

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 **WEDNESDAY, OCTOBER 1, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON SEPTEMBER 26, 2025.

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

**ABSENT** : Councillor Tara Stainforth.

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.

## **2025-489** ADOPTION OF THE AGENDA

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO approve the agenda with the following modifications:

- Item 6.1 is modified in order to add a second financial support in the amount of \$ 150 to Les Résidences EnHarmonie.
- An item is added at 6.5, namely: Authorize the participation of a member of Council at the 23<sup>rd</sup> Annual Lakeshore Ball to be held on October 25, 2025.
- Item 12.2 is modified in order for the year to read 2025.

## **2025-490** APPROVE THE MINUTES OF THE REGULAR MEETING AND OF THE SPECIAL MEETING OF SEPTEMBER 9, 2025

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO approve the minutes of the regular meeting and of the special meeting of September 9, 2025

## **2025-491** QUESTION PERIOD

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

Gary Carr

*Councillor Eric Stork leaves his seat at 7:23 p.m.*

*Councillor Eric Stork returns to his seat at 7:25 p.m.*

Susan Weaver  
Norm Gauthier  
Keith Kelly  
Nickie Fournier  
Nas El Dabee  
Line Conway.

## **2025-492** PUBLIC MEETING REGARDING 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

A public meeting is held concerning 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.

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

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

No questions or comments were addressed to Council.

**2025-493** PUBLIC MEETING REGARDING A DRAFT BY-LAW AMENDING VILLAGE CODE PC-2880 TO CLARIFY PROVISIONS RELATED TO HERITAGE BUILDINGS AND THOSE OF ARCHITECTURAL INTEREST

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A public consultation meeting is held concerning a draft by-law amending Village Code PC-2880 to clarify provisions related to heritage buildings and those of architectural interest.

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

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

No questions or comments were addressed to Council.

**2025-494** ADOPTION OF A 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

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WHEREAS a notice of motion was given, a draft by-law was filed, and a first draft was adopted at the meeting of September 9, 2025.

WHEREAS a public meeting was held during the present meeting concerning the first draft by-law.

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt without modification a 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.

**2025-495** ADOPTION OF A BY-LAW AMENDING VILLAGE CODE PC-2880 TO CLARIFY PROVISIONS RELATED TO HERITAGE BUILDINGS AND THOSE OF ARCHITECTURAL INTEREST

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WHEREAS a notice of motion was given, a draft by-law was filed, and a first draft was adopted at the meeting of September 9, 2025.

WHEREAS a public meeting was held during the present meeting concerning the first draft by-law.

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt without modification a by-law amending Village Code PC-2880 to clarify provisions related to heritage buildings and those of architectural interest.

**2025-496** ADOPTION OF A BY-LAW DECREERING THE EXIGIBLE TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRE, FOR FISCAL YEAR 2026

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WHEREAS a notice of motion was given, and a draft by-law was filed at the meeting of September 9, 2025.

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Cynthia Homan, and unanimously resolved:  
TO adopt without modification a by-law decreeing the exigible tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2026.

<b>2025-497</b>	<p>ADOPTION OF A 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</p> <hr/>
	<p>WHEREAS a notice of motion was given, and a draft by-law was filed at the meeting of September 9, 2025.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt without modification a 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.</p>
<b>2025-498</b>	<p>ADOPTION OF A BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 3,240,000 FOR VARIOUS WORKS ON MUNICIPAL BUILDINGS</p> <hr/>
	<p>WHEREAS a notice of motion was given, and a draft by-law was filed at the meeting of September 9, 2025.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt without modification a by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 3,240,000 for various works on municipal buildings.</p>
<b>2025-499</b>	<p>ADOPTION OF A BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 1,275,000 FOR ELECTRICAL WORKS IN VARIOUS LOCATIONS</p> <hr/>
	<p>WHEREAS a notice of motion was given, and a draft by-law was filed at the meeting of September 9, 2025.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt without modification a by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,275,000 for electrical works in various locations.</p>
<b>2025-500</b>	<p>ADOPTION OF A BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 1,425,000 FOR PROFESSIONAL SERVICES AND VARIOUS PROJECTS</p> <hr/>
	<p>WHEREAS a notice of motion was given, and a draft by-law was filed at the meeting of September 9, 2025.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt without modification a by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,425,000 for professional services and various projects.</p>
<b>2025-501</b>	<p>ADOPTION OF A BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 4,545,000 FOR VARIOUS INFRASTRUCTURE WORKS</p> <hr/>
	<p>WHEREAS a notice of motion was given, and a draft by-law was filed at the meeting of September 9, 2025.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt without modification a by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 4,545,000 for various infrastructure works.</p>

