

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, MARCH 10, 2026, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON MARCH 6, 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, Interim 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.

2026-103 **ADOPTION OF THE AGENDA**

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO approve the agenda with the following modifications:

- The modification of item 6.3 in order to authorize 7 members of council rather than 9.
- The withdrawal of items 10.5, 12.3, 17.5, 17.9 and 17.12.

2026-104 **APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 3, 2026**

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO approve the minutes of the regular meeting of Municipal Council held on February 3, 2026.

2026-105 **FOLLOW-UP ON QUESTIONS OF PUBLIC INTEREST AND QUESTION PERIOD**

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

Lina Didio
John Kilpatrick
Hans Volstad
Ken Lyons
Stella Haley
Kate Glancy
Sheila Laursen
Jennifer Roy
Jonathan McLellan
Robert Jack
Chris Newton.

2026-106 **NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW CONCERNING THE OCCUPANCY AND MAINTENANCE OF BUILDINGS AND HERITAGE IMMOVABLES**

Councillor Ludovic Matthews gives notice of motion that a draft By-law concerning the occupancy and maintenance of buildings and heritage immovables will be presented for adoption at a subsequent meeting of Council.

Councillor Ludovic Matthews files a draft By-law concerning the occupancy and maintenance of buildings and heritage immovables.

2026-107

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (SPAIP) BY-LAW PC-2787 IN ORDER TO ENSURE CONSISTENCY WITH THE INVENTORY OF HERITAGE BUILDINGS OF THE MONTRÉAL AGGLOMERATION

Councillor Ludovic Matthews gives notice of motion that a draft By-law amending the site planning and architectural integration programme (SPAIP) By-Law PC-2787 in order to ensure consistency with the inventory of heritage buildings of the Montréal agglomeration will be presented for adoption at a subsequent meeting of Council.

Councillor Ludovic Matthews files a draft By-law amending the site planning and architectural integration programme (SPAIP) By-Law PC-2787 in order to ensure consistency with the inventory of heritage buildings of the Montréal agglomeration.

2026-108

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING BY-LAW PC-2987 RESPECTING THE DEMOLITION OF IMMOVABLES FOR THE PURPOSE OF CLARIFYING THE CONCEPT OF A HERITAGE IMMOVABLE AS WELL AS CERTAIN PROVISIONS RELATED TO THE PROCESSING OF REQUESTS

Councillor Ludovic Matthews gives notice of motion that a draft By-law amending By-law PC-2987 respecting the demolition of immovables for the purpose of clarifying the concept of a heritage immovable as well as certain provisions related to the processing of requests will be presented for adoption at a subsequent meeting of Council.

Councillor Ludovic Matthews files a draft By-law amending By-law PC-2987 respecting the demolition of immovables for the purpose of clarifying the concept of a heritage immovable as well as certain provisions related to the processing of requests.

2026-109

ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (SPAIP) BY-LAW PC-2787 IN ORDER TO ENSURE CONSISTENCY WITH THE INVENTORY OF HERITAGE BUILDINGS OF THE MONTRÉAL AGGLOMERATION

WHEREAS notice of motion was given and a draft by-law was filed at the present meeting.

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO adopt a draft By-law amending the Site Planning and Architectural Integration Programme (SPAIP) By-Law PC-2787 in order to ensure consistency with the inventory of heritage buildings of the Montréal agglomeration.

2026-110

ADOPTION OF A FIRST DRAFT BY-LAW AMENDING BY-LAW PC-2987 RESPECTING THE DEMOLITION OF IMMOVABLES FOR THE PURPOSE OF CLARIFYING THE CONCEPT OF A HERITAGE IMMOVABLE AS WELL AS CERTAIN PROVISIONS RELATED TO THE PROCESSING OF REQUESTS

WHEREAS notice of motion was given and a draft by-law was filed at the present meeting.

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO adopt a draft By-law amending By-law PC-2987 respecting the demolition of immovables for the purpose of clarifying the concept of a heritage immovable as well as certain provisions related to the processing of requests.

2026-111

ADOPTION OF A BY-LAW RESPECTING THE ADOPTION OF A CODE OF ETHICS AND GOOD CONDUCT OF THE ELECTED OFFICERS OF THE CITY OF POINTE-CLAIRE

WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on February 3, 2026.

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO adopt a By-law respecting the adoption of a Code of ethics and good conduct of the elected officers of the City of Pointe-Claire, without modification.

