

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, SEPTEMBER 9, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON SEPTEMBER 5, 2025.

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

Mrs. Karina Verdon, City Manager, Mr. Gilles Girouard, Assistant City Manager, Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, as well as Mrs. Kaitlin Leonard, paralegal, are also in attendance.

2025-435 ADOPTION OF THE AGENDA

It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the agenda with the following modifications:

- In the English version the court file number appearing at item 8.3 should read 500-17-135232-257 in order to match the French version.
- The addition of an item at 8.4, namely: Mandate the firm Dunton-Rainville to intervene in the file CMQ-71565-001.
- The withdrawal of item 10.2 relating to the awarding a contract for the rental of point-of-sale terminals and payment solutions.

2025-436 APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 12, 2025

It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the French and English versions of the minutes of the regular meeting of August 12, 2025.

2025-437 QUESTION PERIOD

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

Maxime Tanguay
Rodney Bushey
Susan Weaver

Councillor Claude Cousineau leaves his seat at 7:42 p.m.

Councillor Claude Cousineau returns to his seat at 7:44 p.m.

Stella Haley

Seven (7) members of Council leave their seats, the absence of quorum is established at 7:50 p.m.

The meeting is suspended.

All members of Council return to their seats, quorum is reestablished at 8:10 p.m.

The meeting is resumed.

Gary Carr
Pilar Espallat
Jennifer Besse
Eloise Fournier
Nasr El Dabee
Line Conway
Kevin Zhao (filing of a document)
Gary Spiller
Magdala Lovril.

2025-438 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING THE EXIGIBLES TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRE, FOR FISCAL YEAR 2026

Councillor Brent Cowan gives notice of motion that a draft by-law decreeing the exigibles tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2026 will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft by-law decreeing the exigibles tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2026.

Councillor Eric Stork leaves his seat at 9:13 p.m.

2025-439 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG TERM BORROWING AND AN EXPENDITURE OF \$ 1,800,000 FOR THE REPLACEMENT AND UPGRADING OF THE PUBLIC WORKS AND BUILDINGS DEPARTMENT FLEET OF VEHICLES

Councillor Brent Cowan gives notice of motion that a draft by-law decreeing a long term borrowing and an expenditure of \$ 1,800,000 for the replacement and upgrading of the Public Works and Buildings Department fleet of vehicles will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft by-law decreeing a long term borrowing and an expenditure of \$ 1,800,000 for the replacement and upgrading of the Public Works and Buildings Department fleet of vehicles.

2025-440 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$3,240,000 FOR VARIOUS WORKS ON MUNICIPAL BUILDINGS

Councillor Brent Cowan gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 3,240,000 for various works on municipal buildings will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 3,240,000 for various works on municipal buildings.

2025-441 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 1,275,000 FOR ELECTRICAL WORKS IN VARIOUS LOCATIONS

Councillor Brent Cowan gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,275,000 for electrical works in various locations will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,275,000 for electrical works in various locations.

Councillor Eric Stork returns to his seat at 9:15 p.m.

2025-442 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 1,425,000 FOR PROFESSIONAL SERVICES AND VARIOUS PROJECTS

Councillor Brent Cowan gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,425,000 for professional services and various projects will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,425,000 for professional services and various projects.

