



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, JANUARY 13, 2026, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON JANUARY 9, 2026.

PRESENT : Councillor Claudine Demers, Councillor Ludovic Matthews, Councillor Kelly Thorstad-Cullen, Councillor Andrew Swidzinski, Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, as well as Councillor Mike Potvin, chaired by Mayor John Belvedere forming quorum of council.

Mr. Gilles Girouard, Assistant City Manager, Mtre Caroline Thibault, City Clerk and Director of Legal Affairs, as well as Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, are also in attendance.

2026-001 ADOPTION OF THE AGENDA

It is moved by Councillor Claudine Demers, Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO approve the agenda with modification, namely the addition of item 19.1: Appoint a substitute member to the Demolition Committee.

2026-002 APPROVE THE MINUTES OF THE REGULAR MEETING OF DECEMBER 9, 2025

It is moved by Councillor Claudine Demers, Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO approve the minutes of the regular meeting of Municipal Council held on December 9, 2025

2026-003 QUESTION PERIOD

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

Thomas Schwartz
Philippe Paré
Carl Bird
Nasr El Dabee
Geneviève Lussier
Stella Haley
Johanne Senecal
Line Conway.

2026-004 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW CONCERNING THE ESTABLISHMENT OF A FUND DEDICATED TO EXPENSES RELATED TO HOLDING AN ELECTION

Councillor Mike Potvin gives notice of motion that a draft By-law concerning the establishment of a fund dedicated to expenses related to holding an election will be presented for adoption at a subsequent meeting of Council.

Councillor Mike Potvin files a draft By-law concerning the establishment of a fund dedicated to expenses related to holding an election.

2026-005 ADOPTION OF A BY-LAW RESPECTING THE INTERNAL MANAGEMENT OF COUNCIL SITTINGS

WHEREAS a notice of motion was given at the regular meeting of November 18, 2025, and a draft by-law was filed at the regular meeting of December 9, 2025.

It is moved by Councillor Mike Potvin, Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO adopt a By-law respecting the internal management of council sittings.

2026-006 ADOPTION OF A BY-LAW DECREEEING THE EXIGIBLE TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRES, FOR FISCAL YEAR 2026

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

It is moved by Councillor Mike Potvin,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO adopt 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.

2026-007 AUTHORIZE FINANCIAL SUPPORT TO THE 2025 CENTRAIDE CAMPAIGN IN THE AMOUNT EQUIVALENT TO 75% OF THE EMPLOYEE CONTRIBUTION

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO grant financial support to Centraide in the amount equivalent to 75% of the employee contribution, representing an amount of \$ 13,353.

TO charge these expenses to the Budget Account 02-193-00-989.

2026-008 AUTHORIZE THE PARTICIPATION OF THE MAYOR AT PRESIDENT'S COCKTAIL HOSTED BY THE WEST ISLAND MONTREAL CHAMBER OF COMMERCE (WIMCC) TO BE HELD ON JANUARY 20, 2026

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize Mayor John Belvedere to represent the City of Pointe-Claire at President's Cocktail hosted by the West Island Montreal Chamber of Commerce (WIMCC) to be held on January 20, 2026.

TO charge the expenses related to this authorization, at the cost of \$ 90, plus tax, to Budget Account 02-111-00-311.

2026-009 FILE THE MINUTES OF THE JUNE 4, SEPTEMBER 17, SEPTEMBER 24, AND OCTOBER 24, 2025, MEETINGS OF THE YOUTH ADVISORY BOARD

The French and English version of the minutes of the June 4, September 17, September 24, and October 24, 2025, meetings of the Youth Advisory Board are filed, and the members of Council take note.

2026-010 RENEW THE MANDATES OF MEMBERS OF THE STEWART HALL ADVISORY BOARD

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO renew the mandates of members of Stewart Hall Advisory Board as follows:

- Marlene Smyth, for a three-year (3) mandate, until December 31, 2028.
- Alexandre Navarre, for a three-year (3) mandate, until December 31, 2028.

2026-011 RENEW AND APPOINT MEMBERS TO THE POINTE-CLAIRES AQUATIC CLUB INC.

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO renew the mandate of Catherine Battershill as President of the Pointe-Claire Aquatic Club Inc. until December 31, 2026; and

TO appoint Deborah Davis as Vice-President for a one-year term ending on December 31, 2026.

