



MINUTES OF THE **REGULAR** MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUÉBEC, ON **TUESDAY, APRIL 1, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON MARCH 28, 2025.

**PRESENT** : Councillor Claude Cousineau, Councillor Paul Bissonnette, Councillor Tara Stainforth, Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, as well as Councillor Brent Cowan, chaired by Mayor Tim Thomas forming quorum of council.

**ABSENT** : Councillor Kelly Thorstad-Cullen.

Mrs. Karina Verdon, City Manager, Mr. Gilles Girouard, Assistant City Manager, Mtre Caroline Thibault, City Clerk and Director of Legal Affairs, as well as Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, are also in attendance.

**2025-183** ADOPTION OF THE AGENDA

It is moved by Councillor Tara Stainforth,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO approve the agenda with the two following modifications:

- Item 6.2 should read as follows: Designation of the pier at Edgewater Park as the William-Bill-McMurchie Pier.
- The withdrawal of item 17.2.

**2025-184** APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 11, 2025

It is moved by Councillor Tara Stainforth,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO approve the French and English versions of the minutes of the regular meeting of March 11, 2025.

**2025-185** QUESTION PERIOD

Questions are submitted to the members of Council by the persons indicated below:

Gary Carr  
Susan Weaver  
Olga Killingbeck (filing of documents)  
Sam Pergantis  
Genevieve Lussier  
Alicia Wright.

**2025-186** NOTICE OF MOTION OF A DRAFT BY-LAW RESPECTING THE TEMPORARY OCCUPATION OF THE PUBLIC DOMAIN IN THE “VALOIS VILLAGE” SECTOR

Councillor Eric Stork gives notice of motion that a draft by-law respecting the temporary occupation of the public domain in the “Valois Village” sector will be presented for adoption at a subsequent meeting of Council.

**2025-187** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING BY-LAW PC-2712 RESPECTING THE INTERNAL GOVERNMENT OF THE CITY OF POINTE-CLAIRE COUNCIL MEETINGS CONCERNING THE CONVENING NOTICES FOR SPECIAL MEETINGS

Councillor Eric Stork gives notice of motion that a draft by-law amending By-law PC-2712 respecting the internal government of the City of Pointe-Claire council meetings concerning the convening notices for special meetings will be presented for adoption at a subsequent meeting of Council.

Councillor Eric Stork files a draft by-law amending By-law PC-2712 respecting the internal government of the City of Pointe-Claire council meetings concerning the convening notices for special meetings.

**2025-188**

**PUBLIC MEETING REGARDING A DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 TO CLARIFY THE APPLICATION OF CERTAIN RULES CONCERNING THE USE OF SPECIFIC LANDS LOCATED IN ZONES N2 AND CB9 WHEN THE BOUNDARIES OF SUCH LANDS HAVE BEEN MODIFIED BY THE IMPLEMENTATION AND OPERATION OF THE RÉSEAU EXPRESS MÉTROPOLITAIN (R.E.M.)**

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A public meeting is held concerning a draft by-law amending the Zoning By-law PC-2775 to clarify the application of certain rules concerning the use of specific lands located in zones N2 and Cb9 when the boundaries of such lands have been modified by the implementation and operation of the Réseau express métropolitain (R.E.M.).

The draft by-law does not contain any provisions subject to approval by way of referendum.

The City Clerk explains the draft by-law and invites those persons and organizations wishing to speak to do so.

No questions or comments were addressed to Council.

**2025-189**

**PUBLIC MEETING REGARDING A DRAFT BY-LAW AMENDING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME BY-LAW PC-2787 IN ORDER TO REMOVE CERTAIN PROVISIONS RELATING TO DEMOLITION FOLLOWING THE ADOPTION OF THE NEW BY-LAW ON THE DEMOLITION OF IMMOVABLES, AND TO REVIEW THE TERMINOLOGY ASSOCIATED WITH HERITAGE INTEREST AND THE SPECIFIC CHARACTER OF POINTE-CLAIRE**

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A public meeting is held concerning a draft by-law amending Site Planning and Architectural Integration Programme By-law PC-2787 in order to remove certain provisions relating to demolition following the adoption of the new by-law on the demolition of immovables, and to review the terminology associated with heritage interest and the specific character of Pointe-Claire.

The draft by-law does not contain any provisions subject to approval by way of referendum.

The City Clerk explains the draft by-law and invites those persons and organizations wishing to speak to do so.

No questions or comments were addressed to Council.

