003;

CONSIDERING THAT this project will be identical to the building across the street at 3981, Bannantyne Street;

CONSIDERING THAT standard doors will be installed on the front balconies;

CONSIDERING THAT the 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 363.8 of Zoning By-law 1700, as amended.

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

AND UNANIMOUSLY

RESOLVED TO approve this request for the construction of six (6) condominiums at 3964 to 3974, Bannantyne Street provided that parking spaces as well as landscaping meet the requirements of our zoning by-law.

GDD 1032959128

CA04 210022

18. REQUEST FOR MINOR EXEMPTION SUBMITTED BY KEVLAR GROUP FOR PHASES I AND II OF SAX RESIDENTIAL PROJECT SO AS TO AUTHORIZE A 1.30-PARKING SPACE RATIO PER HOUSING UNIT INSTEAD OF THE REQUIRED 1.45-RATIO FOR THE BUILDINGS LOCATED AT 210 AND 220, CHEMIN DU GOLF.

The Chairman invited the audience to comment on this exemption request.

No one requested to be heard.

CONSIDERING the request for minor exemption submitted by Kevlar Group for phases I and II so as to authorize a 1.30-parking space ratio per housing unit for the residents instead of the 1.45-ratio stipulated at article 261 of Zoning By-law 1700, as amended;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meeting held on November 26, 2003;

CONSIDERING THAT the current number of parking spaces requested may vary in the future;

CONSIDERING THAT parking on nearby streets is already limited;

CONSIDERING THAT similar residential projects never required such exemption;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 18, 2003;

CONSIDERING THAT the 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 9 of By-law 1752 pertaining to minor exemptions.

IT WAS PROPOSED by Councillor Claude Trudel
 SECONDED by Councillor Ginette Marotte
 AND UNANIMOUSLY
 RESOLVED TO turn down this request for a 1.30-parking space ratio per housing unit for phases I and II of SAX residential project.

GDD 1032959130

CA04 210023

19. RESULTS OF A SURVEY TO NAME THE TRAFFIC LOOPS ON PLACE DU COMMERCE AT ÎLE DES SŒURS.

CONSIDERING THAT corporate residents on Place du Commerce were surveyed concerning the naming of the traffic loops on Place du Commerce;

CONSIDERING THAT the majority of corporate residents were against changing the name of the traffic loops on Place du Commerce;

CONSIDERING THAT there are other ways to facilitate access to these buildings;

CONSIDERING THAT, for security purposes, it is essential that these streets and buildings be clearly identified.

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

- To keep the name « Place du Commerce » for these two traffic loops;
- To mandate Public Works management to improve road signs on Place du Commerce as well as the display of addresses.

GDD 1032959131

CA04 210024

20. REQUEST FOR MINOR EXEMPTION TO THE GRID OF USES AND STANDARDS H03-87 FOR THE FRONT AND REAR SETBACKS OF LOTS 9 AND 10, DE L'ORÉE-DU-BOIS STREET EAST.

The Chairman invited the audience to comment on this exemption request.

No one requested to be heard.

CONSIDERING the request for minor exemption to the grid of uses and standards H03-87 so as to authorize a 5.74-metre front setback for only a portion instead of the required 6 metres and a 9.65-metre rear setback at the narrowest point instead of the required 10 metres at 9 and 10, de l'Orée-du-Bois Street East;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meeting held on November 26, 2003;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 18, 2003;

CONSIDERING THAT the 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 9 of By-law 1752 pertaining to minor exemptions.

CONSIDERING THAT, following a preliminary analysis, this project was modified to meet as much as possible the required standards, being 6 metres (6m) for the front setback and 10 metres (10m) for the rear setback;

CONSIDERING the curvature of lot number ten.

IT WAS PROPOSED by Councillor Ginette Marotte

SECONDED by Councillor Laurent Dugas

AND UNANIMOUSLY

RESOLVED TO approve said request for lots 9 and 10, de l'Orée-du-Bois Street East so as to authorize a minimum front setback of 5.74 metres and a minimum rear setback of 9.65 metres.

GDD 1032959136

CA04 210025

21. REQUEST FOR MINOR EXEMPTION SUBMITTED BY PROMENT CO. SO AS TO AUTHORIZE THE CONSTRUCTION OF 165 UNITS PER PHASE INSTEAD OF THE REQUIRED 155 UNITS IN THE GRID OF USES AND STANDARDS H03-89 FOR PHASES III AND IV OF "LES SOMMETS SUR LE FLEUVE" RESIDENTIAL PROJECT AT 300 AND 400, DES SOMMETS AVENUE.

The Chairman invited the audience to comment on this exemption request.

One person requested to be heard and was heard.