- 2026-112** GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 1,000 TO WEST ISLAND MISSION
- It is moved by Councillor Mike Potvin,
 Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
 TO grant a financial support in the amount of \$ 1,000 to West Island Mission.
- TO charge this expense to the Budget Account 02-193-00-989.
- 2026-113** GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 35,000 TO THE LAKESHORE GENERAL HOSPITAL FOUNDATION
- It is moved by Councillor Mike Potvin,
 Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
 TO grant a financial support in the amount of \$ 35,000 to Lakeshore General Hospital Foundation.
- TO charge this expense to the Budget Account 02-193-00-963.
- 2026-114** AUTHORIZE 7 MEMBERS OF COUNCIL TO REPRESENT THE CITY AT THE 18TH ANNUAL A TASTE OF AMCAL EVENT HOSTED BY AMCAL TO BE HELD ON APRIL 20, 2026
- It is moved by Councillor Mike Potvin,
 Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
 TO authorize Mayor John Belvedere, Councillor Claudine Demers, Councillor Ludovic Matthews, Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, as well as Councillor Mike Potvin to represent the City of Pointe-Claire at the 18th annual *A Taste of AMCAL* event, hosted by AMCAL to be held on April 20, 2026.
- TO charge the expenses related to this authorization, at the cost of \$ 875 (\$ 125 / ticket) to Budget Account 02-193-00-989.
- 2026-115** APPOINT THE ACTING MAYOR FOR THE MONTHS OF APRIL, MAY AND JUNE 2026
- It is moved by Councillor Mike Potvin,
 Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
 TO appoint Councillor Cynthia Homan to act as Acting Mayor and as a substitute for Mayor John Belvedere at meetings of the Montreal Agglomeration Council for the months of April, May, and June 2026.
- 2026-116** FILE THE MINUTES OF THE JANUARY 28, 2026 MEETING OF THE STEWART HALL ADVISORY BOARD
- The French and English versions of the minutes of the Stewart Hall Advisory Board meeting held on January 28, 2026 are filed and the members of Council take note.
- 2026-117** APPOINT A MEMBER OF COUNCIL AS SUBSTITUTE MEMBER TO THE CITY OF POINTE-CLAIRE PENSION COMMITTEE
- It is moved by Councillor Claudine Demers,
 Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
 TO appoint Councillor Eric Stork as substitute member to the City of Pointe-Claire Pension Committee.
- 2026-118** FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JANUARY 24, 2026 TO FEBRUARY 26, 2026
- The list of budget amendments and the register of cheques for the period of January 24, 2026 to February 26, 2026 are filed and the members of Council take note.
- 2026-119** FILE THE REPORT CONCERNING AUTHORIZED REIMBURSEMENTS IN CONNECTION WITH MUNICIPAL COUNCILLORS' RESEARCH AND SUPPORT EXPENSES, FOR FISCAL YEAR 2025
- The report concerning authorized reimbursements in connection with municipal councillors' research and support expenses, for fiscal year 2025, is filed and members of Council take note.

- 2026-120** FILE THE REPORT ON ELECTED OFFICIALS' EXPENSES IN ACCORDANCE WITH BY-LAW PC-2975 FOR THE YEAR 2025
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- It is moved by Mayor John Belvedere,
 Seconded by Councillor Claudine Demers, and unanimously resolved:
 In accordance with By-law PC-2975, the report on elected officials' expenses for the year 2025 is filed and members of Council take note.
- 2026-121** FILE THE TREASURER'S ACTIVITY REPORT IN ACCORDANCE WITH THE ACT RESPECTING ELECTIONS AND REFERENDUMS IN MUNICIPALITIES
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- The Treasurer's activity report in accordance with the Act respecting elections and referendums in municipalities is filed and the members of Council take note thereof.
- 2026-122** WITHDRAWAL – AWARD A CONTRACT FOR THE INSTALLATION OF 24 OPTICAL FIBERS BETWEEN TWO MUNICIPAL BUILDINGS, TO VIDÉOTRON LTÉE, FOR A TOTAL AMOUNT OF \$ 247,656.15, TAXES INCLUDED
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- The item related to the awarding of a contract for the installation of 24 optical fibers between two municipal buildings (IP260004) is withdrawn from the agenda of the present meeting.
- 2026-123** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH SÉCURMAX, SYSTÈMES INTÉGRÉS DE SÉCURITÉ INC., FOR THE PURCHASE OF ELECTRONIC PARTS FOR ACCESS DOORS, FOR AN AMOUNT OF \$ 66,036.60, TAXES INCLUDED
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- It is moved by Councillor Cynthia Homan,
 Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
 TO approve a change order to the contract entered into with SÉCURMAX, SYSTÈMES INTÉGRÉS DE SÉCURITÉ INC., for the purchase of electronic parts for access doors (IP250006), for a total amount of \$ 66,036.60, taxes included.
- TO authorize consequently an increase of this contract, bringing it to a total amount of \$ 400,000, taxes included.
- TO charge this expense to Budget Accounts 03-920-24-002 and 03-920-25-002.
- 2026-124** APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG) REGARDING THE CITY OF POINTE-CLAIRE'S MEMBERSHIP IN THE GROUP PURCHASE FOR COMPUTER EQUIPMENT FOR THE PERIOD FROM SEPTEMBER 29, 2026 TO SEPTEMBER 28, 2028
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- WHEREAS the City of Pointe-Claire entrusts the *Centre d'acquisitions gouvernementales (CAG)* with the process leading to the awarding of contracts for the purchase of computer equipment.
- WHEREAS the City of Pointe-Claire agrees to abide by the terms and conditions of said contract as if it had contracted directly with the supplier to whom the contract is awarded.
- It is moved by Councillor Cynthia Homan,
 Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
 TO confirm the City of Pointe-Claire's membership in the *Centre d'acquisitions gouvernementales (CAG)* consortium for the purchase of computer equipment (2024-8080-50: Microcomputers, laptops, servers, tablets and 2023-7525-50: New computer stations and monitors) for the period of September 29, 2026, to September 28, 2028;
- We have estimated that the maximum expense shall be \$ 500,000 over a 2-year period. This estimate is based on purchases made over the previous 3 years.

2026-125

AUTHORIZE THE CITY OF POINTE-CLAIRE TO PARTICIPATE IN THE JOINT PURCHASING GROUP FOR INSURANCE REGARDING THE PROTECTION OF THE REPUTATION OF ELECTED OFFICIALS AND UPPER MANAGEMENT AGAINST DEFAMATION, HARASSMENT AND HATE SPEECH

This resolution authorizes the City of Pointe-Claire to participate in an insurance group in order to obtain, at the best possible cost, insurance to protect the reputation of elected officials and upper management against defamation, harassment and hate speech, and mandates the *Union des municipalités du Québec* (hereinafter "UMQ") for this purpose.

WHEREAS, in accordance with section 29.9.1 of the Cities and Towns Act, the City of Pointe-Claire may participate in an insurance group with the UMQ.