<b>2025-502</b>	ADOPTION WITH MODIFICATION OF A BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 8,245,000 FOR RESURFACING PROJECTS
	WHEREAS a notice of motion was given, and a draft by-law was filed at the meeting of September 9, 2025.
	It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and unanimously resolved: TO adopt with modification a by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 8,245,000 for resurfacing projects.
<b>2025-503</b>	GRANT FINANCIAL SUPPORT FOR AN AMOUNT OF \$ 150 TO THE ORGANIZATION <i>LES AMIS DE MAYWOOD</i> AND AN AMOUNT OF \$ 150 TO <i>LES RÉSIDENCES ENHARMONIE</i>
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO grant financial support in the amount of \$150 to <i>Les Amis de Maywood</i> ; and
	TO grant financial support in the amount of \$ 150 to <i>Les Résidences EnHarmonie</i> .
	TO charge these expenses to the Budget Account 02-193-00-989.
<b>2025-504</b>	GRANT FINANCIAL SUPPORT TO THE SOCIAL COMMITTEES OF THE L'ESTÉREL BUILDINGS SITUATED AT 10, 20 AND 30 VERMONT AVENUE FOR A TOTAL AMOUNT OF \$ 450
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO grant financial support to the social committees of the L'Estérel buildings situated at 10, 20, and 30 Vermont Avenue for a total amount of \$ 450, representing \$ 150 per building.
	TO charge these expenses to the Budget Account 02-193-00-989.
<b>2025-505</b>	GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 1,040 TO THE MONTREAL POLICE BROTHERHOOD
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO grant a financial support in the amount of \$ 1,040 to the Montreal Police Brotherhood.
	TO charge this expense to the Budget Account 02-193-00-989.
<b>2025-506</b>	AUTHORIZE THE 2025-2026 MEMBERSHIP OF THE CITY TO THE WEST ISLAND OF MONTREAL CHAMBER OF COMMERCE (WIMCC)
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO authorize the City of Pointe-Claire to be members of the West Island of Montreal Chamber of Commerce (WIMCC) for 2025 and 2026.
	TO charge the membership fees to budget code 02-111-00-494.
<b>2025-507</b>	AUTHORIZE THE PARTICIPATION OF A MEMBER OF COUNCIL AT THE 23RD ANNUAL LAKESHORE BALL TO BE HELD ON OCTOBER 25, 2025
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO authorize Mayor Tim Thomas to represent the City of Pointe-Claire at the 23 <sup>rd</sup> Annual Lakeshore Ball to be held on October 25, 2025, and this, in the amount of \$ 900 for one ticket.

