

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, AUGUST 12, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON AUGUST 8, 2025.

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

ABSENT : Councillor Eric Stork.

Mrs. Karina Verdon, City Manager, Mtre Caroline Thibault, City Clerk and Director of Legal Affairs, as well as Mrs. Kaitlin Leonard, Paralegal, are also in attendance.

2025-396 ADOPTION OF THE AGENDA

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve the agenda without modification.

2025-397 APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 8, 2025

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve the French and English versions of the minutes of the regular meeting of July 8, 2025.

2025-398 QUESTION PERIOD

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

Ryan Derrig
Gary Cark
Katherine Baxter (filing of a document)
Lorraine Chiasson
Hans Volstad
Nasr El Dabee
Claudine Mercier

Councillor Brent Cowan leaves his seat at 8:37 p.m.

Councillor Brent Cowan returns to his seat at 8:39 p.m.

Councillor Tara Stainforth leaves her seat at 8:29 p.m.

Mike Nurse

Councillor Tara Stainforth returns to her seat at 8:41 p.m.

Jennifer Roy
Susan Weaver.

2025-399 ADOPTION OF A BY-LAW AMENDING BY-LAW PC-2977 DECREEEING THE EXIGIBLE TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRE, FOR FISCAL YEAR 2025

WHEREAS notice of motion was given, and a draft by-law was filed on July 8, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO adopt without modification a by-law amending By-law PC-2977 decreeing the exigible tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2025.

2025-400

GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 500 TO THE WEST ISLAND WOMEN'S CENTRE

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO grant a financial support in the amount of \$ 500 to West Island Women's Centre.

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

2025-401

AUTHORIZE THE LENDING OF EQUIPMENT TO THE POINTE-CLAIRE VILLAGE COMMERCIAL ASSOCIATION FOR THE POINTE-CLAIRE VILLAGE DAY EVENT

WHEREAS the Pointe-Claire Village Commercial Association has organized the Pointe-Claire Village Day event every year since 2022.

WHEREAS the event brings people together and stimulates activity among Village businesses.

WHEREAS the Pointe-Claire Village Commercial Association made a request to the City to borrow equipment to help contribute to the success of the event.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
THAT the City loan the following equipment to the Pointe-Claire Village Commercial Association: 1 large stage (16 ft. x 8 ft.) or (16 ft. x 12 ft.) at the corner of avenue Cartier and Du Bord-du-Lac-Lakeshore Road, 1 small stage (8 ft. x 8 ft.), water stations, 16 tents, 16 tables, and 25 chairs.

THAT the equipment be delivered on or about August 16, 2025, and picked up after the event is finished.

THAT the City dispose of the contents of the garbage, recycling and compost bins made available.

THAT the Pointe-Claire Village Commercial Association remain solely responsible for the management of the items between delivery and pick-up.

2025-402

CONSIDER A REQUEST FOR REVIEW OF THE DECISION RENDERED BY THE DEMOLITION COMMITTEE, WHEREBY THE REQUEST FOR DEMOLITION OF THE BUILDING LOCATED AT 191, DU BORD-DU-LAC-LAKESHORE ROAD WAS DENIED

CONSIDERING the decision rendered by the Demolition Committee on June 19, 2025, concerning the building located at 191 Du Bord-du-Lac-Lakeshore Road.

CONSIDERING that, in accordance with the provisions of Chapter 8 of the By-law PC-2987 respecting the Demolition of Immovables, the owner of said building submitted a request for review of the decision rendered by the Demolition Committee.

CONSIDERING the provisions of Sections 148.0.1 to 148.0.26 of the Act Respecting Land Use Planning and Development.

CONSIDERING that Council has considered the criteria for assessing a demolition request as set out in Chapter 5 of the By-Law PC-2987 respecting the Demolition of Immovables.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Kelly Thorstad-Cullen,
TO overturn the decision rendered by the Demolition Committee on June 19, 2025, whereby the request for demolition of the building located at 191 Du Bord-du-Lac-Lakeshore was denied.

Members of Council address the public.

Mayor Tim Thomas requests a vote.

