

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, APRIL 7, 2026, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON APRIL 2, 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 forming quorum of council.

Mr. Gilles Girouard, Interim City Manager, Mtre Caroline Thibault, City Clerk and Director of Legal Affairs, as well as Ms. Kaitlin Leonard, Paralegal, are also in attendance.

**2026-172** ADOPTION OF THE AGENDA

It is moved by Councillor Claudine Demers,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO approve the agenda with the following modification:

- The withdrawal of item 6.4.

**2026-173** PROCLAIM TUESDAY, MAY 12, 2026, AS BEING DENIM DAY FOR BREAST CANCER

It is moved by Councillor Claudine Demers,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO proclaim Tuesday, May 12, 2026, as being Denim Day for breast cancer.

**2026-174** APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 10, 2026

It is moved by Councillor Claudine Demers,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO approve the minutes of the regular meeting of Council held on March 10, 2026.

**2026-175** FOLLOW-UP ON QUESTIONS OF PUBLIC INTEREST AND QUESTION PERIOD

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

Gary Carr  
Clare Murphy  
Randy Bowen  
Lucia Marguglio (filing of a document)  
Benoît Sauvé  
Jonathan McLelland  
Regina Misner  
Sandra Maki  
Stella Haley  
Brent Cowan  
Alastair Dinning  
Susan Weaver  
Normand Lapointe  
Anas Nabas  
Nasr El Dabee  
Genevieve Lussier  
Hans Volstad  
Nabil Agha  
Jennifer Roy.

**2026-176** PUBLIC MEETING REGARDING 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

A public meeting is held concerning 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.

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

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

Questions and comments are directed to the council.

**2026-177**

**PUBLIC MEETING REGARDING 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**

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A public meeting is held concerning 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.

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

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

Questions and comments are directed to the council.

**2026-178**

**ADOPTION OF A FIRST DRAFT BY-LAW CONCERNING THE OCCUPANCY AND MAINTENANCE OF BUILDINGS AND HERITAGE IMMOVABLES**

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WHEREAS notice of motion was given and a draft by-law was filed at the sitting held on March 10, 2026.

Vote against:  
Councillor Andrew Swidzinski

It is moved by Councillor Mike Potvin,

Seconded by Councillor Eric Stork, and resolved by majority:

TO adopt a draft By-law concerning the occupancy and maintenance of buildings and heritage immovables.

**2026-179**

**ADOPTION OF A 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 AGGLOMERATION OF MONTRÉAL**

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WHEREAS notice of motion was given, a draft by-law was filed, and a first draft was adopted at the sitting held on March 10, 2026.

WHEREAS a public meeting was held during the present sitting.

It is moved by Councillor Mike Potvin,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO adopt, without modification, a 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 Agglomeration of Montréal.

**2026-180**

**ADOPTION OF A 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**

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WHEREAS notice of motion was given, a draft by-law was filed, and a first draft was adopted at the sitting held on March 10, 2026.

WHEREAS a public meeting was held during the present sitting.

It is moved by Councillor Mike Potvin,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO adopt the 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. A modification was made to the draft filed in order to correct a clerical error.

**2026-181** GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 1,500 TO THE LAKESHORE GENERAL HOSPITAL FOUNDATION

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It is moved by Councillor Ludovic Matthews,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO grant a financial support in the amount of \$ 1,500 to Lakeshore General Hospital Foundation.

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

**2026-182** AUTHORIZE THE LENDING OF EQUIPMENT TO THE ORGANIZERS OF THE WALK TO END ALS, STRANGERS IN THE NIGHT AND LA COURSE POUR LA COMPASSION EVENTS/FUNDRAISERS

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WHEREAS the organizers of the Walk to End ALS, Strangers in the Night and *Course pour la Compassion* are organizing an event and have asked Pointe-Claire to borrow equipment.

It is moved by Councillor Ludovic Matthews,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
THAT the City lend the following equipment to the organizers of the Walk to End ALS: 5-10 tents, 10 picnic tables, access to an electrical connection for small appliances and access to the locker room.

THAT the City lend the following equipment to the organizers of Strangers in the Night: 20 barricades, 30 traffic cones, and 2 backflow valves.

THAT the City lend the following equipment to the organizers of *La Course pour la Compassion*: 10 trash bins, 6 recycling bins, 4 compost bins, 20 cones, 10 barriers, 6 tents, 30-40 chairs, 15-20 tables, a stage (12ft. X 12ft.), a water dispenser and an electrician to connect the items.

THAT the management of the items in between delivery and pickup remain the sole responsibility of the organizers.

**2026-183** AUTHORIZE MEMBERS OF COUNCIL TO REPRESENT THE CITY AT A LUNCHEON CONFERENCE "TRANSFORMING MOBILITY IN THE WEST: REM AND STM NETWORK OVERHAUL" ORGANIZED BY THE WEST ISLAND OF MONTRÉAL CHAMBER OF COMMERCE (WIMCC) TO BE HELD ON MAY 4, 2026

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It is moved by Councillor Ludovic Matthews,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO authorize Mayor John Belvedere, Councillor Claudine Demers, Councillor Ludovic Matthews, Councillor Andrew Swidzinski, Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, as well as Councillor Mike Potvin to represent the City of Pointe-Claire at a luncheon conference "Transforming Mobility in the West: REM and STM Network Overhaul" organized by the West Island of Montréal Chamber of Commerce (WIMCC) to be held on May 4, 2026.

TO charge the expenses related to this authorization, at the cost of \$ 720.00, plus tax (\$ 90 per ticket) to Budget Account 02-111-00-311.

**2026-184** WITHDRAWAL – AUTHORIZE THE MAYOR TO REPRESENT THE CITY AT THE STRANGERS IN THE NIGHT LAUNCH PARTY EVENT TO BE HELD ON MARCH 25, 2026

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The item related to the participation of the mayor at the Strangers in the Night official launch party fundraiser is withdrawn from the agenda from the present sitting.

**2026-185** FILE THE MINUTES OF THE SEPTEMBER 23, 2025, DECEMBER 16, 2025 AND FEBRUARY 3, 2026 MEETINGS OF THE TRAFFIC COMMITTEE.

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The French and English versions of the minutes of the Traffic Committee meeting held on September 23, 2025, December 16, 2025 and February 3, 2026 are filed and the members of Council take note.

