



**AGENDA
MUNICIPAL COUNCIL
MEETING OF SEPTEMBER 22, 2015**

LOCATION: Masson-Angers Service Centre

TIME: 7:30 p.m.

MAYOR'S REMARKS

COUNCILLORS' REMARKS

RESIDENTS' QUESTION PERIOD

1. APPROVAL OF THE AGENDA

1.1 Draft No. 29499 – Approval of the agenda

2. APPROVAL OF THE MINUTES

2.1 Draft No. 29505 – Approval of the minutes of the regular meeting of the Gatineau Municipal Council held August 25, 2015

3. MINOR EXEMPTIONS AND CONDITIONAL USE APPLICATIONS

3.1 Draft No. 29300 – Minor exemption from Zoning By-law No. 502-2005 – 13 De La Comptine Street – Reduce the side setback between a carport attached to the residential building and a lot line – Orée-du-Parc electoral district – Mireille Apollon

3.2 Draft No. 29316 – Minor exemption from Zoning By-law No. 502-2005 – 264 Freeman Road – Regularize the location of a detached accessory building – Orée-du-Parc electoral district – Mireille Apollon

3.3 Draft No. 29303 – Minor exemptions from Zoning By-law No. 502-2005 – 4 Dumas Street – Reduce the minimum side setback and authorize an overhang encroachment in the sight triangle – Hull-Wright electoral district – Denise Laferrière

3.4 Draft No. 29304 – Minor exemptions from Zoning By-law No. 502-2005 – 8 Dumas Street – Reduce the minimum side setback and increase the maximum number of accesses to the lot – Hull-Wright electoral district – Denise Laferrière

3.5 Draft No. 29346 – Request for a review on resolution No. CM-2015-435 of July 7, 2015 – Minor exemptions from Zoning By-law No. 502-2005 – 14 Saint-Hyacinthe Street – Reduce the width of a driveway to the lot, the minimum distance of a roof cornice on the lot's lateral line and the minimum distance to the building's parking space and exempt from the requirement to develop a landscaped strip along the parking space – Hull-Wright electoral district – Denise Laferrière

3. MINOR EXEMPTIONS AND CONDITIONAL USE APPLICATIONS (cont'd)

- 3.6 Draft No. 29228** – Conditional use – 27 D'Auvergne Street – Authorize a daycare centre use – Touraine electoral district – Denis Tassé
- 3.7 Draft No. 29493** – Conditional use – 42 Sanscartier Street – Authorize a youth centre in the Ottawa River green corridor – Lac-Beauchamp electoral district – Stéphane Lauzon
- 3.8 Draft No. 29547** – Minor exemption from Zoning By-law No. 502-2005 – 86 De Munich Street – Increase the encroachment of the driveway in front of the dwelling – Plateau electoral district – Maxime Tremblay

4. NOTICE OF MOTION / URBAN PLANNING BY-LAWS AND PPC

- 4.1 Draft No. 29339** – Notice of motion – By-law No. 500-30-2015 amending Zoning By-law No. 502-2005 in order to replace the “service area” commercial concept with a “Neighbourhood micro shopping area” on Aylmer Road – Deschênes electoral district – Richard M. Bégin
- 4.2 Draft No. 29334** - Draft By-law No. 500-30-2015 amending By-law No. 500-2005 (*Règlement de plan d'urbanisme*) in order to replace the “service area” commercial concept with a “Neighbourhood micro shopping area” on Aylmer Road – Deschênes electoral district – Richard M. Bégin
- 4.3 Draft No. 29338** – Notice of motion – Concordance By-law No. 502-217-2015 amending Zoning By-law No. 502-2005 in order to amend the limits of commercial zone C-15-042 and to allow certain commercial uses for the retail sale of common goods (c11) – Aylmer Road – Deschênes electoral district – Richard M. Bégin
- 4.4 Draft No. 29336** - Draft Concordance By-law No. 502-217-2015 amending Zoning By-law No. 502-2005 in order to amend the limits of commercial zone C-15-042 and to allow certain commercial uses for the retail sale of common goods (c11) – Aylmer Road – Deschênes electoral district – Richard M. Bégin
- 4.5 Draft No. 29163** – Notice of motion – By-law No. 502-212-2015 amending Zoning By-law No. 502-2005 in order to expand zone H-05-245 with part of zone H-05-244, to authorize commercial uses for office space in zone H-05-245, to authorize residential use in zone C-05-112, to increase the maximum of floors to 20 for zones H-05-240, H-05-244 and C-05-112, for the completion of “la Cité” and “Saint-René” development projects – Versant electoral district – Daniel Champagne
- 4.6 Draft No. 29164** – Second draft for By-law No. 502-212-2015 amending Zoning By-law No. 502-2005 in order to expand zone H-05-245 with part of zone H-05-244, to authorize commercial uses for office space in zone H-05-245, to authorize residential use in zone C-05-112, to increase the maximum of floors to 20 for zones H-05-240, H-05-244 and C-05-112, for the completion of “la Cité” and “Saint-René” development projects – Versant electoral district – Daniel Champagne
- 4.7 Draft No. 29286** – Specific construction, alteration or occupation of a building project – 255-257 and 259 Saint-Joseph Boulevard – Allow all of the uses in the “Personal and Professional Services (c1)” on the building’s ground floor – Hull-Wright electoral district – Denise Laferrière
- 4.8 Draft No. 29288** – Specific construction, alteration or occupation of a building project – 820 Saint-Joseph Boulevard – Authorize all of the uses in category “C3 – Automotive Services” – Parc-de-la-Montagne–Saint-Raymond electoral district – Louise Boudrias
- 4.9 Draft No. 29489** – Second specific construction, alteration or occupation of a building project – 300 De L'Hippodrome Avenue – Develop a temporary park and ride – Deschênes electoral district – Richard M. Bégin