2025-443	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 4,545,000 FOR VARIOUS INFRASTRUCTURE WORKS
	Councillor Paul Bissonnette gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 4,545,000 for various infrastructure works will be presented for adoption at a subsequent meeting of Council. Councillor Paul Bissonnette files a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 4,545,000 for various infrastructure works.
2025-444	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 8,245,000 FOR RESURFACING PROJECTS
	Councillor Paul Bissonnette gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 8,245,000 for resurfacing projects will be presented for adoption at a subsequent meeting of Council. Councillor Paul Bissonnette files a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 8,245,000 for resurfacing projects.
2025-445	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING CONSTRUCTION BY-LAW PC-2786 IN ORDER TO ALLOW THE USE OF A DOME-TYPE STRUCTURE FOR THE STORAGE OF DE-ICING SALTS AT THE MUNICIPAL GARAGE
	Councillor Paul Bissonnette gives notice of motion that a draft by-law amending Construction By-law PC-2786 in order to allow the use of a dome-type structure for the storage of de-icing salts at the municipal garage will be presented for adoption at a subsequent meeting of Council. Councillor Paul Bissonnette files a draft by-law amending Construction By-law PC-2786 in order to allow the use of a dome-type structure for the storage of de-icing salts at the municipal garage.
2025-446	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING VILLAGE CODE PC-2880 TO CLARIFY PROVISIONS RELATED TO HERITAGE BUILDINGS AND THOSE OF ARCHITECTURAL INTEREST
	Councillor Paul Bissonnette gives notice of motion that a draft by-law amending Village Code PC-2880 to clarify provisions related to heritage buildings and those of architectural interest will be presented for adoption at a subsequent meeting of Council. Councillor Paul Bissonnette files a draft by-law amending Village Code PC-2880 to clarify provisions related to heritage buildings and those of architectural interest.
2025-447	ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE CONSTRUCTION BY-LAW PC-2786 IN ORDER TO ALLOW THE USE OF A DOME-TYPE STRUCTURE FOR THE STORAGE OF DE-ICING SALTS AT THE MUNICIPAL GARAGE
	WHEREAS a notice of motion was given, and a draft by-law was filed during the present meeting. It is moved by Councillor Bruno Tremblay, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt a draft by-law amending the Construction By-law PC-2786 in order to allow the use of a dome-type structure for the storage of de-icing salts at the municipal garage.

2025-448	ADOPTION OF A FIRST DRAFT BY-LAW AMENDING VILLAGE CODE PC-2880 TO CLARIFY PROVISIONS RELATED TO HERITAGE BUILDINGS AND THOSE OF ARCHITECTURAL INTEREST WHEREAS a notice of motion was given, and a draft by-law was filed during the present meeting. It is moved by Councillor Bruno Tremblay, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt a draft by-law amending Village Code PC-2880 to clarify provisions related to heritage buildings and those of architectural interest.
2025-449	GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 675 TO WEST ISLAND COMMUNITY SHARES It is moved by Councillor Cynthia Homan, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO grant a financial support in the amount of \$ 675 to West Island Community Shares. TO charge this expense to the Budget Account 02-193-00-989.
2025-450	GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 52,582 TO PME MONTRÉAL OUEST-DE-L'ÎLE It is moved by Councillor Cynthia Homan, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO grant the payment in the amount of \$ 52,582 to PME Montréal Ouest-de-l'île for the City of Pointe-Claire's contribution for the year 2025. TO charge this expense to the Budget Account 02-621-00-461.
2025-451	FILE THE MINUTES OF THE MAY 28, 2025 MEETING OF THE STEWART HALL ADVISORY BOARD The French and English versions of the minutes of the Stewart Hall Advisory Board meeting held on May 28, 2025 are filed and the members of Council take note.
2025-452	FILE THE MINUTES OF THE MAY 29, 2025 MEETING OF THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY BOARD The French and English versions of the minutes of the Pointe-Claire Public Library Advisory Board meeting held on May 29, 2025 are filed and the members of Council take note.
2025-453	FILE THE MINUTES OF THE JUNE 10, 2025 MEETING OF THE TRAFFIC COMMITTEE The French and English versions of the minutes of the Traffic Committee meeting held on June 10, 2025 are filed and the members of Council take note.
2025-454	APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH GROUPE GEOS INC., FOR PROFESSIONAL SERVICES FOR ECOLOGICAL CHARACTERIZATION OF NATURAL WOODLANDS TARGETED BY THE AGGLOMERATION OF MONTREAL PRMHH PROJECT, FOR AN AMOUNT OF \$ 22,206.50, TAXES INCLUDED It is moved by Councillor Tara Stainforth, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO approve a change order to the contract entered into with Groupe GEOS Inc., for professional services for ecological characterization of natural woodlands targeted by the Agglomeration of Montreal PRMHH project, for a total amount of \$ 22,206.50, taxes included (TP2500023). TO authorize consequently an increase of this contract, bringing the total amount to \$ 231,661.06, taxes included. TO charge this expense to Budget Account 03-920-22-005.