**2026-186** FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF FEBRUARY 27, 2026 TO MARCH 30, 2026

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The list of budget amendments and the register of cheques for the period of February

**2026-187**

**EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH LE GROUPE D'IMPORTATION ET DE DISTRIBUTION HUGO INC. (PROMOTION PLUS), FOR THE YEAR 2026, IN THE AMOUNT OF \$ 21,519.35, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY OF CLOTHING FOR MANAGERS**

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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Andrew Swidzinski, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with LE GROUPE D'IMPORTATION ET DE DISTRIBUTION HUGO INC. (PROMOTION PLUS), for the year 2026, in the amount of \$ 21,519.35 (subject to the consumer price index (CPI)), taxes included, for the supply and the delivery of clothing for managers (DP240002).

TO charge this expense depending on financial availability of the requesting services in connection with the supply of clothing for managers to the operational budget of each department and 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.

**2026-188**

**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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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Andrew Swidzinski, and unanimously resolved:

TO award a contract for the installation of 24 optical fibers between two municipal buildings (IP260004), to the lowest conforming bidder, being VIDÉOTRON LTÉE, for a total amount of \$ 247,656.15, taxes included.

TO charge this expense to Budget Account 03-920-26-002.

**2026-189**

**AUTHORIZE THE TRANSFER OF \$ 6,200,000 FROM ONE RESERVE TO A NEW RESERVE FOR THE RENOVATION OF THE LOCKER ROOMS AND OFFICES AT THE AQUATIC CENTRE**

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Vote against:  
Councillor Eric Stork

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Andrew Swidzinski, and majoritarily resolved:

TO authorize the transfer of \$ 6,200,000 from reserve 03-920-16-151 *Building Maintenance* to a new reserve for the renovation of the locker rooms and offices at the Aquatic Centre 03-920-26-151.

**2026-190**

**APPROVE AN AGREEMENT TO BE ENTERED INTO WITH RÉSEAU DE TRANSPORT MÉTROPOLITAIN (EXO) REGARDING THE EXTENSION OF THE INTERRUPTION OF THE PRESCRIPTION PERIOD**

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WHEREAS the City of Pointe-Claire and EXO entered into an agreement for a term of one (1) year commencing January 1, 2019, and ending December 31, 2019 ("Initial Agreement"), whereby the parties defined a new division of responsibilities relating to maintenance, minor works and major works (as these three terms are defined in the Initial Agreement) of the three stations.

WHEREAS the City of Pointe-Claire and EXO have prepared a draft renewal of the Initial Agreement which was to take effect on January 1, 2020 (the "Agreement").

WHEREAS by this Agreement, the parties wished to extend the term of the Initial Agreement for a further three (3) years and five (5) months, more specifically, from January 1, 2020, to May 31, 2023, under the same terms and conditions, with the exception of certain minor elements.

WHEREAS despite the fact that there was no longer a formal agreement between the parties, they both continued, as good partners, to perform their obligations under said agreements.

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WHEREAS the parties have not issued any invoices to each other, as agreed to in the Initial Agreement and the Agreement under review.

WHEREAS the parties wish to continue to collaborate and sign an agreement to update the division of responsibilities for maintenance, minor works and major works at the three stations.

WHEREAS it was in the interest of the parties that they agree to the interruption of the prescription period concerning all sums that would be due between them in relation to the agreements for the division of responsibilities for maintenance, minor work and major work on the three stations covering the period from January 1, 2019, to May 31, 2023.

WHEREAS the purpose of this interruption was to allow the parties to complete their respective billing, to provide the related supporting documents, to complete their respective verification of said documents and to put in place an agreement relating to the division of responsibilities for maintenance, minor work and major work on the three stations.

WHEREAS for the reasons set out above, the parties entered into an agreement regarding the mutual renunciation of prescription in June 2023, which suspended the prescription period until December 31, 2023. Being as the work required to accomplish the above had proven longer and more laborious than initially anticipated, this period was further extended six times, as follows: the first, for an additional period of three (3) months, the second, for an additional period of six (6) months, the third, for an additional period of four (4) months, the fourth, for an additional period of seven (7) months, the fifth, for an additional period of two (2) months and eleven (11) days and the sixth, for an additional period of four (4) months and nineteen (19) days.

WHEREAS the last extension of the interruption of the prescription period expires March 31, 2026.

WHEREAS the verification and validation of each party's respective billing has been completed, subject to the update of the amounts due for electricity consumption and the transfer of certain Hydro-Québec accounts, which will be carried out at the time of the entry into force of the renewal agreement to be entered into between the parties.

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

WHEREAS the full extent of the actual costs related to these works is not yet known, the works having been completed on March 6, 2026, and the City not having yet received all related invoices.

WHEREAS the final costs must be known in order to finalize the renewal agreement to be entered into between the parties.

WHEREAS for those reasons, it is in the City's interest to further extend the agreement regarding the interruption of the prescription period until June 2, 2026, and to broaden the period covered so that it spans from January 1, 2029 to June 2, 2026.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO approve an agreement regarding the extension of the interruption of the prescription period to intervene between the City of Pointe-Claire and the Réseau de transport métropolitain (EXO), to the extent that said agreement remains substantially conform to the draft previously submitted to Council.

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

**2026-191**

**FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF APRIL 2026**

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

**2026-192**

APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF APRIL 7, 2026

It is moved by Councillor Andrew Swidzinski,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO approve the list of non-delegated staff changes as of April 7, 2026, as signed by  
Mr. Gilles Girouard, Interim City Manager.

**2026-193**

AWARD A CONTRACT FOR HORTICULTURAL MAINTENANCE AND PLANTING  
WORKS AT AN HOURLY RATE (LOTS A AND B) FOR THE YEAR 2026, TO  
ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE FOR BOTH LOTS, FOR  
A TOTAL AMOUNT OF \$ 203,974.84, TAXES INCLUDED, WITH THE YEAR 2027 IN  
OPTION

It is moved by Councillor Mike Potvin,  
Seconded by Councillor Claudine Demers, and unanimously resolved:  
TO award a contract for horticultural maintenance and planting works at an hourly rate  
(lots A and B) for the year 2026 (TPH260006), to the lowest conforming bidder, being  
ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE for both lots, for a total  
amount of \$ 203,974.84, taxes included (\$ 101,987.42 taxes included for lot A and  
\$ 101,987.42 taxes included lot B). The City reserving the option to renew the contract  
for the year 2027.

