

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, MAY 6, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON MAY 2, 2025.

PRESENT : Councillor Claude Cousineau, Councillor Paul Bissonnette, Councillor Kelly Thorstad-Cullen, 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.

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.

## **2025-229** ADOPTION OF THE AGENDA

It is moved by Councillor Tara Stainforth,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO approve the agenda without modification.

## **2025-230** PAY TRIBUTE TO MR. CLAUDE CUILLERIER

The Municipal Council pays tribute to Mr. Claude Cuillerier, who was awarded the Québec Lieutenant Governor's Medal on April 26.

This distinction recognizes dedication to volunteer work, determination and self-improvement of Québec citizens who make or have made a positive contribution to their community and the province.

Mr. Cuillerier has always been an active and committed member of the Pointe-Claire community, even as a student. This medal highlights his lifelong involvement with people and organizations.

Prior to his retirement, he served as director of Villa Saint-Louis, an affordable apartment complex for seniors. This showcased his unwavering support for the most vulnerable in our community.

From 1970 to 1993, he volunteered as an umpire in a local softball league. During this period, he also supported the Pointe-Claire Youth Village by organizing promotional and fundraising activities.

From 1994 to 2001, he served as City Councillor for District 1. Mr. Cuillerier was also involved with the City's programs and financial support for seniors, which provides services to low-income seniors in the community.

At the time, he represented the City of Pointe-Claire and the City of Dorval as a school commissioner for the *Centre de services scolaires Marguerite-Bourgeoys*. He also served as director of *Les Amis du Vieux-Moulin*, a social club offering weekly activities for seniors to keep them active and involved in their community.

Even in his retirement, he continues to play a vital role in ensuring a safe and productive life for the seniors who live at the Villa Saint-Louis residence through his role as administrator.

Mr. Cuillerier remains active as secretary and treasurer of Les Amis du Vieux-Moulin, as a director of the Knights of Columbus, and as a volunteer with various Pointe-Claire organizations.

Your remarkable background demonstrates exceptional dedication and a deep attachment to your community. We would like to express our sincere gratitude to you for all you have done.

Congratulations on your achievements and this well-deserved recognition.

<b>2025-231</b>	APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 1 <sup>ST</sup> , 2025
	<p>It is moved by Councillor Tara Stainforth,  Seconded by Councillor Eric Stork, and unanimously resolved:  TO approve the French and English versions of the minutes of the regular meeting of April 1<sup>st</sup>, 2025.</p>
<b>2025-232</b>	FILE THE MINUTES OF CORRECTION OF THE RESOLUTION 2024-350 ADOPTED AT THE REGULAR MEETING OF JULY 2, 2024
	<p>The French and English versions of the minutes of correction of the resolution 2024-350 adopted at the regular meeting of July 2, 2024 are filed and the members of Council take note.</p>
<b>2025-233</b>	QUESTION PERIOD
	<p>Questions are submitted to the members of Council by the persons indicated below:</p> <p>Gord Reid (filing of a document)  Linda Dumas (filing of a document)  Gary Carr  Nasr El Dabee  Susan Weaver  Alastair Dinning.</p>
<b>2025-234</b>	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE PLANNING PROGRAMME PC-2768 TO ENSURE CONCORDANCE WITH THE AGGLOMERATION OF MONTREAL'S LAND-USE PLANNING AND DEVELOPMENT CONCEPT, PRIMARILY REGARDING DENSIFICATION IN TOD AREAS AND THE REGULATORY FRAMEWORK FOR WETLANDS AND WATERCOURSES OF INTEREST
	<p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Planning Programme PC-2768 to ensure concordance with the Agglomeration of Montreal's land-use planning and development concept, primarily regarding densification in TOD areas and the regulatory framework for wetlands and watercourses of interest will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Planning Programme PC-2768 to ensure concordance with the Agglomeration of Montreal's land-use planning and development concept, primarily regarding densification in TOD areas and the regulatory framework for wetlands and watercourses of interest.</p>
<b>2025-235</b>	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE SUBDIVISION BY-LAW PC-2774 IN ORDER TO REPEAL THE PROVISIONS OF CHAPTER 4 REGARDING THE PRECONDITIONS FOR THE ISSUANCE OF A BUILDING PERMIT
	<p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Subdivision By-law PC-2774 in order to repeal the provisions of Chapter 4 regarding the preconditions for the issuance of a building permit will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Subdivision By-law PC-2774 in order to repeal the provisions of Chapter 4 regarding the preconditions for the issuance of a building permit.</p>
<b>2025-236</b>	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE SUBDIVISION BY-LAW PC-2774 IN ORDER TO SPECIFY THE RULES APPLICABLE TO WETLANDS OF INTEREST TO BE PROTECTED OR RESTORED, INCLUDING THE ASSOCIATED PROTECTION AREA
	<p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Subdivision By-law PC-2774 in order to specify the rules applicable to wetlands of interest to be protected or restored, including the associated protection area will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Subdivision By-law PC-2774 in order to specify the rules applicable to wetlands of interest to be protected or restored, including the associated protection area.</p>

