



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, JUNE 3, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON MAY 30, 2025.

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

ABSENT : Councillor Cynthia Homan.

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.

2025-291 ADOPTION OF THE AGENDA

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

2025-292 APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 6, 2025

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO approve the French and English versions of the minutes of the regular meeting of May 6, 2025.

2025-293 QUESTION PERIOD

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

Woiciech Kulczyk
Susan Weaver
Gary Carr
Chris Sowerby

Councillor Tara Stainforth leaves her seat at 7:48 p.m.

Councillor Tara Stainforth regains her seat at 7:48 p.m.

Gerry Geffroy
Carolyn Etwell
Richard Fajzel (filing of a document)
Horst Krebs
David Johnston

Councillor Kelly Thorstad-Cullen leaves her seat at 8:22 p.m.

Councillor Kelly Thorstad-Cullen regains her seat at 8:24 p.m.

Geneviève Lussier
Stephen Cohen
Kady Bourne
Don Dwyer.

2025-294

ADOPTION OF A 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 notice of motion was given, and a draft of the by-law was filed on May 6, 2025.

WHEREAS a public meeting was held on June 3, 2025.

It is moved by Councillor Brent Cowan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO adopt without modification a 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.

2025-295

ADOPTION OF A 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 notice of motion was given, and a draft of the by-law was filed on May 6, 2025.

WHEREAS a public meeting was held on June 3, 2025.

It is moved by Councillor Brent Cowan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO adopt without modification a 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.

2025-296

ADOPTION OF A BY-LAW AMENDING 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 notice of motion was given, and a draft of the by-law was filed on May 6, 2025.

WHEREAS a public meeting was held on June 3, 2025.

It is moved by Councillor Brent Cowan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO adopt a by-law amending 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. Modifications were made to the draft filed in order to correct clerical errors.

2025-297

ADOPTION OF A BY-LAW AMENDING 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 notice of motion was given, and a draft of the by-law was filed on May 6, 2025.

WHEREAS a public meeting was held on June 3, 2025.

It is moved by Councillor Brent Cowan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO adopt without modification a by-law amending 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.

2025-298	<p>ADOPTION OF A 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>WHEREAS notice of motion was given, and a draft of the by-law was filed on May 6, 2025.</p> <p>WHEREAS a public meeting was held on June 3, 2025.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO adopt without modification a 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>
2025-299	<p>ADOPTION OF A BY-LAW AMENDING THE ZONING BY-LAW PC-2775 CONCERNING CERTAIN PROVISIONS RELATING TO COMMERCIAL TERRASSES</p> <hr/> <p>WHEREAS notice of motion was given, and a draft of the by-law was filed on May 6, 2025.</p> <p>WHEREAS a public meeting was held on June 3, 2025.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO adopt without modification a by-law amending the Zoning By-law PC-2775 concerning certain provisions relating to commercial terrasses without modification.</p>
2025-300	<p>ADOPTION OF A 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>WHEREAS notice of motion was given, and a draft of the by-law was filed on May 6, 2025.</p> <p>WHEREAS a public meeting was held on June 3, 2025.</p> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO adopt without modification a 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>
2025-301	<p>ADOPTION OF A BY-LAW AMENDING CONSTRUCTION BY-LAW PC-2786 IN ORDER TO DETERMINE THE NUMBER OF SEATS PER CATEGORY OF COMMERCIAL TERRACES</p> <hr/> <p>WHEREAS notice of motion was given, and a draft of the by-law was filed on May 6, 2025.</p> <p>WHEREAS a public meeting was held on June 3, 2025.</p> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO adopt without modification a by-law amending Construction By-law PC-2786 in order to determine the number of seats per category of commercial terraces.</p>

