

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, AUGUST 11, 2026,** **AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON AUGUST 7, 2026.

PRESENT : 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.

ABSENT : Councillor Claudine Demers.

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

2026-404 ADOPTION OF THE AGENDA

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the agenda with the following modification:
- The withdrawal of item 17.1.

2026-405 APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON JULY 7, 2026

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the minutes of the regular sitting of Municipal Council held on July 7, 2026.

2026-406 FOLLOW-UP ON QUESTIONS OF PUBLIC INTEREST AND QUESTION PERIOD

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

#	Name	Time	Subject
1	Katherine Baker	7:21 p.m.	Development projet 477 Delmar Avenue
2	Raphael Serougne	7:25 p.m.	Development projet 477 Delmar Avenue
3	Carl Dourambeis	7:27 p.m.	Flood mitigation plan, ETS contract, Delmar watershed project
4	Daniel Latour	7:30 p.m.	Infrastructure needs related to flooding and the corresponding investment plan
5	Gary Carr	7:38 p.m.	Pedestrian safety Hymus/Stillview intersection, parking on Victor-Davis
6	Lauren Paulin	7:39 p.m.	Infrastructure needs related to flooding, Sotramont/Prima2 ditch
7	Daniel Nishimaru	7:47 p.m.	Prima3 infrastructure needs related to flooding
8	George Frangedakis	7:53 p.m.	Road safety Des Canots Avenue
9	Martin Gendron	7:57 p.m.	Flooding, drainage ditches (filing of a document)
10	Nasr El Dabee	8:03 p.m.	Flooding, increase in municipal taxes, by-law on wood-burning fireplaces
11	Stephanie Laurin	8:12 p.m.	Prima3 - financial assistance program for storm water management eligibility
12	Stephane Guegven	8:15 p.m.	Prima1 - financial assistance program for storm water management eligibility
13	Catherine Schwartz	8:18 p.m.	Vibrations on Des Sources Boulevard
14	Lorraine Chiasson	8:22 p.m.	Financial assistance program for storm water management eligibility and works already carried out
15	Genevieve Lussier	8:24 p.m.	Tree permits, cycle path on Saint-Jean boulevard over Highway 40
16	Kim Laberge	8:29 p.m.	Flooding Hymus/Winthrop, infrastructure maintenance scheudle, woodchips
17	Josie Amorosa	8:31 p.m.	By-law regarding sump pumps, works at Northview Park
18	Janice Gadouas	8:38 p.m.	Futur plans for the old Paprican lot
19	George Panciuk	8:43 p.m.	Tree at 570 Saint-Jean Boulevard

2026-407	ADOPTION OF A BY-LAW AMENDING BY-LAW PC-2748 TO REDUCE THE AMOUNT OF THE WORKING FUND
	WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on July 7, 2026. It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Mike Potvin, and unanimously resolved: TO adopt a By-law amending By-law PC-2748 to reduce the amount of the working fund without modification.
2026-408	AUTHORIZE THE PARTICIPATION OF MEMBERS OF COUNCIL AT THE 32ND EDITION OF THE GOLF TOURNAMENT ORGANIZED BY THE WEST ISLAND ASSOCIATION FOR THE INTELLECTUALLY HANDICAPPED (WIAIH) TO BE HELD ON SEPTEMBER 28, 2026 AT THE SUMMERLEA GOLF CLUB
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Mike Potvin, and unanimously resolved: TO authorize Mayor John Belvedere and Councillors Bruno Tremblay, Eric Stork and Mike Potvin to represent the City of Pointe-Claire at the 32nd edition of the golf tournament organized by the West Island Association for the Intellectually Handicapped (WIAIH) to be held on September 28, 2026 at the Summerlea Golf Club. TO charge the expense related to this authorization, at the cost of \$ 1,500 (\$ 375 per golfer, as well as the costs for equipment rental, if needed) to Budget Account 02-111-00-311.
2026-409	FILE THE MINUTES OF THE FEBRUARY 25, MARCH 25, APRIL 22 AND MAY 28, 2026 MEETINGS OF THE YOUTH ADVISORY BOARD
	The French and English versions of the minutes of the Youth Advisory Board meetings held on February 25, March 25, April 22 and May 28, 2026, are filed and the members of Council take note.
2026-410	FILE THE MINUTES OF THE MAY 27, 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 May 27, 2026 are filed and the members of Council take note.
2026-411	FILE THE MINUTES OF THE MAY 26, 2026 MEETING OF THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY COMMITTEE
	The French and English versions of the minutes of the Pointe-Claire Public Library Advisory Committee meeting held on May 26, 2026, are filed and the members of Council take note.
2026-412	FILE THE MINUTES OF THE JUNE 30, 2026 MEETING OF THE TRAFFIC COMMITTEE
	The French and English versions of the minutes of the Traffic Committee meeting held on June 30, 2026, are filed and the members of Council take note.
2026-413	APPOINTMENTS TO THE RETIREMENT COMMITTEE
	It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO appoint the following management employees, as well as a Council member, to serve as employer representatives, with or without voting rights, on the Retirement Committee for a three-year term: With voting rights: - Vincent Proulx: Director of Human Resources - Daniel Séguin: Director of Finance and Treasurer - Mark Cavallo: Financial Services Manager - Michel Potvin: Councillor – District 8 Without voting rights: Mark Israel: Manager – Arena, Sports Facilities, and Standards TO appoint Ms. Nathalie Laroche as Secretary of the Retirement Committee.