<b>2025-237</b>	<p>NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 IN ORDER TO SPECIFY THE PRECONDITIONS FOR THE ISSUANCE OF A BUILDING PERMIT IN THE CASE OF A REDEVELOPMENT PROJECT, LAND USE INTENSIFICATION, OR THE ADDITION OF NEW USES</p> <hr/> <p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Zoning By-law PC-2775 in order to specify the preconditions for the issuance of a building permit in the case of a redevelopment project, land use intensification, or the addition of new uses will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Zoning By-law PC-2775 in order to specify the preconditions for the issuance of a building permit in the case of a redevelopment project, land use intensification, or the addition of new uses.</p>
<b>2025-238</b>	<p>NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 TO REPEAL CERTAIN REGULATORY PROVISIONS, UPDATE THE LIST OF INVASIVE PLANT SPECIES, AND SPECIFY THE PROVISIONS RELATED TO CERTAIN WETLANDS AND BODIES OF WATER, AND THE ASSOCIATED PROTECTION AREAS</p> <hr/> <p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Zoning By-law PC-2775 to repeal certain regulatory provisions, update the list of invasive plant species, and specify the provisions related to certain wetlands and bodies of water, and the associated protection areas will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Zoning By-law PC-2775 to repeal certain regulatory provisions, update the list of invasive plant species, and specify the provisions related to certain wetlands and bodies of water, and the associated protection areas.</p>
<b>2025-239</b>	<p>NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 CONCERNING CERTAIN PROVISIONS RELATING TO COMMERCIAL TERRASSES</p> <hr/> <p>Councillor Paul Bissonnette gives notice of motion that a draft by-law amending Zoning By-law PC-2775 concerning certain provisions relating to commercial terrasses will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Paul Bissonnette files a draft by-law amending Zoning By-law PC-2775 concerning certain provisions relating to commercial terrasses.</p>
<b>2025-240</b>	<p>NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE CONSTRUCTION BY-LAW PC-2786 IN ORDER TO DETERMINE THE NUMBER OF SEATS PER CATEGORY OF COMMERCIAL TERRACES</p> <hr/> <p>Councillor Paul Bissonnette gives notice of motion that a draft by-law amending the Construction By-law PC-2786 in order to determine the number of seats per category of commercial terraces will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Paul Bissonnette files a draft by-law amending the Construction By-law PC-2786 in order to determine the number of seats per category of commercial terraces.</p>
<b>2025-241</b>	<p>NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (SPAIP) BY-LAW PC-2787 IN ORDER TO CLARIFY THE OBJECTIVES AND CRITERIA THAT MUST BE ASSESSED WHEN AN INTERVENTION CONCERNS A WETLAND OF INTEREST TO BE PROTECTED OR RESTORED, INCLUDING THE ASSOCIATED PROTECTION AREA</p> <hr/> <p>Councillor Paul Bissonnette gives notice of motion that a draft by-law amending the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787 in order to clarify the objectives and criteria that must be assessed when an intervention concerns a wetland of interest to be protected or restored, including the associated protection area will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Paul Bissonnette files a draft by-law amending the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787 in order to clarify the objectives and criteria that must be assessed when an intervention concerns a wetland of interest to be protected or restored, including the associated protection area.</p>

Councillor Eric Stork leaves his seat at 8:26 p.m.

**2025-242** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE PERMITS AND CERTIFICATES BY-LAW PC-2788 IN ORDER TO CLARIFY THE PROVISIONS RELATED TO THE ISSUANCE OF A BUILDING PERMIT

---

Councillor Paul Bissonnette gives notice of motion that a draft by-law amending the Permits and Certificates By-law PC-2788 in order to clarify the provisions related to the issuance of a building permit will be presented for adoption at a subsequent meeting of Council.

Councillor Paul Bissonnette files a draft by-law amending the Permits and Certificates By-law PC-2788 in order to clarify the provisions related to the issuance of a building permit.

**2025-243** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE PERMITS AND CERTIFICATES BY-LAW PC-2788 IN ORDER TO SPECIFY THE TERMS AND CONTENT OF A WETLAND CHARACTERIZATION STUDY

---

Councillor Paul Bissonnette gives notice of motion that a draft by-law amending the Permits and Certificates By-law PC-2788 in order to specify the terms and content of a wetland characterization study will be presented for adoption at a subsequent meeting of Council.

Councillor Paul Bissonnette files a draft by-law amending the Permits and Certificates By-law PC-2788 in order to specify the terms and content of a wetland characterization study.

Councillor Eric Stork regains his seat at 8:27 p.m.

**2025-244** ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE PLANNING PROGRAMME PC-2768 TO ENSURE CONCORDANCE WITH THE AGGLOMERATION OF MONTREAL'S LAND-USE PLANNING AND DEVELOPMENT CONCEPT, PRIMARILY REGARDING DENSIFICATION IN TOD AREAS AND THE REGULATORY FRAMEWORK FOR WETLANDS AND WATERCOURSES OF INTEREST

---

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 Kelly Thorstad-Cullen,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt a draft by-law amending the Planning Programme PC-2768 to ensure concordance with the Agglomeration of Montreal's land-use planning and development concept, primarily regarding densification in TOD areas and the regulatory framework for wetlands and watercourses of interest.

**2025-245** ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE SUBDIVISION BY-LAW PC-2774 IN ORDER TO REPEAL THE PROVISIONS OF CHAPTER 4 REGARDING THE PRECONDITIONS FOR THE ISSUANCE OF A BUILDING PERMIT

---

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 Kelly Thorstad-Cullen,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt a draft by-law amending the Subdivision By-law PC-2774 in order to repeal the provisions of Chapter 4 regarding the preconditions for the issuance of a building permit.

**2025-246**

**ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE SUBDIVISION BY-LAW PC-2774 IN ORDER TO SPECIFY THE RULES APPLICABLE TO WETLANDS OF INTEREST TO BE PROTECTED OR RESTORED, INCLUDING THE ASSOCIATED PROTECTION AREA**

---

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 Kelly Thorstad-Cullen,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt a draft by-law amending the Subdivision By-law PC-2774 in order to specify the rules applicable to wetlands of interest to be protected or restored, including the associated protection area.

**2025-247**

**ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 IN ORDER TO SPECIFY THE PRECONDITIONS FOR THE ISSUANCE OF A BUILDING PERMIT IN THE CASE OF A REDEVELOPMENT PROJECT, LAND USE INTENSIFICATION, OR THE ADDITION OF NEW USES**

---

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 Kelly Thorstad-Cullen,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt a draft by-law amending the Zoning By-law PC-2775 in order to specify the preconditions for the issuance of a building permit in the case of a redevelopment project, land use intensification, or the addition of new uses.