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 specified for in the tender documents. Furthermore, the amount allocated  
for the present document 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.

**2026-194**

AWARD A CONTRACT FOR THE HORTICULTURAL MAINTENANCE AND  
PLANTATION INCLUDING WATERING OF SAINT-JEAN BOULEVARD, SOURCES  
BOULEVARD, HOLIDAY AVENUE AND PLACE TRIADE STREET FOR THE PERIOD  
OF APRIL 1 TO NOVEMBER 8, 2026 WITH THE PREIODES OF APRIL 1 TO  
NOVEMBER 8, 2027 AND APRIL 1 TO NOVEMBER 8, 2028 IN OPTION, TO 7574479  
CANADA INC. (DLC TEAMS), FOR A TOTAL AMOUNT OF \$ 81 440.36, TAXES  
INCLUDED

It is moved by Councillor Mike Potvin,  
Seconded by Councillor Claudine Demers, and unanimously resolved:  
TO award a contract for horticultural maintenance and plantation works including  
watering on Saint-Jean and Des Sources boulevards, Holiday Avenue and Place de la  
Triade, for the period of April 1, 2026, to November 8, 2026 (TPH260011), to the lowest  
conforming bidder, being 7574479 CANADA INC. (DLC TEAMS), for a total amount of  
\$ 81,440.36, taxes included. The City reserving the option to renew the contract for the  
periods of April 1, 2027 to November 8, 2027 and April 1, 2028 to November 8, 2028.

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 specified for in the tender documents. Furthermore, the amount allocated  
for the present document 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..

**2026-195**

AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF CEMENT  
CONCRETE FOR THE YEAR 2026, TO AMRIZE CANADA INC., FOR A TOTAL  
AMOUNT OF \$ 77,625.37, TAXES INCLUDED

It is moved by Councillor Mike Potvin,  
Seconded by Councillor Claudine Demers, and unanimously resolved:  
TO award a contract for the supply and the delivery of cement concrete for the year  
2026 (TPV260007), to the lowest conforming bidder, being AMRIZE CANADA INC., for  
a total amount of \$ 77,625.37, taxes included.

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TO charge this expense to Budget Accounts 02-320-00-623, 02-413-01-623 and 02-415-00-623 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.

**2026-196**

**AWARD A CONTRACT FOR TREE PLANTING AND MAINTENANCE WORKS FOR THE YEAR 2026, TO GROUPE LALONDE INC., FOR A TOTAL AMOUNT OF \$ 219,000.93, TAXES INCLUDED, WITH THE YEARS 2027 AND 2028 IN OPTION**

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It is moved by Councillor Mike Potvin,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO award a contract for tree planting and maintenance works for the year 2026 (TPA260003), to the lowest conforming bidder, being GROUPE LALONDE INC., for a total amount of \$ 219,000.93, taxes included. The City reserving the option to renew the contract for the years 2027 and 2028.

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. 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.

**2026-197**

**APPROVE AN AGREEMENT TO BE ENTERED INTO WITH ARPE-QUEBEC REGARDING THE RECUPERATION AND RECYCLING OF ELECTRONIC DEVICES COLLECTED AT OUR ANNUAL ECOCENTERS**

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It is moved by Councillor Mike Potvin,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO approve an agreement to be entered into between the City of Pointe-Claire and Arpe-Quebec regarding the recuperation and recycling of electronic devices collected at our annual Ecocenters, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

TO authorize Hafid Ouali, Interim Director - Public Works and Buildings Department to sign said agreement, for and in the name of the City of Pointe-Claire.

**2026-198**

**EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH GROUPE MARLEB INC., FOR THE PERIOD OF MAY 1, 2026 TO APRIL 30, 2027, IN THE AMOUNT OF \$ 67,507.67, TAXES INCLUDED FOR JANITORIAL MAINTENANCE IN VARIOUS MUNICIPAL BUILDINGS**

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It is moved by Councillor Eric Stork,

Seconded by Councillor Andrew Swidzinski, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with GROUPE MARLEB INC., for the period of May 1, 2026 to April 30, 2027, in the amount of \$ 67,507.67, taxes included (subject to the consumer price index (CPI)), for janitorial maintenance in various municipal buildings (EP240008).

TO charge this expense to Budget Accounts 02-877-10-532, 02-877-15-532, 02-877-20-532, 02-877-30-532, 02-877-40-532, 02-877-43-532, 02-877-50-532, 02-877-52-532, 02-877-60-532, 02-877-61-532, 02-877-80-532, 02-877-81-532, 02-532-90-532 and 02-877-91-532 according to the approximate quantities indicated 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.

**2026-199**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH CIMCO RÉFRIGÉRATION, DIVISION TOROMONT INDUSTRIES LTD., FOR THE PERIOD OF MAY 1, 2026 TO APRIL 30, 2027, IN THE AMOUNT OF \$ 104,576.34, TAXES INCLUDED FOR MAINTENANCE AND REPAIR WORK ON THE ECOCHILL AMMONIA REFRIGERATION SYSTEM AT THE BOB-BIRNIE ARENA

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It is moved by Councillor Eric Stork,

Seconded by Councillor Andrew Swidzinski, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with CIMCO RÉFRIGÉRATION, DIVISION TOROMONT INDUSTRIES LTD., for the period of May 1, 2026 to April 30, 2027, in the amount of \$ 104,576.34, taxes included (subject to the consumer price index (CPI)), for maintenance and repair work on the Ecochill ammonia refrigeration system at the Bob-Birnie Arena (EP240007).

TO charge this expense to Budget Account 02-877-30-533 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. 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.

**2026-200**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SANI-DÉPÔT DIVISION DU GROUPE DISSAN, FOR THE PERIOD OF JUNE 1, 2026 TO MAY 31, 2027, IN THE AMOUNT OF \$ 101,307.72, TAXES INCLUDED FOR THE SUPPLY AND DELIVERY, UPON REQUEST, OF VARIOUS JANITORIAL PRODUCTS

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It is moved by Councillor Eric Stork,

Seconded by Councillor Andrew Swidzinski, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with SANI-DÉPÔT DIVISION DU GROUPE DISSAN, for the period of June 1, 2026 to May 31, 2027, in the amount of \$ 101,307.72, taxes included (subject to the consumer price index (CPI)), for the supply and delivery, upon request, of various janitorial products (EP230009).