**2025-190**

**ADOPTION WITHOUT MODIFICATION OF A BY-LAW AMENDING THE ZONING BY-LAW PC-2775 TO CLARIFY THE APPLICATION OF CERTAIN RULES CONCERNING THE USE OF SPECIFIC LANDS LOCATED IN ZONES N2 AND CB9 WHEN THE BOUNDARIES OF SUCH LANDS HAVE BEEN MODIFIED BY THE IMPLEMENTATION AND OPERATION OF THE RÉSEAU EXPRESS MÉTROPOLITAIN (R.E.M.)**

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WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.

WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.

It is moved by Councillor Paul Bissonnette,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO adopt, without modification, a by-law amending the Zoning By-law PC-2775 to clarify the application of certain rules concerning the use of specific lands located in zones N2 and Cb9 when the boundaries of such lands have been modified by the implementation and operation of the Réseau express métropolitain (R.E.M.).

**2025-191**                    ADOPTION WIHTOUT MODIFICATION OF A BY-LAW AMENDING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME BY-LAW PC-2787 IN ORDER TO REMOVE CERTAIN PROVISIONS RELATING TO DEMOLITION FOLLOWING THE ADOPTION OF THE NEW BY-LAW ON THE DEMOLITION OF IMMOVABLES, AND TO REVIEW THE TERMINOLOGY ASSOCIATED WITH HERITAGE INTEREST AND THE SPECIFIC CHARACTER OF POINTE-CLAIRE

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WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.

WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.

Vote against:  
Councillor Claude Cousineau

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Bruno Tremblay, and resolved by majority:  
TO adopt, without modification, a by-law amending Site Planning and Architectural Integration Programme By-law PC-2787 in order to remove certain provisions relating to demolition following the adoption of the new by-law on the demolition of immovables, and to review the terminology associated with heritage interest and the specific character of Pointe-Claire.

**2025-192**                    ADOPTION WITHOUT MODIFICATION OF A BY-LAW AMENDING ZONING BY-LAW PC-2775 TO CLARIFY DEFINITIONS RELATED TO TERRACE AND GARDEN STRUCTURES, AND TO FRAME THE DEVELOPMENT AND OPERATION OF COMMERCIAL TERRACES AND MICRO-TERRACES

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WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.

WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.

Vote against:  
Councillor Claude Cousineau

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Bruno Tremblay, and resolved by majority:  
TO adopt, without modification, a by-law amending Zoning By-law PC-2775 to clarify definitions related to terrace and garden structures, and to frame the development and operation of commercial terraces and micro-terraces.

**2025-193**                    AUTHORIZE THE PARTICIPATION OF 7 MEMBERS OF COUNCIL AT 17<sup>TH</sup> ANNUAL TASTE OF AMCAL TO BE HELD ON APRIL 14, 2025

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WHEREAS Mayor Tim Thomas and councillors Cynthia Homan, Claude Cousineau, Paul Bissonnette, Bruno Tremblay, Eric Stork and Brent Cowan has been invited to participate to 17th annual Taste of AMCAL to be held on April 14, 2025.

It is moved by Councillor Eric Stork,  
Seconded by Councillor Tara Stainforth, and unanimously resolved:  
TO authorize Mayor Tim Thomas and councillors Cynthia Homan, Claude Cousineau, Paul Bissonnette, Bruno Tremblay, Eric Stork and Brent Cowan to represent the City of Pointe-Claire at 17<sup>th</sup> annual Taste of AMCAL on April 14, 2025.

TO charge the expenses of \$ 875 (\$125 per ticket) related to this authorization to Budget Account 02-193-00-989.

**2025-194**                    DESIGNATION OF THE DOCK AT EDGEWATER PARK AS THE WILLIAM-BILL-MCMURCHIE PIER

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WHEREAS Mr. McMurchie leaves behind a lasting legacy and an indelible mark on the City of Pointe-Claire.

WHEREAS Mr. McMurchie devoted nearly 57 years to serving Pointe-Claire as a student, Councillor and Mayor, becoming one of the longest-serving elected officials in the West Island of Montreal.

WHEREAS Mr. McMurchie has had an exemplary career in public administration and municipal politics.