2025-455	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 20548938 AND ANY SUBSEQUENT INVOICES FOR LEGAL FEES RELATED TO THIS FILE. It is moved by Councillor Tara Stainforth, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO authorize a request for conciliation and possible arbitration with the Barreau du Québec's Office of the Syndic with respect to legal fees in the file CMQ-71565-001, for invoice number 20548938 and any subsequent invoices for legal fees related to this case.
2025-456	MANDATE THE FIRM BÉLANGER SAUVÉ TO INTERVENE ON BEHALF OF THE CITY OF POINTE-CLAIRE IN THE CASE BEFORE THE SUPERIOR COURT BEARING NUMBER 500-17-135232-257 It is moved by Councillor Tara Stainforth, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO mandate the firm Bélanger Sauvé to intervene on behalf of the City of Pointe-Claire in the case before the Superior Court bearing number 500-17-135232-257.
<i>Councillor Tara Stainforth leaves her seat at 9:48 p.m.</i>	
<i>Councillor Tara Stainforth returns to her seat at 9:48 p.m.</i>	
2025-457	MANDATE THE FIRM DUNTON-RAINVILLE TO INTERVENE IN THE FILE CMQ-71565-001 It is moved by Councillor Tara Stainforth, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO mandate the firm Dunton-Rainville to intervene in the file CMQ-71565-001.
2025-458	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH PÉNÉGA COMMUNICATION INC., FOR THE YEAR 2026, IN THE AMOUNT OF \$ 123,311, TAXES INCLUDED, FOR PROFESSIONAL PHOTOGRAPHY AND VIDEOGRAPHY SERVICES It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO take advantage of the renewal option provided for in the contract entered into with PÉNÉGA COMMUNICATION INC., for the year 2026, in the amount of \$ 123,311, taxes included, for professional photography and videography services (CP240007). TO charge this expense to Budget Account 02-145-00-419 (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).
2025-459	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH PÉNÉGA COMMUNICATION INC., FOR THE YEAR 2026, IN THE AMOUNT OF \$172,118, TAXES INCLUDED, FOR PROFESSIONAL GRAPHIC DESIGN SERVICES It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO take advantage of the renewal option provided for in the contract entered into with PÉNÉGA COMMUNICATION INC., for the year 2026, in the amount of \$172,118, taxes included, for professional graphic design services (CP240008). TO charge this expense to Budget Account 02-145-00-419 (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).

2025-460

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SPÉCIALISTES DE LA TRADUCTION R&R INTERNATIONAL INC., FOR THE YEAR 2026, IN THE AMOUNT OF \$ 78,183, TAXES INCLUDED, FOR PROFESSIONAL TRANSLATION AND REVISION SERVICES.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO take advantage of the renewal option provided for in the contract entered into with SPÉCIALISTES DE LA TRADUCTION R&R INTERNATIONAL INC., for the year 2026, in the amount of \$ 78,183, taxes included, for professional translation and revision services (CP240002).

TO charge this expense to Budget Account 02-145-00-419 (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).

2025-461

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH WEBTV LA COOP, FOR THE YEAR 2026, IN THE AMOUNT OF \$ 71,848, TAXES INCLUDED, FOR PROFESSIONAL RECORDING AND WEBCASTING OF CITY COUNCIL MEETINGS SERVICES.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO take advantage of the renewal option provided for in the contract entered into with WEBTV LA COOP, for the year 2026, in the amount of \$ 71,848, taxes included, for professional recording and webcasting of City Council meetings services (CP250001).

TO charge this expense to Budget Account 02-145-00-347 (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).

2025-462

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH IMPRESSION NUMÉRIX INC. (LOTS 1 AND 5), NOVEXCO INC. (LOT 2), PHOENIX IMPRESSION NUMÉRIQUE (LOT 3) AND ACCENT IMPRESSION INC. (LOT 4), FOR THE YEAR 2026, IN THE AMOUNT OF \$ 91,822.69, TAXES INCLUDED, FOR PROFESSIONAL PRINTING SERVICES

It is moved by Councillor Brent Cowan,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO take advantage of the renewal option provided for in the contract entered into with IMPRESSION NUMÉRIX INC. (lots 1 and 5), NOVEXCO INC. (lot 2), PHOENIX IMPRESSION NUMÉRIQUE (lot 3) and ACCENT IMPRESSION INC. (lot 4), for the year 2026, in the amount of \$ 91,822.69, taxes included, for professional printing services (CP240006).