2026-012

APPOINT MEMBERS TO THE PLANNING ADVISORY COMMITTEE

Votes against:
Councillor Bruno Tremblay
Councillor Mike Potvin

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and resolved by majority:
TO appoint the following persons as members of the Planning Advisory Committee
(PAC) for two-year terms ending December 31, 2027, to replace outgoing members and
fill vacant positions:

- Julie Asselin
- Vito Pelosi
- Geoff Kloos
- Jeffrey Barnes

THAT the terms of each of these members may be renewed for a maximum of two (2)
additional terms, each lasting two (2) years.

TO thank outgoing members David Covo, Julie-Ann Smith, and Ludovic Matthews.

2026-013

AUTHORIZE THE PAYMENT OF AN AMOUNT OF \$ 42,431.14, REPRESENTING THE
ANNUAL FEE OF THE UNION DES MUNICIPALITÉS DU QUÉBEC, AND THIS,
INCLUDING THE FEE FOR THE CARREFOUR DU CAPITAL HUMAIN

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO authorize the renewal of the membership of the City of Pointe-Claire to the *Union
des municipalités du Québec (UMQ)* for a cost of \$ 42,431.14, taxes included, including
the annual fee of \$ 24,301.89 and the payment of \$ 18,129.26 to the *Carrefour du capital
humain*.

TO charge the expenses related to this authorization to Budget Account 02-111-00-494.

2026-014

AUTHORIZE THE PARTICIPATION OF SEVEN MEMBERS OF COUNCIL TO THE
FEDERATION OF CANADIAN MUNICIPALITIES (FCM) ANNUAL CONFERENCE TO
BE HELD FROM JUNE 4 TO 7, 2026 AT THE EDMONTON CONVENTION CENTER IN
EDMONTON, ALBERTA

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO authorize Mayor John Belvedere, Councillor Claudine Demers, Councillor Ludovic
Matthews, Councillor Kelly Thorstad-Cullen, Councillor Cynthia Homan, Councillor Eric
Stork, as well as Councillor Mike Potvin to represent the City of Pointe-Claire at the
Federation of Canadian Municipalities (FCM) annual conference from June 4 to 7, 2026,
at the Edmonton Convention Center in Edmonton, Alberta.

TO charge the expenses related to this authorization to Budget Account 02-111-00-313.

2026-015

AUTHORIZE THE PARTICIPATION OF SIX MEMBERS OF COUNCIL AND ONE
MEMBER OF THE ADMINISTRATION AT THE ANNUAL CONFERENCE OF THE
UNION DES MUNICIPALITÉS DU QUÉBEC (UMQ) TO BE HELD FROM MAY 13 TO
15, 2026 AT THE CENTRE DE CONGRÈS DE QUÉBEC IN QUÉBEC

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO authorize Councillor Claudine Demers, Councillor Ludovic Matthews, Councillor
Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, Councillor Mike
Potvin, as well as Mr. Gilles Girouard, Assistant City Manager to represent the City of
Pointe-Claire at the annual conference of the *Union des municipalités du Québec
(UMQ)* from May 13 to 15, 2026, at the *Centre de Congrès de Québec* in Québec.

TO charge the expenses related to this authorization to Budget Accounts 02-111-00-
313 (elected officials) and 02-131-00-313 (city management).

2026-016

FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES
FOR THE PERIOD OF NOVEMBER 28, 2025 TO DECEMBER 23, 2025

The list of budget amendments and the register of cheques for the period of November
28, 2025 to December 23, 2025 are filed and the members of Council take note.

2026-017 AWARD A CONTRACT FOR THE PROVISION OF IT SECURITY AUDIT SERVICES FOR THE YEARS 2026 TO 2030 INCLUSIVE, TO ESI TECHNOLOGIES DE L'INFORMATION INC., FOR A TOTAL AMOUNT OF \$ 309 327.50, TAXES INCLUDED

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO award a contract for the provision of IT security audit services for the years 2026 to 2030 inclusive (IP250015), to the bidder having obtained the highest score on the quality committee, being ESI TECHNOLOGIES DE L'INFORMATION INC., for a total amount of \$ 309 327.50, taxes included.

TO charge this expense to Budget Account 02-138-00-414.