**2025-248**

**ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 TO REPEAL CERTAIN REGULATORY PROVISIONS, UPDATE THE LIST OF INVASIVE PLANT SPECIES, AND SPECIFY THE PROVISIONS RELATED TO CERTAIN WETLANDS AND BODIES OF WATER, AND THE ASSOCIATED PROTECTION AREAS**

---

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 Kelly Thorstad-Cullen,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt a draft by-law amending the Zoning By-law PC-2775 to repeal certain regulatory provisions, update the list of invasive plant species, and specify the provisions related to certain wetlands and bodies of water, and the associated protection areas.

**2025-249**

**ADOPTION OF A FIRST DRAFT BY-LAW AMENDING ZONING BY-LAW PC-2775 CONCERNING CERTAIN PROVISIONS RELATING TO COMMERCIAL TERRASSES**

---

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 Eric Stork, and unanimously resolved:  
TO adopt a draft by-law amending Zoning By-law PC-2775 concerning certain provisions relating to commercial terrasses.

**2025-250**

**ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE CONSTRUCTION BY-LAW PC-2786 IN ORDER TO DETERMINE THE NUMBER OF SEATS PER CATEGORY OF COMMERCIAL TERRACES**

---

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 Eric Stork, and unanimously resolved:  
TO adopt a draft by-law amending the Construction By-law PC-2786 in order to determine the number of seats per category of commercial terraces.

**2025-251**

**ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (SPAIP) BY-LAW PC-2787 IN ORDER TO CLARIFY THE OBJECTIVES AND CRITERIA THAT MUST BE ASSESSED WHEN AN INTERVENTION CONCERNS A WETLAND OF INTEREST TO BE PROTECTED OR RESTORED, INCLUDING THE ASSOCIATED PROTECTION AREA**

---

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 Eric Stork, and unanimously resolved:  
TO adopt a draft by-law amending the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787 in order to clarify the objectives and criteria that must be assessed when an intervention concerns a wetland of interest to be protected or restored, including the associated protection area.

**2025-252**

**ADOPTION OF A 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**

---

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 Eric Stork, and unanimously resolved:  
TO adopt a 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.

**2025-253**

**GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 25,000 TO THE TERESA DELLAR PALLIATIVE CARE RESIDENCE**

---

It is moved by Councillor Eric Stork,  
Seconded by Councillor Tara Stainforth, and unanimously  
TO grant a financial support in the amount of \$ 25,000 to the Teresa Dellar Palliative Care Residence.

TO charge this expense to the Budget Account 02-193-00-989.

**2025-254**

**GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 25,000 TO THE VALOIS VILLAGE MERCHANT ASSOCIATION**

---

It is moved by Councillor Eric Stork,  
Seconded by Councillor Tara Stainforth, and unanimously  
TO grant a financial support in the amount of \$ 25,000 to the Valois Village Merchant Association.

TO charge this expense to the Budget Account 02-193-00-989.

GRANT FINANCIAL SUPPORT TO VARIOUS NON-PROFIT ORGANIZATIONS FOR A TOTAL AMOUNT OF \$ 164,650

It is moved by Councillor Eric Stork,  
Seconded by Councillor Tara Stainforth, and unanimously resolved:  
TO grant a financial support to the various non-profit organizations mentioned hereunder for a total amount of \$ 164,650:

Organization name	2025 amount
Les Amis du Vieux Moulins	\$ 400
Association québécoise de voile adaptée (A.Q.V.A.)	\$ 1,000
Arthritis West Island Self Help	\$ 250
Baseball West Island	\$ 10,000
Corbeille de pain	\$ 2,500
La Sinfonia de l'Ouest	\$ 4,000
Table de quartier sud de l'Ouest-de-l'Île	\$ 500
Association de l'ouest de l'île pour les handicapés intellectuels (WIAIH)	\$ 5,000
West Island Cancer Wellness Centre (WICWC)	\$ 1,000
Club de natation Lakeshore	Initial amount \$ 15,000, up to \$ 20,000
Club de natation Lakeside	Initial amount \$ 39,500, up to \$ 47,500
Lakeside Heights Recreation Association (LHRA)	\$ 30,900
Piscine Cedar Park Pool	\$ 6,000
Piscine du Village de Pointe-Claire	\$ 32,000
Total	\$ 161,050

Organization name	2025 Amount (recommandation of the Mayor's office)
Les Amis du Vieux Moulins	\$ 2,600
PC Horticultural Society	\$ 1,000
Total	\$ 3,600

Organization name	Non-monetary support
ABOVAS	Baie-de-Valois for AGM
Amis du Vieux Moulins	Room for meeting and event. Projector and screen.
AQVA	Reserved parking space at Alexandre Bourgeau
Club de natation Lakeside	Room for meeting and event
Girl Guides	Rooms for meetings
La Sinfonia de l'Ouest	Room for meetings
Mark Bernotas Water Polo Foundation	Facility, sports field and Zamboni
Piscine du Village de Pointe-Claire	Rooms for meetings
Table de quartier sud de l'Ouest-de-l'Île	Room for meetings
WIAIH	Room for meetings
WILBA	Room for meetings
West Island Outdoor Basketball League (WIOBL)	Sports fields and facilities for equipment
West Island Women's Centre (WIWC)	Tents

TO charge these expenses to the Budget Account 02-701-51-979.

AUTHORIZE THE LENDING OF EQUIPMENT TO THE TERESA DELLAR PALLIATIVE CARE RESIDENCE FOR LA COURSE POUR LA COMPASSION, AND TO STRANGERS IN THE NIGHT FOUNDATION FOR THE CHARITY GALA

CONSIDERING THAT the Teresa Dellar Palliative Care Residence organizes live fundraising events for grieving families.

CONSIDERING THAT on September 20, 2025, the Teresa Dellar Palliative Care Residence will be hosting a live fundraising event in Valois Park, Pointe-Claire.

