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, OCTOBER 6, 2026, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON OCTOBER 2, 2026.

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

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

**2026-507** ADOPTION OF THE AGENDA

It is moved by Councillor Claudine Demers,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the agenda without modification.

**2026-508** APPROVE THE MINUTES OF THE SPECIAL MEETING AND OF THE REGULAR MEETING HELD ON SEPTEMBER 8, 2026

It is moved by Councillor Claudine Demers,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the minutes of the special meeting and of the regular meeting held on September 8, 2026 of the Municipal Council.

**2026-509** 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 | Robert Hall | 7:14 p.m. | Item 5.2 – By-law governing the use of wood-burning appliances and solid-fuel-burning fireplaces |
| 2 | Melissa Hogan | 7:24 p.m. | Development project 477 Delmar Avenue - daycare |
| 3 | Helen Lamonde | 7:26 p.m. | Drainage on Pendennis Avenue |
| 4 | Gary Carr | 7:29 p.m. | Pure Pave Company – Removal of posts on Stillview Avenue and Hymus Boulevard |
| 5 | George Bolovan | 7:30 p.m. | Branch collection - Snow removal |
| 6 | Ryan Simonyik | 7:34 p.m. | By-law PC-2715 pertaining to the sanitation and maintenance of dwelling units |
| 7 | Keith Kelly | 7:42 p.m. | Recognition of the City's involment regarding: Flooding - Ivanhoe Crescent– Inauguration of Athènes Park |
| 8 | Pat Habert | 7:48 p.m. | City's communication system |
| 9 | Heyjay Patel | 7:50 p.m. | Snow removal |
| 10 | Janet Hanna | 7:54 p.m. | Item 5.2 – By-law governing the use of wood-burning appliances and solid-fuel-burning fireplaces |
| 11 | Nasr El Dabee | 8:00 p.m. | Affordable housing - Snow removal |
| 12 | Geneviève Lussier | 8:06 p.m. | Protection of natural spaces – 429 Saint-Louis Avenue |
| 13 | Hans Volstad | 8:10 p.m. | Item 16.1 – Terra-Cotta sponge park |

**2026-510** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREEING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF $ 12,000,000 FOR THE MAJOR REHABILITATION OF THE SAINT-JEAN BOULEVARD OVERPASS ABOVE HIGHWAY 40

Councillor Eric Stork gives notice of motion that a draft decreeing a long-term borrowing and capital expenditures in the amount of $ 12,000,000 for the major rehabilitation of the Saint-Jean Boulevard overpass above Highway 40 will be presented for adoption at a subsequent meeting of Council.

Councillor Eric Stork files a draft decreeing a long-term borrowing and capital expenditures in the amount of $ 12,000,000 for the major rehabilitation of the Saint-Jean Boulevard overpass above Highway 40.

**2026-511** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW GOVERNING THE USE OF WOOD-BURNING APPLIANCES AND SOLID-FUEL-BURNING FIREPLACES

Councillor Eric Stork gives notice of motion that a draft By-law governing the use of wood-burning appliances and solid-fuel-burning fireplaces will be presented for adoption at a subsequent meeting of Council.

Councillor Eric Stork files a draft By-law governing the use of wood-burning appliances and solid-fuel-burning fireplaces.

**2026-512** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING BY-LAW PC-2806-1 RESPECTING THE PENSION PLAN OF THE EMPLOYEES OF THE CITY OF POINTE-CLAIRE

Councillor Eric Stork gives notice of motion that a draft By-law amending By-law PC-2806-1 respecting the pension plan of the employees of the City of Pointe-Claire will be presented for adoption at a subsequent meeting of Council.

Councillor Eric Stork files a draft By-law amending By-law PC-2806-1 respecting the pension plan of the employees of the City of Pointe-Claire.

**2026-513** ADOPTION OF A 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 WITHOUT MODIFICATION

WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.

WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO adopt a 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 without modification.

**2026-514** ADOPTION OF A BY-LAW DECREEING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF $ 1,940,000 FOR VARIOUS WORKS ON MUNICIPAL BUILDINGS

WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on September 8, 2026.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO adopt a by-law decreeing a long-term borrowing and capital expenditures in the amount of $ 1,940,000 for various works on municipal buildings.

**2026-515** ADOPTION OF A BY-LAW DECREEING A LONG-TERM BORROWING AND A CAPITAL EXPENDITURE IN THE AMOUNT OF $ 3,420,000 FOR PROFESSIONAL SERVICES AND VARIOUS PROJECTS

WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on September 8, 2026.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO adopt a by-law decreeing a long-term borrowing and a capital expenditure in the amount of $ 3,420,000 for professional services and various projects.

**2026-516** ADOPTION OF A BY-LAW DECREEING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES IN THE AMOUNT OF $ 4,495,000 FOR RESURFACING PROJECTS.

WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on September 8, 2026.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO adopt a by-law decreeing a long-term borrowing and capital expenditures in the amount of $ 4,495,000 for resurfacing projects.

**2026-517** ADOPTION OF A BY-LAW DECREEING A LONG-TERM BORROWING AND CAPITAL EXPENDITURES OF $ 9,385,000 FOR VARIOUS CIVIL INFRASTRUCTURE, ELECTRICAL, AND LANDSCAPE ARCHITECTURE WORKS, INCLUDING STORMWATER MANAGEMENT

WHEREAS a notice of motion was given and a draft by-law was filed at the sitting held on September 8, 2026.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO adopt a by-law decreeing a long-term borrowing and capital expenditures of $ 9,385,000 for various civil infrastructure, electrical, and landscape architecture works, including stormwater management.

**2026-518** GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF $450 TO VARIOUS NON-PROFIT ORGANIZATIONS

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO grant a financial support to the various non-profit organizations mentioned hereunder for a total amount of $ 450:

L'Estérel Social Committee Building 10: $ 150
L'Estérel Social Committee Building 20: $ 150
L'Estérel Social Committee Building 30: $ 150

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

**2026-519** GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF $150 TO THE ORGANIZATION LES AMIS DE MAYWOOD

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO grant a financial support in the amount of $ 150 to Les Amis de Maywood.

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

**2026-520** GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF $150 TO RÉSIDENCE MAYWOOD

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO grant a financial support in the amount of $150 to Résidence Maywood.

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

**2026-521** GRANT FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF $ 52,582.00 TO PME MTL OUEST-DE-L'ÎLE

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO grant a financial support in the amount of $ 52,582.00 to PME MTL Ouest-de-l'île.

TO charge this expense to the Budget Account 02-621-00-461.

**2026-522** AUTHORIZE THE RENEWAL OF THE CITY OF POINTE-CLAIRE'S MEMBERSHIP TO THE WEST ISLAND OF MONTREAL CHAMBER OF COMMERCE FOR 2026-2027

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO authorize the City of Pointe-Claire to renew its membership with the West Island of Montreal Chamber of Commerce (WIMCC) for 2026 and 2027, for a total amount of $ 1,207,24 and to charge the expediture to budget account 02-111-00-494.

**2026-523** FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF AUGUST 28, 2026 TO SEPTEMBER 25, 2026

The list of budget amendments and the register of cheques for the period of August 28, 2026 to September 25, 2026, are filed and the members of Council take note.

**2026-524** FILE THE COMPARATIVE FINANCIAL STATEMENT AND PROVISIONAL STATEMENT

The comparative financial statements as of August 31, 2026, as well as the provisional statement as of August 31, 2026 are filed and members of Council take note.

**2026-525** FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF OCTOBER 2026

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

**2026-526** APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF OCTOBER 6, 2026

It is moved by Councillor Mike Potvin,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO approve the list of non-delegated staff changes as of October 6, 2026, as signed by Mr. Gilles Girouard, City Manager.

**2026-527** AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF SODIUM CHLORIDE (PAVEMENT DE-ICING TREATED SALT) FOR THE 2026-2027 SEASON TO SELTO DISTRIBUTION INC. FOR A TOTAL AMOUNT OF $ 887,767.97, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO award a contract for the supply and the delivery of sodium chloride (pavement deicing treated salt) for the 2026-2027 season to SELTO DISTRIBUTION INC., being the tenderer retained by the City of Montréal, for a total amount of $ 887,767.97, taxes included.

TO charge this expense to Budget Account 02-330-00-626 according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents.

**2026-528** ENTER INTO AN AGREEMENT WITH THE *CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG)* FOR THE DISPOSAL OF THE CITY'S SURPLUS ASSETS

WHEREAS the *Centre d'acquisitions governmentales (CAG)* allows establishments in the large network of educational, health and social services organizations, municipalities and Quebec Crown corporations to access sales services through calls for tenders and by public auction organized by the *Centre d'acquisitions gouvernementales*, which is an eco-responsible service of the Government of Québec.

WHEREAS the City entered into an agreement with the *Centre de services partagés du Québec* in 2017 to avail themselves of their surplus property disposal services.

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

WHEREAS some of its equipment is or will be replaced by more recent equivalents.

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
THAT the Finance Department – Management of Material and Contractual Resources be authorized to hold an auction for the disposal of property in collaboration with the *Centre d'acquisitions governmentales (CAG).*

**2026-529** 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) (BP2405-22065) OFFICE SUITES, FOR AN AMOUNT OF $ 40,902.34, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve a change order to the contract entered into with CONSTRUCTION TELVA, for the renovation of the Inspection - Public Security Department (ISP) and the Pointe-Claire Volunteer Rescue Unit (PCVRU) office suites (BP2405-22065), for a total amount of $ 40,902.34, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to $ 3,056,608.50, taxes included.