TO charge this expense to Budget Accounts 02-877-10-658, 02-877-15-658, 02-877-20-658, 02-877-30-658, 02-877-40-658, 02-877-41-658, 02-877-43-658, 02-877-50-658, 02-877-52-658, 02-877-60-658, 2-877-61-658, 02-877-80-658, 02-877-81-658, 02-877-90-658 and 02-877-91-658 according to the approximate quantities indicated in the Tender Form and the unit prices submitted, subject to the adjustments provided for in the tender documents.

**2026-201**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH AQUATECHNO SPÉCIALISTES AQUATIQUES INC., FOR THE YEAR FROM APRIL 1ST 2026 TO MARCH 31 2027, IN THE AMOUNT OF \$ 39 447,00, TAXES INCLUDED FOR THE SUPPLY AND DELIVERY OF CHEMICALS FOR OUTDOOR SWIMMING POOLS AND SPLASH PADS

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It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with AQUATECHNO SPÉCIALISTES AQUATIQUES INC., for the period of April 1, 2026 to March 31, 2027, in the amount of \$ 39 447,00, taxes included (including the consumer price index (CPI) adjustment), for the supply and delivery of chemicals for outdoor swimming pools and splash pads (TP240024).

TO charge this expense to Budget Account 02-701-42-635 (according to the approximate quantities indicated 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.

**2026-202**

**AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF WATER METER PARTS FOR THE PERIOD FROM APRIL 1, 2026 TO MARCH 31, 2027, TO COMPTEUR D'EAU DU QUÉBEC , FOR A TOTAL AMOUNT OF \$ 51,920.46, TAXES INCLUDED**

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It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO award a contract for the supply and delivery of water meter parts for the period from April 1, 2026 to March 31, 2027 (BPM260002DP), to the lowest conforming bidder, being COMPTEUR D'EAU DU QUÉBEC, for a total amount of \$ 51,920.46, taxes included.

TO charge this expense to Budget Account 02-413-00-651 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.

**2026-203**

**AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF PAINT AND GLASS MICROBEADS FOR ROAD MARKING FOR THE YEAR 2026, TO LIGNES MASKA, FOR A TOTAL AMOUNT OF \$ 51,222.48, TAXES INCLUDED**

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It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO award a contract for the supply and delivery of paint and glass microbeads for road marking for the year 2026 (TPV260010DP), to the lowest conforming bidder, being Lignes Maska, for a total amount of \$ 51,222.48, taxes included.

TO charge this expense to Budget Account 02-350-00-637 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.

**2026-204**

**AWARD A CONTRACT FOR ANNUAL ROAD MARKING WORKS FOR A THE PERIOD OF MAY 6, 2026 TO NOVEMBER 30, 2026, TO LIGNES-FIT INC., FOR A TOTAL AMOUNT OF \$ 96,632.46, TAXES INCLUDED, WITH ONE PERIOD IN OPTION**

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It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO award a contract for annual road marking works for a the period of May 6, 2026 to November 30, 2026 (TPV260005), to the lowest conforming bidder, being LIGNES-FIT INC., for a total amount of \$ 96,632.46, taxes included. The City reserving the option to renew the contract for the period of May 5, 2027 to November 30, 2027.

TO charge this expense to Budget Account 02-350-00-521 according to the approximate quantities indicated 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.

**2026-205**

**AWARD A CONTRACT FOR RENOVATION WORKS ON THE LOCKER ROOMS AND OFFICES AT THE AQUATIC CENTRE, TO EMJ CONSTRUCTION INC., FOR A TOTAL AMOUNT OF \$ 5,810,707.73, TAXES INCLUDED**

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Votes against:  
Councillor Andrew Swidzinski  
Councillor Eric Stork

It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Bruno Tremblay, and resolved by majority:

TO award a contract entered into by mutual agreement for renovation works on the locker rooms and offices at the Aquatic Centre (BP2501-17147), to EMJ CONSTRUCTION INC., for a total amount of \$ 5,810,707.73, taxes included.

TO charge this expense to Budget Account 03-920-26-151.

**2026-206**

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH GROUPE ABS INC., FOR THE YEAR 2026, IN THE AMOUNT OF \$ 789,911.43, TAXES INCLUDED FOR PROFESSIONAL SERVICES FOR GEOTECHNICAL STUDIES, ENVIRONMENTAL CHARACTERIZATION, AND MATERIAL QUALITY CONTROL FOR MUNICIPAL INFRASTRUCTURE REHABILITATION

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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into with GROUPE ABS INC., for the year 2026, in the amount of \$ 789,911.43, taxes included (subject to the consumer price index (CPI)), for professional services for geotechnical studies, environmental characterization, and material quality control for municipal infrastructure rehabilitation (GP2416-24037).

TO charge this expense to Budget Accounts 22-426-12-993 and 22-420-12-910 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.

**2026-207**

AWARD A CONTRACT FOR THE RESURFACING OF DU BORD-DU-LAC-LAKESHORE ROAD, FROM THE ENTRANCE OF HIGHWAY 20 TO LAKESIDE AVENUE AND FROM LAKEVIEW AVENUE TO HILLSIDE AVENUE, TO ROXBORO EXCAVATION INC., FOR A TOTAL AMOUNT OF \$ 1,996,999.99, TAXES INCLUDED

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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO award a contract for the resurfacing of Du Bord-du-Lac-Lakeshore Road, from the entrance of Highway 20 to Lakeside Avenue and from Lakeview Avenue to Hillside Avenue (GP2603-25040), to the lowest conforming bidder, being ROXBORO EXCAVATION INC., for a total amount of \$ 1,996,999.99, taxes included.

TO charge this expense to Budget Account 22-426-02-995.

