

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, SEPTEMBER 8, 2026, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON SEPTEMBER 4, 2026.

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

Mr. Gilles Girouard, Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, as well as Mrs. Kaitlin Leonard, paralegal, are also in attendance.

2026-455 ADOPTION OF THE AGENDA

It is moved by Councillor Eric Stork,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO approve the agenda with the following modifications:

- the withdrawal of item 17.4
- the withdrawal of item 17.5.

2026-456 APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON AUGUST 11, 2026 AND OF THE SPECIAL MEETING HELD ON AUGUST 25, 2026

It is moved by Councillor Eric Stork,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO approve the minutes of the regular meeting held on August 11, 2026 and of the special meeting held on August 25, 2026 of the Municipal Council.

2026-457 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	Mark Sandelowsky	7:28 p.m.	EQ3 - flooding, financial assistance program for storm water management eligibility
2	Melissa Hogan	7:34 p.m.	Item 5.6 - development project 477 Delmar Avenue - daycare
3	Brigitte Desrosiers	7:38 p.m.	Item 5.6 - development project 477 Delmar Avenue - daycare
4	Andrew Assaly	7:42 p.m.	Item 5.6 - development project 477 Delmar Avenue - daycare
5	Jessica Royea	7:48 p.m.	Item 5.6 - development project 477 Delmar Avenue - daycare

Given the significant number of people present regarding item 5.6 (hereinafter resolution 2026-463), Councillor Cynthia Homan gives notice of a motion and files a draft By-law amending Interim Control By-law PC-2946 in order to exclude zone RC-22 from its application. The item, nevertheless, remains on the agenda and in the minutes at its original place.

6	Ken Lyons	7:59 p.m.	Citizen request/reporting system, road markings on Saint-Jean Boulevard
7	Gary Carr	8:01 p.m.	New system for road paving works
8	Claude Cousineau	8:02 p.m.	Item 5.7 – the windmill
9	Susan Weaver	8:05 p.m.	The Urban Plan, withdrawal of projects from the Interim Control By-law
10	Steph Laurin	8:09 p.m.	Prima3 - financial assistance program for storm water management eligibility
11	Michelle Charron	8:11 p.m.	Draft by-law on the maintenance of buildings, requirements applicable to development projects regarding greenspaces
12	Charles Desrochers	8:16 p.m.	Items 17.6, 17.7 and 17.8 - concerns regarding underground gas systems

13	Janet Hanna	8:24 p.m.	Taxes, flood mitigation measures, municipal spending and allocation of funds
14	Martin Gendron	8:32 p.m.	Drainage ditches
15	Sheila Laursen	8:34 p.m.	Hazardous waste collection
16	Nasr El Dabee	8:41 p.m.	Winter car shelters, road surface maintenance work
17	Kim Laberge	8:45 p.m.	Flooding investigation - Hymus/Winthrop sector
18	Cynthia Parent	8:48 p.m.	Zoning for the for the old Paprican lot, heavy vehicles on Saint-Jean Boulevard
19	Daniel Montpetit	8:56 p.m.	Trees felled without a permit in Pointe-Claire Village
20	Ryan MacDonald	8:58 p.m.	Road safety for pedestrians and cyclists.

2026-458

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF \$ 1,940,000 FOR VARIOUS WORKS ON MUNICIPAL BUILDINGS

Councillor Andrew Swidzinski gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,940,000 for various works on municipal buildings will be presented for adoption at a subsequent meeting of Council.

Councillor Andrew Swidzinski files a draft by-law decreeing a long-term borrowing and capital expenditures in the amount of \$ 1,940,000 for various works on municipal buildings.

2026-459

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND A CAPITAL EXPENDITURE IN THE AMOUNT OF \$ 3,420,000 FOR PROFESSIONAL SERVICES AND VARIOUS STRUCTURAL PROJECTS

Councillor Claudine Demers gives notice of motion that a draft by-law decreeing a long-term borrowing and a capital expenditure in the amount of \$ 3,420,000 for professional services and various structural projects will be presented for adoption at a subsequent meeting of Council.

Councillor Claudine Demers files a draft by-law decreeing a long-term borrowing and a capital expenditure in the amount of \$ 3,420,000 for professional services and various structural projects.

2026-460

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURE IN THE AMOUNT OF \$ 4,495,000 FOR RESURFACING PROJECTS

Councillor Mike Potvin gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditure in the amount of \$ 4,495,000 for resurfacing projects will be presented for adoption at a subsequent meeting of Council.

Councillor Mike Potvin files a draft by-law decreeing a long-term borrowing and capital expenditure in the amount of \$ 4,495,000 for resurfacing projects.