2025-302	ADOPTION OF A 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
	WHEREAS notice of motion was given, and a draft of the by-law was filed on May 6, 2025.
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO adopt without modification a 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.
2025-303	ADOPTION OF A BY-LAW AMENDING THE PERMITS AND CERTIFICATES BY-LAW PC-2788 IN ORDER TO SPECIFY THE TERMS AND CONTENT OF A WETLAND CHARACTERIZATION STUDY
	WHEREAS notice of motion was given, and a draft of the by-law was filed on May 6, 2025.
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO adopt without modification a by-law amending the Permits and Certificates By-law PC-2788 in order to specify the terms and content of a wetland characterization study.
2025-304	FILE A DECLARATION OF THE PECUNIARY INTERESTS OF A MEMBER OF COUNCIL
	The City Clerk reports the filing of the declaration of the pecuniary interests of Claude Cousineau, following the April 23, 2023 election and the members of Council take note.
2025-305	GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 5,000 TO WEST ISLAND BLUES FESTIVAL
	It is moved by Councillor Paul Bissonnette, Seconded by Councillor Eric Stork, and unanimously resolved: TO grant a financial support in the amount of \$ 5,000 to West Island Blues Festival.
	TO charge this expense to the Budget Account 02-193-00-989.
2025-306	GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 25,000 TO THE POINTE-CLAIRE VILLAGE COMMERCIAL ASSOCIATION
	It is moved by Councillor Paul Bissonnette, Seconded by Councillor Eric Stork, and unanimously resolved: TO grant a financial support in the amount of \$ 25,000 to the Pointe-Claire Village Commercial Association.
	TO charge this expense to the Budget Account 02-193-00-989.
2025-307	AUTHORIZE LENDING OF EQUIPMENT TO THE ORGANIZERS OF THE COACH PHIL SENIOR SOCCER TOURNAMENT FOR THE BENEFIT OF THE ALS SOCIETY OF QUÉBEC
	CONSIDERING THAT the organizers of the Coach Phil Senior Soccer Tournament, in collaboration with Soccer Pointe-Claire, organize an event for the sole benefit of the ALS Society of Québec.
	CONSIDERING THAT on June 7 and 8, 2025, the organizers of the Coach Phil Senior Soccer Tournament, Phil Lalonde and Craig Buchanan, will be hosting the Coach Phil Senior Soccer Tournament in Terra-Cotta Park in Pointe-Claire.
	CONSIDERING THAT for the purpose of the event, the organizers of the Coach Phil Senior Soccer Tournament have asked the City to lend them equipment.

	<hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Eric Stork, and unanimously resolved: THAT the City lend the following equipment to the organizers of the Coach Phil Senior Soccer Tournament: 20 picnic tables, 20 folding tables, 20 chairs, 8 garbage bins, 8 recycling bins, 4 compost bins, 10 foldable tents, 6 'No parking' signs and 4 signs for handicap parking.</p> <p>THAT the City deliver the equipment on site on approximately June 6, 2025, and pick them up after June 8, 2025.</p> <p>THAT the City dispose of the contents of the garbage, recycling and compost bins provided.</p> <p>THAT the management of the items in between delivery and pickup remain the sole responsibility of the organizers of the Coach Phil Senior Soccer Tournament.</p>
2025-308	<p>AUTHORIZE THE LENDING OF EQUIPMENT FOR THE LYRICS AND LEMONADE FUNDRAISER FOR THE BENEFIT OF THE MONTREAL CHILDREN'S HOSPITAL FOUNDATION</p> <hr/> <p>CONSIDERING THAT the Lyrics & Lemonade fundraiser is exclusively for the benefit of The Montreal Children's Hospital Foundation.</p> <p>CONSIDERING THAT the organizer, Stephen Cohen is holding this fundraiser on September 13, 2025, in Northview Park, in Pointe-Claire.</p> <p>CONSIDERING THAT for the purpose of the event, the organizer has asked the City of Pointe-Claire to lend equipment.</p> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Eric Stork, and unanimously resolved: THAT the City lends the following equipment to the organizer of the Lyrics & Lemonade fundraiser: 1 stage (10 ft X 15 ft or larger), 5 foldable tents, 5 foldable tables, and 10 foldable chairs.</p> <p>THAT the City delivers the equipment on site and pick them up on September 13, 2025.</p> <p>THAT the management of the items between delivery and pickup remains the sole responsibility of the fundraiser organizer.</p>
2025-309	<p>FILE THE MINUTES OF THE MARCH 20, 2025 MEETING OF THE PUBLIC ART COMMITTEE</p> <hr/> <p>The French and English versions of the minutes of the Public Art Committee meeting held on March 20, 2025 are filed and the members of Council take note.</p>
2025-310	<p>FILE THE MINUTES OF THE MARCH 26, 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 March 26, 2025 are filed and the members of Council take note.</p>
2025-311	<p>FILE THE MINUTES OF THE APRIL 30, 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 April 30, 2025 are filed and the members of Council take note.</p>