2025-508	<p>FILE THE MINUTES OF THE AUGUST 7, 2025 MEETING OF THE PUBLIC ART COMMITTEE</p> <hr/> <p>The French and English versions of the minutes of the Public Art Committee meeting held on August 7, 2025 are filed and the members of Council take note.</p>
2025-509	<p>FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF AUGUST 28, 2025 TO SEPTEMBER 18, 2025</p> <hr/> <p>The list of budget amendments and the register of cheques for the period of August 28, 2025 to September 18, 2025 are filed and the members of Council take note.</p>
2025-510	<p>FILE THE COMPARATIVE FINANCIAL STATEMENT AND PROVISIONAL STATEMENT</p> <hr/> <p>The comparative financial statements as of August 31, 2025, as well as the provisional statement as of August 31, 2025 are filed and members of Council take note.</p>
2025-511	<p>AWARD A CONTRACT FOR THE RENTAL OF POINT-OF-SALE TERMINALS AND PAYMENT SOLUTIONS FOR THE PERIOD OF OCTOBER 2025 TO SEPTEMBER 2027, TO GLOBAL PAYMENTS CANADA GP, FOR A TOTAL AMOUNT OF \$ 476,146.84, TAXES INCLUDED, WITH 3 PERIODS IN OPTION</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO award a contract for the rental of point-of-sale terminals and payment solutions for the period of October 2025 to September 2027 (DP250002), to the lowest conforming bidder, being GLOBAL PAYMENTS CANADA GP, for a total amount of \$ 476,146.84, taxes included. The City reserving the option to renew the contract for 3 additional periods.</p> <p>TO charge this expense to Budget Accounts 02-139-00-496, 02-611-00-496, 02-701-11-496, 02-701-30-496, 02-701-41-496, 02-701-43-496, 02-701-56-496, 02-702-20-496 and 02-702-30-496.</p>
2025-512	<p>OPINION WITHIN THE FRAMEWORK OF THE PERIODIC REVIEW OF THE RECOGNITION FOR PROPERTY TAX EXEMPTION PURPOSES (POINTE-CLAIRE YACHT CLUB)</p> <hr/> <p>WHEREAS the Pointe-Claire Yacht Club is recognized as being exempt from paying property taxes for the building located at 1, Cartier Avenue.</p> <p>WHEREAS the Commission municipale du Québec must review this recognition for property tax exemption.</p> <p>WHEREAS the Commission municipale du Québec is consulting the City for its opinion on the request for confirmation of recognition.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO inform the Commission municipale du Québec that the City of Pointe-Claire supports the request submitted by the Pointe-Claire Yacht Club to be exempted from paying property taxes.</p>
2025-513	<p>APPROVE A MARINA LEASE TO BE ENTERED BETWEEN THE CITY OF POINTE-CLAIRE AND THE MINISTÈRE DE L'ENVIRONNEMENT, DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES, DE LA FAUNE ET DES PARCS AT GRANDE ANSE PARK</p> <hr/> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO approve a lease between the City of Pointe-Claire and the <i>Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs</i>, in order to regularize the presence of a mooring basin, floating platforms, and a concrete slab on the bed of Lake Saint-Louis in Grande Anse Park.</p> <p>TO authorize the Mayor, or in his absence, the Pro-Mayor, and the City Clerk, or in her absence, the Assistant City Clerk, to sign said lease, for and in the name of the City of Pointe-Claire.</p>

