



Minutes of the Greenfield Park Borough Council's regular meeting held on March 11, 2024 at 7:30 p.m., at the Greenfield Park Borough office, located at 156, Churchill Boulevard, Longueuil, under the presidency of Mr. Sylvain Joly.

Attendees:

Sylvain Joly
Eric Normandin
Susan Rasmussen

Other attendee:

Véronica Mollica, Principal Counsel and Chief of the Council Meeting Division - Clerk's Office

1. OPENING

GPA-240311-1.1

OPENING OF THE MEETING

The president recognizes that quorum is met and declares the meeting open.

GPA-240311-1.2

ADOPTION OF THE AGENDA

It is moved that the agenda be adopted as submitted.

UNANIMOUSLY ADOPTED

GPA-240311-1.3

PUBLIC QUESTION PERIOD

A question period is held during which the persons in attendance may submit questions to the members of the Council and the Borough secretary reads out questions sent by the public through the City's website for the present meeting, if such questions have been received.

GPA-240311-1.4**APPROVAL OF THE MINUTES OF THE GREENFIELD PARK BOROUGH COUNCIL'S REGULAR MEETING HELD ON FEBRUARY 5, 2024**

It is moved to approve the minutes of the Greenfield Park Borough Council's regular meeting held on February 5, 2024 at 7:30 pm as submitted.

UNANIMOUSLY ADOPTED

2. ADMINISTRATION AND ORGANIZATION**GPA-240311-2.1****DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING HELD ON JANUARY 12, 2024 (SD-2024-0293)**

The minutes of the Planning Advisory Committee meeting held on January 12, 2024 are hereby deposited.

GPA-240311-2.2**DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING HELD ON FEBRUARY 7, 2024 (SD-2024-0466)**

The minutes of the Planning Advisory Committee meeting held on February 7, 2024 are hereby deposited.

3. COMMUNICATIONS**4. FINANCES****GPA-240311-4.1****DEPOSIT OF THE REPORT OF THE AUTHORIZATION OF EXPENDITURES GRANTED UNDER A DELEGATION (SD-2024-0665)**

The report of the authorization of expenditures granted under a delegation within the Borough's field of competencies for the period of January 22 to February 25, 2024, is hereby deposited.

GPA-240311-4.2**GRANT OF FINANCIAL AID TO VELOX NATATION (SD-2024-0492)**

It is moved to grant a financial aid in the amount of \$ 2 000, including taxes, if applicable, to Velox natation to help finance places for Greenfield Park day camps in summer 2024 for children who have attended 4-year-old kindergarten.

UNANIMOUSLY ADOPTED

5. HUMAN RESOURCES**6. GOODS AND SERVICES****7. IMMOVABLE PROPERTY****8. BY-LAWS AND LEGAL AFFAIRS****GPA-240311-8.1****NOTICE OF MOTION FOR A BY-LAW MODIFYING BY-LAW GP-2004-04 ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2024-0689)**

Mr. Sylvain Joly gives a notice of motion that a By-law modifying *By-law GP-2004-04 establishing the rates for goods, services and activities concerning sport and recreation, culture and community life* will be presented.

GPA-240311-8.2**DEPOSIT OF DRAFT BY-LAW GP-2024-158 MODIFYING BY-LAW GP-2004-04 ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2024-0689)**

Mr. Sylvain Joly deposits the draft *By-law GP-2024-158 modifying By-law GP-2004-04 establishing the rates for goods, services and activities concerning sport and recreation, culture and community life*.

9. TRAFFIC AND TRANSPORTATION**10. TOWN PLANNING AND LAND USE****GPA-240311-10.1****PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR THE 285, KING-EDWARD STREET (SD-2023-3832)**

In accordance with the procedure provided for in the *Act Respecting Land Use Planning and Development*, and before it rules on the present request, the council invites all interested parties to be heard regarding the request for a minor exemption for 285, King-Edward Street in order to allow:

- a minimum lot width of 13 meters instead of 15 meters;
- a minimum lot area of 410 square meters instead of 465 square meters.

GPA-240311-10.2**GRANTING OF A MINOR EXEMPTION TO SUBDIVISION BY-LAW 730 FOR 285, KING-EDWARD STREET (SD-2023-3832)**

WHEREAS the procedure provided for in the *Act Respecting Land Use Planning and Development*;

WHEREAS the council invited all interested parties to be heard before it rules on the present request;

WHEREAS there was no intervention;

It is moved to grant a minor exemption to *Subdivision By-law 730*, in order to allow at 285, King-Edward Street:

- a minimum lot width of 13 meters instead of 15 meters;
- a minimum lot area of 410 square meters instead of 465 square meters.

All conditional to the authorization of the demolition of the existing building by the Committee to authorize applications for demolition.

UNANIMOUSLY ADOPTED

GPA-240311-10.3**PERIOD OF INTERVENTION CONCERNING THE MINORS EXEMPTIONS FOR THE 289, KING-EDWARD STREET (SD-2023-3834)**

In accordance with the procedure provided for in the *Act Respecting Land Use Planning and Development*, and before it rules on the present request, the council invites all interested parties to be heard regarding the request for minor exemptions for 289, King-Edward Street in order to allow:

- a minimum lot width of 13 meters instead of 15 meters;
- a minimum lot area of 410 square meters instead of 465 square meters.