2025-312	APPOINT A MEMBER TO THE POINTE-CLAIRE CANOE KAYAK CLUB INC. <hr/> <p>It is moved by Councillor Tara Stainforth, Seconded by Councillor Brent Cowan, and unanimously resolved: TO appoint Mrs. Emilie Fournel as a member of the Board of Directors of the Pointe-Claire Canoe Kayak Club Inc. for a period of three years as of March 27, 2025.</p>
2025-313	APPOINT MEMBERS TO THE YOUTH ADVISORY BOARD <hr/> <p>It is moved by Councillor Tara Stainforth, Seconded by Councillor Brent Cowan, and unanimously resolved: TO appoint the following members to the Youth Advisory Board for the period of September 1, 2025, to August 31, 2026:</p> <ul style="list-style-type: none"> - Priya Kennedy ; - Nora Millar ; - Yzabella Asegurado ; - Owen Varvarikos. <p>TO renew the mandates of the following members to the Youth Advisory Board for the period of September 1, 2025, to August 31, 2026:</p> <ul style="list-style-type: none"> - Michelle Li ; - Chloe Guan ; - Olivia Rogers ; - Dina El Azzouzi ; - Jason Chen ; - Tianna Maughn.
2025-314	FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF APRIL 24, 2025 TO MAY 21, 2025 <hr/> <p>The list of budget amendments and the register of cheques for the period of April 24, 2025, to May 21, 2025 are filed and the members of Council take note.</p>
2025-315	APPROVE A LEASE TO BE ENTERED BETWEEN THE CITY OF POINTE-CLAIRE AND THE <i>MINISTÈRE DE L'ENVIRONNEMENT, DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES, DE LA FAUNE ET DES PARCS</i> FOR THE RENTAL OF A DEEP-WATER SHORE LOT ON THE PROPERTY OF THE STEWART HALL CULTURAL CENTRE <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO approve a lease between the City of Pointe-Claire and the <i>Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs</i>, for the maintenance of an embankment with stable and permanent protection in front of the City of Pointe-Claire property known as lot 4 253 212, 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.</p> <p>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.</p>

2025-316	<p>APPROVE A LEASE TO BE ENTERED BETWEEN THE CITY OF POINTE-CLAIRE AND THE <i>MINISTÈRE DE L'ENVIRONNEMENT, DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES, DE LA FAUNE ET DES PARCS</i> FOR THE RENTAL OF A DEEP-WATER SHORE LOT NEAR 55 BORD-DU-LAC-LAKESHORE ROAD AND NEAR CHSLD BAYVIEW.</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO approve a lease between the City of Pointe-Claire and the <i>Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs</i>, for the maintenance of two (2) medians forming part of the bed of Lake Saint-Louis near 55 Du Bord-du-Lac-Lakeshore Road and near the CHSLD Bayview, 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.</p> <p>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.</p>
2025-317	<p>FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF JUNE 2025</p> <hr/> <p>The list of delegated staff changes for the month of June 2025, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.</p>
2025-318	<p>APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF JUNE 3, 2025</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO approve the list of non-delegated staff changes as of June 3, 2025, as signed by Mrs. Karina Verdon, City Manager.</p>
2025-319	<p>APPROVE THE NEW SALARY GRIDS FOR NON-UNIONIZED EMPLOYEES AND STUDENTS</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO approve the salary grids of the non-unionized employees and students effective May 1, 2025, following the annual increase in the minimum wage decreed by the Québec Government.</p>
2025-320	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SERVICES D'ARBRES PRIMEAU INC., FOR THE YEAR 2025, IN THE AMOUNT OF \$ 42,894.87, TAXES INCLUDED FOR ARBORICULTURE WORKS ON THE SHORES OF LAKE SAINT-LOUIS AS WELL AS TREE PRUNING WORKS ALONG THE STREETS IN ANTICIPATION OF SNOW REMOVAL</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO exercise the renewal option provided for in the contract entered into with SERVICES D'ARBRES PRIMEAU INC., for the year 2025, in the amount of \$ 42,894.87, taxes included (subject to the consumer price index (CPI)), for arboriculture works on the shores of Lake Saint-Louis as well as tree pruning works along the streets in anticipation of snow removal (TP240044).</p> <p>TO charge this expense to Budget Accounts 02-701-73-484 and 02-701-71-571 (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>