	<p>WHEREAS under his leadership, the City has made significant strides in the environmental, social and cultural fields, and he has been an ardent protector of Pointe-Claire's waterfront, investing in the acquisition and protection of these fragile ecosystems, enabling citizens of today and future generations to enjoy public spaces overlooking Lake Saint-Louis.</p> <p>It is moved by Councillor Eric Stork, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO designate the pier at Edgewater Park as being the William-Bill-McMurchie Pier.</p>
<b>2025-195</b>	<p>FILE THE MINUTES OF THE FEBRUARY 5, 2025 MEETING OF THE STEWART HALL ADVISORY BOARD</p> <hr/> <p>The French and English versions of the minutes of the Stewart Hall Advisory Board meeting held on February 5, 2025 are filed and the members of Council take note.</p>
<b>2025-196</b>	<p>FILE THE MINUTES OF THE FEBRUARY 26, 2025 MEETING OF THE YOUTH ADVISORY BOARD.</p> <hr/> <p>The French and English versions of the minutes of the Youth Advisory Board meeting held on February 26, 2025 are filed and the members of Council take note.</p>
<b>2025-197</b>	<p>AWARD A CONTRACT FOR THE EVALUATION OF THE ECOSYSTEM SERVICES OF NATURAL INFRASTRUCTURES, TO HABITAT, FOR A TOTAL AMOUNT OF \$ 112,454.06, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Cynthia Homan, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO award a contract for the evaluation of ecosystem services of natural infrastructures, to HABITAT, being the bidder having obtained the highest score, for a total amount of \$ 112,454.06, taxes included, in conformity with tender documents DP250001.</p> <p>TO charge this expense to Budget Account 02-470-00-419.</p>
<b>2025-198</b>	<p>FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF FEBRUARY 27, 2025 TO MARCH 19, 2025</p> <hr/> <p>The list of budget amendments and the register of cheques for the period of February 27, 2025 to March 19, 2025 are filed and the members of Council take note.</p>
<b>2025-199</b>	<p>AWARD A CONTRACT FOR THE INSTALLATION, THE REPAIR AND THE REPLACEMENT OF INFORMATION TECHNOLOGY CABLING, TO SCI CONNEXION INC., FOR A TOTAL AMOUNT OF \$ 135,509.76, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Cynthia Homan, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO award a contract for the installation, the repair and the replacement of information technology cabling (IP250005), to the lowest conforming bidder, being SCI CONNEXION INC., for a total amount of \$ 135,509.76, taxes included.</p> <p>TO charge this expense to the budget accounts associated to the different projects.</p>
<b>2025-200</b>	<p>AWARD A CONTRACT FOR THE PURCHASE OF ELECTRONIC PARTS FOR ACCESS DOORS, TO SÉCURMAX, SYSTÈMES INTÉGRÉS DE SÉCURITÉ INC., FOR A TOTAL AMOUNT OF \$ 333,963.40, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Cynthia Homan, Seconded by Councillor Bruno Tremblay, and resolved by majority: TO award a contract for the purchase of electronic parts for access doors (IP250006), to the lowest conforming bidder, being SÉCURMAX, SYSTÈMES INTÉGRÉS DE SÉCURITÉ INC., for a total amount of \$ 333,963.40, taxes included.</p> <p>TO charge this expense to the budget accounts associated to the different projects.</p>
Vote against: Councillor Claude Cousineau	

**2025-201**

**ESTABLISH THE ELECTORAL STAFF REMUNERATION**

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It is moved by Councillor Brent Cowan,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO authorize and to establish the remuneration and allowances payable to the members of the electoral staff for the duties they will perform in the November 2, 2025 election, in accordance with the table appended to the decision making file 1574264.

**2025-202**

**APPROVE A LEASE TO BE ENTERED BETWEEN THE CITY OF POINTE-CLAIRE AND THE *MINISTÈRE DE L'ENVIRONNEMENT, DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES, DE LA FAUNE ET DES PARCS***

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It is moved by Councillor Brent Cowan,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO approve a lease between the City of Pointe-Claire and the *Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs*, for the maintenance of three (3) medians forming part of the bed of Lake Saint-Louis, for non-profit purposes promoting public access to the body of water, to the extent that the content of the lease remains substantially in conformity with the lease to be renewed.

TO authorize the Mayor, or in his absence, the Pro-Mayor, and the City Clerk, or in her absence, the Assistant City Clerk, to sign said lease, for and in the name of the City of Pointe-Claire.

**2025-203**

**FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF APRIL 2025**

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The list of delegated staff changes for the month of April 2025, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.

**2025-204**

**APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF APRIL 1, 2025**

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It is moved by Councillor Brent Cowan,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO approve the list of non-delegated staff changes as of April 1, 2025, as signed by Mrs. Karina Verdon, City Manager.