4. NOTICE OF MOTION / URBAN PLANNING BY-LAWS AND PPC (cont'd)

- 4.10 Draft No. 29491** – Second specific construction, alteration or occupation of a building project – 200 D’Edmonton Street – Allow the use “7481 – war games centre” – Parc-de-la-Montagne–Saint-Raymond electoral district – Louise Boudrias
- 4.11 Draft No. 29496** – Second specific construction, alteration or occupation of a building project – 1168 Lorrain Boulevard – Regularize the development of three dwellings in a residential building located in an agricultural zone – Bellevue electoral district – Sylvie Goneau
- 4.12 Draft No. 29418** – Notice of motion – By-law No. 501-35-2015 amending By-law No. 501-2005 (*Règlement d'administration des règlements d'urbanisme*) in order to allow, under certain conditions, the renewal of an expired building permit and to remove the content of a discretionary provision related to the conditions for the issuance of a building permit
- 4.13 Draft No. 29421** – Notice of motion – By-law No. 502-166-2015 amending Zoning By-law No. 502-2005 in order to amend, repeal and add several overarching and specific regulatory oversight provisions, not subject to referendary approval
- 4.14 Draft No. 29422** – Draft By-law No. 502-166-2015 amending Zoning By-law No. 502-2005 in order to amend, repeal and add several overarching and specific regulatory oversight provisions, not subject to referendary approval
- 4.15 Draft No. 29423** – Notice of motion – By-law No. 502-219-2015 amending Zoning By-law No. 502-2005 in order to amend, repeal and add several overarching and specific regulatory oversight provisions – subject to referendary approval
- 4.16 Draft No. 29424** – Draft By-law No. 502-219-2015 amending Zoning By-law No. 502-2005 in order to amend, repeal and add several overarching and specific regulatory oversight provisions – subject to referendary approval
- 4.17 Draft No. 29425** – Notice of motion – By-law No. 503-6-2015 amending Subdivision By-law No. 503-2005 in order to repeal provisions concerning the width of the street right of ways
- 4.18 Draft No. 29426** – Draft By-law No. 503-6-2015 amending Subdivision By-law No. 503-2005 in order to repeal provisions concerning the width of the street right of ways
- 4.19 Draft No. 29427** – Notice of motion – By-law No. 506-10-2015 amending By-law No. 506-2005 related to conditional uses, in order to repeal provisions concerning additional units in a single-family dwelling
- 4.20 Draft No. 29428** – Draft By-law No. 506-10-2015 amending By-law No. 506-2005 related to conditional uses, in order to repeal provisions concerning additional units in a detached single-family dwelling
- 4.21 Draft No. 29429** – Notice of motion – By-law No. 508-2-2015 amending the By-law No. 508-2007 related to the safety and maintenance of housing units, dwellings and bedrooms in order to amend article 33 concerning the minimum temperature to keep a room habitable in line with the Quebec Construction Code
- 4.22 Draft No. 29430** – Draft By-law No. 508-2-2015 amending the By-law No. 508-2007 related to the safety and maintenance of housing units, dwellings and bedrooms in order to amend article 33 concerning the minimum temperature to keep a room habitable in line with the Quebec Construction Code