- 2025-321** AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF THREE (3) SETS OF LINE STRIPERS FOR ROAD MARKING, TO SHERWIN-WILLIAMS, FOR A TOTAL AMOUNT OF \$ 102,357.75, TAXES INCLUDED
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- It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO award a contract for the supply and the delivery of three (3) sets of line stripers for road marking (TP250037), to the lowest conforming bidder, being SHERWIN-WILLIAMS, for a total amount of \$ 102,357.75, taxes included.
- TO charge this expense to Budget Account 22-423-02-958.
- 2025-322** APPROVE A CHANGE ORDER TO THE CONTRACT WITHIN THE FRAMEWORK OF THE GROUP CALL FOR TENDERS NO. 2023-8115-50 FOR THE RENTAL OF LIGHT VEHICLES FROM THE CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG) WITH ENTERPRISE HOLDINGS CANADA, FOR A TOTAL AMOUNT OF \$ 1,536.89, TAXES INCLUDED, FOR THE PERIOD OF FEBRUARY 1, 2024, TO JANUARY 31, 2025
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- It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve a change order to the contract within the framework of the group call for tenders no. 2023-8115-50 for the rental of light vehicles from the *Centre d'acquisitions gouvernementales* (CAG) with Enterprise Holdings Canada, for a total amount of \$ 1,536.89, taxes included, for the period of February 1, 2024, to January 31, 2025.
- THAT the City of Pointe-Claire agrees to abide by the terms and conditions of said contract as if it had contracted directly with the supplier to whom the contract is awarded.
- THAT the City of Pointe-Claire acknowledges that, as per their administrative policy, the Centre d'Acquisitions Gouvernementales (CAG), will collect an administrative fee of 1% of the rental total for each vehicle from the City of Pointe-Claire, that will be included in the rental rates.
- TO expense the total amount of \$ 1,536.89, taxes included, to the budget accounts 02-821-30-513, 02-823-15-513, 02-822-91-513, 02-823-20-513, 02-827-20-513 and 02-827-74-513.
- 2025-323** APPROVE AN AGREEMENT FOR FINANCIAL PARTICIPATION IN THE "ENSEMBLE ON VERDIT" AND "ICI, ON VERDIT", GREENING PROJECTS FOR THE YEAR 2025 TO BE ENTERED INTO WITH GROUPE DE RECOMMANDATIONS ET D'ACTIONS POUR UN MEILLEUR ENVIRONNEMENT (GRAME)
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- It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve an agreement to be entered into between the City of Pointe-Claire and *Groupe de recommandations et d'actions pour un meilleur environnement (GRAME)* regarding an agreement for financial participation for the "*Ensemble on verdict*" and "*ICI, on verdict*", greening projects for the year 2025, 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 Department to sign said agreement, for and in the name of the City of Pointe-Claire.
- 2025-324** AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY, ON DEMAND, OF 12% LIQUID CHLORINE OR 12% SODIUM HYPOCHLORITE BY TANKER TRUCK, FOR THE INDOOR SWIMMING POOLS, TO KIK HOLDCO COMPANY INC. (LAVO), FOR A TOTAL AMOUNT OF \$ 57,472.54, TAXES INCLUDED
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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 and the delivery, on demand, of 12% liquid chlorine or 12% sodium hypochlorite by tanker truck, for the indoor swimming pools (EP250006DP), to the lowest conforming bidder, being KIK HOLDCO COMPANY INC. (LAVO), for a total amount of \$ 57,472.54, taxes included.
- TO charge this expense to Budget Account 02-877-40-635.