2026-461

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG-TERM BORROWING AND CAPITAL EXPENDITURE OF \$ 9,385,000 FOR VARIOUS CIVIL INFRASTRUCTURE, ELECTRICAL, AND LANDSCAPE ARCHITECTURE WORKS, INCLUDING STORMWATER MANAGEMENT

Councillor Ludovic Matthews gives notice of motion that a draft by-law decreeing a long-term borrowing and capital expenditure of \$ 9,385,000 for various civil infrastructure, electrical, and landscape architecture works, including stormwater management will be presented for adoption at a subsequent meeting of Council.

Councillor Ludovic Matthews files a draft by-law decreeing a long-term borrowing and capital expenditure of \$ 9,385,000 for various civil infrastructure, electrical, and landscape architecture works, including stormwater management.

2026-462	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING THE EXIGIBLES TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRE, FOR FISCAL YEAR 2027 Councillor Eric Stork gives notice of motion that a draft by-law decreeing the exigibles tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2027 will be presented for adoption at a subsequent meeting of Council. Councillor Eric Stork files a draft by-law decreeing the exigibles tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2027.
2026-463	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING INTERIM CONTROL BY-LAW PC-2946 IN ORDER TO EXCLUDE ZONE RC-22 FROM ITS APPLICATION Councillor Cynthia Homan gives notice of motion that a draft By-law amending Interim Control By-law PC-2946 in order to exclude zone RC-22 from its application will be presented for adoption at a subsequent meeting of Council. Councillor Cynthia Homan files a draft By-law amending Interim Control By-law PC-2946 in order to exclude zone RC-22 from its application.
2026-464	ADOPTION OF A BY-LAW CONCERNING THE CREATION OF A FINANCIAL ASSISTANCE PROGRAM FOR THE PRESERVATION AND RESTORATION OF BUILT CULTURAL HERITAGE WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on August 25, 2026. It is moved by Councillor Bruno Tremblay, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO adopt a By-law concerning the creation of a financial assistance program for the preservation and restoration of built cultural heritage, without modification.
2026-465	ADOPTION OF A BY-LAW AMENDING BY-LAW PC-3002 ESTABLISHING A FINANCIAL ASSISTANCE PROGRAM FOR STORM WATER MANAGEMENT ON PRIVATE RESIDENTIAL PROPERTY WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on August 25, 2026. It is moved by Councillor Mike Potvin, Seconded by Councillor Claudine Demers, and unanimously resolved: TO adopt a By-law amending By-law PC-3002 establishing a financial assistance program for storm water management on private residential property, without modification.
2026-466	GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 1,300 TO THE MONTREAL POLICE BROTHERHOOD It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and unanimously resolved: TO grant a financial support in the amount of \$ 1,300 to the Montreal Police Brotherhood. TO charge this expense to the Budget Account 02-193-00-989.

2026-467	GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 2,600 TO LES AMIS DU VIEUX MOULIN DE POINTE-CLAIRE
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and unanimously resolved: TO grant a financial support in the amount of \$ 2,600 to Les Amis du Vieux Moulin de Pointe-Claire. TO charge this expense to the Budget Account 02-193-00-989.
2026-468	GRANT FINANCIAL SUPPORT IN THE AMOUNT OF \$ 25,000 TO THE VALOIS VILLAGE MERCHANT ASSOCIATION
	It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and unanimously resolved: TO grant a financial support in the amount of \$ 25, 000 to the Valois Village Merchant Association.
2026-469	AUTHORIZE THE MAYOR AND HIS WIFE TO REPRESENT THE CITY AT THE 24TH EDITION OF THE LAKESHORE BALL ORGANIZED BY THE LAKESHORE GENERAL HOSPITAL FOUNDATION TO BE HELD ON OCTOBER 24, 2026, THE PROCEEDS OF WHICH ARE DEDICATED TO SUPPORTING THE ONCOLOGY DEPARTMENT
	It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO authorize Mayor John Belvedere and his wife, Sandra Hudon, to represent the City of Pointe-Claire at the 24th edition of the Lakeshore Ball organized by the Lakeshore General Hospital Foundation to be held on October 24, 2026. TO charge the expense of \$ 1,800 related to this authorization (\$ 900 per ticket) to Budget Account 02-111-00-311.
2026-470	APPOINTMENT OF AN ACTING MAYOR
	It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Eric Stork, and unanimously resolved: THAT Councillor Bruno Tremblay be appointed to serve as Acting Mayor and as the replacement for Mayor John Belvedere at the meetings of the Montreal Agglomeration Council for the months of October, November, and December 2026.
2026-471	FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JULY 31, 2026 TO AUGUST 27, 2026
	The list of budget amendments and the register of cheques for the period of July 31, 2026 to August 27, 2026 are filed and the members of Council take note.
2026-472	AUTHORIZE THE CLOSURE OF BORROWING BY-LAWS.
	It is moved by Councillor Claudine Demers, Seconded by Councillor Mike Potvin, and unanimously resolved: THAT the City of Pointe-Claire amends the by-laws identified in the Schedule of the decision-making file as follows: 1. By replacing the expenditure and borrowing amounts with the amounts indicated under the columns "New Expenditure Amount" and "New Borrowing Amount" in the Schedule. 2. By adding a provision stipulating that, for the purpose of financing a portion of the expenditure, the Municipality shall appropriate from its general fund the amount indicated under the "General Fund" column of the Schedule. 3. By amending the provision relating to the allocation of a grant so as to reflect the amount shown under the "Grant" column of the Schedule. The attached agreements are deemed to form an integral part of the corresponding by-laws identified in the Schedule.