The total amount awarded is distributed as follows:

- IMPRESSION NUMÉRIX INC. for the lot 1: \$ 33,405.99, taxes included.
- NOVEXCO INC. for the lot 2: \$ 25,128.94, taxes included.
- PHOENIX IMPRESSION NUMÉRIQUE for the lot 3: \$ 1,493.53, taxes included.
- ACCENT IMPRESSION INC for the lot 4: \$ 15,621.19, taxes included.
- IMPRESSION NUMÉRIX INC. for the lot 5: \$ 16,173.05, taxes included.

TO charge this expense to Budget Account 02-145-00-349 (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).

2025-463

FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JULY 31, 2025 TO AUGUST 27, 2025

The list of budget amendments and the register of cheques for the period of July 31, 2025 to August 27, 2025 are filed and the members of Council take note.

2025-464	INFORM THE COMMISSION MUNICIPALE DU QUÉBEC (CMQ) THAT THE CITY OF POINTE-CLAIRE IS IN FAVOUR OF THE APPLICATION FOR RECOGNITION FOR TAX EXEMPTION PURPOSES FOR THE OCCUPIED PREMISES AT 230 BRUNSWICK BOULEVARD BY THE THE YMCA OF QUEBEC
2025-465	WITHDRAWAL – AWARD A CONTRACT FOR THE RENTAL OF POINT-OF-SALE TERMINALS AND PAYMENT SOLUTIONS FOR THE PERIOD OF OCTOBER 1, 2025, TO SEPTEMBER 30, 2027, TO FISERV CANADA LTD., FOR A TOTAL AMOUNT OF \$ 506,034.79, TAXES INCLUDED, WITH 3 PERIODS IN OPTION The item relating to the awarding of a contract for the rental of point-of-sale terminals and payment solutions is withdrawn from the agenda of the present meeting.
2025-466	APPROVE AN AGREEMENT TO BE ENTERED INTO WITH <i>RÉSEAU DE TRANSPORT MÉTROPOLITAIN (EXO)</i> REGARDING THE EXTENSION OF THE INTERRUPTION OF THE PRESCRIPTION PERIOD WHEREAS the City of Pointe-Claire and EXO entered into an agreement for a term of one (1) year commencing January 1, 2019, and ending December 31, 2019 ("Initial Agreement"), whereby the parties defined a new division of responsibilities relating to maintenance, minor works and major works (as these three terms are defined in the Initial Agreement) of the three stations (as this term is defined in the Initial Agreement). WHEREAS the City of Pointe-Claire and EXO have prepared a draft renewal of the Initial Agreement which was to take effect on January 1, 2020 (the "Agreement"). WHEREAS by this Agreement, the parties wished to extend the term of the Initial Agreement for a further three (3) years and five (5) months, more specifically, from January 1, 2020, to May 31, 2023, under the same terms and conditions, with the exception of certain minor elements. WHEREAS despite the fact that there was no longer a formal agreement between the parties, they both continued, as good partners, to perform their obligations under said agreements. WHEREAS the parties have not issued any invoices to each other, as agreed to in the Initial Agreement and the Agreement under review. WHEREAS the parties wish to continue to collaborate and sign an agreement to update the division of responsibilities for maintenance, minor works and major works at the three stations. WHEREAS it was in the interest of the parties that they agree to the interruption of the prescription period concerning all sums that would be due between them in relation to the agreements for the division of responsibilities for maintenance, minor work and major work on the three stations covering the period from January 1, 2019, to May 31, 2023. WHEREAS the purpose of this interruption was to allow the parties to complete their respective billing, to provide the related supporting documents, to complete their respective verification of said documents and to put in place an agreement relating to the division of responsibilities for maintenance, minor work and major work on the three stations. WHEREAS for the reasons set out above, the parties entered into an agreement regarding the mutual renunciation of prescription in June 2023, which suspended the prescription period until December 31, 2023. Being as the work required to accomplish the above had proven longer and more laborious than initially anticipated, this period was further extended four times, the first time for an additional period of three (3) months, the second time, for an additional period of six (6) months, the third time, for an additional period of four (4) months and the fourth time, for an additional period of seven (7) months.

WHEREAS the last extension of the interruption of the prescription period expires August 31, 2025, and the parties have some final remaining verifications to make concerning their respective billing.

WHEREAS the parties have agreed on new terms and conditions for the replacement of the surveillance system in the stations and this must be adequately reflected in the new agreement to be entered into between the parties.