2025-325	<p>AWARD A CONTRACT FOR JANITORIAL SERVICES AT THE OLIVE-URQUHART SPORTS CENTRE FOR THE PERIOD OF AUGUST 1, 2025 TO JULY 31, 2026, TO 9063-4825 QUÉBEC INC. (SERVICE D'ENTRETIEN PERFORM-NET), FOR A TOTAL AMOUNT OF \$ 190,285.21, TAXES INCLUDED, WITH TWO OPTIONAL YEARS</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO award a contract for janitorial services at the Olive-Urquhart Sports Centre for the period of August 1, 2025 to July 31, 2026 (EP250003), to the lowest conforming bidder, being 9063-4825 QUÉBEC INC. (SERVICE D'ENTRETIEN PERFORM-NET), for a total amount of \$ 190,285.21, taxes included. The City reserving the option to renew the contract for the periods of August 1, 2026 to July 31, 2027 and August 1, 2027 to July 31, 2028.</p> <p>TO charge this expense to Budget Account 02-877-43-532 (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).</p>
2025-326	<p>AWARD A CONTRACT FOR THE REPLACEMENT OF THE WATER HEATER AT THE OLIVE URQUHART SPORTS CENTRE, TO LE GROUPE CENTCO INC., FOR A TOTAL AMOUNT OF \$ 83,816.78, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO award a contract for the replacement of the water heater at the Olive Urquhart Sports Centre (BP2505-22069), to the lowest conforming bidder, being LE GROUPE CENTCO INC., for a total amount of \$ 83,816.78, taxes included.</p> <p>TO charge this expense to Budget Account 03-920-25-001.</p>
2025-327	<p>AWARD A CONTRACT FOR THE REPLACEMENT OF THE LIGHTING OF THE GEORGE-GATE POOL AT THE MALCOLM-KNOX AQUATIC CENTRE, TO LA CIE REPENTIGNY ÉLECTRIQUE INC., FOR A TOTAL AMOUNT OF \$ 183,385.13, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO award a contract for the replacement of the lighting of the George-Gate pool at the Malcolm-Knox Aquatic Centre (BP2502-23057), to the lowest conforming bidder, being LA CIE REPENTIGNY ÉLECTRIQUE INC., for a total amount of \$ 183,385.13, taxes included.</p> <p>TO charge this expense to Budget Account 22-425-12-980.</p>
2025-328	<p>AWARD A CONTRACT FOR PROFESSIONAL SERVICES FOR THE WATERPROOFING AND REPAIR WORKS OF THE FOUNDATION AND WEST BALCONY OF STEWART HALL CULTURAL CENTRE, TO PLURIEL ARCHITECTURE ET SCIENCE DU BÂTIMENT INC., FOR A TOTAL AMOUNT OF \$ 229,403.87, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO award a contract for professional services for the waterproofing and repair works of the foundation and west balcony of Stewart Hall Cultural Centre (BP2506-24023), to the bidder having obtained the highest score, being PLURIEL ARCHITECTURE ET SCIENCE DU BÂTIMENT INC., for a total amount of \$ 229,403.87, taxes included.</p> <p>TO charge this expense to Budget Accounts 22-425-62-980 and 22-425-52-980.</p>

2025-329

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION TELVA INC., FOR THE RENOVATION OF OFFICE SUITES FOR ISP/PCVRU, FOR AN AMOUNT OF \$ 60,922.16, TAXES INCLUDED

It is moved by Councillor Brent Cowan,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve a change order to the contract entered into with CONSTRUCTION TELVA INC., for the renovation of office suites for ISP/PCVRU (BP2405-22065), for a total amount of \$ 60,922.16, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,801,604.74, taxes included.

TO charge this expense to Budget Account 03-920-21-001.

2025-330

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH GROUPE PICHÉ, FOR THE RENOVATION OF THE ENVELOPE AND THE PARTIAL DEVELOPMENT OF THE BASEMENT OF THE VALOIS LIBRARY, FOR AN AMOUNT OF \$ 135,592.32, TAXES INCLUDED

It is moved by Councillor Brent Cowan,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve a change order to the contract entered into with GROUPE PICHÉ, for the renovation of the envelope and the partial development of the basement of the Valois library (BP2403-22073), for a total amount of \$ 135,592.32, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 1,920,597.58, taxes included.

TO charge this expense to Budget Account 22-424-52-969.

2025-331

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 \$ 259,749.68 , TAXES INCLUDED

Vote against:
Councillor Claude Cousineau

It is moved by Councillor Brent Cowan,
Seconded by Councillor Eric Stork, 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 \$ 259,749.68, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 25,170,494.99, taxes included.