**2026-208**

AWARD A CONTRACT FOR THE REPLACEMENT OF STREETLIGHTS ON HORIZON, KAMOURASKA AND VAL-SOLEIL AVENUES AND THE WALKING PATH, TO BEAMEO SERVICES-CONSEILS INC., FOR A TOTAL AMOUNT OF \$ 364,978.94, TAXES INCLUDED

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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO award a contract for the replacement of streetlights on Horizon, Kamouraska and Val-Soleil avenues and the walking path (GP2609-25024), to the lowest conforming bidder, being BEAMEO SERVICES-CONSEILS INC., for a total amount of \$ 364,978.94, taxes included.

TO charge this expense to Budget Account 22-426-12-992.

**2026-209**

AWARD A CONTRACT FOR THE INSTALLATION OF A UPS (UNINTERRUPTIBLE POWER SUPPLY) SYSTEM IN THE INTERSECTIONS OF SAINT-JEAN AND HYMUS BOULEVARDS AND SAINT-JEAN BOULEVARD AND THE ENTRANCE OF CF FAIRVIEW/MAXI, TO TECHX ÉLECTRIQUE INC., FOR A TOTAL AMOUNT OF \$ 111,228.83, TAXES INCLUDED

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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Claudine Demers, and unanimously resolved:

TO award a contract for the installation of a UPS (Uninterruptible Power Supply) system in the intersections of Saint-Jean and Hymus boulevards and Saint-Jean boulevard and the entrance of CF Fairview/Maxi (GP2610-25046), to the lowest conforming bidder, being TECHX ÉLECTRIQUE INC., for a total amount of \$ 111,228.83, taxes included.

TO charge this expense to Budget Account 03-920-256-000.

**2026-210** AWARD A CONTRACT FOR THE CONSTRUCTION OF A TERRA-COTTA SPONGE PARK, TO LANCO AMÉNAGEMENT INC., FOR A TOTAL AMOUNT OF \$ 2,095,979.88, TAXES INCLUDED

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It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Claudine Demers, and unanimously resolved:  
TO award a contract for the construction of a Terra-Cotta Sponge Park (GP2615-24118), to the lowest conforming bidder, being LANCO AMÉNAGEMENT INC., for a total amount of \$ 2,095,979.88, taxes included.

TO charge this expense to Budget Account 22-426-02-994.

**2026-211** AWARD A CONTRACT FOR THE RECONSTRUCTION OF D'IVANHOE CRESCENT AVENUE AND THE REPLACEMENT OF STREET LIGHTS, TO CONSTRUCTION G-NESIS INC., FOR A TOTAL AMOUNT OF \$ 2,826,238.42, TAXES INCLUDED

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It is moved by Councillor Andrew Swidzinski,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO award a contract for the reconstruction of D'Ivanhoe Crescent Avenue and the replacement of street lights (GP2606-25026), to the lowest conforming bidder, being CONSTRUCTION G-NESIS INC., for a total amount of \$ 2,826,238.42, taxes included.

TO charge this expense to Budget Account 03-920-24-020.

**2026-212** AWARD A CONTRACT FOR THE REPAIR OF WALKING PATHS AND OTHER VARIOUS IMPROVEMENTS, TO AMÉNAGEMENTS SUD-OUEST (9114-5698 QUÉBEC INC.), FOR A TOTAL AMOUNT OF \$ 358,214.96, TAXES INCLUDED

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It is moved by Councillor Andrew Swidzinski,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO award a contract for the repair of walking paths and other various improvements (GP2616-25035), to the lowest conforming bidder, being AMÉNAGEMENTS SUD-OUEST (9114-5698 QUÉBEC INC.), for a total amount of \$ 358,214.96, taxes included.

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

**2026-213** AWARD A CONTRACT FOR THE REPAIR OF THE PLAYGROUND AT TUDOR PARK, TO TESSIER RÉCRÉO-PARC INC., FOR A TOTAL AMOUNT OF \$ 693,836.39, TAXES INCLUDED

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It is moved by Councillor Andrew Swidzinski,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO award a contract for the repair of the playground at Tudor Park (GP2617-25033), to the bidder having obtained the highest score, being TESSIER RÉCRÉO-PARC INC., for a total amount of \$ 693,836.39, taxes included.

TO charge this expense to Budget Account 03-920-26-000.

**2026-214** APPROPRIATE THE SUMS REQUIRED FOR THE COMPLETION IN 2026 OF THE PROJÉT FOR THE REPAIR OF STAIRS AT TERRA-COTTA PARK

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It is moved by Councillor Andrew Swidzinski,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO appropriate, from the parks and playgrounds fund, a total sum of \$ 300,000 for the realization, in 2026, of the stair repair project at Terra-Cotta Park (GP2623-25034).

TO authorize the director of the Finance Department and treasurer to create the budget code pertaining to this project and to enter the amount indicated.

**2026-215** APPROVE AN AGREEMENT TO BE ENTERED INTO WITH HYDRO-QUÉBEC REGARDING THE POWER SUPPLY FOR THE CHARGING STATIONS AT 230 BRUNSWICK BOULEVARD (CENTRE SPORTIF OLIVE-URQUHART)

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WHEREAS the City of Pointe-Claire has submitted a request to Hydro-Québec for electrical service for the property located at 230 Brunswick Boulevard, Pointe-Claire, Québec H9R 5N5.

WHEREAS the work involves a new electrical installation.

WHEREAS the power supply for the electrical installation will be permanent.

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WHEREAS the Conditions of Service (CS) established by the Régie de l'énergie, in effect at the time of the signing of this agreement, including the terms and definitions, apply to this agreement for minor work (the Agreement).

It is moved by Councillor Andrew Swidzinski,  
Seconded by Councillor Eric Stork, and unanimously resolved:

TO approve an agreement for the carrying out of minor works to be entered into with Hydro-Québec regarding the power supply for the charging stations at 230 Brunswick Boulevard (Centre sportif Olive-Urquhart), to the extent that the content of said agreement remains substantially conform with the draft provided to Council.

TO authorize the Director of the Engineering Department, Benoît Filion, or in his absence his replacement, to sign the said agreement for and on behalf of the City of Pointe-Claire.

**2026-216**

**PUBLIC MEETING REGARDING A 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**

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A public meeting is held concerning a 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 centre.

The draft resolution is subject to approval by way of referendum.

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

Questions and comments are directed to the council.