	THAT the City of Pointe-Claire inform the <i>ministère des Affaires municipales et de l'Habitation</i> that the borrowing authority granted under the by-laws identified in the Schedule will not be fully utilized as a result of the amendments made to those by-laws by this resolution and, where applicable, due to amounts received from taxpayers in a single payment toward their share of the principal. The amounts of these appropriations are shown under the "Lump-Sum Payment" columns of the Schedule. THAT the City of Pointe-Claire request that the Ministry cancel in its records the residual balances identified in the Schedule. THAT a certified true copy of this resolution be forwarded to the <i>ministère des Affaires municipales et de l'Habitation</i>.
2026-473	AUTHORIZE A BUDGET AMENDMENT OF \$ 200,000 IN ANTICIPATION OF ROADWAY REHABILITATION WORKS ON A SECTION OF SAINT-JEAN BOULEVARD, BETWEEN DU BORD-DU-LAC-LAKESHORE ROAD AND LAKEVIEW AVENUE It is moved by Councillor Claudine Demers, Seconded by Councillor Mike Potvin, and unanimously resolved: TO authorize a budget amendment of \$ 200,000 to 02-320-00-521, from 02-990-00-691, and this, for roadway rehabilitation work on a section of Saint-Jean Boulevard, between Du Bord-du-Lac-Lakeshore Road and Lakeview Avenue, in order to address the observed pavement deterioration, ensure the safety of road users, and protect the City's investment in its transportation infrastructure.
2026-474	AWARD A CONTRACT FOR ICO SOFTWARE MIGRATION, TO ICO SOLUTIONS, FOR A TOTAL AMOUNT OF \$ 52,888.50, TAXES INCLUDED It is moved by Councillor Claudine Demers, Seconded by Councillor Mike Potvin, and unanimously resolved: TO award a contract entered into by mutual agreement for ICO Software Migration (IP260022DP), to ICO SOLUTIONS, for a total amount of \$ 52,888.50, taxes included. TO charge this expense to Budget Account 03-920-24-002.
2026-475	FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF SEPTEMBER 2026 The list of delegated staff changes for the month of September 2026, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.
2026-476	APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF SEPTEMBER 8, 2026 It is moved by Councillor Ludovic Matthews, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO approve the list of non-delegated staff changes as of September 8, 2026, as signed by Mr. Gilles Girouard, City Manager.
2026-477	AWARD A CONTRACT FOR ANIMAL SHELTER SERVICES, TO MONTRÉAL SPCA, FOR A TOTAL AMOUNT APPROXIMATE AMOUNT OF \$ 50,000, TAXES INCLUDED It is moved by Councillor Eric Stork, Seconded by Councillor Claudine Demers, and unanimously resolved: TO award a contract entered into by mutual agreement for animal shelter services, to MONTRÉAL SPCA, for a total amount of approximately \$ 50,000, taxes included. TO authorize Marc Tanguay, Director – Inspection – Public Security, to sign the related documents for and on behalf of the City. TO charge this expense to Budget Account 02-291-00-487.

2026-478	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 3024407 CANADA INC. / ENTREPRISE VAILLANT (1994), FOR THE 2026-2027 WINTER SEASON , IN THE AMOUNT OF \$ 496,207.09, TAXES INCLUDED FOR THE RENTAL OF SNOW REMOVAL EQUIPMENT, INCLUDING OPERATORS 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 3024407 CANADA INC. / ENTREPRISE VAILLANT (1994), for the 2026-2027 winter season, in the amount of \$ 496,207.09, taxes included (subject to the consumer price index (CPI)), for the rental of snow removal equipment, including operators (TP230035). TO charge this expense to Budget Account 02-330-00-513 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to 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).
2026-479	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ROXBORO EXCAVATION INC., FOR THE 2026-2027 WINTER SEASON, IN THE AMOUNT OF \$ 1,686,215.33 , TAXES INCLUDED FOR SNOW REMOVAL IN THE INDUSTRIAL PARK AND THE GREENWICH SECTOR 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 ROXBORO EXCAVATION INC., for the 2026-2027 winter season, in the amount of \$ 1,686,215.33, taxes included, for snow removal in the industrial park and the Greenwich sector (TP230028). TO charge this expense to Budget Account 02-330-00-477 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to 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).
2026-480	EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH TECH-MIX (DIVISION DE BAUVAL INC.), FOR THE YEAR 2027, IN THE AMOUNT OF \$ 84,219.19, TAXES INCLUDED FOR THE SUPPLY ON DEMAND OF WARM-MIX ASPHALT 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 TECH-MIX (DIVISION DE BAUVAL INC.), for the year 2027, in the amount of \$ 84,219.19, taxes included (subject to the consumer price index (CPI)), for the supply on demand of warm-mix asphalt (TP260001). TO charge this expense to Budget Accounts 02-320-00-625, 02-413-01-625 and 02-415-00-625 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to 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 accounts).