Councillor Cynthia Homan, Councillor Kelly Thorstad-Cullen, Councillor Paul Bissonnette, and Councillor Claude Cousineau vote in favour of the motion to overturn the decision of the Committee.

Councillor Tara Stainforth, Councillor Bruno Tremblay, and Councillor Brent Cowan vote against the motion to overturn the decision of the Committee.

Consequently, it is resolved by majority:

TO overturn the decision rendered by the Demolition Committee on June 19, 2025, whereby the request for demolition of the building located at 191 Du Bord-du-Lac-Lakeshore was denied.

TO grant the demolition request of the immovable located at 191 Du Bord-du-Lac-Lakeshore Road in Pointe-Claire, based on the relevant criteria mentioned in By-Law PC-2987 Respecting the Demolition of Immovables, subject to the following conditions:

- a) That, according to Chapter 9 of By-Law PC-2987 respecting the Demolition of Immovables, no certificate of authorization for demolition may be granted until Council has approved the site planning and architectural integration programme associated with the replacement project, and until a complete building permit application complying with the by-laws in force has been submitted to the urban planning department for approval.
- b) That both the certificate of authorization to demolish the immovable and the building permit for the immovable(s) relating to the approved reutilization program for the vacated, be issued no later than twelve (12) months after the present decision, or in the case of a valid request for review by Council, within twelve (12) months of Council's decision.
- c) That the building permit be completed in accordance with the deadlines set out in the Permits and Certificates By-law PC-2788.
- d) That the applicant must provide, prior to the issuance of the certificate of authorization, the information allowing to know the locations of disposal of the materials.
- e) That, prior to the issuance of the certificate of authorization for demolition, a monetary guarantee must be remitted to the City in accordance with Section 10 of By-Law PC-2987 respecting the Demolition of Immovables.

TO inform the applicant that must take all necessary measures to separate the materials, all to promote the implementation of the residual materials management plan of the *Communauté métropolitaine de Montréal (CMM)* on the City of Pointe-Claire territory. The methods used must optimize, as the case may be, the recovery, recycling, reclamation and ultimately the disposal of materials in appropriate sites for this purpose. More specifically, but not limited to, take all necessary measures to control the dispersion of packaging and construction materials during the works.

TO inform the applicant that they must, throughout the duration of the works, take all necessary measures to maintain public property (street right-of-way, sidewalk, etc.) in a good state of cleanliness. All necessary measures must be taken to manage building materials and residues from demolition and construction in such a way that they do not cause damage or inconvenience to adjacent properties.

TO inform the applicant that they must comply with By-law 1495 concerning nuisances by ensuring in particular that the work is carried out between 7:00 a.m. and 9:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on Saturdays, Sundays and public holidays.

TO inform the applicant that the construction must be carried out in strict conformity with the approved plans and applicable urban planning regulations.

2025-403

FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JUNE 26, 2025 TO JULY 30, 2025

The list of budget amendments and the register of cheques for the period of June 26, 2025 to July 30, 2025 are filed and the members of Council take note.