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

2025-332

AWARD A CONTRACT FOR THE CONSTRUCTION OF A BIORETENTION AREA, PATH RESTORATION, AND LIGHTING WORK AT ELGIN PARK, TO BEAMEO SERVICES-CONSEILS INC., FOR A TOTAL AMOUNT OF \$ 767,405.81, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract for the construction of a bioretention area, path restoration, and lighting work at Elgin Park (GP2509-25010), to the lowest conforming bidder, being BEAMEO SERVICES-CONSEILS INC., for a total amount of \$ 767,405.81, taxes included.

TO charge this expense to Budget Accounts 22-425-22-979, 63-420-25-020 and 03-920-22-000.

2025-333

AWARD A CONTRACT FOR THE REFURBISHMENT OF THE 18-MONTH TO 5-YEAR-OLD AREA AT LANSDOWNE PARK (PHASE 2), TO AMÉNAGEMENT PROMOVERT, FOR A TOTAL AMOUNT OF \$ 592,688.08, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract for the refurbishment of the 18-month to 5-year-old area at Lansdowne Park (Phase 2) (GP2508-24115), to the bidder having obtained the highest score, being AMÉNAGEMENT PROMOVERT, for a total amount of \$ 592,688.08, taxes included.

TO charge this expense to Budget Account 63-420-25-010.

2025-334

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 243 DU BORD-DU-LAC-LAKESHORE ROAD

It is moved by Councillor Eric Stork,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO authorize a minor exemption to permit at 243 Du Bord-du-Lac-Lakeshore Road a plenum attached to the main structure with a minimum front setback of 5.75m rather than the minimum required of 10m.

2025-335

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING FUTURE LOT 6 652 919 OF THE CADASTRE OF QUÉBEC (FRONTING ON THE WEST-SIDE OF SAINT-JEAN BOULEVARD, SOUTH OF LABROSSE AVENUE)

It is moved by Councillor Eric Stork,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO authorize on future lot 6 652 919 of the Quebec cadastre (fronting on the west side of Saint-Jean Boulevard, south of Labrosse Avenue), a sign:

- That is V-shaped whereas V-shaped signs are prohibited, provided that the angle conforms to that indicated on the plan.
- Exceeding the maximum permitted area of 3m², on the condition that the total surface area of the sign does not exceed 18m², whereas the initial request was for a sign of 51.88 m².
- Located 0.27m from the front street right-of-way rather than at the minimum required of 1m.

And, to refuse the application for authorization of a sig with a total height of 8.53m rather than the maximum permitted of 4.6m.

Keith Matthews addresses Council regarding the minor exemption request concerning 31 Cartier Avenue.

2025-336

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 31 CARTIER AVENUE

It is moved by Councillor Eric Stork,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO authorize a minor derogation to permit at 31 Cartier Avenue:

- A landing with an area of 8.5m² rather than the maximum permitted of 3.35m².
- A deck located in the front setback where it is not permitted.
- A reduction of the green space to 30% in the front setback rather than the minimum required of 40%.
- A vegetative cover of 0% of the area of the rear setback rather than the minimum required of 30%.
- A driveway with a width of 5.51m rather than the maximum permitted of 4.5m (request for minor exemption to the Village Code PC-2880).

The whole, on the condition the felled tree be replaced with a high-branched tree.

2025-337

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 45 BELTON AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 45 Belton 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following document received at the Planning Department:

- CSP_facade_2025-05-12_(1)

The whole pertaining to the exterior renovation and landscaping at 45 Belton Avenue, as this document is conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

Subject to the following conditions:

- Install a transom window above the front door (rather than the pediment), aligned in height with the adjacent windows;
- Install window boxes that are finished in the same colour as the front door;
- Plant coniferous shrubs or trees across the entire width of the front façade to enable four-season landscaping in order to visually mitigate the disproportionate height between the ground and the windows.