5. NOTICE OF MOTION

- 5.1 Draft No. 29252** – Notice of motion – By-law No. 301-4-2015 amending By-law No. 301-2006 concerning truck and tool vehicle traffic within the Gatineau city limits in order to lift the ban imposed on truck and tool vehicle traffic on part of De La Gappe Boulevard and Industriel Road
- 5.2 Draft No. 29294** – Notice of motion – By-law No. 778-2015 authorizing an expenditure and loan of \$89,638,912 to pay for the professional fees and costs related to the completion of the work to upgrade the Gatineau sector water pollution control plant and increase its capacity and to upgrade wastewater pumping station, as part of *Programme d'infrastructures Québec-Municipalités*, sub-component 1.4

6. BY-LAWS

- 6.1 Draft No. 29160** – By-law No. 500-29-2015 amending Urban Planning By-law No. 500-2005 in order to assign the concept of a mixed neighbourhood commercial street to an area located south of Maloney Boulevard East, near the corner of De L'Aéroport Boulevard, in order to approve certain commercial uses – Masson-Angers electoral district – Marc Carrière
- 6.2 Draft No. 29162** – Concordance By-law No. 502-215-2015 amending Zoning By-law No. 502-2005 in order to expand residential zone H-03-100 with part of residential zone H-03-101, to assign a commercial use to it and to authorize some commercial uses – Masson-Angers electoral district – Marc Carrière
- 6.3 Draft No. 29089** – By-law No. 502-206.1-2015 amending Zoning By-law No. 502-2005 in order to expand the limits of zone H-13-099 with part of zones H-13-101 and H-13-102 as part of the completion of phase 51 of the Plateau de la Capitale development project – Plateau electoral district – Maxime Tremblay
- 6.4 Draft No. 29096** – By-law No. 502-206.2-2015 amending Zoning By-law No. 502-2005 in order to expand the limits of zone with part of zones H-13-102 and H-13-107, to increase from 4 to 12 the maximum number of dwellings per detached, semi-detached and adjoining building and adjust the zoning standards accordingly as part of the completion of phase 51 of the Plateau de la capitale development project – Plateau electoral district – Maxime Tremblay
- 6.5 Draft No. 29097** – By-law No. 502-206.3-2015 amending Zoning By-law No. 502-2005 in order to make amendments to the specifications grid for zone H-13-099, next to Du Plateau Boulevard in order to increase the maximum number of dwellings per building from 24 to 40 in a detached structure and from 12 to 24 un semi-detached and adjoining structures respectively as part of the completion of phase 51 of the Plateau de la Capitale development project – Plateau electoral district – Maxime Tremblay
- 6.6 Draft No. 29098** – By-law No. 502-206.4-2015 amending Zoning By-law No. 502-2005 in order to amend the specifications grid of zone H-13-112 in order to reduce from 10 m to 6 m the prescribed minimum front yard, to reduce from 8 m to 4 m the prescribed minimum side yard with street frontage and to increase from 4 to 12 the maximum number of dwellings per building as part of the completion of phase 51 of the Plateau de la Capitale development project – Plateau electoral district – Maxime Tremblay
- 6.7 Draft No. 29168** – By-law No. 502-210-2015 amending Zoning By-law No. 502-2005 in order to adjust the limits of zones H-03-076, H-03-079 and P-03-041, in addition to amending certain standards prescribed for zone H-03-079 – Rivière-Blanche electoral district – Jean Lessard
- 6.8 Draft No. 29172** – By-law No. 502-214-2015 amending Zoning By-law No. 502-2005 in order to allow certain uses related to construction services in zones I-11-001, I-11-069 and I-11-075, in addition to specifically allowing the use “beer industry” in zone I-11-069 – Orée-du-Parc electoral district – Mireille Apollon
- 6.9 Draft No. 29501** – By-law No. 761-1-2015 to implement the Ville de Gatineau’s 2015 residential renovation program