CONSIDERING THAT the City of Pointe-Claire wishes to join the UMQ's joint insurance group, as a participating municipality, for the purpose of acquiring insurance to protect the reputation of elected officials and upper management against defamation, harassment and hate speech (hereinafter the "Insurance Group");

CONSIDERING THAT the period covered by the insurance contract issued by the Insurance Group is from March 31, 2026, to March 30, 2031;

CONSIDERING THAT the UMQ acts as agent for the Insurance Group, in particular for the preparation of documentation, the procedure for publishing notices of intent, the awarding of insurance contracts and renewal, if applicable;

CONSIDERING THAT the City of Pointe-Claire, as a municipality participating in the Insurance Group, undertakes to purchase its insurance from the successful bidder, in accordance with applicable laws, and to provide the information required for this purpose;

WHEREAS the insurance coverage and conditions are set out in insurance policies or certificates issued in the name of each participating municipality;

WHEREAS the City of Pointe-Claire remains responsible for the payment of its premiums and fees, including the applicable administration fees payable to the UMQ;

WHEREAS, although the UMQ, as the adjudicator, takes reasonable precautions with respect to the present agreement, each member of the group undertakes to settle any dispute that may arise as a result of or in connection with the present agreement, including any dispute between itself and the insurer or the latter's broker;

CONSIDERING that, subject to applicable legal provisions, a municipality may subsequently join the insurance group, withdraw from it, or be expelled from it in accordance with the terms and conditions established by the Insurance Group.

It is moved by Councillor Eric Stork,

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

THAT the City of Pointe-Claire join the UMQ Insurance Group as a participating municipality for the purpose of obtaining an insurance contract for the protection of the reputation of elected officials and upper management against defamation, harassment and hate speech, for the period from March 31, 2026, to March 30, 2031.

THAT the City of Pointe-Claire mandate the UMQ to act as agent for the Insurance Group, in particular to prepare and publish a notice of intent, award the insurance contract and administer it, including its renewal.

THAT the City of Pointe-Claire authorize the Mayor, or in his absence, the Pro-Mayor, and/or the City Clerk, or in her absence, the Assistant City Clerk, to sign, for and on behalf of the City of Pointe-Claire, any document, form, contract, or other formality required in connection with the Insurance Group, to give full effect to this resolution.

2026-126

AUTHORIZE THE PAYMENT OF INSURANCE PREMIUMS FOR THE YEAR 2026

It is moved by Councillor Eric Stork,

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

TO authorize the payment of the insurance premiums for the year 2026 which amounts appear in file 1701938 and represent a total approximate amount of \$ 445,969.30.

- 2026-127** FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF MARCH 2026
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- The list of delegated staff changes for the month of March 2026, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.
- 2026-128** APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF MARCH 10, 2026
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- It is moved by Councillor Claudine Demers,
 Seconded by Councillor Mike Potvin, and unanimously resolved:
 TO approve the list of non-delegated staff changes as of March 10, 2026, as signed by Mr. Gilles Girouard, Interim City Manager.
- 2026-129** WITHDRAWAL – AWARD A CONTRACT TO REDUCE OUR DEPENDENCE ON RECRUITMENT AGENCIES AND INCREASE OUR EMPLOYER BRANDING/EXPOSURE, FOR A PERIOD OF 3 YEARS, TO LINKEDIN, FOR A TOTAL AMOUNT OF \$ 137,775.96, TAXES INCLUDED
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- The item related to the awarding of a contract for reduce our dependence on recruitment agencies and increase our employer branding/exposure, for a period of 3 years (RP260001DP) is withdrawn from the agenda of the present meeting.
- 2026-130** EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 9042-0845 QUÉBEC INC. (MARIO C. ET FILS), FOR THE PERIOD OF APRIL 1, 2026 TO DECEMBER 7, 2026, IN THE AMOUNT OF \$ 497,013.07, TAXES INCLUDED FOR MAINTENANCE AND LAWN MOWING OF GREEN SPACES AND SPORTS FIELDS
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- It is moved by Councillor Andrew Swidzinski,
 Seconded by Councillor Ludovic Matthews, and unanimously resolved:
 TO exercise the renewal option provided for in the contract entered into with 9042-0845 QUÉBEC INC. (MARIO C. ET FILS), for the period of April 1, 2026 to December 7, 2026, in the amount of \$ 497,013.07 taxes included (subject to the consumer price index (CPI)), for maintenance and lawn mowing of green spaces and sports fields (TP220042).
- TO charge this expense to Budget Account 02-320-01-486 (according to approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).
- Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account.
- 2026-131** EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH CONCEPTION PAYSAGE INC., FOR THE PERIOD OF MAY 1, 2026 TO SEPTEMBER 30, 2026, IN THE AMOUNT OF \$27,893.57, TAXES INCLUDED FOR PROFESSIONAL SERVICES FOR THE MONTHLY AND ANNUAL INSPECTION OF THE CITY'S PLAYGROUNDS.
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- It is moved by Councillor Andrew Swidzinski,
 Seconded by Councillor Ludovic Matthews, and unanimously resolved:
 TO exercise the renewal option provided for in the contract entered into with CONCEPTION PAYSAGE INC., for the period of May 1, 2026 to September 30, 2026, in the amount of \$27,893.57, taxes included (subject to the consumer price index (CPI)), for professional services for the monthly and annual inspection of the City's playgrounds (TP220009).
- TO charge this expense to Budget Account 02-701-71-419 (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).

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account.

2026-132

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH LES RÉNOVATIONS JOCELYN DÉCOSTE INC., FOR THE PERIOD OF MAY 4, 2026 TO NOVEMBER 6, 2026, IN THE AMOUNT OF \$ 135,541.15, TAXES INCLUDED FOR HORTICULTURAL MAINTENANCE WORKS TO THE LANDSCAPING ALONG THE BIKE PATHS ON CARTIER AND DONEGANI AVENUES

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with LES RÉNOVATIONS JOCELYN DÉCOSTE INC., for the period of May 4, 2026 to November 6, 2026, in the amount of \$ 135,541.15, taxes included (subject to the consumer price index (CPI)), for horticultural maintenance works to the landscaping along the bike paths on Cartier and Donegani avenues (TP220012).