2025-404	<p>AUTHORIZE A REQUEST FOR CONCILIATION AND POSSIBLE ARBITRATION WITH THE BARREAU DU QUEBEC'S OFFICE OF THE SYNDIC WITH RESPECT TO LEGAL FEES IN THE FILE CMQ-71565-001, FOR INVOICE NUMBER 20530881</p> <hr/> <p>It is moved by Councillor Claude Cousineau, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO authorize a request for conciliation and possible arbitration with the Barreau du Quebec's Office of the Syndic with respect to legal fees in the file CMQ-71565-001, for invoice number 20530881.</p>
2025-405	<p>APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF AUGUST 12, 2025</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Brent Cowan, and unanimously resolved: TO approve the list of non-delegated staff changes as of August 12, 2025, as signed by Mrs. Karina Verdon, City Manager.</p>
2025-406	<p>FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF AUGUST 2025</p> <hr/> <p>The list of delegated staff changes for the month of August 2025, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.</p>
2025-407	<p>APPROVE THE DRAFT COLLECTIVE AGREEMENT FOR POINTE-CLAIRE WHITE-COLLAR EMPLOYEES FOR THE PERIOD FROM JANUARY 1, 2023 TO DECEMBER 31, 2028</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Brent Cowan, and unanimously resolved: TO approve the draft collective agreement for white-collar employees of the City of Pointe-Claire between the City of Pointe-Claire and the <i>Syndicat des fonctionnaires municipaux de Montréal</i> for the period from January 1, 2023, to December 31, 2028, copy of which is attached to the decision-making file.</p> <p>TO authorize the City Manager, the Director of the Human Resources Department, the Senior Business Partners of the Human Resources Department and our attorney to sign said document for and on behalf of the City of Pointe-Claire.</p>
2025-408	<p>AWARD A CONTRACT FOR PRUNING AND CABLING WORKS AT AN HOURLY RATE FOR THE 2025 SEASON, TO SERVICES D'ARBRES PRIMEAU INC., FOR A TOTAL AMOUNT OF \$ 98,102.42, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO award a contract for pruning and cabling works at an hourly rate for the 2025 season (TP250045), to the lowest conforming bidder, being SERVICES D'ARBRES PRIMEAU INC., for a total amount of \$ 98,102.42, taxes included.</p> <p>TO charge this expense to Budget Account 03-920-22-015 (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>
2025-409	<p>CONFIRM THE ADHESION OF THE CITY OF POINTE-CLAIRE TO THE CITY OF MONTREAL'S GROUP PURCHASE FOR THE SUPPLY OF GASOLINE (REGULAR AND PREMIUM), FOR THE PERIOD OF JANUARY 4, 2026, TO JANUARY 3, 2029, WITH TWO OPTIONAL PERIODS OF 12 MONTHS EACH</p> <hr/> <p>WHEREAS the City of Pointe-Claire has participated for over fifteen (15) years in a joint purchasing group for the supply of fuels, originally initiated by the Urban Community of Montreal and continued by the City of Montreal following municipal mergers.</p> <p>WHEREAS the contracts entered into with oil companies, which are automatically renewed from year to year, will expire on January 3, 2026.</p> <p>WHEREAS the City of Montreal wishes to issue a call for tenders to meet the fuel needs of its boroughs, linked cities, and corporate services for the period from January 4, 2026, to January 3, 2029, with two (2) renewal options of one year each.</p>

WHEREAS group purchasing allows participants to increase their purchasing power, procure regular gasoline directly from major oil companies, and benefit from better the prices.

WHEREAS the annual fuel costs paid by the City of Pointe-Claire (diesel and gasoline) amount to approximately 721 695 \$ (468 435 \$ for diesel and 253 260 \$ for gasoline), including taxes.

WHEREAS it is in the City's interest to participate in the joint purchasing group.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize the participation of the City of Pointe-Claire in the City of Montreal's group purchase for the supply and the delivery of fuel for the period from January 4, 2026, to January 3, 2029, including two (2) renewal options of one year each.

2025-410

CONFIRM THE ADHESION OF THE CITY OF POINTE-CLAIRE TO STM'S GROUP PURCHASE FOR THE THE SUPPLY OF DYED DIESEL (STANDARD AND FOR GENERATORS), FOR THE PERIOD OF FEBRUARY 4, 2026, TO JANUARY 31, 2029, WITH 2 OPTIONAL PERIODS OF 12 MONTHS EACH

WHEREAS the City of Pointe-Claire has participated for over fifteen (15) years in a joint purchasing group for the supply of fuels, originally initiated by the Urban Community of Montreal and continued by the STM.

WHEREAS the contracts entered into with oil companies, which are automatically renewed from year to year, will expire on January 31, 2026.

WHEREAS the STM wishes to issue a call for tenders to meet the fuel needs of its boroughs, linked cities, and corporate services for the period from February 4, 2026, to January 31, 2029, with two (2) renewal options of one year each.

WHEREAS group purchasing allows participants to increase their purchasing power, procure fuel directly from major oil companies, and benefit from better prices.