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 no additional financial guarantee is required before the issuance of the permit;

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

2025-338

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 309 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 309 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department :

- CSP_309_materials_2025-05-12_(2)
- CSP_309_plan_2025-05-01_(1)

the whole pertaining to the construction and the operation of a commercial terrace at 309 Du Bord-du-Lac-Lakeshore Road, 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 no financial guarantee is required prior the issuance of the building permit, as the work has an estimated value of less than \$ 4,999;

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

2025-339

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 309C 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 309C 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- CSP_309C_matériaux_2025-05-12_(2)
- CSP_309C_plan_2025-05-01_(1)

The whole, pertaining to the installation and operation of a commercial terrace at 309C Du Bord-du-Lac-Lakeshore Road, 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 condition that the picnic tables provided be replaced with “café” style tables and chairs that better reflect the character of the restaurant and harmonize with the surrounding architectural and landscape context.

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 no financial guarantee is required prior the issuance of the building permit, as the work has an estimated value of less than \$4,999.

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

2025-340

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 1 CARTIER AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 1, Cartier 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department :

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- CSP_1_Cartier_implantation_extrait du ccu_2025-05-12_(1)
 - CSP_1_Cartier_materiaux_extrait du ccu_2025-05-12_(1)
 - CSP_1_Cartier_mobilier_extrait du ccu_2025-05-12_(1)
 - CSP_1_Cartier_plan_extrait du ccu_2025-05-12(1)

The whole, pertaining to the installation and operation of a commercial terrace at 1, Cartier 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 no financial guarantee is required prior the issuance of the building permit, as the work has an estimated value of less than \$ 4,999;

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

2025-341

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 31 CARTIER AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 31 Cartier 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- CSP_31_Cartier_cl_2024-07-26_(1)
- CSP_31_Cartier_elevations_2025-04-30_(2)
- CSP_31_Cartier_materiaux_extrait du ccu_2025-05-12_(1)

The whole, pertaining to the multiple exterior renovations and landscaping works at 31 Cartier 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 condition that the felled tree be replaced with a high-branched tree.

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 no additional financial guarantee is required for the issuance of the permit.

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

2025-342

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 9 CAVELL AVENUE

Vote against:
Councillor Claude Cousineau

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 9, Cavell 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and resolved by majority:
TO approve the following documents received by the Planning Department :

- CSP_9_Cavell_élévations_2025-04-30_(5)
- CSP_9_Cavell_Implantation_2022-08-23_(1)
- CSP_9_Cavell_materiaux_extrait du ccu_2025-05-12_(1)

The whole, pertaining to the the modification to the plans previously approved by resolution 2022-544 at 9, avenue Cavell, said plans being in conformity with the criteria and objectives applicable to Site Planning and Architectural Integration Programs, By-law PC-2787;

Subject to the condition that the glass panel garage doors must be replaced with solid black garage doors, which may include windows on the top panel only.

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 no additional financial guarantee is required for the issue of the permit.

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

2025-343

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 45 CEDAR AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 45, Cedar 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- CSP_45_Cedar_elevations_2025-04-22_(1)
- CSP_45_Cedar_implantation_2025-04-22_(1)
- CSP_45_Cedar_materiaux_2025-04-22_(3)
- CSP_45_Cedar_perspectives_2025-04-22_(1)

The whole, pertaining to extension and exterior renovation at 45 Cedar 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 conditions:

- That the veranda has an approximate depth of 1.8m (6ft).
- That landscaping works be carried out beneath the veranda.
- That a lighter color be applied to the moldings, columns, and railings to create a visual contrast.

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- That a wooden railing be installed instead of an aluminum one as proposed to strengthen the architectural style of the house.

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 \$ 26,400 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.

2025-344

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 118 MAITLAND AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 118 Maitland 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 May 12, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- CSP_materiaux_2025-05-12_(2p)

The whole, pertaining to the roof replacement work at 118 Maitland 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 \$ 1,600 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.

2025-345

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 438 A AND B SAINT-LOUIS AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the properties located at 438A Saint-Louis Avenue (lot 6 633 882 of the Cadastre of Québec) and 438B Saint-Louis Avenue (lot 6 633 883 of the Cadastre of Québec), 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 (concerning subdivision) at its meeting held on May 12, 2025.

It is moved by Councillor Eric Stork,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve the following document received at the Planning Department:

- CSP_438_St_Louis_subdivision_2024-08-01_1p

And this, in relation to the cadastral operation to subdivide the lot 2 530 779 of the Cadastre of Québec in order to create the lot 6 633 882 of the Cadastre of Québec (future address 438A Saint-Louis Avenue) and the lot 6 633 883 of the Cadastre of Québec (future address 438B Saint-Louis Avenue), being in conformity with the criteria and objectives of By-law PC-2787 respecting Site Planning and Architectural Integration Programs.