2026-414	APPOINT MAYOR JOHN BELVEDERE AS A MEMBER OF THE EMERGENCY MEASURES COMMITTEE
	It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO appoint Mayor John Belvedere as a member of the Emergency Measures Committee.
2026-415	AUTHORIZE AN EMPLOYEE TO REPRESENT THE CITY AT THE CONFERENCE ADAPTATION CANADA 2026 : ACTING TOGETHER FOR TOMORROW, ORGANIZED BY ICLEI CANADA (INTERNATIONAL COUNCIL FOR LOCAL ENVIRONNEMENTAL INITIATIVES) TO BE HELD FROM SEPTEMBER 22 TO 24, 2026, IN TORONTO
	It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO authorize Alyson Surveyer, Senior Advisor – Ecological Transition and Sustainable Development – City Manager's Office to represent the City of Pointe-Claire at the conference Adaptation Canada 2026 : Acting Together for tomorrow, organized by ICLEI Canada (International Council for Local Environmental Initiatives) to be held from September 22 to 24, 2026 in Toronto, Ontario. TO authorize the reimbursement of the expenses incurred at this conference, in accordance with the policy in force. TO charge the expenses related to this authorization to Budget Account 02-470-00-313.
2026-416	AWARD A CONTRACT FOR THE CREATION AND USE OF AN ACCOUNT FOR THE CITY ON THE NOTIFICATION AND MESSAGING PLATFORM FOR A PERIOD OF 3 YEARS, TO TWILIO, FOR A TOTAL AMOUNT OF \$ 75,000, TAXES INCLUDED
	It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO award a contract to be entered into by mutual agreement for the creation and use of an account for the City on the notification and messaging platform for a period of 3 years (CP260002DP), to TWILIO, for a total amount of \$ 75,000, taxes included. TO charge this expense to Budget Account 02-145-00-420.
2026-417	FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JUNE 26, 2026 TO JULY 30, 2026
	The list of budget amendments and the register of cheques for the period of June 26, 2026 to July 30, 2026 are filed and the members of Council take note.
2026-418	AUTHORIZE THE TREASURER TO PROCEED WITH THE ASSIGNMENT OF THE 2026 SURPLUS
	It is moved by Councillor Bruno Tremblay, Seconded by Councillor Ludovic Matthews, and unanimously resolved: TO authorize the Treasurer to proceed with the assignment of the 2026 surplus as follows: TO authorize the appropriation of an amount of \$ 10,000,000 from the City's unallocated surplus to finance investment activities to be funded. THAT this appropriation be applied to eligible capital expenditures already incurred and temporarily financed through the City's available cash resources. THAT this measure be undertaken to reduce the balance of investment activities to be funded and, consequently, the consolidated net long-term debt reported in the City's financial statements. THAT this appropriation be allocated to work in progress and capital projects for which a permanent source of financing has not yet been formally assigned.