CONSIDERING THAT for the purpose of the event, the Teresa Dellar Palliative Care Residence has asked the City to lend them equipment.

CONSIDERING THAT the Strangers In the Night Foundation raises funds for charitable organizations supporting sick children and undersrved communities.

---

CONSIDERING THAT June 21, 2025 the Strangers In the Night Foundation will animate an event taking place in the private parking lot of the Complexe Pointe-Claire shopping centre located at the northeast corner of the intersection of boulevard Saint-Jean and autoroute 40.

CONSIDERING THAT for the purpose of the event, the Stranger In the Night Foundation has asked the City to lend it some equipment.

It is moved by Councillor Eric Stork,  
Seconded by Councillor Tara Stainforth, and unanimously resolved:  
THAT the equipment loaned to the Fondation de la Résidence de soins palliatifs Teresa Dellar be delivered on site around September 20, 2025, and picked up by the City after the event closes on September 20, 2025.

THAT the City disposes of the contents of the garbage, recycling and compost bins provided.

THAT the management of the items remains the sole responsibility of the Résidence de soins palliatifs Teresa-Dellar between delivery and pick-up.

THAT the equipment loaned to the Strangers In the Night Foundation be delivered on site around June 14, 2025, and picked up after the event closes on June 21, 2025.

THAT the management of the items remains the sole responsibility of the Strangers In the Night Foundation, between delivery and pick-up.

**2025-257** FILE THE MINUTES OF THE MARCH 26, 2025 MEETING OF THE YOUTH ADVISORY BOARD

The French and English versions of the minutes of the Youth Advisory Board meeting held on March 26, 2025 are filed and the members of Council take note.

**2025-258** FILE THE MINUTES OF THE MARCH 27, 2025 MEETING OF THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY BOARD

The French and English versions of the minutes of the Pointe-Claire Public Library Advisory Board meeting held on March 27, 2025 are filed and the members of Council take note.

**2025-259** FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF MARCH 20, 2025 TO APRIL 23, 2025

The list of budget amendments and the register of cheques for the period of March 20, 2025 to April 23, 2025 are filed and the members of Council take note.

**2025-260** FILE THE 2024 FINANCIAL REPORT AND THE EXTERNAL AUDITOR'S REPORT FOR THE 2024 FISCAL YEAR, AS WELL AS AUTHORIZE THE PUBLICATION THEREOF ON THE CITY WEBSITE

The 2024 financial report and the external auditor's report for the 2024 fiscal year are filed and the members of Council take note.

The Municipal Council authorizes the publication, on the website of the City of Pointe-Claire, of the 2024 financial report and the external auditor's report for the 2024 fiscal year, the whole in accordance with the provisions of Section 105.2.2 of the *Cities and Towns Act*.

*Councillor Tara Stainforth leaves her seat at 8:30 p.m.*

*Councillor Tara Stainforth regains her seat at 8:36 p.m.*

**2025-261** AUTHORIZE THE TREASURER TO PROCEED WITH THE ASSIGNMENT OF THE 2024 SURPLUS

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO authorize the Treasurer to proceed with the assignment of the 2024 surplus as follows:



---

The surplus for fiscal year 2024 being \$ 27,550,101 here is the allocation recommendations:

- 1. Balance of \$ 11,473,000 allocated to the reserve for the repayment of refinancing scheduled for 2026 and 2028.
- 2. No balance allocated to working capital since the balance of the fund is currently sufficient to ensure the financing of various projects that will appear on the future Capital Investment Plan.
- 3. Assignments to specific projects:

Balance of \$ 1,000,000 allocated to the financial reserve intended to finance capital expenditures related to maintenance and renovation work on the city's municipal buildings up to a maximum of \$ 25,000,000 (By-law PC-2861).

Balance of \$ 1,500,000 allocated to the emerald ash borer control strategy reserve.

Balance of \$ 250,000 allocated to the snow removal reserve.

Balance of \$ 5,000,000 allocated to a reserve for carrying out infrastructure reconstruction projects.

Balance of \$ 500,000 allocated to a reserve for climatic incidents.

Balance of \$ 1,000,000 allocated to a reserve for carrying out IT projects presented in the Capital Investment Plan.

Balance of \$ 500,000 allocated to a reserve for cyber attack incidents.

Balance of \$ 200,000 allocated to a reserve for the acquisition of light vehicles (replacement of vehicles damaged by the 2024 floods).

Balance of \$ 300,000 allocated to a reserve for the acquisition of equipment to improve safety in the tunnels under Highway 20.

Balance of \$ 250,000 allocated to a reserve for the work to bury telecommunications wires in the Pointe-Claire Village.

Balance of \$ 200,000 allocated to a reserve for the replacement of computer equipment damaged by the 2024 floods.

Balance of \$ 250,000 allocated to a reserve for environmental and sustainable development projects.

Balance of \$ 500,000 allocated to a reserve for urgent work on city buildings.

Following the above-mentioned allocations, the remaining unallocated balance generated from the 2024 surplus is \$ 4,627,101. The implementation of surplus management is part of strategic planning as a challenge to maintain sustainable funding and therefore ensure sound management of financial resources.

**2025-262**      EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH LE GROUPE D'IMPORTATION ET DE DISTRIBUTION HUGO INC. (PROMOTION PLUS), FOR THE YEAR 2025, IN THE AMOUNT OF \$ 21,519.35, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY OF CLOTHING FOR MANAGERS

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with LE GROUPE D'IMPORTATION ET DE DISTRIBUTION HUGO INC. (PROMOTION PLUS), for the year 2025, in the amount of \$ 21,519.35, taxes included, for the supply and the delivery of clothing for managers (DP240002).

---

**2025-263**

TO charge this expense to the Budget Account according to the funds available in the operating budget for the supply of clothing for managers of the of the concerned department and 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.