6. BY-LAWS (cont'd)

- 6.10 Draft No.** --> **CES** – By-law No. 257-1-2015 amending By-law No. 257-2005 in order to increase the expenditure and loan by \$60,000 and to amend the taxation area plan in order to pay the municipal share for the burial of utilities networks to serve the Plateau Symmes development, phases 1 and 2 – Plateau electoral district – Maxime Tremblay
- 6.11 Draft No.** --> **CES** – By-law No. 353-1-2015 amending By-law No. 353-2006 in order to increase the expenditure and loan by \$160,000 in order to pay the municipal share for the burial of utilities networks for phase 4 of the Plateau Symmes residential development – Plateau electoral district – Maxime Tremblay
- 6.12 Draft No.** --> **CES** – By-law No. 484-1-2015 amending By-law No. 484-2008 in order to increase the expenditure and loan by \$25,000 and to amend the taxation boundaries related to the municipal share for the burial of utilities networks to serve the Plateau Symmes residential development, phases 5 et 6 – Plateau electoral district – Maxime Tremblay
- 6.13 Draft No.** --> **CES** – By-law No. 485-1-2015 amending By-law No. 485-2008 to increase the expenditure and loan by \$525,000 in order to pay the municipal share for the burial of utilities networks to serve the Plateau Symmes development, phases 3, 14, 15 and 16 – Plateau electoral district – Maxime Tremblay
- 6.14 Draft No.** --> **CES** – By-law No. 777-2015 authorizing an expenditure and loan of \$4,620,000 to fund Ville de Gatineau's participation in AccèsLogis Québec 2014-2015

7. DIRECTION GÉNÉRALE**8. BUREAU DES GRANDS PROJETS****9. SERVICE DE L'URBANISME ET DU DÉVELOPPEMENT DURABLE**

- 9.1 Draft No. 28990** – Request for a review on resolution No. CM-2015-461 of July 7, 2015 – Project in a downtown consolidation area in the Faubourgs de l'Île area – 14 Saint-Hyacinthe Street – Convert the two-family dwelling into a multi-family dwelling of four units, regularize the roof conversion work, renovate the building and add a veranda in the side yard – Hull-Wright electoral district – Denise Laferrière
- 9.2 Draft No. 29185** – Redevelopment project in the area of Saint-Louis Street – 852-854 Saint-Louis Street – Build two semi-detached single-family homes – Pointe-Gatineau electoral district – Myriam Nadeau
- 9.3 Draft No. 29187** – Amendment of work on the Jacques-Cartier heritage site – 479 Jacques-Cartier Street – Replace one of the exterior siding materials – Pointe-Gatineau electoral district – Myriam Nadeau
- 9.4 Draft No. 29230** – Development project to open a new street – 31 to 143 De Lacaune Street (phase 8 of the Versant Côte d'Azur project) – Build 52 detached single-family homes – Limbour electoral district – Cédric Tessier
- 9.5 Draft No. 29189** – Amendment of a redevelopment project in the Maloney Boulevard East – 795 and 797 Maloney Boulevard East – Amend the materials, exterior siding colours and architectural features for the planned multi-family homes – Lac-Beauchamp electoral district – Stéphane Lauzon

9. SERVICE DE L'URBANISME ET DU DÉVELOPPEMENT DURABLE (cont'd)

- 9.6 Draft No. 29497** – Work on the Hanson-Taylor-Wright heritage site – 7 Wright Street – Replace one door and 12 windows, as well as the roof panels of the home and detached garage – Hull-Wright electoral district – Denise Laferrière
- 9.7 Draft No. 29551** – Integration project in the Old Aylmer heritage area – 104 to 112 Principale Street – Build a walkway and pentice on a roof – Aylmer electoral district – Josée Lacasse

10. SERVICE DES INFRASTRUCTURES

- 10.1 Draft No. 28769** – Amendment to parking regulations – 1 Raoul-Roy Street – Aylmer electoral district – Josée Lacasse
- 10.2 Draft No. 29439 --> CE** – Agreement regarding the complete or partial construction of public utilities and the complete or partial payment for the costs related to this work for the property located at 82 Vanier Road – Deschênes electoral district – Richard M. Bégin
- 10.3 Draft No. 28981** – Amendments to parking regulations – Saint-Antoine and De La Baie streets – Pointe-Gatineau electoral district – Myriam Nadeau
- 10.4 Draft No. 28991** – Amendment to traffic regulations – Implementation of a one-way street – Saint-Antoine Street – Pointe-Gatineau electoral district – Myriam Nadeau
- 10.5 Draft No. 29567 --> CE** – Agreement regarding the complete or partial construction of public utilities and the complete or partial payment for the costs related to this work for the property located at 41 and 43 Front Street – Aylmer electoral district – Josée Lacasse
- 10.6 Draft No. 29570 --> CE** – Amendment to the agreement approved March 29, 2005 for the Plateau Symmes project, phases 1 and 2 – Plateau electoral district – Maxime Tremblay
- 10.7 Draft No. 29568 --> CE** – Amendment to the agreement approved September 19, 2006 for the provision of public utilities to the Plateau Symmes residential project, phase 4 – Plateau electoral district – Maxime Tremblay
- 10.8 Draft No. 29569 --> CE** – Amendment to the agreement approved June 3, 2008 for the Plateau Symmes project, phases 5 and 6 – Plateau electoral district – Maxime Tremblay
- 10.9 Draft No. 29571 --> CE** – Amendment to the agreement approved June 3, 2008 for the Plateau Symmes project, phases 3, 14, 15 and 16 – Plateau electoral district – Maxime Tremblay