TO charge this expense to Budget Account 02-701-72-481 (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).

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account.

2026-133

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 7574479 CANADA INC. (DLC TEAMS), FOR THE PERIOD OF APRIL 1, 2026, TO NOVEMBER 30, 2026, IN THE AMOUNT OF \$ 179,933.14, TAXES INCLUDED FOR HORTICULTURAL MAINTENANCE WORKS ON THE LANDSCAPING ALONG HYMUS BOULEVARD

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with 7574479 CANADA INC. (DLC TEAMS), for the period of April 1, 2026 to November 30, 2026, in the amount of \$ 179,933.14, taxes included (subject to the consumer price index (CPI)), for horticultural maintenance works on the landscaping along Hymus Boulevard (TP250019).

TO charge this expense to Budget Account 02-701-72-481 (according to approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account.

2026-134

AWARD A CONTRACT FOR FOR THE SUPPLY AND DELIVERY OF ONE BACKHOE-LOADER WITH EQUIPMENT, TO TOROMONT CAT, FOR A TOTAL AMOUNT OF \$ 328,851.50, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO award a contract for for the supply and delivery of one backhoe-loader with equipment (TPG260002), to the lowest conforming bidder, being TOROMONT CAT, for a total amount of \$ 328,851.50, taxes included.

TO charge this expense to Budget Account 22-423-02-958.

2026-135

AWARD A CONTRACT FOR THE REPLACEMENT AND THE INSTALLATION OF SERVICE CONNECTIONS FOR THE YEAR 2026, TO EXCAVATION D. JOMPHE (9378-6549 QUÉBEC INC.), FOR A TOTAL AMOUNT OF \$ 498,324.30, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO award a contract for the replacement and the installation of service connections for the year 2026 (TPV260001), to the lowest conforming bidder, being EXCAVATION D. JOMPHE (9378-6549 QUÉBEC INC.), for a total amount of \$ 498,324.30, taxes included.

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

2026-136

AWARD A CONTRACT FOR HORTICULTURAL WORK TO MAINTAIN AND CLEAR VIEWS ALONG THE RIVERBANK FOR THE PERIOD OF APRIL 1 TO OCTOBER 31, 2026, TO ENTREPRENEUR PAYSAGISTE STRATHMORE 1997 LTEE, FOR A TOTAL AMOUNT OF \$ 44,619.50, TAXES INCLUDED, WITH TWO OPTIONAL PERIODS

It is moved by Councillor Eric Stork,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract for horticultural work to maintain and clear views along the riverbank for the period of April 1 to October 31, 2026, (TPH260005), to the lowest conforming bidder, being ENTREPRENEUR PAYSAGISTE STRATHMORE 1997 LTEE, for a total amount of \$ 44,619.50, taxes included. The City reserving the option to renew the contract for the periods of April 1 to October 31, 2027 and April 1 to October 31, 2028.

TO charge this expense to Budget Account 02-701-71-571 (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).

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account.

2026-137

AWARD A CONTRACT FOR WATER LEAK DETECTION FOR THE YEARS 2026 AND 2027, TO LES SERVICES PIERRE GOULET INC., FOR A TOTAL AMOUNT OF \$ 53,348.40, TAXES INCLUDED, WITH THE YEAR 2028 IN OPTION

It is moved by Councillor Eric Stork,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract for water leak detection for the years 2026 and 2027, (TPV260004), to the lowest conforming bidder, being LES SERVICES PIERRE GOULET INC., for a total amount of \$ 53,348.40, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for the year 2028.

TO charge this expense to Budget Account 02-320-00-521 (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).

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account.

2026-138

AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF TREES FOR THE YEAR 2026, TO PÉPINIÈRE Y. YVON AUCLAIR ET FILS INC., FOR A TOTAL AMOUNT OF \$ 169,001.76 \$, TAXES INCLUDED

It is moved by Councillor Eric Stork,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract for the supply and the delivery of trees for the year 2026 (TPA260002), to the lowest conforming bidder, being PÉPINIÈRE Y. YVON AUCLAIR ET FILS INC., for a total amount of \$ 169,001.76 \$, taxes included.

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).

2026-139

APPOINT THE AUTHORIZED REPRESENTATIVES TO CARRY OUT VARIOUS TRANSACTIONS ON BEHALF OF THE CITY WITH THE SOCIÉTÉ D'ASSURANCE AUTOMOBILE DU QUÉBEC AND ON THEIR CLICSÉCUR PLATFORM

It is moved by Councillor Eric Stork,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO authorize Jacques Ouellet, Fleet manager – Public Works, Robert Marsh, Supervisor - Roads - Public Works, as well as Lucas Pacicco, Technical Agent in Municipal Engineering - Public Works, to sign documents and to submit requests for and on behalf of the City of Pointe-Claire, to access the clicSÉCUR platform, and to apply all fees related to the transactions to the City file account, with the *Société d'assurance automobile du Québec*.

TO authorize Nathalie Laroche - Administrative Assistant - Human Resources, Marie-Claude Roy - Associate Business Partner - Human Resources, Anita Wick - Administrative Assistant - Human Resources, Mathieu Rémillard - Senior Business Partner - Human Resources, as well as Sylvia Marsy - Business Partner – Human Resources, to access the clicSÉCUR platform to perform driver's license validations.

TO repeal resolution 2023-428.

2026-140

APPROVE A FINANCIAL PARTICIPATION AGREEMENT FOR THE *ENSEMBLE ON VERDIT AND ICI, ON VERDIT 2026 GREENING PROJECTS TO BE ENTERED INTO WITH GROUPE DE RECOMMANDATIONS ET D' ACTIONS POUR UN MEILLEUR ENVIRONNEMENT (GRAME)*

It is moved by Councillor Eric Stork,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve an agreement to be entered into between the City of Pointe-Claire and *Groupe de recommandations et d'actions pour un meilleur environnement (GRAME)* regarding agreement for a financial participation for the *Ensemble on verdit and ICI, on verdit*, greening projects for the year 2026, to the extent that the content of said agreement remains substantially conform with the draft previously provided to Council.