**2025-205**

**AWARD A CONTRACT FOR THE SUPPLY OF UNIFORM CLOTHING FOR THE INSPECTION AND PUBLIC SECURITY DEPARTMENT FOR THE YEAR 2025, TO UNIFORMES ML (MARTIN & LEVESQUE), FOR A TOTAL AMOUNT OF \$ 51,469.70, TAXES INCLUDED, WITH THE YEARS 2026 AND 2027 IN OPTION**

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It is moved by Councillor Brent Cowan,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO award a contract for the supply of uniform clothing for the Inspection and Public Security Department for the year 2025 (SP250002), to UNIFORMES ML (MARTIN & LEVESQUE), being the lowest conforming bidder, for a total amount of \$ 51,469.70, taxes included, in conformity with tender documents SP250002. The City reserving the option to renew the contract for the years 2026 and 2027.

TO charge this expense to Budget Account 02-291-00-661 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

**2025-206**

**APPROVE AN AGREEMENT TO BE ENTERED INTO WITH ARPE-QUÉBEC REGARDING THE RECUPERATION AND RECYCLING OF ELECTRONIC DEVICES COLLECTED AT OUR ANNUAL ECOCENTERS**

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO approve an agreement to be entered into between the City of Pointe-Claire and ARPE-QUÉBEC regarding the recuperation and recycling of electronic devices collected at our annual Ecocenters, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

TO authorize Erik Rolland, Director - Public Works and Buildings, to sign said agreement, for and in the name of the City of Pointe-Claire.

**2025-207**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH LIGNES-FIT INC., FOR THE PERIOD OF MAY 5, 2025 TO NOVEMBER 30, 2025, IN THE AMOUNT OF \$ 227,256.71, TAXES INCLUDED FOR ANNUAL ROAD MARKING WORKS

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with LIGNES-FIT INC., for the period of May 5, 2025, to November 30, 2025, in the amount of \$ 227,256.71, taxes included (subject to the consumer price index (CPI)), for annual road marking works (TP240007).

TO charge this expense to Budget Account 02-350-00-521.

**2025-208**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH PIÈCES D'AUTO HYMUS (ENTREPÔT DE MONTRÉAL 1470 INC.), FOR THE PERIOD OF MAY 1, 2025 TO APRIL 30, 2026, IN THE AMOUNT OF \$ 73 508.54, TAXES INCLUDED, FOR THE SUPPLY AND THE DELIVERY OF FILTERS, OF COUPLINGS, OF BRAKES AND OF HARDWARE FOR THE FLEET OF VEHICLES

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with PIÈCES D'AUTO HYMUS (entrepôt de Montréal 1470 Inc.), for the period of May 1, 2025 to April 30, 2026, in the amount of \$ 73 508.54, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery of filters, of couplings, of brakes and of hardware for the fleet of vehicles (TP240034).

TO charge this expense to Budget Accounts 02-821-30-649, 02-822-20-649, 02-822-91-649, 02-823-15-649, 02-823-20-649 and 02-826-11-649 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

**2025-209**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 9363-9888 QUÉBEC INC. (SANIVAC), FOR THE PERIOD OF MAY 1, 2025 TO NOVEMBER 30, 2025, IN THE AMOUNT OF \$ 73,871.44, TAXES INCLUDED FOR PNEUMATIC EXCAVATION FOR REPLACEMENT OF WATER SERVICE BOXES AND VALVE BOXES

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with 9363-9888 QUÉBEC INC. (SANIVAC), for the period of May 1, 2025, to November 30, 2025, in the amount of \$ 73,871.44, taxes included (subject to the consumer price index (CPI)), for pneumatic excavation for replacement of water service boxes and valve boxes (TP240023).

TO charge this expense to Budget Account 02-413-01-527.

**2025-210**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH UAP INC. (VIA TRACTION ST-LAURENT) IN THE AMOUNT OF \$ 31,780.49, TAXES INCLUDED, AND WITH PIÈCES D'AUTOS HYMUS (ENTREPÔT DE MONTRÉAL 1470 INC.), IN THE AMOUNT OF \$ 52,583.05, TAXES INCLUDED, FOR THE PERIOD OF MAY 1, 2025 TO APRIL 30, 2026, FOR THE SUPPLY AND THE DELIVERY OF VARIOUS MECHANICAL PARTS

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with UAP INC. (Via Traction St-Laurent) for lots E, F and H, and PIÈCES D'AUTOS HYMUS (Entrepôt de Montréal 1470 Inc.) for lots D and G, for the period of May 1, 2025 to April 30, 2026, in the amount of \$ 31,780.49, taxes included for lots E, F and H, and \$ 52,583.05 taxes included for lots D and G (subject to the consumer price index (CPI)), for the supply and the delivery of various mechanical parts (TP240029).