WHEREAS for those reasons, it is in the City’s interest to further extend the agreement regarding the interruption of the prescription period.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve an agreement regarding the extension of the interruption of the prescription period to intervene between the City of Pointe-Claire and the Réseau de transport métropolitain (EXO), to the extent that said agreement remains substantially conform to the draft previously submitted to Council.

TO authorize the Mayor, or in his absence the Pro-Mayor, and the City Clerk or in her absence the Assistant City-Clerk, to sign for and in the name of the City of Pointe-Claire, an agreement to intervene with the Réseau de transport métropolitain (EXO) regarding the extension of the interruption of the prescription period as well as any other document giving effect to the present resolution.

2025-467 FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF SEPTEMBER 2025

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

2025-468 APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF SEPTEMBER 9, 2025

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO approve the list of non-delegated staff changes as of September 9, 2025, as signed by Mrs. Karina Verdon, City Manager.

2025-469 AWARD A CONTRACT FOR THE OPERATIONAL SERVICE OF THREE (3) PUMPING STATIONS FOR THE PERIOD OF SEPTEMBER 22, 2025, TO AUGUST 31, 2026, TO NORDIKEAU INC., FOR A TOTAL AMOUNT OF \$ 29,448.55, TAXES INCLUDED, WITH TWO OPTIONAL PERIODS

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract for the operational service of three (3) pumping stations for the period of September 22, 2025, to August 31, 2026, to the lowest conforming bidder, being NORDIKEAU INC., for a total amount of \$ 29,448.55, taxes included. The City reserving the option to renew the contract for the periods of September 1, 2026 to August 31, 2027 and September 1, 2027 to August 31, 2028.

TO charge this expense to Budget Account 02-877-22-534 (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).

2025-470 AWARD A CONTRACT FOR THE MODERNIZATION OF THE ELEVATORS AT THE STEWART HALL CULTURAL CENTRE, CITY HALL AND THE OLIVE-URQUHART SPORTS CENTRE, TO ASCENSEURS INNOVATEC INC., FOR A TOTAL AMOUNT OF \$ 944,956.53, TAXES INCLUDED

Vote against:
Councillor Claude Cousineau

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Tara Stainforth, and resolved by majority:
TO award a contract for the modernization of the elevators at the Stewart Hall Cultural Centre, City Hall and the Olive-Urquhart Sports Centre (BP2514-24003), to the lowest conforming bidder, being ASCENSEURS INNOVATEC INC., for a total amount of \$ 944,956.53, taxes included.

TO charge this expense to Budget Account 22-425-42-980.

2025-471

APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE *MINISTÈRE DE LA CULTURE ET DES COMMUNICATIONS* OF THE GOVERNMENT OF QUEBEC REGARDING THE LOAN OF THE ARCHAEOLOGICAL COLLECTION COLLECTED ON THE TERRITORY OF THE CITY OF POINTE-CLAIRE

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve an agreement to be entered into between the City of Pointe-Claire and the *ministère de la Culture et des Communications* of the government of Québec regarding the loan of the archaeological collection collected on the territory of the City of Pointe-Claire, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

TO authorize the City Manager, or in their absence the assistant City Manager and the Director - Culture, Sports, Leisure and Community Development to sign said agreement, for and in the name of the City of Pointe-Claire.

2025-472

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 60 VICTORIA AVENUE.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO authorize a minor derogation to permit at 60 Victoria Avenue the reduction of the area covered with grass or planted with trees, shrubs, or flowers to 26% in the front setback rather than the minimum required of 50%.
And this, on the condition that the driveway be widened to accommodate two cars side-by-side before tapering back to a single-car width, ensuring that a minimum of 35% of the lot remains as green space.

2025-473

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 27 DE LA BAIE-DE-VALOIS AVENUE.

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 27 De La Baie-de-Valois 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:

- Renovation of the existing enclosed veranda to create an open veranda.
- Replacement of the front stairs.
- Replacement of all the windows while maintaining the same openings.
- Removal of all the shutters.
- Removal of the storage sheds located on either side of the veranda.
- Replacement of the front door and the left side door.
- Replacement of the French windows in the back with a patio door.
- Replacement of the garage door.
- Replacement of the facing material on the left and back elevation of the house.
- Creation of a walkway to access the veranda.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_27_Baie_de_Valois_archi_2025-07-23_(3)
- CSP_27_Baie_de_Valois_matériaux_2025-05-30_(6)
- CSP_27_Baie-de-valois-implantation_2025-07-04_(1)

Which describe the proposed work to the property located at 27 De La Baie-de-Valois 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 \$ 1,760 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.