2026-481	AWARD A CONTRACT FOR STRUCTURAL PRUNING AND FELLING WORKS ON YOUNG TREES FOR FALL 2026, TO ARBO-DESIGN INC., FOR A TOTAL AMOUNT OF \$ 62,494.66, TAXES INCLUDED It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Mike Potvin, and unanimously resolved: TO award a contract for structural pruning and felling works on young trees for fall 2026 (TPA260007), to ARBO-DESIGN INC., being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of \$ 62,494.66, taxes included. TO charge this expense to Budget Account 02-701-73-484 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the Tender documents).
2026-482	AWARD A CONTRACT FOR THE GROOMING AND MAINTENANCE OF WINTER WALKING AND CROSS-COUNTRY SKI TRAILS FOR THE PERIOD OF DECEMBER 1, 2026, TO MARCH 12, 2027, TO LES RÉNOVATIONS JOCELYN DÉCOSTE INC., FOR A TOTAL AMOUNT OF \$ 63,903.11, TAXES INCLUDED, WITH TWO OPTINAL REWEAL PERIODS It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Mike Potvin, and unanimously resolved: TO award a contract for the grooming and maintenance of winter walking and cross-country ski trails for the period of December 1, 2026, to March 12, 2027 (TPH260020), to LES RÉNOVATIONS JOCELYN DÉCOSTE INC., being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of \$ 63,903.11, taxes included. The City reserving the option to renew the contract for the periods of December 1, 2027, to March 10, 2028, and December 1, 2028, to March 9, 2029. TO charge this expense to Budget Account 02-701-71-559 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents. Furthermore, the amount allocated for the present renewal in accordance with the price schedule for this contract shall be increased by the amount corresponding to the downward variation in quantities that occurred during the initial term of the contract and the previous renewal periods, if applicable, so that no additional authorization shall be required for this expenditure, subject to the provisions of the tender documents and provided that the need arises and budget funds are available in the above budget account).
2026-483	AWARD A CONTRACT FOR MILLING AND PAVING WORKS FOR THE YEAR 2026, TO PAVAGES MULTIPRO INC., FOR A TOTAL AMOUNT OF \$ 197,701.81, TAXES INCLUDED It is moved by Councillor Andrew Swidzinski, Seconded by Councillor Mike Potvin, and unanimously resolved: TO award a contract for milling and paving works for the year 2026, to PAVAGES MULTIPRO INC., being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of \$ 197,701.81, taxes included (subject to the asphalt cement price adjustment). TO charge this expense to Budget Account 02-320-00-521 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).
2026-484	AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF CARPENTRY PARTS, TOOLS, MATERIALS AND EQUIPMENT FOR THE PERIOD OF SEPTEMBER 1, 2026, TO AUGUST 31, 2027, TO QUINCAILLERIE NOTRE-DAME DE ST-HENRI INC., FOR A TOTAL AMOUNT OF \$ 71,310.87, TAXES INCLUDED, WITH THREE RENEWAL PERIODS IN OPTION It is moved by Councillor Cynthia Homan, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO award a contract for the supply and the delivery of carpentry parts, tools, materials and equipment for the period of September 1, 2026, to August 31, 2027 (BPM260002), to QUINCAILLERIE NOTRE-DAME DE ST-HENRI INC., being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of \$ 71,310.87, taxes included. The City reserving the option to renew the contract for the periods of September 1, 2027 to August 31, 2028, Septembre 1, 2028 to August 31, 2029 and September 1, 2029 to August 31, 2030.

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

2026-485

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH LANCO AMÉNAGEMENT INC., FOR THE CONSTRUCTION OF THE TERRA-COTTA SPONGE PARK, FOR AN AMOUNT OF \$ 27,033.83, TAXES INCLUDED

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve a change order to the contract entered into with LANCO AMÉNAGEMENT INC., for the construction of the Terra-Cotta sponge park (GP2615-24118), for a total amount of \$ 27,033.83, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,700,550.38, taxes included.

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

2026-486

APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE CITY OF MONTRÉAL REGARDING THE PAYMENT OF SERVICES RENDERED FOR DESIGN WORK ON VICTORIA, SAINTE-CLAIRE, WAVERLEY AND LAKEVIEW AVENUES

WHEREAS Montréal had planned to carry out works within its jurisdiction consisting primarily of the construction of a 900 mm diameter water main along Victoria, Sainte-Claire, Waverley and Lakeview avenues up to Saint-Jean Boulevard in Pointe-Claire (the "Montréal Works").