TO charge this expense to Budget Account 02-823-20-649.

<b>2025-211</b>	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SOLUTIONS ENVRIIONNEMENTALES 360 QUÉBEC LTÉE., FOR THE PERIOD OF MAY 1, 2025 TO APRIL 30, 2026, IN THE AMOUNT OF \$ 165,239.77, TAXES INCLUDED FOR THE CLEANING OF SEWERS AND CATCH BASINS</p> <hr/> <p>It is moved by Councillor Bruno Tremblay,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO exercise the renewal option provided for in the contract entered into with SOLUTIONS ENVRIIONNEMENTALES 360 QUÉBEC LTÉE., for the period of May 1, 2025 to April 30, 2026, in the amount of \$ 165,239.77, taxes included (subject to the consumer price index (CPI)), for the cleaning of sewers and catch basins (TP240013).</p> <p>TO charge this expense to Budget Account 02-415-00-564.</p>
<b>2025-212</b>	<p>AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF CEMENT CONCRETE FOR THE 2025 SEASON, TO LAFARGE CANADA INC., FOR A TOTAL AMOUNT OF \$ 74,745.25, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Bruno Tremblay,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO award a contract for the supply and the delivery of cement concrete for the 2025 season (TP250027), to the lowest conforming bidder, being LAFARGE CANADA INC., for a total amount of \$ 74,745.25, taxes included.</p> <p>TO charge this expense to Budget Accounts 02-320-00-623, 02-413-01-623 and 02-415-00-623 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).</p>
<b>2025-213</b>	<p>AWARD A CONTRACT FOR WEED CUTTING AND SNOW DEPOT CLEANING FOR THE YEARS 2025 AND 2026, TO ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE, FOR A TOTAL AMOUNT OF \$ 81,402.30, TAXES INCLUDED.</p> <hr/> <p>It is moved by Councillor Bruno Tremblay,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO award a contract for weed cutting and snow depot cleaning for the years 2025 and 2026 (TP250005), to the lowest conforming bidder, being ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE, for a total amount of \$ 81,402.30, taxes included (subject to the consumer price index (CPI)).</p> <p>TO charge this expense to Budget Account 02-320-01-486.</p>
<b>2025-214</b>	<p>AWARD A CONTRACT FOR BUCKHTORN ERADICATION WORKS IN THE TONY PROUDFOOT WOODLAND FOR THE 2025 SEASON, TO ORANGE PAYSAGEMENT INC., FOR A TOTAL AMOUNT OF \$ 63,650.16, TAXES INCLUDED, WITH THE 2026, 2027 AND 2028 SEASONS IN OPTION</p> <hr/> <p>It is moved by Councillor Bruno Tremblay,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO award a contract for buckhtorn eradication works in the Tony Proudfoot woodland for the 2025 season (TP250029), to the lowest conforming bidder, being ORANGE PAYSAGEMENT INC., for a total amount of \$ 63,650.16, taxes included. The City reserving the option to renew the contract for the 2027 and 2028 seasons.</p> <p>TO charge this expense to Budget Account 63-420-24-030 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the tender documents).</p>

**2025-215**

**AWARD A CONTRACT FOR STUMP REMOVAL WORKS FOR THE 2025 SEASON, TO ENTREPRENEURS PAYSAGISTE STRATHMORE (1997) LTÉE, FOR A TOTAL AMOUNT OF \$ 154,790.84, TAXES INCLUDED, WITH THE 2026 AND 2027 SEASONS IN OPTION**

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It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Tara Stainforth, and unanimously resolved:

TO award a contract for stump removal works for the 2025 season (TP250025), to the lowest conforming bidder, being ENTREPRENEURS PAYSAGISTE STRATHMORE (1997) LTÉE, for a total amount of \$ 154,790.84, taxes included. The City reserving the option to renew the contract for the 2026 and 2027 seasons.

TO charge this expense to Budget Accounts 02-701-73-484 and 03-920-15-010 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the tender documents).

**2025-216**

**EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH GROUPE MARLEB INC., FOR THE PERIOD OF MAY 1, 2025 TO APRIL 30, 2026, IN THE AMOUNT OF 65 989,90 \$, TAXES INCLUDED FOR JANITORIAL MAINTENANCE IN VARIOUS MUNICIPAL BUILDINGS**

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It is moved by Councillor Eric Stork,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with GROUPE MARLEB INC., for the period of May 1, 2025 to April 30, 2026, in the amount of 65 989,90 \$, taxes included (subject to the consumer price index (CPI)), for janitorial maintenance in various municipal buildings (EP240008).