2025-474

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 20 BRUNET AVENUE.

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 20 Brunet 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 renovation of the existing veranda including the following works:

- Replace the existing veranda support posts with new PVC posts.
- Replace the veranda flooring and extend it around the left elevation of the house, under the veranda roof, where there is currently only a passage.
- Replace the solid veranda wall with a spindle guardrail.
- Replace the existing curved concrete stairs with aligned wooden stairs centered on the front door.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Brent Cowan, and unanimously resolved:

TO approve the following documents including any conditions imposed, where applicable:

- CSP_20_Brunet_elevation_2025-07-24_(1)
- CSP_20_Brunet_implantation_2025-06-25_(1)
- CSP_20_Brunet_matériaux_2025-08-07_(1)

Which describe the proposed work to the property located at 20 Brunet 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 \$ 880 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.

2025-475

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 (SPAIP) 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 proposed work consists of exterior renovations and landscaping works.

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 Kelly Thorstad-Cullen,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO repeal resolution 2025-341.

TO approve the following documents including any conditions imposed, where applicable:

- 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)

Which describe the proposed work to the property located at 31 Cartier 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 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 applicants must also comply with the recommendations made by the various municipal departments.

2025-476

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 123-125 DONEGANI AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 123-125 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 replacing five windows on the left and rear elevations of the building.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following document including any conditions imposed, where applicable:

- CSP_123_125_Donegani_elevations_2025-08-11_(3)

Which describes the proposed work to the property located at 123-125 Donegani Avenue, and which complies 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.

2025-477

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 47 PARKDALE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 47 Parkdale 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:

- Removal of the garage door and replacement with a concrete foundation wall and horizontal basement window.
- Filling and sodding to remove the sloped driveway.
- Construction of a new 5.33 metre asphalt driveway to replace the existing one.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_47_Parkdale_driveway_2025-08-11_(1)
- CSP_47_Parkdale_elevation_2025-08-11_(1)

Which describe the proposed work to the property located at 47, Parkdale 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 \$ 2,640 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.

2025-478

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 36 HILLCREST AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 36 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:

- Enclosing part of the existing veranda to create an extension on the left elevation and a portion of the front of the house, new windows to match the existing style.
- Addition of a covered porch on the left elevation.
- Replacement of the exterior facing materials on all sides.
- Removal of a window and a door from the ground floor of the front façade.
- Removal of two windows on the right elevation.
- Addition of a pathway toward the left side porch.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_36_Hillcrest_elevations_2025-07-30_(4)
- CSP_36_Hillcrest_implantation_2025-07-30_(1)
- CSP_36_Hillcrest_materiaux_2025-08-11_(1)

Which describe the proposed work to the property located at 36, 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 \$ 4,125 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.

2025-479 **CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 107 DE LA POINTE-CLAIRE AVENUE.**

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 107 De La Pointe-Claire 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 modifying the veranda and front staircase works authorized under resolution 2024-509.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 9, 2024.

It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO repeal resolution 2024-509.

TO approve the following document including any conditions imposed, where applicable:

- PL_107_Pointe-Claire_elevations_2023-05-29_2025-08_4p

Which describes the proposed work to the property located at 107 De La Pointe-Claire Avenue, and which complies 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.

2025-480 **CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 95 QUEEN AVENUE**

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 95, avenue Queen 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 two-story single-family home with an integrated double garage.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_95 Queen_materiaux_extrait ccu (1p)
- CSP_95 Queen_plan (3p)

Which describe the proposed work to the property located at 95, avenue Queen, 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 \$ 21,450 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.

2025-481

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 28, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO repeal resolution 2025-426.

TO approve the following documents including any conditions imposed, where applicable:

- CSP_438_Saint_Louis_2025-07-25_(4)
- CSP_438_St_Louis_implantation_insertion_2025-06-23_(2)
- CSP_438-Saint-Louis_materiaux_2025-07-25_(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.

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 28, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO repeal resolution 2025-427.