2026-018 AWARD A CONTRACT FOR THE SUPPLY OF WORK CLOTHES FOR BLUE COLLAR WORKERS FOR THE YEAR 2026, TO LE GROUPE D'IMPORTATION ET DE DISTRIBUTION HUGO INC. (PROMOTION PLUS), FOR A TOTAL AMOUNT OF \$ 45,321.25, TAXES INCLUDED, WITH THE YEARS 2027 AND 2028 IN OPTION

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO award a contract for the supply of work clothes for blue collar workers for the year 2026, (DP260001), to the lowest conforming bidder, being LE GROUPE D'IMPORTATION ET DE DISTRIBUTION HUGO INC. (PROMOTION PLUS), for a total amount of \$ 45,321.25, taxes included. The City reserving the option to renew the contract for the years 2027 and 2028.

TO charge this expense in accordance with the financial availability of the requesting services, 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.

2026-019 FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF JANUARY 2026

The list of delegated staff changes for the month of January 2026, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.

2026-020 APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF JANUARY 13, 2026.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve the list of non-delegated staff changes as of January 13, 2026, as signed by Mr. Gilles Girouard, Assistant City Manager.

2026-021 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH MARTIN & LÉVESQUE INC., FOR THE YEAR 2026, IN THE AMOUNT OF \$ 51,469.70, TAXES INCLUDED FOR THE SUPPLY OF UNIFORM CLOTHING FOR THE INSPECTION - PUBLIC SECURITY DEPARTMENT

It is moved by Councillor Mike Potvin,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with MARTIN & LÉVESQUE INC., for the year 2026, in the amount of \$ 51,469.70, taxes included, for the supply of uniform clothing for the Inspection - Public Security Department (SP250002).

TO charge this expense to Budget Account 02-291-00-661 (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).

2026-022	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ENTREPRISE FORM-ÉVAL INC., FOR THE PERIOD OF MARCH 9, 2026, TO MARCH 8, 2027, IN THE AMOUNT OF \$ 71,865.12, TAXES INCLUDED FOR EMPLOYEE TRAINING SERVICES FOR HEAVY MACHINERY AND OTHER EQUIPMENT
-----------------	---

It is moved by Councillor Ludovic Matthews,
 Seconded by Councillor Eric Stork, and unanimously resolved:
 TO exercise the renewal option provided for in the contract entered into with ENTREPRISE FORM-ÉVAL INC., for the year March 9, 2026, to March 8, 2027, in the amount of \$ 71,865.12, taxes included, for employee training services for heavy machinery and other equipment (TP210030).

TO charge this expense to Budget Account 02-310-00-419 (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).

2026-023	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE, FOR THE YEAR 2026, IN THE AMOUNT OF \$ 154,790.84, TAXES INCLUDED FOR STUMP REMOVAL WORKS
-----------------	--

It is moved by Councillor Ludovic Matthews,
 Seconded by Councillor Eric Stork, and unanimously resolved:
 TO exercise the renewal option provided for in the contract entered into with ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE, for the year 2026, in the amount of \$ 154,790.84, taxes included, (subject to the consumer price index (CPI)) for stump removal works (TP250025).

TO charge this expense to Budget Accounts 02-701-73-484 and 03-920-15-010 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the Tender documents).

2026-024	RENEW THE CONTRACT AS PART OF THE GROUPED CALL FOR TENDERS NO. 2023-8115-50 FOR THE RENTAL OF LIGHT VEHICLES FROM THE CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG) FOR THE PERIOD OF FEBRUARY 1, 2026, TO JANUARY 31, 2027, TO ENTERPRISE HOLDINGS CANADA AND BUDGETAUTO INC., FOR A TOTAL AMOUNT OF \$ 107 352.16, TAXES INCLUDED
-----------------	--

It is moved by Councillor Ludovic Matthews,
 Seconded by Councillor Eric Stork, and unanimously resolved:
 TO award a contract for light vehicle rentals for 2026 to ENTERPRISE HOLDINGS CANADA and BUDGETAUTO INC., being the bidder retained by *Centre d'acquisitions gouvernementales (CAG)*, for a total amount of \$ 107,352.16, taxes included.

TO charge this expense to Budget Accounts 02-823-15-513, 22-950-22-998, 02-827-20-513, and 02-822-91-513 (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).