2026-419	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH XEROX CANADA LTEE., FOR THE PERIOD OF AUGUST 2026 TO JULY 2027, IN THE AMOUNT OF \$ 90,000, TAXES INCLUDED FOR THE MANAGEMENT OF THE PRINT FLEET, INCLUDING PRINTERS AND MULTIFUNCTION PRINTERS It is moved by Councillor Bruno Tremblay, Seconded by Councillor Ludovic Matthews, and unanimously resolved: TO exercise the renewal option provided for in the contract entered into with XEROX CANADA LTEE., for the period of August 2026 to July 2027, in the amount of \$ 90,000, taxes included, for the management of the print fleet, including printers and multifunction printers (IP190026). TO charge this expense depending on the financial availability of the requestins services, according to the appropciate quantities mentioned in the Tender Form and the unit prices submitted, subject to the adjusments provided in the tender documents.
2026-420	AWARD A CONTRACT FOR THE PURCHASE OF A CITIZEN ALERT AND NOTIFICATION PORTAL FOR 3 YEARS, TO BLANKO, FOR A TOTAL AMOUNT OF \$ 59,672.03, TAXES INCLUDED It is moved by Councillor Bruno Tremblay, Seconded by Councillor Ludovic Matthews, and unanimously resolved: TO award a contract entered into by mutual agreement for the purchase of a citizen alert and notification portal for 3 years (IP260020DP), to BLANKO, for a total amount of \$ 59,672.03, taxes included. TO charge this expense to Budget Account 02-138-00-551.
2026-421	FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF AUGUST 2026 The list of delegated staff changes for the month of August 2026, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.
2026-422	APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF AUGUST 11, 2026 It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Ludovic Matthews, and unanimously resolved: TO approve the list of non-delegated staff changes as of August 11, 2026, as signed by Mr. Gilles Girouard, City Manager.
2026-423	APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH FASKEN MARTINEAU DUMOULIN SENCRL, FOR PROFESSIONAL LEGAL ADVISORY SERVICES IN LABOR RELATIONS, FOR AN AMOUNT OF \$ 20,000, TAXES INCLUDED It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Ludovic Matthews, and unanimously resolved: TO approve a change order to the contract entered into with FASKEN MARTINEAU DUMOULIN SENCRL, for professional legal advisory services in labor relations, for a total amount of \$ 20,000, taxes included (DR260015). TO authorize consequently an increase of this contract, bringing the total amount to \$ 65,000, taxes included. TO charge this expense to Budget Account 02-161-00-416
2026-424	APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH DR CONSEILS S.E.C., FOR PROFESSIONAL SERVICES OF A CONSULTANT SPECIALIZING IN OCCUPATIONAL HEALTH AND SAFETY, FOR AN AMOUNT OF \$ 29,479, TAXES INCLUDED It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Ludovic Matthews, and unanimously resolved: TO approve a change order to the contract entered into with DR CONSEILS S.E.C., for professional services of a consultant specializing in occupational health and safety, for a total amount of \$ 29,479, taxes included, DP230011.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 130,027.77, taxes included.

TO charge this expense to Budget Account 02-161-00-419.

2026-425

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH DR CONSEILS S.E.C., FOR THE PERIOD OF NOVEMBER 15, 2026, TO NOVEMBER 14, 2027, IN THE AMOUNT OF \$ 33,371.49, TAXES INCLUDED FOR PROFESSIONAL SERVICES OF A CONSULTANT SPECIALIZING IN OCCUPATIONAL HEALTH AND SAFETY

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 DR CONSEILS S.E.C., for the period of November 15, 2026, to November 14, 2027, in the amount of \$ 33,371.49, taxes included (subject to the consumer price index (CPI)), for professional services of a consultant specializing in occupational health and safety (DP230011).

TO charge this expense to Budget Account 02-161-00-419.