WHEREAS the annual fuel costs paid by the City of Pointe-Claire (diesel and gasoline) amount to approximately 721 695 \$ (468 435 \$ for diesel and 253 260 \$ for gasoline), including taxes.

WHEREAS it is in the City's interest to participate in the joint purchasing group.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize the participation of the City of Pointe-Claire in the STM's group purchase for the supply and delivery of dyed diesel (standard and for generators) for the period from February 4, 2026, to January 31, 2029, including two (2) renewal options of one year each.

2025-411

CONFIRM THE ADHESION OF THE CITY OF POINTE-CLAIRE TO THE *CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG)* GROUP PURCHASE FOR NEW, RETREADED, AND REMOLDED TIRES FOR THE PERIOD FROM APRIL 1, 2026, TO MARCH 31, 2029

THAT the City of Pointe-Claire entrusts the *Centre d'Acquisitions Gouvernementales (CAG)* with the process leading to the awarding of contracts for the purchase of new, retreaded, and remolded tires required for its operations.

THAT the City of Pointe-Claire commits to completing, within the prescribed deadlines, the commitment form in the LAC (CAG's Shared Purchasing Software), which is used to provide an estimate of the annual quantities of the various types of tires it expects to require for the period from April 4, 2026, to March 31, 2029.

THAT the City of Pointe-Claire agrees to abide by the terms and conditions of the said contract as if it had entered into the agreement directly with the supplier to whom the contract will be awarded.

THAT the City of Pointe-Claire acknowledges that, in accordance with its administrative policy, the *Centre d'Acquisitions Gouvernementales (CAG)* will charge the City a management fee, which will be included in the tire selling prices, with the amount of the fee to be confirmed upon contract award.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO confirm the City of Pointe-Claire's participation in the group purchase of the *Centre d'Acquisitions Gouvernementales (CAG)* for the procurement of new, retreaded, and remolded tires, call for tenders no. 2026-8109-50, for the period from April 1, 2026, to March 31, 2029.

2025-412 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 3024407 CANADA INC. (ENTREPRISE VAILLANT (1994) INC.), FOR THE 2025-2026 WINTER SEASON, IN THE AMOUNT OF \$ 482,691.72, TAXES INCLUDED FOR THE RENTAL, WITH OPERATORS, OF SNOW REMOVAL EQUIPMENT

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with 3024407 CANADA INC. (ENTREPRISE VAILLANT (1994) INC.), for the 2025-2026 winter season, in the amount of \$ 482,691.72, taxes included (subject to the consumer price index (CPI)), for the rental, with operators, of snow removal equipment (TP230035).

TO charge this expense to Budget Account 02-330-00-513 (according to the approximate quantities indicated in the Tender form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2025-413 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ROXBORO EXCAVATION INC., FOR THE YEAR 2025-2026 WINTER SEASON, IN THE AMOUNT OF \$ 1,636,280.39, TAXES INCLUDED FOR SNOW REMOVAL IN THE INDUSTRIAL PARK AND THE GREENWICH DISTRICT

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with ROXBORO EXCAVATION INC., for the 2025-2026 winter season, in the amount of \$ 1,636,280.39 taxes included (subject to the consumer price index (CPI)), for snow removal in the industrial park and the Greenwich district (TP230028).

TO charge this expense to Budget Account 02-330-00-477 (according to the approximate quantities indicated in the Tender form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2025-414 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH QUINCAILLERIE NOTRE-DAME INC., FOR THE PERIOD OF SEPTEMBER 1, 2025, TO AUGUST 31, 2026,, IN THE AMOUNT OF \$ 78,232.83 , TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY OF CARPENTRY PARTS, TOOLS, MATERIALS AND EQUIPMENT

It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with Quincaillerie Notre-Dame Inc., for the year September 1, 2025, to August 31, 2026,, in the amount of \$ 78,232.83, taxes included, for the supply and the delivery of carpentry parts, tools, materials and equipment (EP240014).