<b>2025-514</b>	<p data-bbox="493 147 1453 244">MODIFY THE CALENDAR OF REGULAR MEETINGS OF COUNCIL FOR THE YEAR 2025 IN ORDER TO REPLACE THE DATE OF NOVEMBER 11, 2025 WITH NOVEMBER 18, 2025</p> <hr/> <p data-bbox="508 287 1453 419">WHEREAS section 319 of the Cities and Towns Act provides that council shall hold regular sittings at least once a month and that it shall determine the schedule of its regular sittings, setting the date and time of each sitting, before the beginning of the calendar year.</p> <p data-bbox="508 456 1453 521">WHEREAS the calendar of regular meetings of Council for the year 2025 was approved by resolution 2024-549.</p> <p data-bbox="508 559 1453 623">WHEREAS section 319 also provides that the council may decide that a regular sitting is to begin on a date and at a time other than those specified in the schedule.</p> <p data-bbox="508 661 1453 725">WHEREAS it is necessary to change the date of the regular meeting scheduled for November 2025.</p> <p data-bbox="508 763 1453 895">It is moved by Councillor Brent Cowan, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO modify resolution 2024-549 to replace the date of November 11, 2025 with November 18, 2025.</p> <p data-bbox="508 932 1313 959">THAT all other provisions of said resolution remain unchanged and in effect.</p>
<b>2025-515</b>	<p data-bbox="493 997 1453 1061">FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF OCTOBER 2025</p> <hr/> <p data-bbox="508 1102 1453 1166">The list of delegated staff changes for the month of October 2025, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.</p>
<b>2025-516</b>	<p data-bbox="493 1204 1453 1268">APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF OCTOBER 1, 2025.</p> <hr/> <p data-bbox="508 1309 1453 1443">It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO approve the list of non-delegated staff changes as of October 1, 2024, as signed by Mrs. Karina Verdon, City Manager.</p>
<b>2025-517</b>	<p data-bbox="493 1481 1453 1612">AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF TWO (2) COMPACT TRACTORS WITH EQUIPMENT FOR THE MAINTENANCE OF CITY PARKS, TO KUBOTA MONTREAL/LANGE PATENAUE EQUIPEMENT LTEE, FOR A TOTAL AMOUNT OF \$ 218,319.88, TAXES INCLUDED</p> <hr/> <p data-bbox="508 1653 1453 1852">It is moved by Councillor Bruno Tremblay, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO award a contract for the supply and delivery of two (2) compact tractors with equipment for the maintenance of City parks, to the lowest conforming bidder, being KUBOTA MONTREAL/LANGE PATENAUE EQUIPEMENT LTEE, for a total amount of \$ 218,319.88, taxes included.</p> <p data-bbox="508 1889 1135 1919">TO charge this expense to Budget Account 22-423-02-958.</p>
<b>2025-518</b>	<p data-bbox="493 1956 1453 2088">APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH IULE DIVISION OF NI CORPORATION, FOR THE RESTORATION OF ALL INTERIOR ISLANDS IN PUBLIC BUILDINGS, FOR AN AMOUNT OF \$ 8,278.77, TAXES INCLUDED</p> <hr/> <p data-bbox="508 2128 1453 2295">It is moved by Councillor Bruno Tremblay, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO approve a change order to the contract entered into with IULE division of NI CORPORATION, for the restoration of all interior islands in public buildings (TP250033DP), for a total amount of \$ 8,278.77, taxes included.</p> <p data-bbox="508 2333 1453 2397">TO authorize consequently an increase of this contract, bringing the total amount to \$ 50,889.83, taxes included.</p> <p data-bbox="508 2435 1128 2462">TO charge this expense to Budget Account 02-420-00-657</p>

2025-519

APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE CITY OF WESTMOUNT REGARDING PROCEEDING WITH A CALL FOR TENDERS ON BEHALF OF THE CITY OF POINTE-CLAIRE FOR THE COLLECTION OF SUBSURFACE RECYCLING CONTAINERS.

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WHEREAS the Environment Quality Act (CQLR, c. Q-2) (hereinafter the “Act”) was amended by the Act mainly amending the Environment Quality Act with respect to deposits and selective collection (L.Q. 2021, c. 5), assented to on March 17, 2021.

WHEREAS section 53.31.0.2 of the Act as amended provides that no municipality or group of municipalities may, on its own initiative, develop or implement all or part of a selective collection system for certain recyclable materials when the development, implementation, and financing of such a system are entrusted to persons by regulation.

WHEREAS the Regulation respecting a system of selective collection of certain residual materials (RLRQ, c. Q-2, r. 46.01) (hereinafter the “Regulation”) came into force on July 7, 2022.

WHEREAS *Éco Entreprises Québec* (hereinafter “ÉEQ”) is the management organization designated under Section I of Chapter III of the Regulation, which is responsible for developing, implementing, and financially supporting a selective collection system for certain recyclable materials throughout Québec.

WHEREAS the Regulation provides for the conclusion of an agreement between ÉEQ and a municipal organization concerning the collection and transportation of the materials referred to in section 24 of the Regulation.