TO authorize the Director or the Senior Operations Manager of the Public Works Department to sign said agreement, for and in the name of the City of Pointe-Claire.

2026-141

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH AV-TECH INC, FOR THE PERIOD OF APRIL 1, 2026 TO MARCH 31, 2027, IN THE AMOUNT OF \$ 48,546.86, TAXES INCLUDED FOR MAINTENANCE, INSPECTION AND REPAIR SERVICES FOR CITY GENERATORS

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with AV-TECH INC., for the period of April 1, 2026 to March 31, 2027, in the amount of \$ 48,546.86, taxes included (subject to the consumer price index (CPI)), for maintenance, inspection and repair services for City generators (EP220003).

TO charge this expense to Budget Accounts 02-877-10-534, 02-877-20-534, 02-877-21-534, 02-877-40-534, 02-877-60-534, 02-877-80-534 and 02-877-81-534 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

2026-142

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH A.S.I EXPERT AQUATIQUE, FOR THE PERIOD OF APRIL 1, 2026 TO MARCH 31, 2027,, IN THE AMOUNT OF \$ 5,938.54, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY OF CHEMICAL PRODUCTS FOR THE CITY'S SWIMMING POOLS

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with A.S.I EXPERT AQUATIQUE, for the period of April 1, 2026 to March 31, 2027,, in the amount of \$ 5,938.54, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery of chemical products for the City's swimming pools (EP220001).

TO charge this expense to Budget Account 02-877-40-635 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.

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in budget accounts above documents.

2026-143

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH TRANE CANADA ULC, FOR THE PERIOD OF APRIL 1, 2026 TO MARCH 31, 2027, IN THE AMOUNT OF \$ 87,568.83, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY, UPON REQUEST, OF VARIOUS MECHANICAL PARTS FOR HVAC SYSTEMS

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with TRANE CANADA ULC, for the period of April 1, 2026 to March 31, 2027, in the amount of \$ 87,568.83, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery, upon request, of various mechanical parts for HVAC systems (EP240004).

TO charge this expense to Budget Accounts 02-877-10-533, 02-877-15-533, 02-877-20-533, 02-877-21-533, 02-877-30-533, 02-877-40-533, 02-877-41-533, 02-877-43-533, 02-877-50-533, 02-877-52-533, 02-877-60-533, 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, subject to the adjustments provided for in the tender documents.

2026-144

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH LES TERRASSEMENTS MONTRÉAL INC., FOR THE PERIOD OF APRIL 1, 2026 TO MARCH 31, 2027, IN THE AMOUNT OF \$ 224,518.13, TAXES INCLUDED FOR MAINTENANCE AND REPAIR WORKS ON CONCRETE SURFACES AND PAVING

It is moved by Councillor Mike Potvin,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with LES TERRASSEMENTS MONTRÉAL INC., for the period of April 1, 2026 to March 31, 2027, in the amount of \$ 224,518.13, taxes included (subject to the consumer price index (CPI)), for maintenance and repair works on concrete surfaces and paving (EP240003).

TO charge this expense to Budget Accounts 02-877-10-533, 02-877-15-533, 02-877-20-533, 02-877-21-533, 02-877-30-533, 02-877-40-533, 02-877-41-533, 02-877-43-533, 02-877-50-533, 02-877-52-533, 02-877-60-533, 02-877-80-533, 02-877-81-533, 02-877-90-533 and 02-877-91-533 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.

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in budget accounts above.

2026-145

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH AV-TECH INC., FOR THE PERIOD OF APRIL 1, 2026 TO MARCH 31, 2027, IN THE AMOUNT OF \$ 145,947.20, TAXES INCLUDED FOR MAINTENANCE AND REPAIR WORKS ON MECHANICAL SYSTEMS

It is moved by Councillor Mike Potvin,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with AV-TECH INC., for the period of April 1, 2026 to March 31, 2027, in the amount of \$ 145,947.20, taxes included (subject to the consumer price index (CPI)), for maintenance and repair works on mechanical systems (EP240002).

TO charge this expense to Budget Accounts 02-877-10-533, 02-877-15-533, 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, 02-534-90-533 and 02-877-91-533 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.

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in budget accounts above.

2026-146

AWARD A CONTRACT FOR PROFESSIONAL SERVICES FOR OPTIMISATION WORKS IN THE BASEMENT AND MUSIC ROOM AT STEWART HALL CULTURAL CENTRE, TO MDA ARCHITECTES, FOR A TOTAL AMOUNT OF \$ 66,672.57, TAXES INCLUDED

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO award a contract entered into by mutual agreement for professional services for optimisation works in the basement and music room at Stewart Hall Cultural Centre (BP2602DP-24009), to MDA ARCHITECTES, for a total amount of \$ 66,672.57, taxes included.

TO charge this expense to Budget Account 22-425-52-980.

2026-147 AWARD A CONTRACT FOR GENERAL CONTRACTOR SERVICES FOR THE CARRYING OUT OF ARCHAEOLOGICAL EXCAVATIONS ON SAINT-JOACHIM AND SAINTE-ANNE AVENUES, TO CONSTRUCTIONS CIVILTEK INC., FOR A TOTAL AMOUNT OF \$ 231,548.15, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO award a contract for general contractor services for the carrying out of archaeological excavations on Saint-Joachim and Sainte-Anne avenues (GP2601-25039), to the lowest conforming bidder, being CONSTRUCTIONS CIVILTEK INC., for a total amount of \$ 231,548.15, taxes included.

TO charge this expense to Budget Account 22-426-12-993.