TO charge this expense to Budget Accounts 02-877-10-538, 02-877-15-538, 02-877-20-538, 02-877-21-538, 02-877-30-538, 02-877-40-538, 02-877-41-538, 02-877-43-538, 02-877-50-538, 02-877-52-538, 02-877-60-538, 02-877-61-538, 02-877-80-538, 02-877-81-538, 02-877-90-538 and 02-877-91-538 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

- 2025-415** AWARD A CONTRACT FOR PROFESSIONAL SERVICES FOR CONSTRUCTION WORKS RELATED TO THE CITY'S ROOFTOP GUARDRAILS AND WARNING LINES, TO D'ARONCO, PINEAU, HÉBERT, VARIN INC., FOR A TOTAL AMOUNT OF \$ 108,019.01, TAXES INCLUDED
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- It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO award a contract for professional services for construction works related to the City's rooftop guardrails and warning lines (BP2512-22060), to the bidder having obtained the highest score, being D'ARONCO, PINEAU, HÉBERT, VARIN INC., for a total amount of \$ 108,019.01, taxes included.
- TO charge this expense to Budget Account 22-425-52-980.
- 2025-416** AWARD A CONTRACT FOR ROOF REPAIR WORKS OF PARC HERMITAGE CHALET, TO TOITURES TROIS ÉTOILES INC., FOR A TOTAL AMOUNT OF \$ 80,471.00, TAXES INCLUDED
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- It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO award a contract for roof repair works of Parc Hermitage chalet (BP2515-25001), to the lowest conforming bidder, being TOITURES TROIS ÉTOILES INC., for a total amount of \$ 80,471.00, taxes included.
- TO charge this expense to Budget Account 22-425-22-980.
- 2025-417** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH GROUPE PICHÉ, FOR FOR REPAIR WORKS AND PARTIAL REDEVELOPMENT OF THE VALOIS LIBRARY BASEMENT, FOR AN AMOUNT OF \$ 151,775.89, TAXES INCLUDED
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- It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve a change order to the contract entered into with Groupe Piché, for for repair works and partial redevelopment of the Valois Library basement (BP2403-22073), for a total amount of \$ 151,775.89, taxes included.
- TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,072,373.45, taxes included.
- TO charge this expense to Budget Accounts 22-424-52-969, 22-424-94-969 and 22-424-32-969.
- 2025-418** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION TELVA, FOR THE RENOVATION OF THE INSPECTION - PUBLIC SECUTIRY DEPARTMENT (ISP) AND THE POINTE-CLAIRE VOLUNTEER RESCUE UNIT (PCVRU) OFFICE SUITES, FOR AN AMOUNT OF \$ 89,895.64, TAXES INCLUDED
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- It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve a change order to the contract entered into with CONSTRUCTION TELVA, for the renovation of the Inspection - Public Secutiry Department (ISP) and the Pointe-Claire Volunteer Rescue Unit (PCVRU) office suites (BP2405-22065), for a total amount of \$ 89,895.64, taxes included.
- TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,891,914.29, taxes included.
- TO charge this expense to Budget Account 03-920-21-001.

2025-419

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 \$ 96,481.54, TAXES INCLUDED

Vote against:
Councillor Claude Cousineau

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and majoritarily resolved:
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 \$ 96,481.54, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 25 572 016,76, taxes included.

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

2025-420

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 61 HILLCREST AVENUE

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize a minor exemption to permit at 61 Hillcrest Avenue the painting of brick whereas it is prohibited.

2025-421

CONSIDER A REQUEST FOR CONDITIONAL USE CONCERNING THE PROPERTY SITUATED AT 117 ALSTON AVENUE

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize a request for conditional use concerning the property situated at 117 Alston Avenue in order to allow a business administrative office (an online travel agency) as an additionnal use in a single family detached home, the whole, subject to the following conditions:

- The office must not occupy more than 10% of the residential property's floor area.
- The activity must be conducted exclusively by the owner.
- The agency must primarily operate online, communicating with clients via phone, e-mail, and video conferencing.
- The use is strictly limited to the office space.
- No client reception is permitted within the residence.
- Working hours will be from 8:30 a.m. to 4:30 p.m., Monday through Friday.
- No modifications to the building's exterior appearance may be made in order to preserve the property's primarily residential character.