WHEREAS the Regulation prescribes the minimum content of this agreement, particularly with regard to the parameters surrounding collection and transportation services, the conditions surrounding the awarding of contracts for these services, and the terms and conditions relating to quality control.

WHEREAS the Cities of Pointe-Claire, Côte Saint-Luc, and Dollard-des-Ormeaux have joined forces for the collection and transportation of recyclable materials and have entered into an intermunicipal agreement to define the broad outlines of the partnership.

WHEREAS under the terms of this joint agreement, the City of Westmount was designated as the signatory to the partnership agreement with *Éco Entreprises Québec* (ÉEQ) and as the entity responsible for the tendering process.

WHEREAS the Cities of Pointe-Claire and Dollard-des-Ormeaux have expressed new service requirements that are not covered by the current call for tenders.

WHEREAS in order to meet these new needs, it is necessary for the City of Westmount to reissue a call for tenders specifically for the Cities of Pointe-Claire and Dollard-des-Ormeaux, and to establish, by means of a new agreement, the terms and conditions governing their union with respect to the new call for tenders.

It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:

TO approve an agreement between the City of Pointe-Claire and the City of Westmount, authorizing the latter to launch a call for tenders on behalf of the City of Pointe-Claire for the collection of subsurface recycling containers.

TO authorize the City Manager to sign said agreement for and on behalf of the City of Pointe-Claire.

2025-520

AWARD A CONTRACT FOR THE INSTALLATION AND THE REMOVAL OF CHRISTMAS DECORATIONS ACROSS THE CITY FOR THE 2025-2026 SEASON, TO MOFAX ÉLECTRIQUE LTÉE, FOR A TOTAL AMOUNT OF \$ 74,857.92 , TAXES INCLUDED

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It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO award a contract for the installation and the removal of christmas decorations across the City for the 2025-2026 season (EP250010), to the lowest conforming bidder, being MOFAX ÉLECTRIQUE LTÉE, for a total amount of \$ 74,857.92, taxes included.

	<p>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).</p>
<b>2025-521</b>	<p><u>APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH GROUPE PICHÉ, FOR REPAIR WORKS AND PARTIAL REDEVELOPMENT OF THE VALOIS LIBRARY BASEMENT, FOR AN AMOUNT OF \$ 31,072.86, TAXES INCLUDED</u></p> <p>It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO approve a change order to the contract entered into with GROUPE PICHÉ, for repair works and partial redevelopment of the Valois Library basement (BP2403-22073), for a total amount of \$ 31,072.86, taxes included.</p> <p>TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,104,903.32, taxes included.</p> <p>TO charge this expense to Budget Account 22-424-52-969.</p>
<b>2025-522</b>	<p><u>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 \$ 48,902.02, TAXES INCLUDED</u></p> <p>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 \$ 48,902.02, taxes included.</p> <p>TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,940,816.30, taxes included.</p> <p>TO charge this expense to Budget Account 03-920-21-001.</p>
<b>2025-523</b>	<p><u>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 \$ 42,108.41, TAXES INCLUDED</u></p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Paul Bissonnette, and resolved by majority: TO approve a change order to the contract entered into with CONSTRUCTION CPB INC., for the extension and renovation of Public Works (BP2213-17165), for a total amount of \$ 42,108.41, taxes included.</p> <p>TO authorize consequently an increase of this contract, bringing the total amount to \$ 25,614,125.17, taxes included.</p> <p>TO charge this expense to Budget Accounts 22-423-02-960, 22-423-02-953 and 22-419-12-897.</p>
<p>Vote against: Councillor Claude Cousineau</p>	<p><b>2025-524</b></p> <p><u>COMMITMENT BY THE CITY TO DEVELOP AND IMPLEMENT A WATER ASSET MANAGEMENT PLAN IN ORDER TO OPTIMISE THE MANAGEMENT OF ITS MUNICIPAL ASSETS</u></p> <p>WHEREAS the City of Pointe-Claire recognizes the importance of effectively managing its municipal assets to ensure their long-term sustainability.</p> <p>WHEREAS the objective of asset management is to implement the activities necessary to maintain assets in a condition that allows them to provide sustainable, high-quality services to citizens.</p> <p>WHEREAS the Asset Management Plan contributes to achieving the strategic objectives of the City of Pointe-Claire and to providing sustainable, high-quality services in accordance with the agreed-upon level of service.</p>