CONSIDERING the request for minor exemption submitted by Proment so as to authorize the construction of 165 units instead of the required 155 units in the grid of uses and standards H03-89 for phases III and IV of Les Sommets sur le fleuve;

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meeting held on November 26, 2003;

CONSIDERING THAT this residential development meets our standards;

CONSIDERING THAT this project will have no negative consequences;

CONSIDERING THAT the total number of units for all four phases will not exceed the maximum allowed;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 18, 2003;

CONSIDERING THAT the 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 9 of By-law 1752 pertaining to minor exemptions.

IT WAS PROPOSED by Councillor Ginette Marotte

SECONDED by Councillor Claude Trudel

AND UNANIMOUSLY

RESOLVED TO approve said request so as to authorize 165 units per phase for phases III and IV of Les Sommets sur le fleuve provided that the total number of units for all four phases does not exceed the maximum allowed.

GDD 1032959137

CA04 210026

22. REQUEST FOR MINOR EXEMPTION FOR THE 18-RENTAL HOUSING UNITS PROJECT AT 100, RHÉAUME STREET SO AS TO AUTHORIZE THREE (3) PARKING SPACES FOR VISITORS INSTEAD OF THE REQUIRED FIVE (5).

The Chairman invited the audience to comment on this exemption request.

No one requested to be heard.

CONSIDERING THAT the property owner of 100, Rhéaume Street requested a minor exemption to paragraph d) of article 90 so as to authorize three (3) parking spaces for visitors instead of the required five (5).

CONSIDERING THAT the members of the Urban Planning Advisory Committee have examined this request for minor exemption at their meeting held on November 26, 2003;

CONSIDERING THAT, in accordance with the law, a public notice was published to this effect on December 21, 2003;

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Ginette Marotte
AND UNANIMOUSLY

RESOLVED TO approve said request so as to authorize the SAX integrated residential project at 210, 220 and 230, chemin du Golf, consisting of three (3) phases instead of two (2) with six (6) storeys each instead of seven (7) storeys or more as stipulated at article 30 of the construction by-law.

GDD 1032959139

CA04 210028

24. RATIFY A \$1,000. GRANT TO THE JEANIE JOHNSTON COMMITTEE-MONTREAL.

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

RESOLVED TO ratify a \$1,000.00 grant to The Jeanie Johnston Committee-Montreal for activities in the Old Port, between September 18, and 22, 2003, for the arrival of The Jeanie Johnston ship, an Irish replica of the 19th Century Emigrant Ship, said amount was appropriated from budget item 0211000349.

GDD 1032176014

CA04 210029

25. TERMINATION OF EMPLOYMENT OF A BLUE COLLAR WORKER.

IT WAS UNANIMOUSLY RESOLVED TO terminate the employment of a blue collar worker, the number of the report referring to the present resolution.

GDD 1032285011

CA04 210030

26. TRANSFER TO THE UNRESTRICTED ACCUMULATED SURPLUS AS AT DECEMBER 31, 2001, OF THE BALANCE OF APPROPRIATIONS MADE PRIOR TO JANUARY 1ST, 2002, AT THE TIME OF THE MERGER, FOR CAPITAL EXPENDITURE PURPOSES BY THE CORPORATE ADMINISTRATION.

CONSIDERING THAT the Ville de Verdun appropriated in 2001 certain amounts from the unrestricted accumulated surplus as at December 31, 2001, for capital expenditures on its loan by-laws.

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

- To authorize the transfer to the unrestricted accumulated surplus as at December 31, 2001, of the balance of appropriations prior to January 1st, 2002, for projects financed through loan by-laws;
- To make an entry in the ledger to regularize the balance of the unrestricted accumulated surplus as at December 31, 2001;
- To allocate this transaction to surplus item 05-990-01-000 as well as to Montreal interborough item 014-2-4035 for an amount of \$1,223,678.53.

GDD 1032186047

CA04 210031

27. ACQUITTANCE FOR THE INTEGRATED IMPROVEMENT CREDIT IN THE AMOUNT OF \$303,850.00 GRANTED BY HYDRO-QUÉBEC TO THE VERDUN BOROUGH FOR THE CONSTRUCTION OF THE DOWNTOWN RING CIRCUIT (AQUEDUC-ATWATER-VIGER LINE AT 315 KV).

CONSIDERING THAT the Verdun Borough is eligible to the Aqueduc-Atwater-Viger integrated improvement program since the construction of the 315 kv Aqueduc-Atwater-Viger line on its territory;

CONSIDERING THAT the Verdun Borough has, through this program, an integrated improvement credit in the amount of \$303,850.00,

CONSIDERING THAT the Verdun Borough has carried out the three improvement projects as per an agreement signed with Hydro-Quebec on December 3, 2001;

CONSIDERING THAT the Verdun Borough has received an amount of \$30,382.50 from Hydro-Quebec to develop these projects, said amount was appropriated from the integrated improvement credit of \$303,850.00;

CONSIDERING THAT the Verdun Borough has received an amount of \$273,467.50 from Hydro-Quebec to carry out these projects, said amount (including the payment for two signs) was appropriated from the improvement credit of \$303,850.00.