APPROVE A DEED OF SERVITUDE IN FAVOUR OF THE CITY WITH IMMOBILIER ERIMOS INC., REGARDING A PART OF LOT 4 254 600 OF THE CADASTRE OF QUÉBEC

---

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO approve a deed of servitude to be entered into between the City of Pointe-Claire and Immobilier Erimos Inc., regarding a part of lot number 4 254 600 of the Cadastre of Québec, to the extent that the content of this deed remains substantially in conformity with the draft deed previously provided to Council.

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 deed, for and in the name of the City of Pointe-Claire.

**2025-264**

APPROVE A DEED OF SERVITUDE IN FAVOUR OF THE CITY WITH THE OWNERS OF 141 BRIGADOON AVENUE, REGARDING A PART OF LOT 6 306 652 OF THE CADASTRE OF QUÉBEC

---

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO approve a deed of servitude to be entered into between the City of Pointe-Claire and Barry Scott and Deborah Malcolm (the owners of 141 Brigadoon Avenue), regarding a part of lot number 6 306 652 of the Cadastre of Québec, to the extent that the content of this deed remains substantially in conformity with the draft deed previously provided to Council.

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 deed, for and in the name of the City of Pointe-Claire.

**2025-265**

ORDER THE CITY CLERK, OR IN HER ABSENCE, THE ASSISTANT CITY CLERK, TO PROCEED WITH THE SALE AT PUBLIC AUCTION, OF IMMOVABLES INDICATED ON THE STATEMENT PREPARED BY THE TREASURER AND ON WHICH TAXES ASSESSED HAVE NOT BEEN PAID IN WHOLE OR IN PART

---

WHEREAS Council has taken note, in conformity with section 511 of the *Cities and Towns Act* (RLRQ, chapter C-19), of the statement showing the immovables on which the taxes assessed have not been paid in whole or in part.

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO order the City Clerk, or in her absence, the Assistant City Clerk, or any other person mandated by her to proceed with the sale at public auction of the immovables indicated on the statement prepared by the Treasurer and on which the taxes assessed have not been paid in whole or in part.

TO order that the sale be held in the Council Chambers at Pointe-Claire City Hall, located at 451 Saint-Jean Boulevard, on June 26, 2025, at 9:00 a.m.

TO authorize the City of Pointe-Claire, in conformity with section 536 of the *Cities and Towns Act* (RLRQ, chapter C-19), to bid upon and to acquire any such immovable, by way of the Treasurer or the Coordinator – Taxation, Invoicing and Collection.

**2025-266**

FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF MAY 2025

---

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

2025-267	APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF MAY 6, 2025
	<p>It is moved by Councillor Bruno Tremblay,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO approve the list of non-delegated staff changes as of May 6, 2025, as signed by Mrs. Karina Verdon, City Manager.</p>
2025-268	<p>AUTHORIZE THE HOLDING OF AN AUCTION FOR THE DISPOSAL OF GOODS IN COLLABORATION WITH THE <i>CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG)</i></p>
	<p>WHEREAS the <i>Centre d'acquisitions gouvernementales (CAG)</i> allows establishments in the large network of educational, health and social services organizations, municipalities and Québec Crown corporations to access sales services through calls for tenders and by public auction organized by the <i>Centre d'acquisitions gouvernementales</i>, which is an eco-responsible service of the Government of Québec.</p> <p>WHEREAS the City entered into an agreement with the Québec Shared Services Center in 2017 to avail themselves of their surplus property disposal services;</p> <p>WHEREAS the Town wishes to sell various obsolete equipment and used machinery that are no longer useful for its daily operations;</p> <p>WHEREAS some of its equipment is or will be replaced by more recent equivalents;</p> <p>It is moved by Councillor Eric Stork,  Seconded by Councillor Paul Bissonnette, and unanimously resolved:  THAT the Finance Department – Management of Material and Contractual Resources be authorized to hold an auction for the disposal of property in collaboration with the <i>Centre d'acquisitions gouvernementales (CAG)</i>.</p>
2025-269	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 9042-0845 QUÉBEC INC (MARIO C. ET FILS), FOR THE PERIOD OF JUNE 1, 2025 TO NOVEMBER 15, 2025, IN THE AMOUNT OF \$ 27,938.93, TAXES INCLUDED FOR THE REPAIR OF UNISTONE SIDEWALKS</p>
	<p>It is moved by Councillor Eric Stork,  Seconded by Councillor Paul Bissonnette, and unanimously resolved:  TO exercise the renewal option provided for in the contract entered into with 9042-0845 QUÉBEC INC (MARIO C. ET FILS), for the period of June 1, 2025 to November 15, 2025, in the amount of \$ 27,938.93, taxes included (subject to the consumer price index (CPI)), for the repair of unistone sidewalks (TP240025).</p> <p>TO charge this expense to Budget Account 02-320-00-521.</p>
2025-270	<p>AWARD A CONTRACT FOR PROFESSIONAL SERVICES FOR ECOLOGICAL CHARACTERIZATION OF NATURAL WOODLANDS TARGETED BY THE AGGLOMERATION OF MONTREAL PRMHH PROJECT, TO GROUPE GEOS INC., FOR A TOTAL AMOUNT OF \$ 209,454.56, TAXES INCLUDED</p>
	<p>It is moved by Councillor Eric Stork,  Seconded by Councillor Paul Bissonnette, and unanimously resolved:  TO award a contract for professional services for ecological characterization of natural woodlands targeted by the Agglomeration of Montreal PRMHH project (TP250023), to the bidder having obtained the highest score, being GROUPE GEOS INC., for a total amount of \$ 209,454.56, taxes included.</p> <p>TO charge this expense to Budget Account 03-920-22-005 (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>

**2025-271**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH LUMEN, FOR THE PERIOD OF JUNE 1, 2025 TO MAY 31, 2026, IN THE AMOUNT OF \$ 153 082,75, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY, ON DEMAND, OF VARIOUS ELECTRICAL COMPONENTS

It is moved by Councillor Brent Cowan,

Seconded by Councillor Tara Stainforth, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with LUMEN, for the period of June 1, 2025 to May 31, 2026, in the amount of \$ 153 082,75, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery, on demand, of various electrical components (EP240006).