TO approve the following documents including any conditions imposed, where applicable:

- CSP_438 A_Saint-Louis_2025-07-25_(4)
- CSP_438 A_St-Louis_implantation_insertion_2025-06-23_(2)
- CSP_438 A-Saint-Louis_materiaux_2025_07-25_(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.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 60 VICTORIA AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 60 Victoria 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 enlargement of the existing driveway from 4.08m to 6.1m and resurfacing it with pavé-uni.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_60 victoria_materiaux (1p)
- CSP_60 victoria_plan (1p)

Which describe the proposed work to the property located at 60 Victoria 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 \$ 1,600 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.

2025-484

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 two 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 Tara Stainforth, and unanimously resolved:
TO repeal resolution 2025-428.

TO approve the following documents including any conditions imposed, where applicable:

- 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 0975 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.

2025-485

REDEVELOPMENT OF 3300 DES SOURCES BOULEVARD

WHEREAS 3300 Des Sources Boulevard is an integral part of a TOD (Transit Oriented Development) area and a Strategic Redevelopment Area (SRA), in accordance with the revised PMAD, which has been adopted but is not yet in effect.

WHEREAS this commercial building has been vacant for several months and actively contributes to the urban heat island effect due to its low level of greening, with most of the site being paved and artificially covered.

WHEREAS the building is located at the boundary of three municipalities: Dollard-des-Ormeaux, Dorval, and Pointe-Claire.

WHEREAS the site is strategically positioned at the intersection of Des Sources Boulevard and Brunswick Boulevard, along Pointe-Claire’s northeastern boundary, and acts as a gateway into the municipality.

WHEREAS a Specific Construction, Modification or Occupancy Proposal for an Immovable (SCAOPI) has been submitted to allow for the redevelopment of the site into a multi residential building comprising approximately 251 housing units, 10% of which meet the definition of “affordable” housing.

WHEREAS this building is part of Zone C8, which is subject to Interim Control By-law PC-2946, and the proposed multi-residential project cannot be authorized unless the property is excluded from the ICB.

WHEREAS the Planning Advisory Committee (PAC) considers that the redevelopment of the site should place greater emphasis on mixed uses, and therefore, the portion of the ground floor facing Sources Boulevard should primarily be used for non-residential purposes.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
THAT Council refuse the request regarding the redevelopment of 3300 Des Sources Boulevard.

THAT Council notes that 3300 Sources Boulevard holds a strategic location for several reasons:

- It serves as a gateway to the territory of Pointe-Claire.
- It opens onto a business hub composed of commercial and industrial uses.
- It is directly adjacent to a destination commercial zone (Zone C8).
- It is located at the intersection of Brunswick and Sources Boulevards, two major corridors for multimodal transportation.
- It is an integral part of a TOD (Transit-Oriented Development) area, and a Strategic Redevelopment Area (SRA) as defined in the revised PMAD (adopted but not yet in effect).

THAT Council will cease to sit, both in public and in private, on October 1st, and will resume on November 11, 2025, and therefore does not have the time required to:

- Undertake and finalize negotiations on various aspects of the project, such as infrastructure servicing, mobility, and connectivity to existing transportation networks.
- Assess the social acceptability of the project and its impacts on various municipal responsibilities.

2025-486

AUTHORIZE THE PARTICIPATION OF AN EMPLOYEE AT ART TORONTO 2025 TO BE HELD FROM OCTOBER 23 TO 26, 2025 IN TORONTO

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize Manel Benchabane, Exhibitions Curator - Art Gallery to represent the City of Pointe-Claire at Art Toronto 2025 to be held from October 23 to 26, 2025, in Toronto.

TO authorize the reimbursement of the expenses incurred at this conference, in accordance with the policy in force.

TO charge the expenses related to this authorization to Budget Account 02-702-21-313.

2025-487 AUTHORIZE THE CITY TO SUBMIT A REQUEST TO THE COMMISSION DE
TOPONYMIE DU QUÉBEC TO OFFICIALIZE THE NAME OF THE POINTE-CLAIRE
AQUATIC CENTRE AND TO NAME THE POOLS IN RECOGNITION OF MR. MALCOLM
KNOX AND MR. GEORGE GATE

It is moved by Councillor Brent Cowan,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO authorize the City to submit a request to the *Commission de toponymie du Québec*
to officialise the name of the Pointe-Claire Aquatic Centre and to name the pools in
recognition of Mr. Malcolm Knox and Mr. George Gate.

2025-488 CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO hereupon adjourn this meeting at 10:16 p.m.

Tim Thomas, Mayor

Danielle Gutierrez, Assistant City Clerk