2026-025	AWARD A CONTRACT FOR TREE FELLING WORKS FOR WINTER 2026, TO ARBO-DESIGN INC. (LOT A) AND ÉMONDAGE SBP INC. (LOT B), FOR A TOTAL AMOUNT OF \$ 150,540.22, TAXES INCLUDED
-----------------	---

It is moved by Councillor Ludovic Matthews,
 Seconded by Councillor Eric Stork, and unanimously resolved:
 TO award a contract for tree felling works for winter 2026 (TPA260001), to the lowest conforming bidder, being ARBO-DESIGN INC. (lot A) and ÉMONDAGE SBP INC. (lot B), for a total amount of \$ 150,540.22, taxes included.

The total amount of the contract is awarded as follows:

- ARBO-DESIGN INC.: \$ 127,717.68, taxes included, for lot A
- ÉMONDAGE SBP INC.: \$ 22,822.54, taxes included, for lot B

TO charge this expense to Budget Accounts 02-701-73-484, 03-920-15-010, 02-701-75-572 and 03-920-15-010 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the tender documents).

2026-026

AWARD A CONTRACT FOR WATER DISTRIBUTION NETWORK DIAGNOSIS FOR THE YEARS 2026 AND 2027, TO HYDRA-SPEC INC., FOR A TOTAL AMOUNT OF \$ 318,077.07, TAXES INCLUDED, WITH THE YEARS 2028, 2029 AND 2030 IN OPTION

It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO award a contract for water distribution network diagnosis for the years 2026 and 2027 (TP250036), to the lowest conforming bidder, being HYDRA-SPEC INC., for a total amount of \$ 318,077.07, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for the years 2028, 2029 and 2030.

TO charge this expense to Budget Account 02-413-01-418 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2026-027

AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF SEWER AND WATERWORKS PARTS BY LOT FOR THE YEAR 2026, TO WOSELEY CANADA INC (LOTS A, C, D, F ET H) AND ST-GERMAIN ÉGOUTS ET AQUEDUCS INC. (LOTS B, E, G, I ET J), FOR A TOTAL AMOUNT OF \$ 346,158,37, TAXES INCLUDED

It is moved by Councillor Andrew Swidzinski,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO award a contract for the supply and the delivery of sewer and waterworks parts by lot for the year 2026 (TP260014), to the lowest conforming bidder, being WOSELEY CANADA INC (Lots A, C, D, F and H) and ST-GERMAIN ÉGOUTS ET AQUEDUCS INC. (Lots B, E, G, I and J), for a total amount of \$ 346,158,37, taxes included.

The total amount of the contract is awarded as follows:

- WOSELEY CANADA INC.: \$ 141,536,20, taxes included, for lots A, C, D, F and H)
- ST-GERMAIN ÉGOUTS ET AQUEDUCS INC.: \$ 204,622.17, taxes included, for lots B, E, G, I and J.

TO charge this expense to Budget Accounts 02-413-01-649 and 02-415-00-649 (according to the approximate quantities indicated in the bid form and the unit prices submitted).

2026-028

AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF BULK MATERIALS FOR THE YEAR 2026, TO MATÉRIAUX PAYSAGERS SAVARIA LTÉE, FOR A TOTAL AMOUNT OF \$ 57,266.61, TAXES INCLUDED

It is moved by Councillor Andrew Swidzinski,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO award a contract for the supply and the delivery of bulk materials for the year 2026 (TPH260008), to the lowest conforming bidder, being MATÉRIAUX PAYSAGERS SAVARIA LTÉE, for a total amount of \$ 57,266.61, taxes included.

TO charge this expense to Budget Accounts 02-320-00-627 and 02-701-74-627 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2026-029 AWARD A CONTRACT FOR THE PERFORMANCE OF INSPECTIONS UNDER THE PROGRAMME D'ENTRETIEN PRÉVENTIF (PEP) FOR PUBLIC WORKS' FLEET OF HEAVY VEHICLES, AS WELL AS THE VEHICLES OF THE INSPECTION - PUBLIC SECURITY DEPARTMENT FOR THE PERIOD FROM MARCH 1, 2026, TO FEBRUARY 29, 2028, TO MÉCAMOBILE INC., FOR A TOTAL AMOUNT OF \$ 64,386.00, TAXES INCLUDED, WITH THREE OPTIONAL YEARS

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO award a contract for the performance of inspections under the *Programme d'entretien préventif (PEP)* for Public Works' fleet of heavy vehicles, as well as the vehicles of the Inspection - Public Security Department for the period from March 1, 2026, to February 29, 2028, (TPG260001), to the lowest conforming bidder, being Mécamobile inc., for a total amount of \$ 64,386.00, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for the periods from March 1, 2028, to February 28, 2029, March 1, 2029, to February 28, 2030, and March 1, 2030, to February 28, 2031.