Subject to the condition that no construction permit be issued until the Site Planning and Architectural Integration Program (SPAIP) plans for the future houses located at 438A and 438B Saint-Louis Avenue have been approved by resolution of Council.

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 also be required to comply with the recommendations made by the various municipal departments.

2025-346

ADOPT A 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 Tara Stainforth,

Seconded by Councillor Eric Stork, 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.

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- 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.

2025-347

ADOPT AN UPDATED COLLECTION DEVELOPMENT POLICY OF THE POINTE-CLAIRE PUBLIC LIBRARY

It is moved by Councillor Bruno Tremblay,
 Seconded by Councillor Brent Cowan, and unanimously resolved:
 TO adopt a updated Collection Development Policy of the Pointe-Claire Public Library.

2025-348

AUTHORIZE THE PRESENTATION OF A REQUEST FOR FINANCIAL ASSISTANCE FROM THE *MINISTÈRE DE LA CULTURE ET DES COMMUNICATIONS* TO BE PAID TO THE CITY OF POINTE-CLAIRE FOR THE LIBRARY

It is moved by Councillor Bruno Tremblay,
 Seconded by Councillor Brent Cowan, and unanimously resolved:
 TO authorize the presentation of a request for financial assistance from the *Ministère de la Culture et des Communications* to be paid to the City of Pointe-Claire for the library.

TO authorize Ms. Mme Katya Borrás, Senior Manager - Arts, Culture and Library, to sign any document necessary for this purpose, for and on behalf of the City of Pointe-Claire.

TO confirm the commitment of the City of Pointe-Claire to self-finance the total amount of expenses planned for the acquisition of documents, including the portion corresponding to the subsidy that will be allocated by the Ministry.

2025-349

APPROVE A SUBSIDY AGREEMENT WITHIN THE FRAMEWORK OF THE CELEBRATE CANADA PROGRAM TO BE ENTERED INTO WITH HIS MAJESTY THE KING IN RIGHT OF CANADA REPRESENTED BY THE MINISTER OF CANADIAN HERITAGE

WHEREAS the City of Pointe-Claire wishes to enter into a subsidy agreement in the amount of \$ 9,000 within the framework of the Celebrate Canada Program with His Majesty the King in Right of Canada as represented by the Minister of Canadian Heritage.

It is moved by Councillor Bruno Tremblay,
 Seconded by Councillor Brent Cowan, and unanimously resolved:
 THAT Municipal Council wishes to enter into a subsidy agreement between the City and Heritage Canada, within the framework of the Celebrate Canada Program, for the realization of our project (Pointe-Claire Canada Day Celebrations).

THAT the City of Pointe-Claire approves the proposed subsidy agreement with His Majesty the King in Right of Canada as represented by the Minister of Canadian Heritage within the framework of the Celebrate Canada Program.

THAT the City of Pointe-Claire request the authorization of the Government of Québec to enter into this agreement.

THAT Mr. Claude Rhéaume, Director - Culture, Sports, Leisure and Community Development, be authorized to sign the agreement.

2025-350 APPROVE THE 2025 MUNICIPAL ACTION PLAN FOR THE SOCIAL AND PROFESSIONAL INTEGRATION FOR PERSONS WITH DISABILITY AND AUTHORIZE THE 2025 OBJECTIVES OF THE ACCESSIBILITY COMMITTEE IN ORDER TO SUBMIT IT TO THE *OFFICE DES PERSONNES HANDICAPÉES DU QUÉBEC*

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the 2025 Municipal Action Plan for the social and professional integration for persons with disability; and

TO authorize the 2025 objectives of the Accessibility Committee in order to submit it to the *Office des personnes handicapées du Québec*.

2025-351 APPROVE THE P.L.A.C.E. PROGRAM (PARTICIPATE IN LEISURE, ARTS & CULTURE EQUITABLY)

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve the P.L.A.C.E. Program (Participate in Leisure, Arts & Culture Equitably).

2025-352 CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO hereupon adjourn this meeting at 9:23 p.m.

Tim Thomas, Mayor

Me Caroline Thibault, City Clerk