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

AND UNANIMOUSLY

RESOLVED TO give acquittance to Hydro-Quebec for the credit of \$303,850.00 awarded to the municipality through the integrated improvement program.

GDD 1032174072

CA04 210032

28. AWARDING OF CONTRACT S03/017 FOR THE PURCHASE OF A CATERPILLAR TRACTOR TO "ÉQUIPEMENTS PLANNORD LTÉE" IN THE AMOUNT OF \$117,001.13.

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

1. TO authorize a \$117,001.13 expenditure, for the purchase of a Bombardier caterpillar tractor SW48HY including all incidental fees if case may be;
2. TO award the contract to the only tenderer "Equipements Plannord Ltee" in the amount of \$117,001.13, being in conformity with the call for tender S03/017;
3. TO allocate this expenditure as follows:

Allocation: 014-3-6820744-004-02272

Authorized under Loan By-law: 02-272

Project	Sub-project	Budget	Contract
68512	0268512001	\$112,932.61	\$117,001.13

Treasurer's certificate n° CTC1042198001

GDD 1042198001

CA04 210033

29. MODIFICATION TO THE ORGANIZATION STRUCTURE OF THE PUBLIC WORKS.

CONSIDERING the wide range of responsibilities of the Public Works management;

CONSIDERING the enormous amount of work associated with both divisions of the Public Works management;

CONSIDERING the functional and operational difficulties related to the present organization structure (2 divisions) of the Public Works management ;

CONSIDERING the willingness to improve the efficiency of the Public Works management without increasing its staff.

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED TO approve the new organization structure (3 divisions) of the Public Works management.

GDD 1042200005

CA04 210034

30. APPROVAL OF A DRAFT DEED BETWEEN THE VILLE DE MONTRÉAL AND LES DÉVELOPPEMENTS SAX INC. FOR THE EXCHANGE OF LAND FRONTING ON DE L'ÎLE-DES-SŒURS BLVD. FULLY DESCRIBED AND KNOWN AS LOTS 3 110 311 AND 3 110 312 OF THE REGISTRY OFFICE OF THE BUREAU DE LA PUBLICITÉ DES DROITS DE LA CIRCONSCRIPTION FONCIÈRE DE MONTRÉAL AS WELL AS THE PIECE OF LAND FULLY DESCRIBED AND KNOWN AS LOT 2 975 301, SAID LOTS ARE ALL LOCATED IN THE VERDUN BOROUGH OF THE CITY OF MONTREAL.

CONSIDERING THAT "Les Développements SAX inc." is developing a residential project consisting of three phases in the Verdun Borough, Île des Sœurs district, and to optimize this project as well as provide better views between the buildings, it is necessary to exchange parcels of land;

CONSIDERING THAT the Ville de Montréal will benefit from this exchange as a strip of land at the entrance of Île des Sœurs between de l'Île-des-Sœurs Boulevard and the residential buildings will be landscaped.

CONSIDERING THAT, to develop a bicycle path along de l'Île-des-Sœurs Boulevard, the former Ville de Verdun had to encroach on private property.

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

- TO approve the draft deed between the VILLE DE MONTRÉAL and LES DÉVELOPPEMENTS SAX INC. for the exchange of land fronting on de l'Île-des-Sœurs Boulevard fully described and known as lots 3 110 311 and 3 110 312 of the registry office of the Bureau de la publicité des droits de la circonscription foncière de Montréal as well as the piece of land fully described and known as lot 2 975 301, said lots are all located in the Verdun Borough of the Ville de Montréal;
- THAT the Borough Mayor or, in his absence, the Deputy Mayor and the Borough Council Secretary or, in her absence, the Substitute Secretary, be authorized to sign said deed as well as all relevant documents, for and on behalf of the municipality.

GDD 1032174071

**END OF STUDY OF THE RECOMMENDATIONS
 OF THE COMMITTEE OF THE WHOLE**

CA04 210035

NOTICE OF INTRODUCTION – BY-LAW MODIFYING BY-LAW RCA02 210005 ESTABLISHING CERTAIN COMMITTEES OF THE VERDUN BOROUGH COUNCIL.

Councillor Claude Trudel gave notice that at a subsequent meeting of the Verdun Borough Council shall be submitted a by-law modifying By-law RCA02 210005 establishing certain committees of the Verdun Borough Council.

Reading exemption was then requested, copy of said by-law having already been distributed to each member of the Borough Council.