2025-422

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 290 DU BORD-DU-LAC LAKESHORE ROAD

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 290 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 proposed work consists of the installation of 2 awnings on a commercial building.

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

It is moved by Councillor Brent Cowan,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- CSP_290_Bord-du-Lac_materiaux_2025-06-02_(1)
- CSP_290_Bord-du-Lac_simulation_2025-06-02_(1)

Which describe the proposed work to the property located at 290 Du Bord-du-Lac-Lakeshore Road, and which comply with 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 must also comply with the recommendations made by the various municipal departments.

2025-423

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 23, CIRCLE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 23 Circle 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 proposed work consists of an extension on single floor accompanied by exterior renovations to the existing house.

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

It is moved by Councillor Brent Cowan,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- CSP_23 Circle_elev couleur_2025-06-23 (1p)
- CSP_23 Circle_elevations_2025-06-23 (4p)
- CSP_23 Circle_implantation_2025-06-23 (1p)
- CSP_23 Circle_materiaux_2025-07-31 (1p)

Which describe the proposed work to the property located at 23 Circle Avenue, and which comply with 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 a financial guarantee in the amount of \$ 6,600 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

TO indicate that applicants must also comply with the recommendations made by the various municipal departments.

2025-424

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 123 DONEGANI AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 123 Donegani 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 proposed work consists of the addition of a pergola of 3.66m (width) X 3.66m (depth) x 2.74m (height) over the commercial terrace.

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

It is moved by Councillor Brent Cowan,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- CSP_123_Donegani_Elevation (1p)
- CSP_123_Donegani_materiaux (1p)

Which describe the proposed work to the property located at 123 Donegani Avenue, and which comply with 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 must also comply with the recommendations made by the various municipal departments.

2025-425

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 61 HILLCREST AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 61 Hillcrest 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 proposed work consists of:

- The removal of the brick chimney.
- The upgrading of the exterior insulation on the second floor.
- The replacement of the existing second floor aluminum siding with new vinyl siding in "Nordic blue" colour.
- Painting of first-floor brick in "Nordic Blue" to match the second floor.
- The replacement seven of the eight second-floor windows with new windows matching the size and model of the existing ones but offering enhanced energy efficiency. One window on the right elevation had been replaced previously.
- The replacement of two basement windows with windows of the same size and model as the existing ones.
- The removal of the shutters on the front façade.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 7, 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_61_Hillcrest_elevation_2025-07-17_(1)
- CSP_61_Hillcrest_materiaux_2025-07-17_(1)

Which describe the proposed work to the property located at 61 Hillcrest Avenue, and which comply with 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 a financial guarantee in the amount of \$ 2,400 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

TO indicate that applicants must also comply with the recommendations made by the various municipal departments.

2025-426

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

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 438 Saint-Louis 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 proposed work consists of the construction of a single family dwelling.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 7, 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_438_St_Louis_implantation_insertion_2025-06-23_(2)
- CSP_438_St-Louis_elevations_2025-06-17_(4)
- CSP_438_St-Louis_materiaux_2025-06-17_(1)

Which describe the proposed work to the property located at 438 Saint-Louis Avenue, and which comply with 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 a financial guarantee in the amount of \$ 26,730 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

TO indicate that applicants must also comply with the recommendations made by the various municipal departments.

2025-427

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

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 438A Saint-Louis 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 proposed work consists of the construction of a single family dwelling.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 7, 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_438A_St_Louis_implantation_insertion_2025-06-23_(2)
- CSP_438A_St-Louis_elevations_2025-06-17_(4)
- CSP_438A_St-Louis_materiaux_2025-06-17_(1)

Which describe the proposed work to the property located at 438A Saint-Louis Avenue, and which comply with 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 a financial guarantee in the amount of \$ 28,380 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

TO indicate that applicants must also comply with the recommendations made by the various municipal departments.