WHEREAS Pointe-Claire wished to incorporate into the Montréal Works certain works within its jurisdiction consisting primarily of the construction and replacement of water and sewer mains, as well as sidewalk, roadway and pavement rehabilitation works on Victoria, Sainte-Claire, Waverley and Lakeview Avenues up to Saint-Jean Boulevard within the territory of the City of Pointe-Claire (the "Pointe-Claire Works").

WHEREAS it was in the public interest that the Pointe-Claire Works be carried out at the same time as the Montréal Works in order to complete an integrated project (the "Project").

WHEREAS the Parties intended to enter into an agreement pursuant to Section 572.1 of the Cities and Towns Act, establishing their respective roles and responsibilities with respect to the implementation of the Project, including professional services, and pursuant to which Pointe-Claire would delegate to Montréal the authority to award the professional services and construction contracts required for the execution of the Pointe-Claire Works, subject to terms and conditions to be agreed upon by the Parties.

WHEREAS, in the meantime, and in order not to delay the implementation of the Project, Montréal incorporated Pointe-Claire's requirements into the design of the Project and procured professional services related to the Pointe-Claire Works.

WHEREAS Montréal declares that such professional services were provided under contracts awarded in accordance with the procurement rules applicable to Montréal and in compliance with the law.

WHEREAS implementation of the Project has been postponed to a later date.

WHEREAS the Parties acknowledge that the value of the professional services incurred and paid by Montréal to its suppliers in connection with the Pointe-Claire Works is \$233,836.89, including taxes, and that Montréal has provided all supporting documentation required in this regard to the satisfaction of Pointe-Claire.

WHEREAS the net amount borne by Montréal in connection with the Pointe-Claire Works, following reimbursement of the Goods and Services Tax (GST) and a portion of the Québec Sales Tax (QST), in accordance with applicable tax legislation, is \$213,524.30

CONSIDERING Section 17 of the Act Respecting Contracting by Municipal Bodies.

CONSIDERING the Agglomeration Council By-law on Contract Management (RCG 18-024).

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
THAT Pointe-Claire agrees to pay Montréal the sum of \$213,524.30 as full reimbursement for all professional services paid for by Montréal up to the date of execution of this Agreement in connection with the Pointe-Claire Works.

THAT this amount shall be paid in a single lump-sum payment within thirty (30) days following the execution of this Agreement by both Parties.

THAT upon receipt of the above-mentioned payment, the Parties hereby grant each other a full and final mutual release with respect to all services rendered in connection with the Pointe-Claire Works up to the date hereof.

TO authorize the City Clerk, or in her absence the Assistant City Clerk, to sign the agreement for and on behalf of the City.

2026-487

APPROVE THE CITY OF POINTE-CLAIRE'S REPRESENTATIVE TO THE MINISTÈRE DE L'ENVIRONNEMENT, DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES, DE LA FAUNE ET DES PARCS IN CONNECTION WITH THE PUBLIC SHORELINE STABILIZATION PROGRAM WITHIN THE CITY OF POINTE-CLAIRE.

It is moved by Councillor Claudine Demers,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize the Project manager - Landscape Architecture of the Engineering Department, or in their absence, the Landscape - Architect, to represent the City of Pointe-Claire before the *ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs* in connection with the public riverbank stabilization program within the City of Pointe-Claire.

2026-488

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

It is moved by Councillor Claudine Demers,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize a minor derogation to permit at 27 Salisbury Avenue the installation of a monument sign located 2m from the street right-of-way where such sign is not permitted.

The whole, subject to the condition that the brick proposed for the monument sign shall match, or be compatible with, the brick used on the façades of the main building in terms of colour, texture, and overall appearance.

2026-489

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 101 DE DIEPPE AVENUE

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize a minor exemption to permit at 101 De Dieppe Avenue the construction of an extension with:

- a) A rear setback of 7.68m rather than the minimum required of 10m.
- b) A secondary front setback (facing Hastings Avenue) of 8.5m rather than the minimum required.

2026-490

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 101 DE DIEPPE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 101 De Dieppe Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the construction of a single-family dwelling with an attached garage.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 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_101_Dieppe_elevations_2026-08-06_(2)
- CSP_101_Dieppe_implantation_2026-08-05_(1)
- CSP_101_Dieppe_insertion_2026-08-05_(1)
- CSP_101_Dieppe_materiaux_2026-08-06_(1)
- CSP_101_Dieppe_perspective_2026-08-06_(1)

Which describe the proposed work to the property located at 101 De Dieppe Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 14,025 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

TO 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.

2026-491

WITHDRAWAL – CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 199 DU BORD-DU-LAC-LAKESHORE ROAD

The item related to a minor exemption request concerning the property situated at 199 Du Bord-du-Lac-Lakeshore Road is withdrawn from the agenda of the present meeting.

2026-492

WITHDRAWAL – CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 199 DU BORD-DU-LAC-LAKESHORE ROAD.