TO charge this expense to Budget Accounts 02-877-10-532, 02-877-15-532, 02-877-20-532, 02-877-30-532, 02-877-40-532, 02-877-43-532, 02-877-50-532, 02-877-52-532, 02-877-60-532, 02-877-61-532, 02-877-80-532, 02-877-81-532, 02-532-90-532 and 02-877-91-532 (according to the approximate quantities indicated in the Tender Form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

**2025-217**

**AWARD A CONTRACT FOR AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES FOR THE FEASIBILITY AND OPPORTUNITY STUDY FOR THE REDEVELOPMENT AND EXPANSION PROJECT OF THE CENTRAL LIBRARY, TO ATELIER ARCHI- INC., FOR A TOTAL AMOUNT OF \$ 211,554.00, TAXES INCLUDED**

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It is moved by Councillor Eric Stork,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO award a contract for professional services for the feasibility and opportunity study for the redevelopment and expansion project of the Central Library (BP2417-24007), to the bidder having obtained the highest score, being ATELIER ARCHI- INC., for a total amount of \$ 211,554.00, taxes included.

TO charge this expense to Budget Accounts 03-920-25-001 and 22-424-62-969.

**2025-218**

**APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION CPB INC., FOR THE EXTENSION AND RENOVATION OF PUBLIC WORKS, FOR AN AMOUNT OF \$ 166,251.28, TAXES INCLUDED**

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Vote against:  
Councillor Claude Cousineau

It is moved by Councillor Eric Stork,

Seconded by Councillor Cynthia Homan, and resolved by majority:

TO approve a change order to the contract entered into with CONSTRUCTION CPB INC., for the extension and renovation of Public Works (BP2213-17165), for a total amount of \$ 166,251.28, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 24,910,745.31, taxes included.

TO charge this expense to Budget Accounts 22-423-02-960, 22-423-02-953 and 22-419-12-897.



<b>2025-219</b>	<p>AWARD A CONTRACT FOR THE CONSTRUCTION OF A MULTIFUNCTIONAL BIKE PATH ON DES SOURCES BOULEVARD BETWEEN SAINT-LOUIS AVENUE AND BELMONT AVENUE, TO LES ENTREPRISES J. PICCIONI INC., FOR A TOTAL AMOUNT OF \$ 1,718,810.00, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Brent Cowan,  Seconded by Councillor Cynthia Homan, and unanimously resolved:  TO award a contract for the construction of a multifunctional bike path on Des Sources Boulevard between Saint-Louis Avenue and Belmont Avenue (GP2512-24009), to the lowest conforming bidder, being Les Entreprises J. Piccioni Inc., for a total amount of \$ 1,718,810.00, taxes included.</p> <p>TO charge this expense to Budget Account 22-424-12-967.</p>
<b>2025-220</b>	<p>AWARD A CONTRACT FOR THE RESURFACING OF THE TENNIS COURT AT ARTHUR-E.-SÉGUIN PARK, TO 9203-3398 QUÉBEC INC. (LES PAVAGES DUROSEAL), FOR A TOTAL AMOUNT OF \$ 119,575.32, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Brent Cowan,  Seconded by Councillor Cynthia Homan, and unanimously resolved:  TO award a contract for the resurfacing of the tennis court at Arthur-E.-Séguin Park (GP2507-24114), to the lowest conforming bidder, being 9203-3398 QUÉBEC INC. (LES PAVAGES DUROSEAL), for a total amount of \$ 119,575.32, taxes included.</p> <p>TO charge this expense to Budget Account 22-425-02-979.</p>
<b>2025-221</b>	<p>AWARD A CONTRACT FOR THE REPAIR OF THE AVRO AVENUE AND DES SOURCES BOULEVARD INTERSECTION AND OF THE TRAFFIC LIGHTS, TO UNIROC CONSTRUCTION INC., FOR A TOTAL AMOUNT OF \$ 2,044,473.26, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Eric Stork,  Seconded by Councillor Brent Cowan, and unanimously resolved:  TO award a contract for the repair of the Avro Avenue and Des Sources Boulevard intersection and of the traffic lights (GP2513-25014), to the lowest conforming bidder, being UNIROC CONSTRUCTION INC., for a total amount of \$ 2,044,473.26, taxes included.</p> <p>TO charge this expense to Budget Accounts 22-424-32-965, 22-425-32-981 and 22-420-22-910.</p>
<b>2025-222</b>	<p>AWARD A CONTRACT FOR THE REPLACEMENT OF STREETLIGHTS ON AVRO, VOYAGEUR AND ST-RÉMI AVENUES, TO BEAMEO SERVICES-CONSEILS INC., FOR A TOTAL AMOUNT OF \$ 1,027,708.06 , TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Eric Stork,  Seconded by Councillor Brent Cowan, and unanimously resolved:  TO award a contract for the replacement of streetlights on Avro, Voyageur and St-Rémi avenues (GP2505-24102), to the lowest conforming bidder, being BEAMEO SERVICES-CONSEILS INC., for a total amount of \$ 1,027,708.06, taxes included.</p> <p>TO charge this expense to Budget Account 22-425-22-981.</p>
<b>2025-223</b>	<p>PUBLIC MEETING REGARDING A DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 600 SAINT-JEAN BOULEVARD IN ORDER TO REGULARIZE THE EXISTING BRASSERIE USE (E-2) USE AND COMMERCIAL TERRACE, TO CONVERT PART OF THE BRASSERIE INTO A D-1 RESTAURANT A COMPLEMENTARY USE AND AND TO EXTEND THE BUILDING TO IMPROVE THE FUNCTIONALITY OF OPERATIONS WITHIN THE ESTABLISHMENT</p> <hr/> <p>A public meeting is held concerning a draft resolution for a Specific Construction, Alteration or Occupancy Proposal for an Immovable (SCAOPI) at 600 Saint-Jean Boulevard in order to regularize the existing Brasserie use (E-2) use and commercial terrace, to convert part of the brasserie into a D-1 restaurant a complementary use and to extend the building to improve the functionality of operations within the establishment.</p> <p>The draft by-law contains provisions that are subject to approval by way of referendum.</p>