2026-148 AWARD A CONTRACT FOR PROFESSIONAL SERVICES FOR ARCHAEOLOGICAL EXCAVATIONS ON SAINTE-ANNE AND SAINT-JOACHIM AVENUES, TO ARTEFACTUEL, COOP DE TRAVAIL, FOR A TOTAL AMOUNT OF \$ 445,608.03, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO award a contract for professional services for archaeological excavations on Sainte-Anne and Saint-Joachim avenues (GP2602-25039), to the bidder having obtained the highest score, being ARTEFACTUEL, COOP DE TRAVAIL, for a total amount of \$ 445,608.03, taxes included.

TO charge this expense to Budget Account 22-421-12-927.

2026-149 AWARD A CONTRACT FOR THE REPLACEMENT OF STAIRS AND LIGHT POSTS AT CEDAR PARK, TO EXCAVATION E.S.M. INC., FOR A TOTAL AMOUNT OF \$ 324,842.32, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO award a contract for the replacement of stairs and light posts at Cedar Park (GP2614-25032), to the lowest conforming bidder, being EXCAVATION E.S.M. INC., for a total amount of \$ 324,842.32, taxes included.

TO charge this expense to Budget Account 63-420-26-020.

2026-150 AWARD A CONTRACT FOR PROFESSIONAL SERVICES IN STRUCTURAL ASSESSMENT AND MATERIALS CHARACTERIZATION FOR THE VIADUCT ON SAINT-JEAN BOULEVARD OVER THE CN AND CPKC RAIL LINES AND DONEGANI AVENUE, TO FPRIMEC SOLUTIONS INC., FOR A TOTAL AMOUNT OF \$ 63,207.51, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO award a contract for professional services in structural assessment and materials characterization for the viaduct on Saint-Jean Boulevard over the CN and CPKC rail lines and Donegani Avenue (GP2618-24106), to the lowest conforming bidder, being FPRIMEC SOLUTIONS INC., for a total amount of \$ 63,207.51, taxes included.

TO charge this expense to Budget Account 22-425-02-982.

2026-151 AWARD A CONTRACT FOR THE TELEVISED INSPECTION WORKS OF STORMWATER AND SANITARY NETWORKS ON VARIOUS STREETS FOR THE YEAR 2026, TO SANIVAC (9363-9888 QUÉBEC INC.), FOR A TOTAL AMOUNT OF \$ 122,922.65, TAXES INCLUDED, WITH THE YEARS 2027 AND 2028 IN OPTION

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO award a contract for the televised inspection works of stormwater and sanitary networks on various streets for the year 2026 (GP2611-25051), to the lowest conforming bidder, being SANIVAC (9363-9888 QUÉBEC INC.), for a total amount of \$ 122,922.65, taxes included. The City reserving the option to renew the contract for the years 2027 and 2028.

TO charge this expense to Budget Account 22-425-12-982 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.

Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account.

2026-152

AUTHORIZE THE SUBMISSION OF A REQUEST FOR AND ON BEHALF OF THE CITY OF POINTE-CLAIRE WITHIN THE FRAMEWORK OF THE OASIS PROGRAM OF THE *MINISTÈRE DE L'ENVIRONNEMENT, DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES, DE LA FAUNE ET DES PARCS*

CONSIDERING the call for projects under the Quebec government's OASIS Program.

CONSIDERING that the City of Pointe-Claire wishes to submit an application for financial assistance to the *ministère de l'Environnement et de la Lutte contre les changements climatiques* under this program.

CONSIDERING that the City has reviewed the program's regulatory framework and undertakes to comply with all applicable terms and conditions.

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Mike Potvin, and unanimously resolved:
THAT be authorized the submission an application for financial assistance to the OASIS Program in order to obtain a grant for the City of Pointe-Claire.

THAT the City commit, if it obtains financial assistance, to pay its share of the eligible costs.

THAT the Director of Engineering, Benoît Filion, or his replacement, be authorized to submit the application for financial assistance and to sign any related documents, such as the financial assistance agreement, for and on behalf of the City of Pointe-Claire.

2026-153

AUTHORIZE THE CITY TO BEGIN NEGOTIATIONS WITH THE *MINISTÈRE DES TRANSPORTS ET DE LA MOBILITÉ DURABLE* REGARDING AN AGREEMENT TO SHARE RESPONSIBILITIES AND COSTS FOR THE REPAIR PROJECT FOR THE HIGHWAY 40 AND SAINT-JEAN BOULEVARD OVERPASS

WHEREAS the latest damage assessments conducted by the *Ministère des Transports et de la Mobilité durable* have revealed the need for work on the structure of the Highway 40/Saint-Jean Boulevard overpass in Pointe-Claire.

WHEREAS the Ministère plans to carry out the renovation project for the overpass detailed in the preceding paragraph.

WHEREAS the City is committed to carrying out the work or to entrusting the work to the *Ministère*.

WHEREAS the City is committed to paying its fair share of the costs (based on future cost estimates).

WHEREAS an agreement must be reached between the parties.

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO authorize the Director of the Engineering Department, Benoît Filion, or in his absence his replacement, to initiate discussions with the *Ministère des Transports et de la Mobilité durable* regarding an agreement to share responsibilities and costs for the repair project for the Highway 40 and Saint-Jean Boulevard overpass.

2026-154

COMMITMENT TO COMPLY WITH THE TERMS AND CONDITIONS FOR SUBMITTING THE PROGRAMMING UNDER THE 2024-2028 PROGRAMME DE TRANSFERT POUR LES INFRASTRUCTURES D'EAU ET COLLECTIVES DU QUÉBEC (TECQ)

WHEREAS the City of Pointe-Claire has reviewed the Guide to the terms and conditions for the payment of government contributions under the *Programme de transfert pour les infrastructures d'eau et collectives du Québec* for the years 2024 to 2028.