The item related to Site Planning and Architectural Integration Programme (SPAIP) plans concerning the property situated at 199 Du Bord-du-Lac-Lakeshore Road is withdrawn from the agenda of the present meeting.

2026-493

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 326 DU BORD-DU-LAC-LAKESHORE ROAD

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO authorize a minor exemption to permit at 326-326A Du Bord-du-Lac-Lakeshore Road (lot 2 528 101 of the Cadastre of Québec):

- a) Parking in the front setback where it is not permitted.
- b) A parking area with a side setback of 0m rather than the minimum required of 1.5m.

2026-494

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 326 DU BORD-DU-LAC-LAKESHORE ROAD.

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 326 Du Bord-du-Lac-Lakeshore Road requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of exterior renovations to a commercial building and the development of a new parking area associated with the said use of the building.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2026.

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

- CSP_326_BDL_amenag_2026-07-07_(2)
- CSP_326_BDL_elev_2026-07-07_(3)
- CSP_326_BDL_materiaux_2026-08-10_(1)
- CSP_326_BDL_persp_2026-07-07_(1)

Which describe the proposed work to the property located at 326 Du Bord-du-Lac-Lakeshore Road, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 4,125 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.

2026-495

CONSIDER AN EXEMPTION FROM THE REQUIREMENT TO PROVIDE THE REQUIRED PARKING SPACES FOR THE PROPERTY LOCATED AT 326 DU BORD-DU-LAC-LAKESHORE ROAD

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve an exemption for the property located at 326 Du Bord-du-Lac-Lakeshore Road from the requirement to provide the three (3) missing parking spaces otherwise required under the provisions of Village Code PC-2880 applicable to the Up2 zone, subject to the payment of a monetary contribution of \$10,500 to the "Parking Fund - 05-195-49-000".

2026-496 Votes against: Councillor Ludovic Matthews Councillor Andrew Swidzinski Councillor Bruno Tremblay	CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 191 DU BORD-DU-LAC-LAKESHORE ROAD It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and resolved by majority: TO authorize a minor exemption to permit at 191 Du Bord-du-Lac-Lakeshore Road: a vehicular access with a width of 11m rather than the maximum permitted of 6.1m.
2026-497 Votes against: Councillor Ludovic Matthews Councillor Andrew Swidzinski Councillor Bruno Tremblay	CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 191 DU BORD-DU-LAC-LAKESHORE ROAD WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 191 Du Bord-du-Lac-Lakeshore Road requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval; WHEREAS the proposed work consists of the modification of the approved configuration of the semi-circular driveway associated with the new residence, the construction of which was authorized under Permit No. 2026-00035; WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2026. It is moved by Councillor Kelly Thorstad-Cullen, Seconded by Councillor Eric Stork, and resolved by majority: TO approve the following documents including any conditions imposed, where applicable: - CSP_191_BDL_amenagement_2026-07-17_(2) - CSP_191_Bord-du-Lac_elevations_2024-09-30_(4) - CSP_191_Bord-du-Lac_implantation_2024-09-18_(1) - CSP_191_Bord-du-Lac_insertion_2024-09-18_(1) - CSP_191_Bord-du-Lac_matériaux_2024-09-18_(1) - CSP_191_Bord-du-Lac_perspective_2024-09-18_(1) Which describe the proposed work to the property located at 191 Du Bord-du-Lac-Lakeshore Road, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787. TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law PC-2788. TO indicate that a financial guarantee in the amount of \$ 52,610 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame. TO indicate that applicants must also comply with the recommendations made by the various municipal departments. THAT resolution 2025-528 be repealed and replaced by the present resolution.
2026-498	CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 30 CLAREMONT AVENUE. WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 30 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 exterior renovations of a house. WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2026.

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

- CSP_30_claremont_elevations_2026-07-10_(4)
- CSP_30_claremont_implantation_2026-07-10_(1)
- CSP_30_claremont_materiaux_2026-07-10_(1)
- CSP_30_claremont_perspective_2026-07-10_(1)

Which describe the proposed work to the property located at 30 Claremont 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 \$ 23,760 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.

2026-499

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

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 84 De Dieppe Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of amendments to the plans previously approved under resolution 2026-040 for the proposed extension and exterior renovation of a dwelling.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2026.

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

- CSP_84_Dieppe_elevations_2026-07-07_(4)
- CSP_84_Dieppe_implantation_2025-11-07_(1)
- CSP_84_Dieppe_materiaux_2026-07-07_(1)
- CSP_84_Dieppe_perspectives_2026-07-07_(4)

Which describe the proposed work to the property located at 84 De Dieppe Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 4,125 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 DE GEORGIA CRESCENT AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 7 De Georgia Crescent Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the construction of a new single-family dwelling following substantial fire damage to the previous residence in 2024.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2026.