TO charge this expense to Budget Accounts 02-877-10-534, 02-877-15-534, 02-877-20-534, 02-877-21-534, 02-877-22-534, 02-877-30-534, 02-877-40-534, 02-877-41-534, 02-877-43-534, 02-877-50-534, 02-877-52-534, 02-877-60-534, 02-877-61-534, 02-877-80-534, 02-877-81-534, 02-532-90-534 and 02-877-91-534 (According to the approximate quantities indicated in the Submission Form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

**2025-272**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH AQUATECHNO SPÉCIALISTES AQUATIQUES INC., FOR THE PERIOD OF JUNE 1, 2025 TO MAY 31, 2026, IN THE AMOUNT OF \$ 75,614.46, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY, ON DEMAND, OF CHEMICALS FOR INDOOR SWIMMING POOLS

It is moved by Councillor Brent Cowan,

Seconded by Councillor Tara Stainforth, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with AQUATECHNO SPÉCIALISTES AQUATIQUES INC., for the period of June 1, 2025 to May 31, 2026, in the amount of \$ 75,614.46, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery, on demand, of chemicals for indoor swimming pools (EP240012).

TO charge this expense to Budget Account 02-877-40-635.

**2025-273**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SANI-DÉPÔT DIVISION DU GROUPE DISSAN, FOR THE PERIOD OF JUNE 1, 2025 TO MAY 31, 2026, IN THE AMOUNT OF \$ 99 403,69, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY OF JANITORIAL PRODUCTS

It is moved by Councillor Brent Cowan,

Seconded by Councillor Tara Stainforth, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with SANI-DÉPÔT DIVISION DU GROUPE DISSAN, for the period of June 1, 2025 to May 31, 2026, in the amount of \$ 99 403,69, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery of janitorial products (EP230009).

TO charge this expense to Budget Accounts 02-877-10-658, 02-877-15-658, 02-877-20-658, 02-877-30-658, 02-877-40-658, 02-877-41-658, 02-877-43-658, 02-877-50-658, 02-877-52-658, 02-877-60-658, 02-877-61-658, 02-877-80-658, 02-877-81-658, 02-877-90-658 and 02-877-91-658 (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).

- 2025-274**      AWARD A CONTRACT FOR WEEKLY WATER QUALITY MONITORING FOR THE SWIMMING POOLS OF THE MALCOLM-KNOX AQUATIC CENTER AND THE OLIVE-URQUHART SPORTS CENTER FOR THE PERIOD OF AUGUST 1, 2025 TO JULY 31, 2026, TO ALDEST INC., FOR A TOTAL AMOUNT OF \$ 35,872,20, TAXES INCLUDED, WITH TWO YEARS IN OPTION
- 
- It is moved by Councillor Brent Cowan,  
Seconded by Councillor Tara Stainforth, and unanimously resolved:  
TO award a contract for weekly water quality monitoring for the swimming pools of the Malcolm-Knox Aquatic Center and the Olive-Urquhart Sports Center for the period of August 1, 2025 to July 31, 2026 (EP250005), to the lowest conforming bidder, being ALDEST INC., for a total amount of \$ 35,872,20, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for the periods of August 1, 2026 to July 31, 2027 and of August 1, 2027 to July 31, 2028.
- TO charge this expense to Budget Account 02-877-40-635.
- 2025-275**      AWARD A CONTRACT FOR THE REPLACEMENT AND THE RELOCATION OF EQUIPMENT IN THE PUBLIC WORKS WASH BAY, TO MÉCANICACTION INC., FOR A TOTAL AMOUNT OF \$ 106,857.77, TAXES INCLUDED
- 
- It is moved by Councillor Brent Cowan,  
Seconded by Councillor Tara Stainforth, and unanimously resolved:  
TO award a contract for the replacement and the relocation of equipment in the Public Works wash bay (BP2510-23049), to the lowest conforming bidder, being MÉCANICACTION INC., for a total amount of \$ 106,857.77, taxes included.
- TO charge this expense to Budget Account 02-823-20-725.
- 2025-276**      EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 9363-9888 QUÉBEC INC. (SANIVAC), FOR THE YEAR 2025, IN THE AMOUNT OF \$ 122,166.34, TAXES INCLUDED FOR TELEVISED INSPECTION WORKS OF RAINWATER AND SANITARY NETWORKS ON VARIOUS STREETS
- 
- 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 year 2025, in the amount of \$ 122,166.34, taxes included, for televised inspection works of rainwater and sanitary networks on various streets (GP2323-23193).
- TO charge this expense to Budget Account 22-425-12-982.
- 2025-277**      EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH GROUPE ABS INC., FOR THE YEAR 2025, IN THE AMOUNT OF \$ 789,911.43, TAXES INCLUDED FOR PROFESSIONAL SERVICES FOR GEOTECHNICAL STUDIES, ENVIRONMENTAL CHARACTERIZATION, AND MATERIAL QUALITY CONTROL FOR MUNICIPAL INFRASTRUCTURE REHABILITATION.
- 
- 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 GROUPE ABS INC., for the year 2025, in the amount of \$ 789,911.43, taxes included, for professional services for geotechnical studies, environmental characterization, and material quality control for municipal infrastructure rehabilitation (GP2416-24037).
- TO charge this expense to Budget Account 22-425-12-982.