TO charge this expense to Budget Account 03-920-21-001.

**2026-530** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH EMJ CONSTRUCTION INC, FOR RENOVATION WORKS ON THE LOCKER ROOMS AND OFFICES AT THE AQUATIC CENTRE (BP2501-17147), FOR AN AMOUNT OF $ 92,420.42, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve a change order to the contract entered into with EMJ CONSTRUCTION INC., for renovation works on the locker rooms and offices at the Aquatic Centre (BP2501-17147), for a total amount of $ 92,420.42, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to $ 5,903,128.15, taxes included.

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

**2026-531** AWARD A CONTRACT FOR THE INSTALLATION AND REMOVAL OF CHRISTMAS DECORATIONS ACCROSS THE CITY BETWEEN OCTOBER 2, 2026, AND APRIL 30, 2027, WITH TWO (2) PERIODS IN OPTION (BPE260003), TO MOFAX ÉLECTRIQUE INC., FOR A TOTAL AMOUNT OF $78,50.92, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract for the installation and removal of Christmas decorations throughout the City of Pointe-Claire for the period from October 2, 2026, to April 30, 2027, with two (2) periods in option (BPE260003)., to MOFAX ÉLECTRIQUE INC., being the tenderer having submitted the compliant tender with the lowest proposed price, for a total amount of $ 78,550.92 + CPI, taxes included.

TO charge this expense to Budget Account 02-877-22-534 (based on the approximate quantities indicated in the Tender Form and the unit prices submitted, subject to the adjustments provided for in the open tender documents. Furthermore, the amount allocated under this document, in accordance with the price schedule for this contract, shall be increased by an amount corresponding to any decrease in quantities that occurred during the initial term of the contract and any previous renewal periods, if applicable, so that no additional authorization will be required for this expenditure. This is subject to the provisions set out in the open tender documents and provided that the need arises and that sufficient budgetary funds are available in the budget account indicated above).

**2026-532** AWARD A CONTRACT FOR THE REPAIR OF THE DIVING TOWER STRUCTURE OF THE AQUATIC CENTER, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE STRUCTURAL ENGINEER, TO TRIFORME, FOR A TOTAL AMOUNT OF $ 55,188.00 INCLUDING AN AMOUNT OF $ 27,594.00 PREVIOUSLY AUTHORIZED UNDER ANNEXE B IN ACCORDANCE WITH THE DELEGATED AUTHORITY PROVIDED FOR IN THE CITY'S CONTRACT MANAGEMENT BY-LAW, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract entered into by mutual agreement for repair of the diving tower structure of the Aquatic Center, in accordance with the recommendations of the structural engineer (BA260030), to TRIFORME, for a total amount of $ 55,188.00 including an amount of $ 27,594.00 previously authorized under Annexe B in accordance with the delegated authority provided for in the City's Contract Management By-law, taxes included.

TO charge this expense to Budget Account 02-877-40-535.

*Councillor Eric Stork leaves his seat at 8:25 p.m.*

**2026-533** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH LANCO AMÉNAGEMENT INC., FOR TERRA-COTTA SPONGE PARK (GP2615-24118), FOR AN AMOUNT OF $ 164,169.35, TAXES INCLUDED

Absent during the vote:

It is moved by Councillor Claudine Demers,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve a change order to the contract entered into with LANCO AMÉNAGEMENT INC., for Terra-Cotta sponge park (GP2615-24118), for a total amount of $ 164,169.35, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to $2,864,719.73, taxes included.

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

**2026-534** APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH LES ENTREPRISES J.PICCIONI INC., FOR THE CONSTRUCTION OF A MULTI-USE PATHWAY ON DES SOURCES BOULEVARD BETWEEN SAINT-LOUIS AND BELMONT AVENUES, FOR AN AMOUNT OF $ 38,746.58, TAXES INCLUDED

Absent during the vote:
Councillor Eric Stork

It is moved by Councillor Claudine Demers,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve a change order to the contract entered into with LES ENTREPRISES J.PICCIONI INC., for the construction of a multi-use pathway on Des Sources Boulevard between Saint-Louis and Belmont avenues, for a total amount of $ 38,746.58, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to $1,804,448.68, taxes included.

TO charge this expense to Budget Account 22-424-12-967

**2026-535** APPROPRIATE THE SUMS REQUIRED FOR THE CREATION OF NEW BUDGET CODES FOR THE GENERAL FUND SURPLUS AND THE PARKS AND PLAYGROUNDS FUND FOR VARIOUS INTERVENTIONS IN 2027

Absent during the vote:
Councillor Eric Stork

It is moved by Councillor Claudine Demers,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO authorize the director of the administrative services and treasurer to create the budgetary items pertaining to each of these projects and to enter the amounts indicated for each of them.