2025-428

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 26 DE WINSTON CIRCLE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 26 De Winston Circle 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 proposed work consists of the construction of a 2-storey single family dwelling with an attached garage.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 7, 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_26 Winston_elevations_(2p)
- CSP_26 Winston_impl_insertion_(2p)
- CSP_26 Winston_materiaux_(1p)

Which describe the proposed work to the property located at 26 De Winston Circle Avenue, and which comply with 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 a financial guarantee in the amount of \$ 18,975 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

TO indicate that applicants must also comply with the recommendations made by the various municipal departments.

2025-429

ADOPT A RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 1890 DES SOURCES BOULEVARD AUTHORIZING THE CONSTRUCTION OF A NEW BUILDING AND THE REDEVELOPMENT OF THE MANITOULIN TRANSPORT SITE IN SEVERAL PHASES

WHEREAS a proposal for a multi-phase project for a Specific Construction, Alteration or Occupancy Proposal for an Immovable (SCAOPI) has been submitted, to allow for the expansion and reorganization of Manitoulin Transport's operations at 1890 Des Sources Boulevard in Pointe-Claire.

WHEREAS the proposed project consists of the following:

Phase 1 and 2:

- Cadastral consolidation of three lots in order to create a single lot.
- Construction of a maintenance and basic mechanics garage for the fleet of transport vehicles.
- Creation of 131 additional parking spaces for trucks and trailers.
- Creation of 30 additional parking spaces for cars.
- Improving the landscaping of the site, including the creation of landscaped berms and the installation of a fence (with barbed wire) along Avro Avenue.

Phase 3:

- Demolition of the existing maintenance and basic mechanics garage located in the current building.
- Creation of 9 additional loading/unloading docks.

Phase 4:

- Demolition of existing office space fronting on Des Sources Boulevard.
- Construction of a new two-storey office space.
- Creation of 77 additional car parking spaces.
- Completion of landscaping work.

Phase 5 (to be determined):

- Extension of the existing main building to accommodate additional loading/unloading docks.
-

WHEREAS the construction of a new building will involve zone N25 and the redevelopment of the site will involve zone N29.

WHEREAS the existing lot (2 528 042) currently used for all of Manitoulin's operations is located in industrial zone N29, which permits industrial use 'Class D - transport companies and warehouses'.

WHEREAS existing lots (2 528 040 and 2 528 046) allocated to the construction of a new building for the maintenance and basic mechanics of the fleet of transport vehicles are located in industrial zone N25, which authorizes the following industrial uses only:

- Class A (research, technology/profession)
- Class B (processing, manufacturing)
- Class C-1 (wholesale/distribution)

WHEREAS the 'Heavy transport/warehouse' use is not authorized in zone N25.

WHEREAS the work proposed in the first 2 phases of the project involves the construction of a garage for the maintenance and basic mechanics of the fleet of goods transport vehicles, for which the proposed garage will be located on the existing lots (2 528 040 and 2 528 046) which are currently vacant.

WHEREAS the building, structures and facilities located on the existing lot (2 528 042) will also be redeveloped in the various phases proposed for the redevelopment of the site

WHEREAS, in addition to the unauthorized use, a review of the project has identified the following provisions of Zoning By-law PC-2775 are not respected, such as:

Building layout

- Campus-type development to allow two (2) buildings with separate main uses on the same lot, whereas this is not permitted in zones N25 and N29.
- Notwithstanding the addition of a new building, the floor space index (FSI) for the entire project is around 0.18, whereas the minimum FSI required in zones N25 and N29 is 0.33.

Layout of parking areas for employees and visitors

- The construction of a parking area for employees and visitors in the minimum front setback located in zone N29 without respecting a minimum setback of 7.5 m from the front facade of the building.
- The redevelopment of the parking area located in zone N29 without respecting:
 - A minimum of 10% greening or landscaping.
 - A minimum setback of 7.5 m from the street right-of-way.
- Development of a parking area located in zone N25 without respecting:
 - A minimum of 10% greening or landscaping.
 - A minimum setback of 7.5 m from the street right-of-way.
 - A vehicular access located in zone N25 less than 3.0 m from a public equipment when this is not permitted.