2025-278

AWARD A CONTRACT FOR THE REPLACEMENT OF STREETLIGHTS ON THE NORTH SERVICE ROAD AND ITS RAMP BETWEEN BANCROFT AVENUE AND DES SOURCES BOULEVARD, AS WELL AS ON DES SOURCES BOULEVARD NORTH BETWEEN THE RAMP AND THE OVERPASS, TO BEAMEO SERVICES-CONSEILS INC., FOR A TOTAL AMOUNT OF \$ 547,792.06, TAXES INCLUDED

---

It is moved by Councillor Kelly Thorstad-Cullen,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO award a contract for the replacement of streetlights on the North service road and its ramp between Bancroft Avenue and Des Sources Boulevard, as well as on Des Sources Boulevard North between the ramp and the overpass (GP2514-24107), to the lowest conforming bidder, being BEAMEO SERVICES-CONSEILS INC., for a total amount of \$ 547,792.06, taxes included.

TO charge this expense to Budget Account 22-425-02-981.

2025-279

AWARD A CONTRACT FOR CONCRETE, PAVING, AND MARKING WORKS AT VARIOUS LOCATIONS, TO 9378-6549 QUÉBEC INC. (EDJ), FOR A TOTAL AMOUNT OF \$ 110,370.25, TAXES INCLUDED

---

It is moved by Councillor Kelly Thorstad-Cullen,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO award a contract for concrete, paving, and marking works at various locations (GP2516-25017), to the lowest conforming bidder, being 9378-6549 QUÉBEC INC. (EDJ), for a total amount of \$ 110,370.25, taxes included.

TO charge this expense to Budget Account 22-418-22-875.

2025-280

AUTHORIZE THE SUBMISSION OF A REQUEST FOR AND ON BEHALF OF THE CITY OF POINTE-CLAIRE WITHIN THE FRAMEWORK OF THE FINANCIAL AID PROGRAM FOR THE DEVELOPMENT OF ACTIVE TRANSPORT IN URBAN AREAS (TAPU) FOR THE CONSTRUCTION PROJECT OF A MULTI-PURPOSE BICYCLE PATH ON DES SOURCES BOULEVARD BETWEEN SAINT-LOUIS AND BELMONT AVENUES

---

WHEREAS the *Programme d'aide financière au développement des transports actifs dans les périmètres urbains (TAPU)* aims to increase the modal share of active transportation in urban areas and to reduce greenhouse gas emissions associated with the movement of people.

WHEREAS the members of Council have read the terms and conditions of the *Programme d'aide financière au développement des transports actifs dans les périmètres urbains (TAPU)*.

WHEREAS the City of Pointe-Claire must comply with the laws and regulations in force and obtain the required authorizations prior to carrying out the project.

WHEREAS the above-mentioned project, submitted in connection with this program, is estimated at \$ 1,718,810, taxes included, and the financial assistance requested from the *Ministère* is \$870,000.

WHEREAS the City of Pointe-Claire must authorize the submission of the application for financial assistance, confirm its financial contribution to the project and authorize one of its representatives to sign the application.

It is moved by Councillor Kelly Thorstad-Cullen,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
THAT the Council of the City of Pointe-Claire authorizes the submission of an application for financial assistance; confirms that it has read and understood the terms and conditions of the program; confirms its commitment to carry out the eligible project in accordance with the terms and conditions in effect, recognizing that in the event of non-compliance, the financial assistance will be terminated; certifies that Benoît Filion, Director of Engineering, is duly authorized to sign any document or agreement, including the financial assistance agreement, if applicable, to this effect with the *ministre des Transports et de la Mobilité durable*.

2025-281

AUTHORIZE THE SUBMISSION OF A REQUEST FOR AND ON BEHALF OF THE CITY OF POINTE-CLAIRE WITHIN THE FRAMEWORK OF THE ACTIVE TRANSPORTATION INFRASTRUCTURE FINANCIAL AID PROGRAM (VÉLOCE III) FOR THE PROJECT TO REPAIR DU BORD-DU-LAC-LAKESHORE ROAD, FROM RAYNOR AVENUE TO THE HIGHWAY 20 ENTRANCE

---

WHEREAS the purpose of the *Programme d'aide aux infrastructures de transport actif (Véloce III)* is to support the development, improvement and maintenance of active transportation infrastructures in order to promote this type of travel, encourage sustainable tourism, improve road safety, contribute to health prevention and reduce greenhouse gas emissions caused by the movement of people.

WHEREAS the members of Council have read the terms and conditions of the *Programme d'aide aux infrastructures de transport actif (Véloce III)*.

WHEREAS the City of Pointe-Claire must comply with the laws and regulations in effect, and obtain the required authorizations before carrying out the project.

WHEREAS the above-mentioned project, submitted in connection with this program, is estimated at \$ 2,732,822.74, taxes included, and the financial assistance requested from the *Ministère* is \$ 565,000.

WHEREAS the City of Pointe-Claire must authorize the submission of the application for financial assistance, confirm its financial contribution to the project and authorize one of its representatives to sign the application.

It is moved by Councillor Tara Stainforth,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
THAT the Council of the City of Pointe-Claire authorizes the submission of an application for financial assistance; confirms that it has read and understood the terms and conditions of the program; confirms its commitment to carry out the eligible project in accordance with the terms and conditions in effect, recognizing that in the event of non-compliance, the financial assistance will be terminated; certifies that Benoît Filion, Director of Engineering, is duly authorized to sign any document or agreement, including the financial assistance agreement, if applicable, to this effect with the *ministre des Transports et de la Mobilité durable*.

2025-282

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 6 LAURELWOOD AVENUE

---

It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO authorize a minor exemption to permit at 6 Laurelwood Avenue a total building width occupying 80% of the frontage width of the landsite rather than the maximum permitted of 75%.

2025-283

CONSIDER AN APPLICATION FOR CONDITIONAL USE CONCERNING THE PROPERTY SITUATED AT 45 HILLCREST AVENUE

---

It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Brent Cowan, and unanimously  
TO authorize a conditional use in favour of the property situated at 45 Hillcrest Avenue in order to allow a business administrative office (an online travel agency) as an additional use in a detached single-family home.