**2026-217**

**CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 2325 TRANSCANADA HIGHWAY**

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It is moved by Councillor Claudine Demers,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO authorize a minor exemption to permit at 2325 TransCanada Highway a second wall sign (B1) on a façade on which there is no entrance leading outside; and

TO refuse the request for a third sign (B3) affixed to a façade not occupied by the establishment, as described above, the whole according to plans filed.

**2026-218**

**CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 157 DE LA BAIE-DE-VALOIS AVENUE**

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It is moved by Councillor Claudine Demers,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO authorize a minor exemption to permit at 157 De la Baie-de-Valois Avenue:

- a) The construction of a deck:
  - i. encroaching 4.51m into the minimum secondary front setback rather than the maximum permitted of 3m.
  - ii. located at 3.1m from the property line rather than at the minimal required distance of 4.5m.
- b) The construction of an extension located at 2.5m from the rear property limit rather than the minimum required distance of 7.5m.

**2026-219**

**CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 139 MONTERREY AVENUE**

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It is moved by Councillor Claudine Demers,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO authorize a minor exemption to permit at 139 Monterrey Avenue a landing with 11.17% of the footprint area of the main building rather than the maximum permitted of 5%.

CONSIDER A REQUEST FOR CONDITIONAL USE CONCERNING LOTS 2 527 357 AND 2 527 358 OF THE CADASTRE OF QUÉBEC (NORTH-WEST CORNER OF THE INTERSECTION OF SAINT-JEAN AND BRUNSWICK BOULEVARDS)

WHEREAS the site identified for the construction of a hotel complex including ballrooms, reception halls, and conference facilities as a conditional use is strategically located at the northwest corner of Saint-Jean Boulevard and Brunswick Boulevard, within a 1 km radius of the REM Fairview–Pointe-Claire station.

WHEREAS the REM Fairview–Pointe-Claire station will connect to Montréal–Trudeau International Airport.

WHEREAS the site is located within the commercial zone C7, which permits various commercial uses.

WHEREAS the zone C7 is subject to Interim Control By-law (ICB) PC-2946.

WHEREAS the redevelopment project is located within an underutilized section of the Les Colonnades immovable.

WHEREAS the redevelopment project will contribute to enlivening, revitalizing, and enhancing the attractiveness of this strategic intersection of the City, while giving it a more human scale.

WHEREAS there is a shortage of hotel rooms, conference facilities, and reception halls to meet the needs of tourists and the business clientele of the West Island.

WHEREAS the hotel development will generate new employment opportunities and foster tourism activity.

WHEREAS the business plan, based on a collaboration between an internationally renowned hotel operator, Atelier Zébulon, and an internationally recognized painter, supports the redevelopment of the site through the establishment of an art-focused “lifestyle” hotel complex.

WHEREAS the proposed schedule provides for the start of construction in 2027, with an opening planned for mid-2029.

WHEREAS the proposed project complies with the current Planning Programme.

WHEREAS the proposed project meets the objectives and criteria of the Conditional Uses By-law PC-2791.

WHEREAS the proposed project generally aligns with the vision and development intentions for land use and territorial development set out in the tools developed as part of the review process for the planning program and urban planning by-laws.

WHEREAS the site should be removed from the Interim Control By-law (ICB) once all steps related to the approval of the project have been completed.

Votes against:  
Councillor Andrew Swidzinski  
Councillor Bruno Tremblay

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Mike Potvin, and resolved by majority:

TO authorize a request for conditional use to permit on lots 2 527 357 and 2 527 358 of the Cadastre of Québec situated in the commercial zone C7 (north-west corner of the intersection of Saint-Jean and Brunswick boulevards), the construction of an inn keeping establishment and hotel facility for which the principal activity consists of lodging transient and short-term clients, such as hotels, motels and inns, subject to the following conditions:

Project Location

- The hotel project shall be located at the intersection of Saint Jean and Brunswick Boulevards, on a lot with an approximate area of 5,000 m<sup>2</sup>, of generally rectangular shape (approximate depths of 98 m from Saint Jean Boulevard and 52 m from Brunswick Boulevard).

Concept and Services

- The hotel project, operated under the Curio by Hilton brand, shall offer its guests a distinctive range of services and amenities, including in particular:

- a mix of accommodation options designed to meet the diverse needs of the clientele, including short and long stay guests and business travelers.
- a significant portion of the second floor, including an outdoor terrace dedicated to event hosting.
- fitness and wellness spaces, including a fitness room and a swimming pool, contributing to guest well being.
- a restaurant with a commercial terrace.

#### Art Focused Visual Signature

- The integration of a strong visual signature created by an internationally renowned artist on the main façades visible from Saint Jean and Brunswick Boulevards shall:
  - contribute to defining the sector and establishing a strong identity at the targeted intersection.
  - ensure the enhancement and animation of the façades facing Saint Jean and Brunswick Boulevards.

#### Room Typology

- A minimum of 10% of the rooms shall comply with the accessibility standards set out in the Québec Construction Code.
- A minimum of 12% of the rooms shall be configured as suites with kitchenettes.

#### Parking

- The minimum number of parking spaces, calculated based on the actual occupied floor area of the commercial and office spaces located at the Colonnades de Pointe Claire, shall be maintained at all times during the site redevelopment, except in the case of a temporary agreement with tenants.
- The applicable ratios set out in the Zoning By law shall apply.
- Should the required number of parking spaces not be maintained during construction activities, alternative measures shall be implemented and approved in advance by the City.

#### Management of Existing Premises

- No new leases shall be entered into for vacant commercial and office units at the Colonnades for the entire duration of the hotel construction works.

#### Construction Site Management

- All construction activities, including equipment, vehicles, and materials, shall be generally confined to the project site.
- Any encroachment or relocation of equipment outside the site shall require prior written authorization from the City, based on a detailed operational plan submitted prior to the issuance of the construction permit.

#### Permit Issuance

- The construction permit must be issued within three (3) years following approval of the SPAIP by the municipal council.
- Failing this, the present resolution shall become null and void, unless an extension is granted by the council.