WHEREAS the City of Pointe-Claire must comply with the terms and conditions of this guide that apply to it in order to receive the government contribution confirmed in a letter from the *ministère des Affaires municipales et de l'Habitation*.

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Mike Potvin, and unanimously resolved:
THAT the City of Pointe-Claire undertakes to comply with the terms and conditions of the guide that apply to it.

THAT the City of Pointe-Claire agrees to be solely responsible and to release the Government of Canada and the Government of Québec, as well as their ministers, senior officials, employees, and agents, from any liability for claims, demands, losses, damages, and costs of any kind based on injury to a person, the death of that person, damage to property, or loss of property attributable to a deliberate or negligent act arising directly or indirectly from investments made with financial assistance obtained under the TECQ 2024-2028 program.

THAT the City of Pointe-Claire approve the content and authorize the submission to the *ministère des Affaires municipales et de l'Habitation* of the attached work schedule and all other documents required by the *ministère* in order to receive the government contribution confirmed in a letter from the *ministère des Affaires municipales et de l'Habitation*.

THAT the City of Pointe-Claire undertake to submit an annual update of its work program during the period from October 1 to February 15 inclusively.

THAT the City of Pointe-Claire commit to making the independent investments required of it for the entire five years of the program.

THAT the City of Pointe-Claire commit to informing the *ministère des Affaires municipales et de l'Habitation* of any changes made to the work schedule approved by this resolution.

2026-155

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 3-5 GODIN AVENUE

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize a minor exemption to permit at 3-5 Godin Avenue two (2) vehicular accesses on a property with a frontage of less than 50m whereas only one access is permitted.

2026-156

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 2800 TRANSCANADA HIGHWAY

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize a minor exemption to permit at 2800 TransCanada Highway:

- a) The installation of eight (8) ground-mounted devices with a total height of 15.25m, which exceed the roofline of the building to which they are attached, whereas such an exceedance is not permitted.
- b) The construction of an ancillary building with a right-side setback of 5.9m rather than the minimum required of 7.5m.

2026-157 CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 390 SAINT-LOUIS AVENUE.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize a minor exemption to permit at 390 Saint-Louis Avenue the construction of an attached garage with:

- a) a. A front setback of 6.90m rather than the minimum required of 10m.
- b) b. A right-side setback of 2m rather than the minimum required of 3m.

2026-158 CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 3 HORNELL AVENUE

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize a minor exemption to permit at 3 Hornell Avenue the construction of a detached single-family dwelling with a front setback of 7.97m rather than the minimum required of 10m.

2026-159 WITHDRAWAL – CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 37 CARTIER AVENUE

The item related to a request for a minor exemption concerning the property situated at 37 Cartier Avenue is withdrawn from the agenda of the present meeting.

2026-160 CONSIDER A REQUEST FOR CONDITIONAL USE CONCERNING THE PROPERTY SITUATED AT 115 AMBASSADOR AVENUE

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO authorize request for conditional use concerning the property situated at 115 Ambassador Avenue in order to permit the operation of a business (production of artisanal chocolate and ice cream) as an additional use in a single-family detached home, subject to the following conditions:

- That the additional use inside the house does not generate any further nuisance for neighboring properties.
- That deliveries carried out by a third party do not have negative impact on mobility or traffic conditions in the surrounding area.
- That the management of activities related to deliveries take into account sensitive uses located nearby, such as the park and the school, and that vehicle maneuvers as well as waiting areas generally occur outside the public right-of-way.
- That no odors be generally perceptible at the property boundaries.
- That only online sales be permitted, thereby prohibiting the setup of any on-site retail store.
- That the entrepreneur hold, at all times, all permits and authorizations required, in accordance with the laws and regulations applicable to the activity carried out.

2026-161 CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 12 AUTO PLAZA AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 12 Auto Plaza 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 the modification of the configuration and layout of the parking area.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on February 9, 2026.

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

- CSP_12_Auto Plaza_paysage_2026-02-09_(1);
- CSP_12_Auto Plaza_toit_2026-02-06

which describe the proposed work to the property located at 12 Auto Plaza 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 \$ 125,994 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.

2026-162

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 57 DE BRESLAY AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 57 De Breslay 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 modification of cladding materials previously approved by resolution 2025-180.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on February 9, 2026.

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

- CSP_57_de_Breslay_elevation_2025-12-10_(4)
- CSP_57_de_Breslay_implantation_2025-01-22_(1)
- CSP_57_de_Breslay_insertion_2026-01-19_(1)
- CSP_57_de_Breslay_materiaux_2026-01-15_(1)
- CSP_57_de_Breslay_Paysage_2025-01-22_(1)

which describe the proposed work to the property located at 57 De Breslay 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.

TO repeal resolution 2025-180.

2026-163

WITHDRAWAL – CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 37 CARTIER AVENUE

The item related to the site planning and architectural integration programme (SPAIP) plans concerning the property located at 37 Cartier Avenue is withdrawn from the agenda of the present meeting.

2026-164

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 3 HORNELL AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 3 Hornell 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 demolition request was granted on August 14, 2025.

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 February 9, 2026.

It is moved by Councillor Claudine Demers,

Seconded by Councillor Mike Potvin, and unanimously resolved:

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

- CSP_3_Hornell_elevation_2026-01-12_(1)
- CSP_3_Hornell_implantation_2025-12-02_(1)
- CSP_3_Hornell_insertion_2025-12-02_(1)
- CSP_3_Hornell_materiaux_2026-01-12_(1)
- CSP_3_Hornell_perspective_2026-01-12_(1)

which describe the proposed work to the property located at 3 Hornell 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 \$ 18,150 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.

2026-165

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 390 SAINT-LOUIS AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 390 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 extension and exterior renovation work 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 February 9, 2026.