2026-426

AUTHORIZE A MAXIMUM EXPENDITURE OF \$ 150,000, TAXES INCLUDED, WITHIN THE FRAMEWORK OF THE GROUP CALL FOR TENDERS OF THE CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG) N° 2026-8109-50-02 FOR THE PURCHASE OF NEW, RETREADED, AND REBUILT TIRES, FOR THE PERIOD OF JUNE 15, 2026 TO JUNE 14, 2029

WHEREAS the City of Pointe-Claire's membership in the group call for tenders of the *Centre d'acquisitions gouvernementales* (CAG) n° 2026-8109-50-02, for the period of June 15, 2026 to June 14, 2029, was authorized by Council on August 12, 2025 (Resolution 2025-411).

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize a approximate expenditure of \$ 150,000, taxes included, within the framework of the group call for tenders of the *Centre d'acquisitions gouvernementales* (CAG) n° 2026-8109-50-02 for the purchase of new, retreaded, and rebuilt tires for the period of June 15, 2026 to June 14, 2029.

TO charge the total amount to the budget account 02-823-20-649.

2026-427

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH NORDIKEAU INC. , FOR THE PERIOD OF SEPTEMBER 1, 2026, TO AUGUST 31, 2027 , IN THE AMOUNT OF \$ 29,448.55, TAXES INCLUDED FOR THE OPERATIONAL SERVICE OF THREE (3) PUMPING STATIONS

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with NORDIKEAU INC., for the period of September 1, 2026, to August 31, 2027, in the amount of \$ 29,448.55, taxes included (subject to the consumer price index (CPI)), for the operational service of three (3) pumping stations (EP250007).

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

- 2026-428** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION TELVA, FOR THE RENOVATION OF THE INSPECTION - PUBLIC SECUTIRY DEPARTMENT (ISP) AND THE POINTE-CLAIRE VOLUNTEER RESCUE UNIT (PCVRU) OFFICE SUITES, FOR AN AMOUNT OF \$ 23,676.74, TAXES INCLUDED.
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- It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO approve a change order to the contract entered into with CONSTRUCTION TELVA, for the renovation of the Inspection - Public Secutiry Department (ISP) and the Pointe-Claire Volunteer Rescue Unit (PCVRU) office suites (BP2405-22065), for a total amount of \$ 23,676.74, taxes included.
- TO authorize consequently an increase of this contract, bringing the total amount to \$ 3,015,706.16, taxes included.
- TO charge this expense to Budget Account 03-920-21-001.
- 2026-429** AWARD A CONTRACT FOR THE REPLACEMENT OF THE CONTROL CABINET FOR THE SPORTS LIGHTING SYSTEM AT SEIGNIORY PARK, TO LAURIN LAURIN 1991 INC., FOR A TOTAL AMOUNT OF \$ 53,558.80, TAXES INCLUDED
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- It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO award a contract for the replacement of the control cabinet for the sports lighting system at Seignior Park (GP2633-26010), to LAURIN LAURIN 1991 INC., being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of \$ 53,558.80, taxes included.
- TO charge this expense to Budget Account 03-920-25-000.
- 2026-430** AWARD A CONTRACT FOR THE STRUCTURAL REHABILITATION OF THE DRINKING WATER MAIN ON SAINT-JEAN BOULEVARD, SOUTH OF HIGHWAY 20, TO SERVICES D'INFRASTRUCTURES VORTEX INC., FOR A TOTAL AMOUNT OF \$ 1,016,900.00, TAXES INCLUDED
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- It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO award a contract for the structural rehabilitation of the drinking water main on Saint-Jean Boulevard, south of Highway 20 (GP2629-26008), to SERVICES D'INFRASTRUCTURES VORTEX INC., being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of \$ 1,016,900.00, taxes included.
- TO charge this expense to Budget Account 03-920-24-020.
- 2026-431** AWARD A CONTRACT FOR TRAFFIC SIGNAL INFRASTRUCTURE ASSESSMENT AND ANALYSIS OF OPTIMIZATION AND INTELLIGENT CORRIDOR MANAGEMENT SOLUTIONS FOR SAINT-JEAN BOULEVARD, TO STANTEC EXPERTS-CONSEILS LTÉE, FOR A TOTAL AMOUNT OF \$ 68,949.20, TAXES INCLUDED
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- It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO award a contract for traffic signal infrastructure assessment and analysis of optimization and intelligent corridor management solutions for Saint-Jean Boulevard (GP2634-26014), to STANTEC EXPERTS-CONSEILS LTÉE, being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of \$ 68,949.20, taxes included.
- TO charge this expense to Budget Account 22-425-32-981.