TO charge this expense to Budget Account 02-823-20-419 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2026-030 AWARD A CONTRAT FOR THE SUPPLY AND THE DELIVERY, UPON REQUEST, OF CLEAR DIESEL AND DIESEL CONTAINING RENEWABLE FUEL WITHIN THE FRAMEWORK OF THE GROUP PURCHASE OF THE SOCIÉTÉ DE TRANSPORT DE MONTRÉAL (STM) FOR THE PERIOD FROM FEBRUARY 1, 2026, TO JANUARY 31, 2029 TO PRODUITS SUNCOR ÉNERGIE, S.E.N.C., FOR A TOTAL AMOUNT OF \$ 1,376,044.97, TAXES INCLUDED, WITH TWO YEARS IN OPTION

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO award a contract for the supply and the delivery of clear diesel and diesel containing renewable fuel for the period from February 1, 2026, to January 31, 2029, to PRODUITS SUNCOR ÉNERGIE, S.E.N.C., being the bidder retained by the Société de transport de Montréal (STM), for a total amount of \$ 1,376,044.97, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for two (2) additional renewal options for a period of twelve (12) months each.

TO charge this expense to Budget Accounts 02-822-20-631, 02-823-20-631, 02-823-15-631, 0282720-631, 02-822-91-631 and 02-826-11-631 (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).

2026-031 AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF REGULAR UNLEADED GASOLINE AND STANDARD COLORED DIESEL AND FOR GENERATORS WITHIN THE FRAMEWORK OF THE GROUP PURCHASE OF THE CITY OF MONTRÉAL FOR THE PERIOD OF JANUARY 4, 2026 TO JANUARY 3, 2029, TO HARNOIS ÉNERGIES INC. AND MAZOUT G. BELANGER INC. FOR A TOTAL AMOUNT OF \$ 1,204,236.69, TAXES INCLUDED, WITH TWO YEARS IN OPTION

It is moved by Councillor Claudine Demers,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO award a contract for the supply and the delivery of regular unleaded gasoline and standard colored diesel and for generators for the period from January 4, 2026, to January 3, 2029, to HARNOIS ÉNERGIES INC. and MAZOUT G. BELANGER INC., being the bidders retained by the City of Montréal, for a total amount of \$ 1,204,236.69, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for two (2) additional renewal options for a period of twelve (12) months each.

TO charge this expense to Budget Accounts 02-822-20-631, 02-823-20-631, 02-823-15-631, 0282720-631, 02-822-91-631 and 02-826-11-631 (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).

2026-032 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH KSG INC., FOR FENCE REPAIR WORKS ON THE TERRITORY OF THE CITY OF POINTE-CLAIRES, FOR AN AMOUNT OF \$ 23,488.90, TAXES INCLUDED

It is moved by Councillor Claudine Demers,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve a change order to the contract entered into with KSG INC., for fence repair works on the territory of the City of Pointe-Claire (TP220048), for a total amount of \$ 23,488.90, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 169,909.14, taxes included.

TO charge this expense to Budget Accounts 02-320-00-521 and 02-701-71-559 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

Councillor Andrew Swidzinski leaves his seat at 7:50 p.m.

2026-033 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH SANIVAC, FOR CLEANING AND INSPECTION OF THE DONEGANI CN CPKC STORM SEWER AND EMERGENCY WORKS CARRIED OUT ON NOVEMBER 27 AND DECEMBER 4, 2025, FOR AN AMOUNT OF \$ 84,226.87, TAXES INCLUDED

Councillor Andrew Swidzinski having exited the Council Chambers does not participate in the vote

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve a change order to the contract entered into with SANIVAC, for cleaning and inspection of the Donegani CN CPKC storm sewer and emergency works carried out on November 27 and December 4, 2025 (TV250378), for a total amount of \$ 84,226.87, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 94,920.13, taxes included.

TO charge this expense to Budget Account 00-241-500-564.

Councillor Andrew Swidzinski returns to his seat at 7:51 p.m.