WHEREAS the City of Pointe-Claire has reviewed the Asset Management Plan guide of the *Ministère des Affaires municipales* and related tools and understands each part of the Plan.

WHEREAS the municipal asset management approach provides a structured framework and clear principles for assets.

WHEREAS the Asset Management Plan maximizes the efficiency of human and financial resources by identifying priority assets and proactively planning expenditures.

WHEREAS the implementation of the Asset Management Plan will contribute to the resilience and sustainability of municipal infrastructure.

It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
THAT the City commits to developing and implementing a water Asset Management Plan in order to optimize the management of its municipal assets.

THAT the City commits to submitting its municipal water Asset Management Plan approach to the *Ministère* by December 1, 2026, at the latest.

THAT the City commits to submitting the water Asset Management Plan summary and the information required to the *Ministère* by December 1, 2027, at the latest.

THAT the City Council approves the document water Asset Management Plan approach and authorize the submission of the documents to the *Ministère*.

**2025-525**      APPROPRIATE THE SUMS REQUIRED FOR THE CREATION OF NEW BUDGET CODES FOR THE GENERAL FUND SURPLUS AND THE PARKS AND PLAYGROUNDS FUND FOR VARIOUS INTERVENTIONS IN 2026

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It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO appropriate the sums required for the creation of new budget codes for the general fund surplus and the parks and playgrounds fund for various interventions in 2026.

TO authorize the Director of Financial Services and Treasurer to create the budget items related to each of these projects and to enter the amounts indicated for each of them.

**2025-526**      APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH 9203-3398 QUÉBEC INC. (LES PAVAGES DUROSEAL), FOR THE RESURFACING OF THE TENNIS COURT AT ARTHUR-E.-SÉGUIN PARK, FOR AN AMOUNT OF \$ 8,373.49, TAXES INCLUDED

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It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO approve a change order to the contract entered into with 9203-3398 QUÉBEC INC. (LES PAVAGES DUROSEAL), for the resurfacing of the tennis court at Arthur-E.-Séguin Park (GP2407-24114), for a total amount of \$ 8,373.49, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 139,443.49, taxes included.

TO charge this expense to Budget Account 22-425-02-979.

**2025-527**      CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 117 KING AVENUE

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It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO authorize a minor exemption to permit at 117 King Avenue the construction of a single-family dwelling:

- a) Without a garage or an area sufficient to allow for the construction of a garage where required.
- b) With a right lateral setback of 1.94m rather than the minimum required of 2m.
- c) With a left lateral setback of 1.54m rather than the minimum required of 2m.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 191 DU BORD-DU-LAC-LAKESHORE ROAD.

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 191 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 construction of a single-family dwelling to replace the one that will be demolished.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on October 7, 2024.

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

- CSP\_191\_Bord-du-Lac\_aménagement paysager\_2024-09-30\_(1)
- CSP\_191\_Bord-du-Lac\_elevations\_2024-09-30\_(4)
- CSP\_191\_Bord-du-Lac\_implantation\_2024-09-18\_(1)
- CSP\_191\_Bord-du-Lac\_insertion\_2024-09-18\_(1)
- CSP\_191\_Bord-du-Lac\_matériaux\_2024-09-18\_(1)
- CSP\_191\_Bord-du-Lac\_perspective\_2024-09-18\_(1)

Which describe the proposed work to the property located at 191 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 a financial guarantee in the amount of \$ 52,610 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 24 CIRCLE AVENUE

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 24 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 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 September 8, 2025.