2026-432

APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE GOVERNMENT OF QUÉBEC REGARDING THE REPAIR OF OVERPASS LOCATED ON SAINT-JEAN BOULEVARD OVER HIGHWAY 40

WHEREAS the Bridge was designated as a strategic bridge pursuant to Decree 98-2003 dated January 29, 2003, and its subsequent amendments;

WHEREAS the Minister is authorized to enter into this agreement pursuant to section 32 of the Public Roads Act (RLRQ, Chapter V-9);

WHEREAS the City is authorized to enter into this agreement pursuant to section 34 of the Public Roads Act and section 66 of the Act respecting municipal powers (RLRQ, Chapter C47.1).

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the terms set forth in the draft agreement concerning the repair of bridge P-13724, located on Saint-Jean Boulevard over Highway 40;

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 this draft agreement on behalf of the City.

2026-433

WITHDRAWAL – CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 27 SALISBURY AVENUE

The item related to a minor exemption concerning the property situated at 27 Salisbury Avenue is withdrawn from the agenda of the present meeting.

2026-434

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

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize a minor derogation to permit at 2800 TransCanada Highway:

- a) The construction of a parking gatehouse with an area of 16m² rather than the maximum permitted area of 12m².
- b) A vehicular access with a width of 13.7m rather than the maximum permitted 11m.
- c) A vehicular access located at 0.25m from a fire hydrant rather than at the minimum required distance of 3m.
- d) The installation of a 3m high fence in the front setback where fences are not permitted.

Subject to the following conditions:

- The gatehouse shall be redesigned to better integrate with the architecture of the principal building. Its architectural design shall clearly incorporate its two functions: serving as the site's entrance and reception point and ensuring the security of the premises.
- The vehicular access shall be designed to ensure the adequate protection of the fire hydrant.

2026-435

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 14 LAURELWOOD AVENUE

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize a minor exemption to permit at 14 Laurelwood Avenue a facade width corresponding to 74.5% of the frontage width of the landsite rather than the maximum permitted of 70%.

2026-436

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

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 14 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 extension and exterior renovations to an existing dwelling.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 6, 2026.

It is moved by Councillor Cynthia Homan,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

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

- CSP_14_LAUR_elev_2026-07-01_(4)
- CSP_14_LAUR_imp_2026-04-16_(1)
- CSP_14_LAUR_insert_2026-07-01_(1)
- CSP_14_LAUR_materiaux_2026-07-01_(1)
- CSP_14_LAUR_persp_2026-07-01_(1)

Which describe the proposed work to the property located at 14 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 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.

2026-437

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY
SITUATED AT 12 VICTORIA AVENUE

It is moved by Councillor Ludovic Matthews,

Seconded by Councillor Andrew Swidzinski, and unanimously resolved:

TO authorize a minor derogation to permit at 12 Victoria Avenue:

- a) A lot coverage of 41% rather than the maximum permitted of 35%.
- b) An extension with a right side setback of 1.95m rather than the minimum required of 2.4 m.
- c) A veranda with a right side setback of 2.1m rather than the minimum required of 2.4m.
- d) A deck with a right side setback of 1.8m rather than the minimum required of 2.4m.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 12 VICTORIA AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 12 Victoria Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the extension and exterior renovations to an existing dwelling.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 6, 2026.