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

- CSP_7_Geor_elev_2026-07-01_(2)
- CSP_7_Geor_imp_ins_2026-07-31_(1)
- CSP_7_Geor_materiaux_2026-08-10_(2)
- CSP_7_Geor_pers_2026-07-01_(1)

Which describe the proposed work to the property located at 7 De Georgia Crescent 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 \$ 19,384 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.

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 49 DU GOLF AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 49 Du Golf Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the construction of a new ancillary building for the Beaconsfield Golf Club.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2026.

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

- CSP_49_Golf_elev_2026-07-31_(2)
- CSP_49_Golf_imp_2026-07-10_(2)
- CSP_49_Golf_materiaux_2026-08-10_(1)
- CSP_49_Golf_pers_2026-07-30_(4)

Which describe the proposed work to the property located at 49 Du Golf Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of \$ 17,325 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.

2026-502 CONSIDER THE APPROVAL OF A CADASTRAL OPERATION PERTAINING TO THE LOT 2 527 535 OF THE CADASTRE OF QUÉBEC

It is moved by Councillor Mike Potvin,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO make the approval of the plan related to the cadastral operation affecting lot 2 527 535 of the Cadastre of Québec conditional upon the prior payment by the applicant of a contribution for parks, playgrounds and natural areas in an amount equal to 10% of the value of the site, as determined by a certified appraiser, all in accordance with the provisions of Subdivision Bylaw 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 of the City of Pointe-Claire.

2026-503 ADOPT A FINAL RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION, OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI) AT 3300 DES SOURCES BOULEVARD FOR THE CONSTRUCTION OF A MULTI-RESIDENTIAL BUILDING

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 Des Sources Boulevard 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.

CONSIDERING all conditions set out in Second Draft Resolution No. 2026-288 as prerequisites to the adoption of the final resolution have been satisfied.

Votes against:
Councillor Ludovic Matthews
Councillor Andrew Swidzinski
Councillor Bruno Tremblay

It is moved by Councillor Kelly Thorstad-Cullen,

Seconded by Councillor Cynthia Homan, and resolved by majority:

TO adopt, in accordance with the By-law PC-2957 on specific construction, alteration or occupancy proposals for an immovable, the final resolution authorizing the construction of a multi-family building comprising approximately 249 dwelling units, which use forms an integral part of Class C-1 – Multi-family pursuant to Article 4.1 c) i) of Appendix 4, “Classification of Uses”, of Zoning By-law PC-2775, all as described below and subject to the conditions set out herein:

Description of the principal components of the redevelopment project at 3300 Des Sources Boulevard: The principal components of the project are described in the following documents:

- CSP_AN_3300_projet_2026-08-28_(1)
- CSP_PL_3300_RDC_2026-08-28_(1)
- CSP_PL_3300_Sources_enseillement_2026-01-29_(1)
- CSP_PL_3300_Sources_implantation_2026-01-29_(1)
- CSP_PL_3300_Sources_paysager_2026-01-29_(6)
- CSP_PL_3300_Sources_planchers_2026-01-29_(11)

Condition 1: The affordability parameters applicable to the various housing types shall be specified in a contractual agreement to be entered into between the City and the applicant. Such agreement shall include, among other things, the definition of the affordability parameters applicable to the project, the duration of the affordability commitment, the monitoring and compliance methods applicable to the agreement, etc.

- The affordability parameters relating to the multi-residential building located at 3300, des Sources, are set out in a document entitled “Agreement Respecting the Provision of Privately Administered Affordable Housing”. This agreement, signed by the City of Pointe-Claire and 16059431 Canada Inc., is adopted by resolution.

Condition 2: The affordable housing offer, in accordance with the various 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 financing partners. This step shall be completed prior to the adoption of the second draft SCAOPI resolution.

- The affordable housing offer has been enhanced through the addition of 9 affordable dwelling units distributed as follows:
 - - 3 one-bedroom units
 - 3 two-bedroom units
 - 3 three-bedroom units

The affordability parameters that will apply to these 9 additional units are described in section 5b) of the “Agreement Respecting the Provision of Privately Administered Affordable Housing.” Approximately 14% of the housing supply is affordable in accordance with the parameters established in the agreement.

Condition 3: All exterior cladding materials shall be submitted for approval prior to completion of the next stage of the process, namely the adoption of the second draft SCAOPI resolution.

- The cladding materials have been submitted and are illustrated in the following documents:
 - CSP_ECH_3300_Sources_materiaux_2026-08-21
 - CSP_PL_3300_Sources_elevations_2026-08-25_(4)
 - CSP_PL_3300_Sources_perspectives_2026-01-29_(6)

Condition 4: The applicant shall describe the measures that will be implemented to reduce the project’s carbon footprint, from construction through building operation, including with respect to building envelope energy efficiency, mechanical systems, and water management, including stormwater management.

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- The measures implemented to reduce the carbon footprint (building envelope energy efficiency, mechanical systems, stormwater management, etc.) are described in the following document:
 - CSP_PL_3300_Sources_environnement_2026-04-28_(1)
 - CSP_LTR_3300_Sources_eaux pluviales_2026-07-28_(2)

Condition 5: An acoustical study shall be prepared demonstrating that interior 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

- This study shall be submitted with the building permit application.