The whole, subject to the following conditions:

- The office shall not occupy more than 10% of the total floor area of the residence.
- The activity shall be carried out exclusively by the property owners.
- The agency shall operate primarily online, communicating with clients by phone, e-mail, and videoconference.
- The use shall be strictly limited to the office space, with a maximum of two clients present at any given time.
- In-person client visits shall be limited to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday.
- No changes shall be made to the exterior appearance of the building that would compromise its primary residential character.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 360 DU BORD-DU-LAC-LAKESHORE ROAD

---

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 360 Du Bord-du-Lac-Lakeshore Road, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 7, 2025.

It is moved by Councillor Claude Cousineau,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO approve the following document received at the Planning Department on April 10, 2025:

- CSP\_360\_bord-du-lac\_plan\_2025-04-10\_(1)

The whole pertaining to the landscaping (hedge) at 360 Du Bord-du-Lac-Lakeshore Road, as this document is conform to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law PC-2788.

TO indicate that applicants will not be required to provide a financial guarantee to the Planning Department prior to issuance of the permit, since the value of the work is less than \$ 4,999.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 18 LAKEBREEZE AVENUE

---

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 18 Lakebreeze Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 7, 2025.

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO approve the following documents received at the Planning Department on April 10, 2025:

- CSP\_18\_lakebreeze\_elev\_2025-04-10\_(4)
- CSP\_18\_lakebreeze\_materiaux\_2025-04-10\_(1)

The whole, pertaining to the renovations at 18 Lakebreeze Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law PC-2788.

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 3,750 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.



**2025-286**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 300 LANTHIER AVENUE**

---

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 300 Lanthier Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 7, 2025.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Tara Stainforth, and unanimously resolved:

TO approve the following documents received at the Planning Department on March 25, 2025:

- CSP\_300\_Lanthier\_elevation\_2025-03-25\_(1)
- CSP\_300\_Lanthier\_emplacement\_2025-03-25\_(1)
- CSP\_300\_Lanthier\_materiau\_2025-03-25\_(1)

The whole, pertaining to the exterior renovations at 300 Lanthier Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law PC-2788.

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 2,400 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

**2025-287**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 6 LAURELWOOD AVENUE**

---

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 6 Laurelwood Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on April 7, 2025.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO approve the following documents received at the Planning Department on January 28 and March 25, 2025:

- CSP\_6\_Laurelwood\_elevation\_2025-03-25\_(4)
- CSP\_6\_Laurelwood\_implantation\_insertion\_2025-03-25\_(2)
- CSP\_6\_Laurelwood\_materiaux\_2025-01-28\_(1)

The whole, pertaining to the extension at 6 Laurelwood Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

Subject to the following condition that the transom window above the garage shall be divided into 2 or ideally 3 panes.

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law PC-2788.

---

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 14,025 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

**2025-288**

ADOPT, WITH MODIFICATION, 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 EXTEND THE BUILDING TO IMPROVE THE FUNCTIONALITY OF OPERATIONS WITHIN THE ESTABLISHMENT

---

WHEREAS a proposal for a specific project for the construction, alteration or occupancy of an immovable (PPCMOI) has been submitted for 600 Saint-Jean Boulevard.

WHEREAS the main components of this project can be described as follows.

- Regularize the non-conforming E-2 brasserie use.
- Convert part of the brasserie into a D-1 restaurant use.
- Maintain a total capacity of 272 seats.
- Regularize the existing terrace, which has a maximum surface area of 225 m2 and a maximum capacity of 177 places, with all associated equipment and furnishings.
- Construct an accessory building to replace the existing one for the storage of waste management bins.
- 

WHEREAS the property is located in zone Re34, which only authorizes use class C-1-C-2 (multi-family) as well as support services under certain conditions.

WHEREAS the project appears to be in general conformity with the orientations and objectives of the Planning Programme PC-2768.

WHEREAS the project submitted generally meets the objectives and criteria of By-law PC-2957.

WHEREAS the Planning Advisory Committee (PAC), at its meeting of February 17, 2025, made a recommendation generally favourable to the project as presented.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO authorize the SCAOPI project all as described in the following documents:

- PL\_Elevations\_2025-01-10\_3p
- PL\_Floor-plan-Terrace\_2025-01-10\_1p
- PL\_Implantation\_2025-01-10\_1p
- PL\_Landscaping\_2025-04-15\_1p
- PL\_Materials\_2025-02-17\_1p
- PL\_Perspective\_2025-01-10\_1p

The whole, subject to the following conditions:

- THAT a window be incorporated into the layout of the second-floor staff room, aligned with the proposed ground-floor window.
- THAT at least 3 green areas be incorporated into the parking lot, each containing a planting pit with a minimum volume of 10 m³.
- THAT a solution be implemented to improve the aesthetic appearance of the visible façade of the commercial terrace located on Saint-Jean Boulevard outside the commercial terrace's operating season.
- 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 Urban Planning Department.

- 
- THAT the applicant provides, before the issuance of the permit, a financial guarantee of \$ 22,955 (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 By-law PC-2788 on Permits and Certificates.
  - 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 respecting Specific Construction, Alteration or Occupancy Proposals for an Immovable be reviewed for conformity with the Montréal Urban Agglomeration Land Use and Development Plan and with the provisions of the applicable complementary document.

**2025-289** APPROVE AN AGREEMENT TO BE ENTERED INTO WITH BASEBALL WEST ISLAND CORP. SPORTS ASSOCIATION

It is moved by Councillor Eric Stork,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO approve an agreement to be entered into between the City of Pointe-Claire and Baseball West Island Corp regarding a partnership with the sports association, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

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 agreement, for and in the name of the City of Pointe-Claire.

**2025-290** CLOSURE

It is moved by Councillor Tara Stainforth,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO hereupon adjourn this meeting at 8:57 p.m.

---

Tim Thomas, Mayor

---

Me Caroline Thibault, City Clerk