GPA-240311-10.4**GRANTING OF MINOR EXEMPTIONS TO SUBDIVISION BY-LAW 730 FOR 289, KING-EDWARD STREET (SD-2023-3834)**

WHEREAS the procedure provided for in the *Act Respecting Land Use Planning and Development*;

WHEREAS the council invited all interested parties to be heard before it rules on the present request;

WHEREAS there was no intervention;

It is moved to grant minor exemptions to *Subdivision By-law 730*, for 289, King-Edward Street in order to allow:

- a minimum lot width of 13 meters instead of 15 meters;

- a minimum lot area of 410 square meters instead of 465 square meters.

All conditional to the authorization of the demolition of the existing building by the Committee to authorize applications for demolition.

UNANIMOUSLY ADOPTED

GPA-240311-10.5

PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR 470, MURRAY STREET (SD-2024-0095)

In accordance with the procedure provided for in the *Act Respecting Land Use Planning and Development*, and before it rules on the present request, the council invites all interested parties to be heard regarding the request for a minor exemption to allow at 470, Murray Street, a minimum rear margin of 4.19 meters instead of 9 meters, over a maximum width of 4.10 meters, for an extension of the main building located in the left lateral margin.

GPA-240311-10.6

GRANTING OF A MINOR EXEMPTION TO ZONING BY-LAW 728 FOR 470, MURRAY STREET (SD-2024-0095)

WHEREAS the procedure provided for in the *Act Respecting Land Use Planning and Development*;

WHEREAS the council invited all interested parties to be heard before it rules on the present request;

WHEREAS there was no intervention;

It is moved to grant a minor exemption to *Zoning By-law 728*, to allow at 470, Murray Street, a minimum rear margin of 4.19 meters instead of 9 meters, over a maximum width of 4.10 meters, for an extension of the main building located in the left lateral margin.

UNANIMOUSLY ADOPTED

GPA-240311-10.7

PERIOD OF INTERVENTION CONCERNING THE MINORS EXEMPTIONS FOR 1718, VICTORIA AVENUE (SD-2024-0098)

In accordance with the procedure provided for in the *Act Respecting Land Use Planning and Development*, and before it rules on the present request, the council invites all interested parties to be heard regarding the request for minors exemptions for 1718, Victoria Avenue for:

- a minimum left lateral margin of 2.30 meters instead of 3 meters, only for a distance not exceeding 22 meters from the front lot line;

- a minimum sum of lateral margins of 6.10 meters instead of 7 meters, only for a distance not exceeding 22 meters from the front lot line;
- a minimum of 1.12 parking space per unit instead of 1.50;
- an access aisle, leading to the parking spaces located at the rear, with a minimum width of 3.80 meters instead of 6 meters;
- an isolation area without shrubs or natural lawn between the building and the rear parking lots.

GPA-240311-10.8

GRANTING OF MINORS EXEMPTIONS TO ZONING BY-LAW 728 FOR 1718, VICTORIA AVENUE (SD-2024-0098)

WHEREAS the procedure provided for in the *Act Respecting Land Use Planning and Development*;

WHEREAS the council invited all interested parties to be heard before it rules on the present request;

WHEREAS there was no intervention;

It is moved to grant minors exemptions to *Zoning By-law 728*, to allow at 1718, Victoria Avenue in order to allow:

- a minimum left lateral margin of 2.30 meters instead of 3 meters, only for a distance not exceeding 22 meters from the front lot line;
- a minimum sum of lateral margins of 6.10 meters instead of 7 meters, only for a distance not exceeding 22 meters from the front lot line;
- a minimum of 1.12 parking space per unit instead of 1.50;
- an access aisle, leading to the parking spaces located at the rear, with a minimum width of 3.80 meters instead of 6 meters;
- an isolation area without shrubs or natural lawn between the building and the rear parking lots.

UNANIMOUSLY ADOPTED

GPA-240311-10.9

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE PLANTING OF TREES, THE EXTERIOR RENOVATION AND THE EXPANSION OF A MULTI-FAMILY DWELLING AT LOCATED AT 1718, VICTORIA AVENUE (SD-2024-0099)

It is moved to:

1° approve the Site Planning and Architectural Integration Program regarding the planting of nine trees, the exterior renovation and the expansion of a multi-family dwelling located at 1718, Victoria Avenue, as per the report and plans presented to the Planning Advisory Committee on January 12, 2024, and the condition stipulated in the Decisional Summary SD-2024-0099;

2° require, as a prerequisite for the issuance of the building permit, the deposit of an irrevocable monetary guarantee in the amount of 8 774 \$ to ensure the complete realization of tree planting work, as well as the complete realization of landscaping, all in accordance with this Site Planning and Architectural Integration Program.

The applicant must file their application for a building permit within 24 months following the adoption of the present resolution, otherwise the resolution and the rights resulting from it become ineffective.

UNANIMOUSLY ADOPTED

11. OTHER AFFAIRS

12. CLOSING

GPA-240311-12.1

INTERVENTION PERIOD OF THE COUNCIL MEMBERS

A period is held during which the Borough Council members intervene in turn.

GPA-240311-12.2

ADJOURNMENT

It is moved to adjourn the meeting, it is 7:47 pm.

UNANIMOUSLY ADOPTED

The President,

The Secretary of the Borough Council,

Sylvain Joly

Véronica Mollica