2026-221

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 157 DE LA BAIE-DE-VALOIS AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 157 De la Baie-de-Valois Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision

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permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of:

- Demolition of the existing single attached garage and its replacement with a larger garage.
- Extension of the house behind the garage in order to create a connection with the outdoor terrace through the construction of a solarium.
- Modification of the driveway configuration.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on March 16, 2026.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Ludovic Matthews, and unanimously resolved:

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

- CSP\_157\_Baie-de-Valois\_aménagement\_2026-03-10\_(1)
- CSP\_157\_Baie-de-Valois\_elevation\_2026-03-10\_(3)
- CSP\_157\_Baie-de-Valois\_implantation\_insertion\_2026-02-11\_(1)
- CSP\_157\_Baie-de-Valois\_materiaux\_2026-03-10\_(1)
- CSP\_157\_Baie-de-Valois\_perspective\_2026-03-10\_(2)

which describe the proposed work to the property located at 157 De la Baie-de-Valois Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 6,600 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

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

**2026-222**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 24 CLAREMONT AVENUE**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 24 Claremont 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 single family home.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on March 16, 2026.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Ludovic Matthews, and unanimously resolved:

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

- CSP\_24\_Claremont\_elev\_mater\_2026-01-08\_(4)
- CSP\_24\_Claremont\_imp\_2026-01-08\_(1)
- CSP\_24\_Claremont\_persp\_2026-01-08\_(1)
- CSP\_24\_Claremont\_toit\_2026-01-08\_(1)

which describe the proposed work to the property located at 24 Claremont Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 9,625 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.

**2026-223**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 6 LAURELWOOD AVENUE**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 6 Laurelwood 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 amendment to the plans previously approved for home expansion and exterior renovation work (Resolution 2025-287).

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on March 16, 2026.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Ludovic Matthews, and unanimously resolved:

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

- CSP\_6\_Laurelwood\_elevations\_2026-03-09\_(4)
- CSP\_6\_Laurelwood\_implantation\_insertion\_2026-02-23\_(2)
- CSP\_6\_Laurelwood\_insertion\_architecte\_2026-01-06\_(1)
- CSP\_6\_Laurelwood\_materiaux\_2026-01-06\_(1)

which describe the proposed work to the property located at 6 Laurelwood 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 2025-287.

**2026-224**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 139 MONTERREY AVENUE**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 139 Monterrey 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 replacement of an existing concrete landing with a new larger wood landing.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on March 16, 2026.

It is moved by Councillor Cynthia Homan,

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Seconded by Councillor Ludovic Matthews, and unanimously resolved:  
TO approve the following documents including any conditions imposed, where applicable:

- CSP\_139\_Monterrey\_materiaux\_2026-02-09\_(1)
- CSP\_139\_Monterrey\_aménagement\_2026-02-09\_(1)
- CSP\_139\_Monterrey\_elevation\_2026-02-09\_(1)

which describe the proposed work to the property located at 139 Monterrey 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 \$ 800 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.

**2026-225**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 114 WINDCREST AVENUE**

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WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 114 Windcrest 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 expansion of the second floor of a two storey 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 March 16, 2026.

It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Mike Potvin, and unanimously resolved:

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

- CSP\_114\_Windcrest\_materiaux\_2026-03-06\_(1)
- CSP\_114\_Windcrest\_elevations\_2026-03-06\_(4)
- CSP\_114\_Windcrest\_insertion\_2026-03-06\_(1)
- CSP\_114\_Windcrest\_perspectives\_2026-03-06\_(6)

which describe the proposed work to the property located at 114 Windcrest Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 6,600 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

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

**2026-226**

**REPEAL THE RESOLUTION 2021-023 CONCERNING A CONDITIONAL USE AT 12 PERRIER AVENUE**

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It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Mike Potvin, and unanimously resolved:

TO repeal the resolution 2021-023 concerning the operation of a professional office as a

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conditional use within the residential building located at 12 Perrier Avenue.

**2026-227**

**AMENDMENT TO THE VALIDITY PERIOD OF PERMIT #2025-01318**

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WHEREAS the City administration has undertaken an initiative to assess the strategic nature of certain of its assets, including lot 6 126 973 of the Cadastre of Québec.

WHEREAS lot 6 126 973 of the Cadastre of Québec is affected by easements granted in favour of public utility service providers.

WHEREAS a strategic reassessment of the relevance of the easements affecting lot 6 126 973 of the Cadastre of Québec is required, in light of the structuring effects of land-use planning and territorial development decisions affecting the sector.

WHEREAS By-law PC-2788 respecting permits and certificates provides that a construction permit becomes null and void when a period exceeding 180 days elapses between its issuance and the commencement of construction work.

It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Mike Potvin, and unanimously resolved:

THAT the deadline resulting in the lapse of Construction Permit No. 2025-01318, in the absence of construction work, be extended to March 31, 2027, in order to allow for the completion of the process to reassess the strategic relevance of the easements granted to public utility service providers on lot 6 126 973 of the Cadastre of Québec.

**2026-228**

**ADOPT A SECOND 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**

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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 on Specific Construction, Alteration or Occupancy Proposals for an Immovable PC-2957 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 (PPU).

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 concerning Specific Construction, Alteration or Occupancy Proposals for an Immovable PC-2957.

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

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO adopt the second draft resolution authorizing the use and occupation of a building for

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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 m<sup>2</sup>.
- That the maximum floor area of the shooting range must not exceed 295 m<sup>2</sup>.
- 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 Québec 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 regarding Specific Construction, Alteration or Occupancy Proposals for an Immovable PC-2957 is subject to a conformity review with the Montréal Urban Agglomeration Land Use and Development Plan, as well as the applicable complementary document.

**2026-229**

**ADOPT A FIRST DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 3300 DES SOURCES BOULEVARD FOR THE CONSTRUCTION OF A MULTIRESIDENTIAL BUILDING**

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WHEREAS an application for a specific construction, alteration or occupancy proposal for an immovable (SCAOPI) was submitted to the Planning Department for the property located at 3300, boulevard des Sources in order to allow the construction of a 12 -storey multifamily building comprising 249 rental units, a portion of which will meet affordability criteria as defined under the CMHC financing program.

WHEREAS the immovable is an integral part of the TOD (Transit-Oriented Development) area associated with the REM Sources station.

WHEREAS the net density of the project is 359 dwelling units per hectare.

WHEREAS the minimum applicable net residential density threshold for the Sources MegaCentre sector (ESR), when such use is authorized, is 300 dwelling units per hectare.