2026-034 AWARD A CONTRACT FOR CARPENTRY MAINTENANCE AND REPAIR WORKS FOR THE YEAR 2026, TO MÉTIER PLUS CONSTRUCTION INC., FOR A TOTAL AMOUNT OF \$ 93,733.37, TAXES INCLUDED, WITH THE YEAR 2027 IN OPTION

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO award a contract for carpentry maintenance and repair works for the year 2026 (BPM260001), to the lowest conforming bidder, being MÉTIER PLUS CONSTRUCTION INC., for a total amount of \$ 93,733.37, taxes included. The City reserving the option to renew the contract for the year 2027.

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

2026-035 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH AINSWORTH INC., FOR PREVENTIVE MAINTENANCE, EMERGENCY SERVICE, AND MANAGEMENT OF SCHNEIDER CONTROL SYSTEMS, FOR AN AMOUNT OF \$ 25,020.65, TAXES INCLUDED

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO approve a change order to the contract entered into with AINSWORTH INC., for preventive maintenance, emergency service, and management of Schneider control systems (OB250052), for a total amount of \$ 25,020.65, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 69,914.85, taxes included.

TO charge this expense to Budget Accounts 02-877-10-533, 02-877-20-533, 02-877-30-533, 02-877-40-533, 02-877-43-533, 02-877-50-533, 02-877-52-533, 02-877-60-533, 02-877-61-533, 02-877-80-533, 02-877-81-533, 02-877-90-533 and 02-877-91-533 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted).

2026-036 AWARD A CONTRACT FOR THE RESURFACING OF THE SOUTH SERVICE ROAD OF HIGHWAY 40 AND SAINT-JEAN BOULEVARD, TO LES ENTREPRENEURS BUCARO INC., FOR A TOTAL AMOUNT OF \$ 4,795,429.04, TAXES INCLUDED

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO award a contract for the resurfacing of the south service road of Highway 40 and Saint-Jean Boulevard (GP2604-24101), to the lowest conforming bidder, being LES ENTREPRENEURS BUCARO INC., for a total amount of \$ 4,795,429.04, taxes included.

TO charge this expense to Budget Accounts 22-426-12-995 and 22-426-22-995.

2026-037 CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 66 DONEGANI AVENUE.

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize a minor exemption to permit at 66 Donegani Avenue:

- A total of three (3) floors rather than the maximum permitted of two (2).
- A total building height of 12.07m rather than the maximum permitted height of 10.5m.
- A total of one (1) parking space rather than the minimum required of eighteen (18).

2026-038 CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 185 HYMUS BOULEVARD

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize a minor exemption to permit at 185 Hymus Boulevard:

- One (1) framed sign, on building with two or more storeys, installed above the level of the floor of the second storey displaying the logo of the establishment and/or detached letters rather than a sign without a frame.
- Three (3) signs installed for an establishment facing more than one street rather than the maximum permitted of two (2).

2026-039 CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 32 BRUNET AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 32 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 construction of a detached accessory dwelling unit (ADU).

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 9, 2025.

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

- CSP_32_Brunet_elevations_2025-09-22_(1)
- PL_32_Brunet_implantation_2025-11-19_(1)
- PL_32_brunet_insertion final_2025-11-17_(1)
- PL_32_Brunet_site_plan_2025-09-22_(1)

Which describe the proposed work to the property located at 32 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 \$ 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.

2026-040

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 84 DE DIEPPE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 84 De Dieppe 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 extension and exterior renovations to the existing house.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 9, 2025.

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_84_Dieppe_élévations_2025-12-18 (1)
- CSP_84_Dieppe_implantation_2025-12-18 (1)
- CSP_84_Dieppe_matériaux_2025-12-18 (1)
- CSP_84_Dieppe_perspective_2025-12-18 (2)

Which describe the proposed work to the property located at 84 De Dieppe 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.

2026-041

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 122 DE DIEPPE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 122 De Dieppe 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 with an integrated garage (option B).

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 9, 2025.

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_122_Dieppe_elevations_2025-11-11_(1)
- CSP_122_Dieppe_implantation_2025-08-05_(1)
- CSP_122_Dieppe_insertion_2025-11-11_(1)
- CSP_122_Dieppe_materiaux_2025-12-08_(1)
- CSP_122_Dieppe_perspective_2025-11-11_(1)

Which describe the proposed work to the property located at 122 De Dieppe 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 \$ 16,500 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.