The City Clerk explains the draft resolution and invites those persons and organizations wishing to speak to do so.

No questions or comments were addressed to Council.

2025-224

WITHDRAWN – ADOPT A SECOND DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 600 SAINT-JEAN BOULEVARD IN ORDER TO REGULARIZE THE EXISTING BRASSERIE USE (E-2) USE AND COMMERCIAL TERRACE, TO CONVERT PART OF THE BRASSERIE INTO A D-1 RESTAURANT A COMPLEMENTARY USE AND TO EXTEND THE BUILDING TO IMPROVE THE FUNCTIONALITY OF OPERATIONS WITHIN THE ESTABLISHMENT.

The item relating to the adoption of a second draft resolution for a Specific Construction, Alteration or Occupancy Proposal for an Immovable (SCAOPI) at 600 Saint-Jean Boulevard in order to regularize the existing Brasserie use (E-2) use and commercial terrace, to convert part of the brasserie into a D-1 restaurant a complementary use and to extend the building to improve the functionality of operations within the establishment, is withdrawn from the agenda of the present meeting.

2025-225

ADOPT A RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 27 SALISBURY AVENUE (FORMERLY 222, HIGHWAY 20) AUTHORIZING THE OCCUPATION OF A BUILDING FOR THE PURPOSES OF REBUILDING THE COLLINS CLARKE MACGILLVRAY WHITE FUNERAL HOME

WHEREAS a request has been made to permit a Specific Construction, Alteration Modification, or Occupancy project (SCAOPI) for the reconstruction of the building situated at 27 Salisbury Avenue (formerly 222, Highway 20) following the destruction of the funeral home due to fire;

WHEREAS the original building was deemed a total loss and a certificate of authorization was issued in June 2024 for the complete demolition of the main building's debris;

WHEREAS as a result of the fire, the building lost its acquired rights under Chapter 11 of Zoning By-law PC-2775 entitled "Non-conforming Constructions and Uses," which provisions apply in suppletive manner to the provisions of the Village Code PC-2880;

WHEREAS the goal of the project is to allow the reconstruction of the funeral home;

WHEREAS, in accordance with Article A - 4.2 b) of Appendix 4 of Zoning By-law PC-2775 entitled "Classification of Commercial Uses," the proposed use is part of Class B -1 "Retail Trade and Services";

WHEREAS the characteristics of the submitted project differ from the previous one, considering the following main elements:

Characteristics	Before the fire	After the fire	Current norms
Building footprint (m2)	915 m2	±765 m2	Min: 2079.28 m2 Max: 3638.74 m2
Lot coverage (%)	17.6 %	±14.7 %	Min: 40 % Max: 70 %
F.S.I.	0.18	0.26	Min: 0.5 Max: 3.5
Nb of floors	1	2	Min: 2 Max :5
Façade zone width (m)	30.5 m	±43.0m	Min: 4 m Max: 12 m
Façade zone (%)	0%	±48.24 %	Min: 90 %
Nb parking spaces	N/D	60 spaces	Min: 1/50 m2 (26) Max: 1/25 m2 (52)

WHEREAS the following elements do not comply with the provisions of the Village Code PC-2880 for zone UP4:

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- The side setbacks do not respect the maximum permitted of 4m on the right side and 4.5m on the parking access side;
  - The lot coverage of 14.15% is inferior to the minimum required of 40%;
  - The Floor Space Index (F.S.I) of 0.25 is inferior to the minimum required of 0.5;
  - The width of the facade zone of 42.88 m, exceeds the maximum permitted width of 12 m, each segment must be recessed or projected by at least 1 m;
  - The percentage of facade in the facade zone is 48% whereas the minimum required occupation within the façade zone is of 90%;
  - The number of parking spaces exceeds the maximum number permitted.

WHEREAS the project presented complies with the orientations and objectives of Planning Program PC-2768;

WHEREAS the project generally respects the objectives and criteria of By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI);

WHEREAS the favourable recommendation made by the Planning Advisory Committee (PAC) regarding the project as presented during its meeting on November 11, 2024;

It is moved by Councillor Tara Stainforth,  
 Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
 TO authorize the reconstruction of the funeral home, the whole as described in the following documents received by the Planning Department:

- PL\_27\_Salisbury\_aménagement\_paysager\_2024-11-07\_2p
- PL\_27\_Salisbury\_eclairage\_2024-11-11\_1p
- PL\_27\_Salisbury\_elevations\_2024-11-11\_1p
- PL\_27\_Salisbury\_implantation\_2024-11-19\_1p
- PL\_27\_Salisbury\_insertion\_2024-11-11\_2p
- PL\_27\_Salisbury\_materiaux\_2024-11-11\_1p
- PL\_27\_Salisbury\_perspectives\_2024-11-11\_4p

The whole, subject to the following conditions:

THAT the applicant commits to carrying out the project in strict conformity with the documents and plans approved at the time of the building permit issuance, and that if modifications are necessary, it is understood that such modifications can only be made once they have been authorized by the competent authorities of the Planning Department;

THAT the applicant provides, before the issuance of the permit, a financial guarantee of \$132,000 (architecture and landscaping), which is a precautionary measure to ensure that all authorized works will be carried out in accordance with the project described in the approved documents and plans, as well as the issued building permit;

THAT the applicant commits to performing all construction and development work in accordance with the approved plans and imposed conditions, within the timelines stipulated in the Permits and Certificates By-law PC-2788;

THAT the recommendations made by the various municipal departments be specifically and strictly implemented by the applicant;

THAT this resolution adopted under By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI) be reviewed for conformity with the Montréal Urban Agglomeration Land Use and Development Plan and with the provisions of the applicable complementary document.

**2025-226**

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY  
 SITUATED AT 35 WINSTON CIRCLE AVENUE

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It is moved by Councillor Tara Stainforth,  
 Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
 TO authorize a minor exemption to permit at 35 Winston Circle Avenue the installation of a mechanical equipment (a generator) in the left side setback at 1m from the lateral property line rather than at a distance equivalent to the minimum lateral setback required in zone Ra10, namely 2m.

**2025-227**                    APPROVE AN MANAGEMENT AGREEMENT FOR THE ALLIANCE POUR LA SOLIDARITÉ WITHIN THE FRAMEWORK OF THE FONDS QUÉBÉCOIS D'INITIATIVES SOCIALES 2025-2029 TO BE ENTERED INTO WITH THE CITY OF MONTRÉAL

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO approve a management agreement for the Alliance pour la solidarité within the framework of the Fonds québécois d'initiatives sociales 2025-2029 to be entered into with the City of Montréal.

TO authorize Mr. Claude Rhéaume, Director - Culture, Sports, Leisure and Community Development, to sign the said agreement for and on behalf of the City of Pointe-Claire.

**2025-228**                    CLOSURE

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It is moved by Councillor Tara Stainforth,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO hereupon adjourn this meeting at 8:14 p.m.

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Tim Thomas, Mayor

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Me Caroline Thibault, City Clerk