



Minutes of the Greenfield Park Borough Council's regular meeting held on May 5<sup>th</sup>, 2025, at 7:30 p.m., at the Greenfield Park Borough office, located at 156, Churchill Boulevard, Longueuil, under the presidency of 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

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**1. OPENING**

**GPA-250505-1.1**

**OPENING OF THE MEETING**

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

**GPA-250505-1.2**

**ADOPTION OF THE AGENDA**

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It is moved that the agenda be adopted as submitted.

UNANIMOUSLY ADOPTED

**GPA-250505-1.3**

**PUBLIC QUESTION PERIOD**

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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-250505-1.4****APPROVAL OF THE MINUTES OF THE GREENFIELD PARK BOROUGH COUNCIL'S REGULAR MEETING HELD ON APRIL 7<sup>TH</sup>, 2025**

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It is moved to approve the minutes of the Greenfield Park Borough Council's regular meeting held on April 7<sup>th</sup>, 2025 at 7:30 p.m. as submitted.

UNANIMOUSLY ADOPTED

**2. ADMINISTRATION AND ORGANIZATION****GPA-250505-2.1****DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING (SD-2025-0689)**

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The minutes of the Planning Advisory Committee meeting held on April 1<sup>st</sup>, 2025 are hereby deposited.

**GPA-250505-2.2****DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING (SD-2025-0848)**

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The minutes of the Planning Advisory Committee meeting held on April 15<sup>th</sup>, 2025 are hereby deposited.

**GPA-250505-2.3****RECOGNITION OF ORGANIZATIONS OPERATING ON THE TERRITORY OF THE GREENFIELD PARK BOROUGH (SD-2025-0700)**

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In accordance with the *Policy on Recognition and Support for Organizations* for the Borough of Greenfield Park, it is moved:

1° to grant recognition to the following organizations according to the categories here below:

1.1° *Autonomous Community Action (ACA) or Personal Assistance Organizations:*

- Maison Internationale de la Rive Sud Inc.;

1.2° *Collaboration and Event Promotion Organizations:*

- Mike Reid Memorial Softball Tournament;

2° to authorize the Direction of Culture, Sport and Community Development to provide the support and services needed to the organizations according to the administrative procedures in place.

UNANIMOUSLY ADOPTED

**3. COMMUNICATIONS**

#### **4. FINANCES**

##### **GPA-250505-4.1**

##### **DEPOSIT OF THE REPORT OF THE AUTHORIZATION OF EXPENDITURES GRANTED UNDER A DELEGATION (SD-2025-0694)**

The report of the authorization of expenditures granted under a delegation within the Borough's field of competencies for the period of February 24<sup>th</sup> to March 23<sup>rd</sup>, 2025, is hereby deposited.

#### **5. HUMAN RESOURCES**

#### **6. GOODS AND SERVICES**

#### **7. IMMOVABLE PROPERTY**

#### **8. BY-LAWS AND LEGAL AFFAIRS**

##### **GPA-250505-8.1**

##### **ADOPTION OF BY-LAW GP-2025-169 MODIFYING BY-LAW GP-2024-165 ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2025-0783)**

WHEREAS the city clerk mentioned the object of the By-law;

It is moved to adopt *By-law GP-2025-169 modifying By-law GP-2024-165 establishing the rates for goods, services and activities concerning sport and recreation, culture and community life.*

UNANIMOUSLY ADOPTED

##### **GPA-250505-8.2**

##### **NOTICE OF MOTION FOR A BY-LAW RELATING TO URBAN PLANNING (SD-2025-0801)**

Sylvain Joly gives a notice of motion that a By-law relating to urban planning will be presented, replacing *Zoning By-law 728, Subdivision By-law 730, By-law 705 requiring the production of a Comprehensive Development Program, By-law GP-2008-23 on minor exemptions, By-law GP-2003-03 relating to Site Planning and Architectural Integration Programs and repealing By-law 696 and its amendments and By-law GP-2017-112 regarding specific construction, alteration or occupancy proposals for an immovable.*

**GPA-250505-8.3****ADOPTION OF DRAFT BY-LAW GP-2025-170 RELATING TO URBAN PLANNING (SD-2025-0801)**

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WHEREAS *By-law GP-2024-162 relating to urban planning* was adopted on December 2<sup>nd</sup>, 2024, by the resolution GP-241202-8.1;

WHEREAS *By-law GP-2024-162 relating to urban planning* was to be reviewed for its conformity with the *Land Use and Development Plan of the Agglomeration of Longueuil* and the *Planning Program of the City of Longueuil*;