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

- CSP_12_Victo_elev_2026-06-29_(4)
- CSP_12_Victo_imp_2026-04-29_(1)
- CSP_12_Victo_insert_2026-06-29_(1)
- CSP_12_Victo_materiaux_2026-07-06_(1);

Which describe the proposed work to the property located at 12 Victoria Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

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

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 7-143 ALSTON AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 7-143 Alston 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 installation of 17 solar panels on the roof of a dwelling located at the end of a row of townhouses.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 6, 2026.

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

- CSP_7-143_Alston_materiaux_2026-06-18_(1)
- CSP_7-143_Alston_panneau_2026-06-18_(1)
- CSP_7-143_Alston_simulation_2026-06-18_(1)

Which describe the proposed work to the property located at 7-143 Alston Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 1,760 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

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

2026-440

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 45 CEDAR AVENUE.

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 45 Cedar 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 reconfiguration and the widening of the existing vehicular access, and the reconfiguration of the pedestrian walkway leading to the main entrance door.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 6, 2026.

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

- CSP_45_Cedar_materiaux_2026-06-29_(1)
- CSP_45_Cedar_plan_2026-06-29_(1)

Which describe the proposed work to the property located at 45 Cedar Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 2,640 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

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

TO repeal resolution 2026-333.

2026-441

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

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

WHEREAS the proposed work consists of the modification of the previously approved plans related to the expansion and exterior renovation of the commercial building.

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 Kelly Thorstad-Cullen,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the following documents including any conditions imposed, where applicable:

- CSP_66_Donegani_elevations_2023-03-24_(2)
- CSP_66_Donegani_implantation_2023-03-13_(1)
- CSP_66_Donegani_materiaux_2023-03-06_(1)
- CSP_66_Donegani_perspective_2023-03-06_(1)

Which describe the proposed work to the property located at 66 Donegani Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 35,046 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

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

TO repeal resolution 2026-278.

2026-442

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 114 DUKE-OF-KENT AVENUE.

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 114 Duke-of-Kent 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 subdivision of the lot 2 527 535 of the Cadastre of Québec and the construction of a detached single-family dwelling.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 6, 2026.

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

- CSP_114_DOK_elev_2026-06-15_(2)
- CSP_114_DOK_imp_2026-06-09_(1)
- CSP_114_DOK_insert_2026-06-15_(1)
- CSP_114_DOK_materiaux_2026-07-06_(1)
- CSP_114_DOK_persp_2026-07-02_(1)

Which describe the proposed work to the property located at 114 Duke-of-Kent 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 \$ 18,645 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 stipulate that any cadastral operation required for the redevelopment of the site must be carried out in accordance with subdivision by-law PC-2774.

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

2026-443

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 116 DUKE-OF-KENT AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 116 Duke-of-Kent 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 subdivision of the lot 2 527 535 of the Cadastre of Québec and the construction of a detached single-family dwelling.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 6, 2026.

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

- CSP_116_DOK_elev_2026-06-15_(2)
- CSP_116_DOK_imp_2026-06-09_(1)
- CSP_116_DOK_insert_2026-06-15_(1)
- CSP_116_DOK_materiaux_2026-07-06_(1)
- CSP_116_DOK_persp_2026-07-02_(1)

Which describe the proposed work to the property located at 116 Duke-of-Kent 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 \$ 18,645 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 stipulate that any cadastral operation required for the redevelopment of the site must be carried out in accordance with Subdivision By-law PC-2774.

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

2026-444

CONSIDER THE APPROVAL OF A CADASTRAL OPERATION PERTAINING TO LOT 4 251 320 OF THE CADASTRE OF QUÉBEC

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO subject the approval of the plan for the cadastral operation affecting lot 4 251 320 of the Cadastre of Québec to the applicant's prior payment by the applicant of a contribution for parks, playgrounds and natural areas equivalent to 10% of the value of the site, as established by a certified appraiser, all in accordance with the provisions of Subdivision By-law PC-2774.

THAT the amount collected be deposited into Fund 05-195-45-000, dedicated to the establishment, maintenance and improvement of parks, playgrounds and natural areas within the City of Pointe-Claire.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO hereupon adjourn this meeting at 9:02 p.m.

John Belvedere, Mayor

Me Caroline Thibault, City Clerk