2026-042

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 66 DONEGANI AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 66 Donegani Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the addition of a full second floor as well as a mezzanine above it and exterior renovations of the existing building.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 9, 2025.

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_66_Donegani_elevations_2025-12-18 (1)
- CSP_66_Donegani_insertion_2025-12-18 (1)
- CSP_66_Donegani_materiaux_2025-12-18 (1)
- CSP_66_Donegani_perspective_2025-12-18 (1)
- CSP_66_Donegani_plan du site_2025-12-18 (1)

Which describe the proposed work to the property located at 66 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 \$ 35,046 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.

2026-043 **CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 98 DONEGANI AVENUE**

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 98 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:

- Movable fence delimiting the seating area
- Six (6) movable picnic tables, each measuring 1.82m by 1.52m
- Four (4) Adirondack chairs
- Treated wood flower boxes, each measuring 2.43m by 0.6m.
- String lighting
- Bicycle rack outside the terrace perimeter.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 9, 2025.

It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Claudine Demers, and unanimously resolved:

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

- CSP_98_Donegani_amenagement_2025-11-06_(1)
- CSP_CCU_98_Donegani_materiaux_2025-08_28_(1)

Which describe the proposed work to the property located at 98 Donegani Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

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

2026-044

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 5 KING AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 5 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:

- Removal of the garage door and replacement with a concrete foundation wall
- Infill and planting of grass to remove the downslope driveway
- New 7.5 m asphalt driveway to replace the existing downslope driveway

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 9, 2025.

It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Claudine Demers, and unanimously resolved:

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

- CSP_5_king_elevation_2025-10-22_(1)
- CSP_5_king_paysagement_2025-10-22_(1)
- CSP_5_king_perspective_2025-10-22_(1)

Which describe the proposed work to the property located at 5 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 \$ 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.

2026-045

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 6321 TRANSCANADA HIGHWAY

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 6321 Transcanada Highway 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 of the commercial establishment.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 9, 2025.

It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Claudine Demers, and unanimously resolved:

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

- CSP_6321_Transcanada_elevation_avant_2025-12-16 (1)

Which describes the proposed work to the property located at 6321 Transcanada Highway, 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 a financial guarantee in the amount of \$ 3,750 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.

2026-046 AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF LIBRARY BOOKS IN FRENCH AND IN ENGLISH FOR 2026 TO LIVRES BABAR INC., LIBRAIRIE CLIO, PARAGRAPHÉ, LIBRAIRIE MONET, LIBRAIRIE RAFFIN AND LIBRAIRIE DE VERDUN, FOR A TOTAL AMOUNT OF \$ 300,000, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO award a contract for the supply and delivery of library books in French and in English for the period of January 1 to December 31, 2026, to, LIVRES BABAR INC., LIBRAIRIE CLIO, PARAGRAPHÉ, LIBRAIRIE MONET, LIBRAIRIE RAFFIN and LIBRAIRIE DE VERDUN, for a total amount of \$ 300 000, taxes included.

TO charge this expense to Budget Account 02-702-30-671.

2026-047 AWARD A CONTRACT FOR SCHOOL BUS RENTAL SERVICES FOR YOUTH PROGRAMMES FOR THE YEAR 2026, TO CIE TRANSBUS (1986) INC., FOR A TOTAL AMOUNT OF \$ 32,261.99, TAXES INCLUDED, WITH THE YEAR 2027 IN OPTION

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO award a contract for school bus rental services for Youth Programmes for the year 2026 (LP260002), to CIE TRANSBUS (1986) INC., being to the lowest conforming bidder, for a total amount of \$ 32,261.99, taxes included. The City reserving the option to renew the contract for the year 2027.

TO charge this expense to Budget Accounts 02-701-25-513, 02-701-55-513 and 02-701-56-511 (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).

2026-048 APPOINT A SUBSTITUTE MEMBER TO THE DEMOLITION COMMITTEE

It is moved by Councillor Andrew Swidzinski,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO appoint Councillor Mike Potvin as substitute member to the Demolition Committee in replacement of Councillor Eric Stork.

2026-049 CLOSURE

It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO hereupon adjourn this meeting at 7:58 p.m.

John Belvedere, Mayor

Me Caroline Thibault, City Clerk