WHEREAS *By-law GP-2024-162 relating to urban planning's* approval was withheld on April 9<sup>th</sup>, 2025, due to its non-compliance with the *Land Use and Development Plan of the Agglomeration of Longueuil* and the *Planning Program of the City of Longueuil*;

WHEREAS section 137.3 of the *Act respecting land use planning and development* stipulates that a new by-law may be adopted within 90 days of its disapproval when it is a replacement by-law referred to in section 110.10.1;

It is moved:

1° to adopt the draft *By-law GP-2025-170 relating to urban planning* replacing *Zoning By-law 728, Subdivision By-law 730, By-law 705 requiring the production of a Comprehensive Development Program, By-law GP-2008-23 on minor exemptions, By-law GP-2003-03 relating to Site Planning and Architectural Integration Programs and repealing By-law 696 and its amendments and By-law GP-2017-112 regarding specific construction, alteration or occupancy proposals for an immovable*;

2° to delegate the power to set the date, time and place of the Public Consultation Meeting to the Clerk.

UNANIMOUSLY ADOPTED

**9. TRAFFIC AND TRANSPORTATION****10. TOWN PLANNING AND LAND USE****GPA-250505-10.1****PERIOD OF INTERVENTION CONCERNING THE MINORS EXEMPTIONS FOR THE 2975 TO 2999, TASCHEREAU BOULEVARD (SD-2025-0686)**

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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 the 2975 to 2999, Taschereau Boulevard in order to allow:

- a portion of the isolation area located between the building and the parking lot, which is overlooked by the building, with a minimum width of 0 meters instead of 1.5 meters;
- an amenity area for expansion with a minimum area of 900 square meters instead of 3 052 square meters.

### **GPA-250505-10.2**

#### **GRANTING OF MINORS EXEMPTIONS TO ZONING BY-LAW 728 FOR THE 2975 TO 2999, TASCHEREAU BOULEVARD (SD-2025-0686)**

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*, in order to allow at 2975 to 2999, Taschereau Boulevard:

- a portion of the isolation area located between the building and the parking lot, which is overlooked by the building, with a minimum width of 0 meters instead of 1.5 meters;
- an amenity area for expansion with a minimum area of 900 square meters instead of 3 052 square meters.

UNANIMOUSLY ADOPTED

### **GPA-250505-10.3**

#### **APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE FELLING AND PLANTING OF TREES, LANDSCAPING, PARKING LOT REDEVELOPMENT, NOISE CONTROL MEASURES, AND THE EXPANSION OF A MIXED-USE BUILDING LOCATED AT 2975 TO 2999, TASCHEREAU BOULEVARD (SD-2025-0687)**

It is moved to:

1° approve the Site Planning and Architectural Integration Program regarding the felling of 27 trees, the planting of 42 trees, landscaping, parking lot redevelopment, noise control measures, and the expansion of a mixed-use building including a private seniors residence located at 2975 to 2999, Taschereau Boulevard, as per the report and plans presented to the Planning Advisory Committee on April 15<sup>th</sup>, 2025;

2° require, as a prerequisite for the issuance of the building permit, the deposit of an irrevocable monetary guarantee in the amount of \$ 112 058 to ensure the complete realization of the conservation and planting of trees, as well as the complete realization of the landscaping, all in accordance with this Site Planning and Architectural Integration Program;

3° require that 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 will become ineffective.

All is conditional upon the granting of minor exemptions and the approval of the Site Planning and Architectural Integration Program as presented, by the Saint-Hubert Borough Council.

UNANIMOUSLY ADOPTED

#### **GPA-250505-10.4**

#### **APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE PLANTING OF TREES AND THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING LOCATED AT 162, SEXTON STREET (SD-2025-0688)**

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It is moved to approve the Site Planning and Architectural Integration Program regarding the planting of five large-scale trees and the construction of a detached single-family dwelling located at 162, Sexton Street, as per the report and plans presented to the Planning Advisory Committee on April 1<sup>st</sup>, 2025.

This resolution replaces the resolution GP-210308-10.9.

UNANIMOUSLY ADOPTED

### **11. OTHER AFFAIRS**

### **12. CLOSING**

#### **GPA-250505-12.1**

#### **INTERVENTION PERIOD OF THE COUNCIL MEMBERS**

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

Susan Rasmussen deposits a document concerning a proposal to amend the Policy on Recognition and Support for Organizations.

#### **GPA-250505-12.2**

#### **ADJOURNMENT**

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It is moved to adjourn the meeting, it is 8:41 p.m.

UNANIMOUSLY ADOPTED

The President,

The Secretary of the Borough Council,

Sylvain Joly

Carole Leroux