GDD 1032196002

CA04 210036

NOTICE OF INTRODUCTION – ZONING BY-LAW 1700-27

Councillor Laurent Dugas gave notice that a subsequent meeting of the Verdun Borough Council shall be submitted a by-law modifying Zoning By-law 1700, as amended, so as to :

- prohibit PVC lattice fences;
- transfer the "arts and crafts workshop" use from the "local business" group of uses (c2) to the "neighbourhood business" group of uses (c1);
- include standards to preserve existing trees during construction work;
- require stones or artificial stones as siding material during the transformation of a place of business into a dwelling;
- authorize a "restaurant" use for the property located at 3610, Wellington Street;
- modify the required floor space index for the building located at 4565-4567-4569, LaSalle Boulevard;
- prohibit in Zone C03-07 the storage or the display of vehicles at less than 10 metres from the front property line.

Reading exemption was then requested, copy of said by-law having already been distributed to each member of the Borough Council.

GDD 1042174002

CA04 210037

NOTICE OF INTRODUCTION – BY-LAW PERTAINING TO COMMERCIAL DEVELOPMENT CORPORATIONS.

Councillor Ginette Marotte gave notice that a subsequent meeting of the Verdun Borough Council shall be submitted a by-law pertaining to commercial development corporations.

Reading exemption was then requested, copy of said by-law having already been distributed to each member of the Borough Council.

GDD 1042196002

CA04 210038**FIRST DRAFT – ZONING BY-LAW 1700-27**

SUBMITTED **first draft** by-law 1700-27 modifying Zoning By-law 1700, as amended, so as to :

- prohibit PVC lattice fences;
- transfer the "arts and crafts workshop" use from the "local business" group of uses (c2) to the "neighbourhood business" group of uses (c1);
- include standards to preserve existing trees during construction work;
- require stones or artificial stones as siding material during the transformation of a place of business into a dwelling;
- authorize a "restaurant" use for the property located at 3610, Wellington Street;
- modify the required floor space index for the building located at 4565-4567-4569, LaSalle Boulevard;
- prohibit in Zone C03-07 the storage or the display of vehicles at less than 10 metres from the front property line.

IT WAS PROPOSED by Councillor Laurent Dugas
 SECONDED by Councillor Claude Trudel
 AND UNANIMOUSLY
 RESOLVED THAT **first draft** by-law 1700-27 be adopted as submitted.

GDD 1042174003

CA04 210039**BY-LAW AMENDING BY-LAW G21-0002 ESTABLISHING AN URBAN PLANNING ADVISORY COMMITTEE**

Further to the notice of introduction given by Councillor Claude Trudel at a regular meeting of the council held on December 2, 2003, resolution CA03 210475, By-law bearing number RCA04 210001 was submitted.

Said by-law amends By-law G21-0002 establishing an urban planning advisory committee.

IT WAS PROPOSED by Councillor Claude Trudel
 SECONDED by Councillor John Gallagher
 AND UNANIMOUSLY
 RESOLVED THAT By-law RCA04 210001 be adopted as submitted, all members of the Borough Council declared having read it and renounced to its reading.

GDD 1042174001

CA04 210040**BY-LAW – 2004 BUDGET - SOCIÉTÉ DE DÉVELOPPEMENT COMMERCIAL WELLINGTON**

Further to the notice of introduction given by Councillor Ginette Marotte at a regular meeting of the Verdun Borough Council held on December 2, 2003, resolution CA03 210476, By-law bearing number RCA04 210002 was submitted.

Said by-law provides for the approval of the operating budget of the Société de développement commercial Wellington for the period from January 1st, to December 31st, 2004, and dues.

IT WAS PROPOSED by Councillor Ginette Marotte
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED THAT By-law RCA04 210002 be adopted as submitted, all members of the Borough Council declared having read it and renounced to its reading.

GDD 1042196001

CA04 210041

BY-LAW - SUBSIDY PROGRAM – RENOVATION OF FACADES –
COMMERCIAL PREMISES – WELLINGTON STREET

Further to the notice of introduction given by John Gallagher at a regular meeting of the Verdun Borough Council held on December 2, 2003, resolution CA03 210477, By-law bearing number RCA04 210003 was submitted.

Said by-law establishes a subsidy program for the renovation of facades and commercial premises on Wellington Street between LaSalle Boulevard and Desmarchais Street as well as de l'Église Street between LaSalle Boulevard and de Verdun Street.

IT WAS PROPOSED by Councillor John Gallagher
SECONDED by Councillor Laurent Dugas
AND UNANIMOUSLY
RESOLVED THAT By-law RCA04 210003 be adopted as submitted, all members of the Borough Council declared having read it and renounced to its reading.

GDD 1042194001

END OF MEETING

IT WAS PROPOSED by Councillor Claude Trudel
SECONDED by Councillor Ginette Marotte
AND UNANIMOUSLY
RESOLVED THAT the meeting be ended at 8:50 p.m.

CHAIRMAN

SECRETARY