Condition 6: The city of Dollard-des-Ormeaux shall have approved all matters falling within its jurisdiction, including connections to municipal infrastructure, discharge 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 by the municipal authorities concerned.

- The portion of the condition relating to connections to municipal infrastructure shall be satisfied at the time of submission of the building permit application.
- Discharge rates are established in the following document:
 - CSP_PL_3300_Sources_genie_2026-01-29_(1)
- The principal stormwater retention components are described in the following document:
 - CSP_LTR_3300_Sources_eaux pluviales_2026-07-28_(2)

Condition 7: The traffic study, including peak-hour and capacity analyses, to be prepared and submitted to the competent authorities, including the City of Dollard-des-Ormeaux, shall identify the measures and strategies to be implemented in order to prevent any deterioration of vehicular traffic conditions within the sector beyond a Level of Service “E”, provided that the movement concerned currently operates at an acceptable Level of Service (A to D).

- The main findings of the traffic study are summarized in the following document:
 - CSP_AN_Sources_circulation_2026-08-28_(9)

Condition 8: Prior to the issuance of the permit, the construction site management measures shall be agreed upon by the competent authorities and formalized through an agreement.

- The components associated with this condition shall be submitted with the building permit application.

Additional condition not subject to approval by persons qualified to vote:

- Execution of an agreement between the City and 16059431 Canada Inc. concerning the design and construction of a sidewalk generally located along Boulevard Brunswick, as an extension of the existing sidewalk on Boulevard des Sources, as well as the transfer of said sidewalk to the City of Pointe-Claire. Once transferred, the sidewalk shall become municipal infrastructure and the City shall assume full responsibility for it, including, without limitation, maintenance, repair, replacement, snow removal and any other activity required for its management and upkeep in good condition. The attached document illustrates the location of the said sidewalk:
 - CSP_Trottoir_Boulevard Brunswick_2026-08-27

Additional conditions related to the issuance of the building permit:

- Following issuance of the building permit and/or authorization certificate, the applicants shall complete all work associated with the approved plans within the time limits prescribed by the Permits and Certificates By-law (PC-2788).

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- A financial guarantee of \$1,320,000 shall be provided to the Planning Department prior to permit issuance to ensure that the work is carried out in accordance with the approved plans and the conditions of the permit.
 - The applicants shall comply with the recommendations issued by the various municipal departments.
 - The monetary contribution payable pursuant to the Regulation respecting the transportation fee for the Réseau express métropolitain (CQLR, c. A-33.3, r.2) shall be paid prior to the issuance of all permits and certificates.
 - The contribution related to the redevelopment of the immovable is established at 2.5% of the cost of the work, up to a maximum of 10% of the value of the immovable. This contribution shall be paid before any permits or certificates are issued. It shall be deposited into budget account 05-195-45-000, dedicated to the establishment, maintenance and improvement of parks, playgrounds and natural spaces within the City of Pointe-Claire.

2026-504

APPROVE AN AGREEMENT TO BE ENTERED INTO BETWEEN THE CITY AND 16059431 CANADA INC. ESTABLISHING THE TERMS AND CONDITIONS FOR MAINTAINING THE AFFORDABILITY OF THE DWELLING UNITS TO BE DEVELOPED AT 3300 SOURCES BOULEVARD

It is moved by Councillor Eric Stork,
 Seconded by Councillor Mike Potvin, and unanimously resolved:
 TO approve an agreement to be entered into between the City and 16059431 Canada Inc. establishing the terms and conditions for maintaining the affordability of approximately 14% of the dwelling units to be developed at 3300 Des Sources Boulevard, be approved.

TO authorize Mr. Gilles Girouard, Director General, to sign said agreement on behalf of the City of Pointe-Claire.

2026-505

AUTHORIZE AN EMPLOYEE TO REPRESENT THE CITY AT ART TORONTO 2026 TO BE HELD FROM OCTOBER 29 TO NOVEMBER 1, 2026 IN TORONTO

It is moved by Councillor Cynthia Homan,
 Seconded by Councillor Ludovic Matthews, and unanimously resolved:
 TO authorize Manel Benchabane, Manager - Exhibitions curator - Art Gallery – Culture, Sports, Leisure and Community Development to represent the City of Pointe-Claire at Art Toronto 2026 to be held from October 29 to November 1, 2026 in Toronto.

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, at the cost of \$1,734, plus the applicable taxes, to Budget Accounts 02-702-21-313 (\$1,454, pus taxes) and 02-702-20-361 (\$280).

2026-506

CLOSURE

It is moved by Councillor Claudine Demers,
 Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
 TO hereupon adjourn this meeting at 9:43 p.m.

John Belvedere, Mayor

Danielle Gutierrez, Assistant City Clerk