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

- CSP_390_St-Louis_elevations_2026-02-19_(4)
- CSP_390_St-Louis_implantation_2026-01-14_(1)
- CSP_390_St-Louis_insertion_2026-01-14_(1)
- CSP_390_St-Louis_materiaux_2026-01-22_(1)
- CSP_390_St-Louis_perspective_2026-01-22_(1)

which describe the proposed work to the property located at 390 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 \$ 10,588 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.

2026-166 WITHDRAWAL – EXEMPTION FROM PROVIDING PARKING SPACES IN FAVOR OF THE BUILDING LOCATED AT 37 CARTIER AVENUE.

The item related to an exemption from the obligation to provide parking spaces in favor of the building located at 37 Cartier Avenue is withdrawn from the agenda of the present meeting.

2026-167 ADOPT A FIRST DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 107-117 GUN AVENUE, AUTHORIZING A SHOOTING CLUB AND AN INDOOR HOCKEY TRAINING CENTER..

WHEREAS a request for a Specific Construction, Alteration or Occupancy Proposal for an Immovable (SCAOPI) was submitted to the Planning Department for the building located at 107-117 Avenue Gun to allow the following:

- The occupancy of units 107-109 for an ice hockey training centre, and
- The occupancy of unit 115 for a shooting range.

WHEREAS under Zoning By-law PC-2775, the building is located in Zone N17, which is primarily intended to accommodate the following uses:

- Industrial Class A: administrative and research facilities
- Industrial Class B: processing and/or manufacturing establishments
- Industrial Class C-1: facilities providing distribution and logistics services and wholesale of products,
- Commercial Class G-4: workshops and warehouses

WHEREAS recreational commercial uses of Class E-3 – Indoor Recreation, as defined in Appendix 4.2(e) – Classification of Uses of Zoning By-law PC-2775, are not authorized in the Zone N17.

WHEREAS the provisions By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable allow the evaluation of non-confirming projects to existing regulations, provided that the project meets the objectives of the Planning Program PC-2768 and, where applicable, those of a Special Planning Program (SPP).

WHEREAS the proposed project meets the objectives of the Planning Program PC-2768.

WHEREAS the project generally meets the objectives and criteria of the By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable.

WHEREAS a favourable recommendation with conditions made by the Planning Advisory Committee (PAC), at the February 9, 2026, meeting.

It is moved by Councillor Eric Stork,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO adopt the first draft resolution authorizing the use and occupation of an immovable for an ice hockey training centre (units 107-109) and a shooting range (unit 115), which is a Class E-3 – Indoor Recreation use as described in section 4.2(e) of Appendix 4 “Classification of Uses” of the Zoning By-law PC-2775, subject to the following conditions:

- That the maximum floor area of the ice hockey training centre must not exceed 585 m².
- That the maximum floor area of the shooting range must not exceed 295 m².
- That the hours of operation of the shooting range and the ice hockey training centre must generally fall outside the normal operating hours of the other industrial uses in the building.
- That the mechanical rooms located on the right side of the building, which serve the entire building, must only be accessible from the exterior and must not have any direct access from the ice hockey training centre.
- That 63 parking spaces are provided on-site instead of the minimum required 72 spaces.
- That the minimum number of parking spaces required for industrial uses under Zoning By-law PC-2775 be respected at all times.
- That the project complies with the provisions of Construction By-law PC-2786 and the Quebec Construction Code.

TO confirm that any other regulatory provision that is not deemed incompatible with the SCAOPI project as presented remains opposable to the project.

THAT the draft resolution adopted under By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable is subject to a conformity review with the Montréal Urban Agglomeration Land Use and Development Plan, as well as the applicable complementary document.

2026-168

AUTHORIZE THE DONATION OF USED BOOKS AND DOCUMENTS TO THE FRIENDS OF THE POINTE-CLAIRE LIBRARY AND THE SALE OF USED BOOKS AND DOCUMENTS IN 2026

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO authorize the donation of used books and documents from the Pointe-Claire Public Library collection to The Friends of the Pointe-Claire Library and the sale of used books and documents sales in 2026.

2026-169

AUTHORIZE THE HOLDING OF AN AUCTION FOR THE DISPOSAL OF EQUIPMENT IN COLLABORATION WITH THE *CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG)*

CONSIDERING THAT the *Centre d'acquisitions gouvernementales (CAG)* allows institutions of the large network of organizations in education, health and social services, municipalities and Crown corporations in Québec to access the sale services by tender and public auction organized by the CAG's *Disposition des biens*, which is an eco-responsible service of the Québec government.

CONSIDERING THAT the City entered into an agreement with the *Centre de services partagés du Québec* in 2017 to avail itself of their surplus goods disposal services.

CONSIDERING THAT the City wishes to sell various obsolete equipment and used machinery that are no longer useful for its daily operations.

CONSIDERING THAT some of its equipment is or will be replaced by newer equivalents.

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Claudine Demers, and unanimously resolved:
THAT the Finance Department - Material and Contract Resources be authorized to hold an auction for the disposal of goods in collaboration with the *Centre d'acquisitions gouvernementales (CAG)*.

2026-170

AWARD A CONTRACT FOR HIRING SERVICES FOR GROUP FITNESS INSTRUCTORS AT THE OLIVE-URQUHART SPORTS CENTRE FOR THE YEAR 2026, TO LES YMCA DU QUÉBEC, FOR A TOTAL AMOUNT OF \$ 58,582.06, TAXES INCLUDED

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO award a contract entered into by mutual agreement for hiring services for group fitness instructors at the Olive-Urquhart Sports Centre for the year 2026 (LP260005DP), to LES YMCA DU QUÉBEC, for a total amount of \$ 58,582.06, taxes included.

TO charge this expense to Budget Account 02-701-43-419.

2026-171

CLOSURE

It is moved by Councillor Eric Stork,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO hereupon adjourn this meeting at 8:38 p.m.

John Belvedere, Mayor

Me Caroline Thibault, City Clerk