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

- CSP\_24\_Circle\_elevation\_2025-09-03\_(4)
- CSP\_24\_Circle\_implantation\_2025-06-01\_(1)
- CSP\_24\_Circle\_insertion\_2025-06-01\_(1)
- CSP\_24\_Circle\_materiaux\_2025-06-01\_(2)

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Which describe the proposed work to the property located at 24 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 \$ 24,750 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.

**2025-530**

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

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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 exterior renovation works and installation of a mechanical equipment.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 8, 2025.

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

- CSP\_123-125\_Donegani\_elevations\_2025-08-12\_(2)
- CSP\_123-125\_Donegani\_materiaux\_2025-09-08\_(1)
- CSP\_123-125\_Donegani\_perspectives\_2025-08-12\_(3)

which describe the proposed work to the property located at 123-125 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 a financial guarantee in the amount of \$ 6,000 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.

**2025-531**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 40 DU GOLF AVENUE.**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 40 Du Golf 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 extension and exterior renovation works of a house built around 1910.

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WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 8, 2025.

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

- CSP\_40\_Golf\_aménagement\_paysager\_2025-09-08\_(1)
- CSP\_40\_Golf\_elevations\_2025-09-08\_(4)
- CSP\_40\_Golf\_implantation\_2025-08-14\_(1)
- CSP\_40\_Golf\_insertion\_2025-09-09\_(1)
- CSP\_40\_Golf\_materiaux\_2025-09-09\_(1)

Which describe the proposed work to the property located at 40 Du Golf 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 \$ 14,025 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.

**2025-532**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 117 KING AVENUE**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 117 King 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 September 8, 2025.

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

- CSP\_117\_King\_architecture\_2025-03-01\_(4)
- CSP\_117\_King\_implantation\_insertion\_2025-08-22\_(1)
- CSP\_117\_King\_materiaux\_2025-07-27\_(1)

Which describe the proposed work to the property located at 117 King 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 \$ 18,117 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.

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

**2025-533**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 143 MILLHAVEN AVENUE**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 143 Millhaven 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 an existing landing.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 8, 2025.

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

- CSP\_143\_Millhaven\_materiaux\_2025-08-13\_(1)
- CSP\_143\_Millhaven\_plan\_2025-08-13\_(1)

Which describe the proposed work to the property located at 143 Millhaven 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.

**2025-534**

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

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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 including 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 Brent Cowan,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO repeal resolution 2025-480;

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.

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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.

**2025-535**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 26 VICTORIA AVENUE**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 26 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 painting the existing stucco cladding.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 8, 2025.

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

- CSP\_26\_Victoria\_materiaux\_2025-08-04\_(1)

Which describes the proposed work to the property located at 26 Victoria 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.

**2025-536**

**APPROVE A FINANCIAL ASSISTANCE AGREEMENT WITH SERVICE NATIONAL DES SAUVETEURS INC. WITHIN THE FRAMEWORK OF THE PROGRAM FOR FREE TRAINING OF LIFE GUARDS AND AQUATIC INSTRUCTORS OF THE MINISTÈRE DE L'ÉDUCATION**

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO approve a financial assistance agreement with SERVICE NATIONAL DES SAUVETEURS INC. within the framework of the program for free training of lifeguards and aquatic instructors of the Ministère de l'Éducation.

TO authorize Mayor Tim Thomas to sign said agreement for and on behalf of the City of Pointe-Claire.

**2025-537**

**APPROVE THE CHOICE OF LOCATION FOR A PERMANENT PUBLIC ART PROJECT IN EDGEWATER PARK IN 2026**

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
To approve the location to the east of Edgewater Park for a permanent public art project in 2026.

It is moved by Councillor Claude Cousineau,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO hereupon adjourn this meeting at 8:08 p.m.

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Tim Thomas, Mayor

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Danielle Gutierrez, Assistant City Clerk