11. SERVICE DE L'ENVIRONNEMENT**12. SERVICE DES BIENS IMMOBILIERS**

- 12.1 Draft No. 29575 --> CE** – Sale by private agreement of part of lots 1 653 749, 1 621 628 and 1 620 647 of the cadastre of Québec – 9120-8215 Québec inc. (Boless) – Hull-Wright electoral district – Denise Laferrière

13. SERVICE DES TRAVAUX PUBLICS**14. SERVICE LOISIRS, SPORTS ET DÉVELOPPEMENT DES COMMUNAUTÉS**

- 14.1 Draft No. 28969** – Adoption of the internal management of Commission jeunesse de Gatineau
- 14.2 Draft No. 29440 --> CE** – “Major Partner” memorandum of understanding with the “Renards Blancs” cross-country ski club
- 14.3 Draft No. 29441 --> CE** – “A World for Everyone” declaration

15. SERVICE DES ARTS, DE LA CULTURE ET DES LETTRES

- 15.1 Draft No. 29573 --> CE** – Integration of the arts in architecture and urban development

16. SERVICE DE POLICE**17. SERVICE DE SÉCURITÉ INCENDIE****18. SERVICE DES RESSOURCES HUMAINES**

- 18.1 Draft No. 29433** – Amendment to resolution No. CM-2014-949 – Replacement of an employer's representative on the Ville de Gatineau pension committees

19. SERVICE DES FINANCES**20. SERVICE DU GREFFE****21. SERVICES JURIDIQUES****22. SERVICE D'ÉVALUATION****23. SERVICE DE L'INFORMATIQUE****24. SERVICE DES COMMUNICATIONS****25. CENTRES DE SERVICES**

- 25.1 Draft No. 29574 --> CE** – \$5,000 grant – Cœur-des-Vallées school board – Development of the Saint-Michel schoolyard – Buckingham electoral district – Martin Lajeunesse

26. OTHER BUSINESS**27. ADDENDA****28. TABLING OF REPORTS FROM COMMISSIONS AND COMMITTEES**

- 28.1 Correspondence No. 28656** – Minutes of the meeting of Commission jeunesse held May 9, 2015
- 28.2 Correspondence No. 28734** – Minutes of the meeting of Commission Gatineau, Ville en santé held May 21, 2015
- 28.3 Correspondence No. 28791** – Minutes of the meeting of Comité sur les demandes de démolition held June 1, 2015
- 28.4 Correspondence No. 29259** – Minutes of the meeting of Comité sur les demandes de démolition held July 6 and August 10, 2015
- 28.5 Correspondence No. 28887** – Minutes of the meeting of Commission permanente sur l'habitation held June 3, 2015
- 28.6 Correspondence No. 29006** – Minutes of the meeting of Comité consultatif d'urbanisme held June 1, 2015
- 28.7 Correspondence No. 29007** – Minutes of the meeting of Comité consultatif agricole held June 15, 2015

29. TABLING OF DOCUMENTS

- 29.1 Correspondence No. 29511** – Tabling of the minutes of the regular meeting of the Executive Committee of the City of Gatineau, held July 8, 2015, as well as the special meeting held July 7, 2015

30. PROCLAMATION

- 30.1 Draft No. 29382** – Proclamation – National Fire Prevention Week (*Semaine nationale de la prévention des incendies*) – October 4 to October 10, 2015
- 30.2 Draft No. 29508** – Proclamation – Gatineau’s Prostate Cancer Awareness Day (*Journée gatinoise de sensibilisation au cancer de la prostate*) – November 19, 2015

31. ADJOURNMENT

- 31.1 Draft No. 29514** – Adjournment

Note: Documents relating to the above-mentioned items have been distributed to Council members in accordance with the law.

The next meeting of the Municipal Council will be held at 7:30 p.m. on October 20, 2015 at Maison du citoyen, located at 25 Laurier Street in Gatineau.