WHEREAS pursuant to Zoning By-law PC-2775, the subject immovable is located in zone C8, which is primarily intended to permit the following uses:

- Commercial Class A: offices
- Commercial Class B-1: retail and services
- Commercial Class D-1: restaurant
- Commercial Class D-3: reception hall
- Public Class A: park

WHEREAS residential use Class C1 – Multi-family, as defined in Appendix 4 , A-4.1 c ) i) Classification of residential uses -of Zoning By-law PC2775, is not permitted- in zone C8.

WHEREAS in addition to the non-permitted use, the project analysis identified that the following provisions of Zoning Bylaw PC--2775 are not complied with:

- The proposed front setback of 7.5 metres for the portion of the building facing boulevard des Sources does not comply the required minimum of 15 metres.
- The Floor Space Index (FSI) of the project is 3, whereas the maximum permitted FSI in the zone is 1.
- The proposed building height of 39 metres exceeds the maximum permitted height of 20 metres.
- The proposed number of floors, being 12, exceeds the maximum permitted of 5 floors.
- The habitable floor area of studio and 3½ units ranges between 37.2 m² and 53.1 m², which is below the minimum required floor area of 60 m² for Class C (multifamily) dwellings.
- The diversity and ratio of units by category (Studio, 3 ½, 4 ½ et 5 ½) were determined following an analysis of needs identified in the market.
- The proposed number of parking spaces (approximately 221) is lower than the minimum required under the applicable regulations, which require a minimum of 1.5 spaces per dwelling unit—a ratio that does not take into account the immovable's location within a TOD area.

WHEREAS the applicant plans to offer a car-sharing solution—either independently or in partnership with Communauto / LEO—which would help reduce the demand for individual parking spaces through shared community vehicle use.

WHEREAS all the conduits electricity distribution, cable distribution and telecommunications networks must be laid entirely underground.

WHEREAS no permit may be issued unless the applicant pays the required transportation dues, in accordance with the provisions of the By-law respecting the transportation dues regarding the Réseau express métropolitain (REM).

WHEREAS the preliminary vision for this strategic redevelopment area, as discussed in the context of the review of the planning by-law and regulations relating to the comprehensive development plan, provides that:

*“The sector identified as the ‘Sources Mega-Centre’ is an integral part of the TOD area of the REM Sources station. It is gradually transforming to fully assume its role as a gateway and as a distinctive and dynamic business hub, contributing to the vitality of local economic sectors.*

*It offers a balanced range of commercial and service activities that contribute to the dynamism and competitiveness of local businesses and the productivity of the local workforce, while meeting the entertainment needs of the local population. It is characterized by thoughtful densification that takes into account its geographic context, relying on human-scale design, enhanced greening and improved walkability, in order to create a more pleasant, accessible and sustainable environment.”*

WHEREAS the proposed project demonstrates careful architectural treatment through façade modulation, including a two-floor setback along the main elevation to reduce the perception of massing and reinforce a human scale at ground level.

WHEREAS the project proposes common spaces at ground level, at the intersection of boulevards des Sources and Brunswick, contributing to the animation of the facades.

WHEREAS the ground-floor common spaces occupy the entire facade (100%) facing boulevard Brunswick and extend around the corner toward boulevard des Sources, where they cover approximately 46% of the façade.

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

WHEREAS the project generally meets the objectives and criteria of By-law PC-2957 on specific construction, alteration or occupancy proposals for an immovable.

WHEREAS the project generally meets the applicable objectives and criteria of Chapter 14 of By-law PC-2787 on Site Planning and Architectural Integration Programs.

CONSIDERING the favourable recommendation, subject to conditions, made by the Planning Advisory Committee (PAC) at its working meeting held on February 23, 2026.

Votes against:  
Councillor Andrew Swidzinski  
Bruno Tremblay

It is moved by Councillor Kelly Thorstad-Cullen,  
Seconded by Councillor Cynthia Homan, and resolved by majority:

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TO adopt the first draft resolution authorizing the construction of a multi-family building comprising 249 units, said use being an integral part of class C-1-multi-family as defined in Appendix 4 , A-4.1 c ) i) Classification of residential uses -of Zoning By-law PC2775, subject to the following conditions:

- The affordability parameters applicable to the various housing unit types shall be specified in a contractual agreement to be entered into between the City and applicant. This agreement shall, in particular, include the definition of the affordability parameters applicable to the project, the duration of the affordability commitment, the methods for monitoring compliance with the agreement, and any other relevant provisions.
- The supply of “affordable” housing units, in accordance with the parameters defined in the agreement, shall be increased and shall form part of a broader strategic discussion taking into consideration, among other things, the requirements and constraints of the business model and the financing partners. This step shall be completed prior to the adoption of the second draft SCAOPI resolution.
- All exterior cladding and finishing materials shall be submitted for approval prior to the completion of the next step in the process, namely the adoption of the second draft SCAOPI resolution.
- The applicant shall describe the measures that will be implemented to reduce the project’s carbon footprint, from construction through to building operation, including, in particular, measures related to the energy efficiency of the building envelope and mechanical systems, as well as water management, including stormwater management.
- An acoustic study shall be carried out in order to demonstrate that the indoor noise levels within the building will comply with the minimum requirements of the regulations in force at the time of permit issuance, including the zoning by-law and the Québec Construction Code.
- The City of Dollard-des-Ormeaux shall have granted its approval for matters falling under its jurisdiction, including connections to municipal infrastructure, discharge flow rates, stormwater retention, and the implementation of mobility management measures in the boulevard Brunswick sector; and, where applicable, a cost and revenue sharing agreement shall be entered into between the concerned municipal authorities.
- That the traffic study—including an analysis of peak hours and capacity—to be carried out and submitted to the competent authorities, including the City of Dollard-des-Ormeaux, must identify the measures and strategies to be implemented in order to avoid any deterioration of vehicular traffic conditions in the area beyond a level of service “E,” insofar as the movement concerned currently operates at an acceptable level of service (A to D).
- That, prior to the issuance of the permit, the construction site management arrangements shall be agreed upon between the competent authorities and shall be the subject of a formal agreement.

**2026-230**

**CLOSURE**

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Claudine Demers, and unanimously resolved:  
TO hereupon adjourn this meeting at 9:49 p.m.

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John Belvedere, Mayor

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Me Caroline Thibault, City Clerk