Development of parking areas for the fleet of transport vehicles (trucks and trailers)

- The construction of a parking area for a fleet of vehicles (trucks and trailers) in the secondary front setback in zone N25, where this is not permitted.

Architectural characteristics of the buildings

- Less glazed area on the façade of the basic maintenance and mechanical garage than the minimum required of 10% in the N25 zone. The project submitted proposes a glazed area of 7.5% on the front facade and 8.9% on the secondary front façade.
- Garage doors on the secondary front elevation, which are not permitted in the N25 zone.

Landscaping

- The installation of a 2.4 m (8') high galvanised chain link fence with barbed wire within the front and secondary front setbacks, whereas this is not permitted in zone N25.

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

WHEREAS an arboricultural assessment has been carried out by the Public Works Department on the condition of the trees, the forest cover and the proposed landscaping plan, and recommendations have been made with a view to optimizing the resilience of the project and the site.

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

WHEREAS the favorable recommendation made by the CCU regarding the project as presented during its meeting on November 11, 2024.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO authorize the redevelopment project described in the following plans and documents subject to the additional conditions set out below:

- PL_1890_Sources_amenage_pay_bat_maint_2024-10-22_1P
- PL_1890_Sources_amenage_pay_bat_prin_2024-10-22_1P_VF
- PL_1890_Sources_elevations_bat_maint_2024-10-18_1P
- PL_1890_Sources_elevations_bat_prin_2024-04-25_2P
- PL_1890_Sources_implantation_bat_maint_2025-04-25_1P
- PL_1890_Sources_implantation_bat_prin_2024-10-17_1P
- PL_1890_Sources_materiaux_2024-11-05_2P
- PL_1890_Sources_phases_2024-04-25_1P

The whole, subject to the following conditions:

THAT an amount of \$ 500,000 be paid as a redevelopment contribution into the "Parks and Playgrounds fund - 05-195-45-000", which sum corresponds to 2.5% of the estimated value of the project's construction costs. This sum will be paid in 3 instalments as follows:

- Phases 1 and 2: 60% of the financial compensation paid upon issuance of the permit for construction of the basic maintenance and mechanics garage, i.e., an amount of \$ 300,000.
- Phase 3: 5% of the financial compensation paid on issuance of the permit for the addition of loading and unloading docks, i.e., an amount of \$ 25,000.
- Phase 4: 35% of the financial compensation paid upon issuance of the demolition certificate and the permit for the construction of new office space, i.e., an amount of \$ 175,000.

THAT the applicant undertakes to carry out the project in strict compliance with the documents and plans approved when the building permit is issued and that, should modifications be necessary, it is understood that said modifications may only be carried out once they have been authorized by the competent authorities of the Urban Planning Department.

THAT the applicant provides prior to the issuance of each permit associated with each phase of the project, a financial guarantee (architecture and landscaping), said guarantee 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 and the permits and or certificates issued.

THAT the required financial guarantees associated with the work as described in the above-mentioned documents (architecture and landscaping) be broken down as follows:

- Phase 1 and 2: a financial guarantee of \$ 376,200 for an estimated value of work of \$ 11.4 M.
- Phase 3: a financial guarantee of \$ 24,750 for an estimated value of work of \$ 750,000.
- Phase 4: a financial guarantee of \$ 169,950 for an estimated value of work of \$ 5.15 M.
- Phase 5: a financial guarantee of \$ 89,100 for an estimated value of work of \$ 2.7 M.

THAT it is understood that the financial guarantees required may be revised upwards to take account of the fair value of the work to be carried out when the building permit is issued, depending on the phase of the work to be carried out.

THAT the applicant undertakes to carry out all the construction and landscape development work in accordance with the approved plans and the conditions imposed, and this, within the time limits stipulated in By-law PC-2788 respecting Permits and Certificates.

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

THAT resolution 2025-175 be repealed.

THAT this resolution adopted under By-law PC-2957 governing 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.

2025-430

CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO hereupon adjourn this meeting at 9:47 p.m.

Tim Thomas, Mayor

Me Caroline Thibault, City Clerk