Budget item numbers will be established following council approval.

*Councillor Eric Stork returns to his seat at 8:26 p.m.*

**2026-536** AUTHORIZE THE SUBMISSION OF A REQUEST FOR FINANCIAL AID WITHIN THE FRAMEWORK OF THE ACTIVE TRANSPORTATION INFRASTRUCTURE ASSISTANCE PROGRAM (VÉLOCE III) FOR THE RESURFACING WORK ON DU BORD-DU-LAC-LAKESHORE ROAD FROM FIFTH AVENUE WESTWARD

WHEREAS the *Programme d'aide aux infrastructures de transport actif (Véloce III)* aims to support the development, improvement, and maintenance of active transportation infrastructure in order to promote this type of travel, encourage sustainable tourism, improve road safety, contribute to health prevention, and reduce greenhouse gas emissions caused by passenger travel.

WHEREAS the members of the council have reviewed the terms and conditions of the *Programme d'aide aux infrastructures de transport actif (Véloce III)*.
WHEREAS the City of Pointe-Claire must comply with applicable laws and regulations and obtain the necessary authorizations before carrying out the project.

WHEREAS the City of Pointe-Claire must authorize the submission of the application for financial assistance, confirm its financial contribution to the project, and authorize one of its representatives to sign the application.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
THAT the City of Pointe-Claire council authorize the submission of an application for financial assistance; confirm that it has read and understood the program application terms and conditions; confirm its commitment to carry out the eligible project in accordance with the terms and conditions in effect, recognizing that failure to comply with these terms and conditions will result in the termination of the financial assistance; certifies that the Director of Engineering, or his replacement, is duly authorized to sign any document or agreement, including the financial assistance agreement, if applicable, to this effect with the *ministre des Transports et de la Mobilité durable.*

**2026-537** AUTHORIZE THE SUBMISSION OF A REQUEST WITHIN THE FRAMEWORK OF THE FINANCIAL AID PROGRAM FOR THE DEVELOPMENT OF ACTIVE TRANSPORTATION WITHIN URBAN AREAS (TAPU) IN CONNECTION WITH THE CONSTRUCTION OF A MULTI-USE PATHWAY ON SAINT-JEAN BOULEVARD OVERPASS SPANNING HIGHWAY 40

WHEREAS the *Programme d'aide financière au développement des transports actifs dans les périmètres urbains (TAPU)* aims to increase the modal share of active transportation in urban environments and reduce greenhouse gas emissions associated with personal travel.

WHEREAS the members of Council have reviewed the terms and conditions of the *Programme d'aide financière au développement des transports actifs dans les périmètres urbains (TAPU).*

WHEREAS the City of Pointe-Claire must comply with all applicable laws and regulations and obtain the required authorizations before carrying out the project.

WHEREAS the City of Pointe-Claire must authorize the submission of the application for financial assistance, confirm its financial contribution to the project, and authorize one of its representatives to sign the application.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
THAT the Council of the City of Pointe-Claire authorize the submission of an application for financial assistance; confirm that it has read and understood the terms and conditions of the program; confirm its commitment to carry out the eligible project in accordance with the applicable requirements, acknowledging that failure to comply with such requirements will result in the termination of the financial assistance; and certify that the Director of Engineering, or their designate, is duly authorized to sign any document or agreement, including the financial assistance agreement, if applicable, for that purpose with the *ministre des Transports et de la Mobilité durable.*

**2026-538** AUTHORIZE THE SUBMISSION OF A REQUEST WITHIN THE FRAMEWORK OF THE FINANCIAL AID PROGRAM FOR THE DEVELOPMENT OF ACTIVE TRANSPORTATION IN URBAN AREAS (TAPU) FOR THE IMPLEMENTATION OF A BIXI BIKE-SHARING NETWORK

WHEREAS the *Programme d'aide financière au développement des transports actifs dans les périmètres urbains (TAPU)* aims to increase the modal share of active transportation in urban environments and reduce greenhouse gas emissions associated with personal travel.

WHEREAS the members of Council have reviewed the terms and conditions of the *Programme d'aide financière au développement des transports actifs dans les périmètres urbains (TAPU)*.

WHEREAS the City of Pointe-Claire must comply with all applicable laws and regulations and obtain the required authorizations before carrying out the project.

WHEREAS the City of Pointe-Claire must authorize the submission of the application for financial assistance, confirm its financial contribution to the project, and authorize one of its representatives to sign the application.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
THAT the Council of the City of Pointe-Claire authorize the submission of an application for financial assistance; confirm that it has read and understood the terms and conditions of the program; confirm its commitment to carry out the eligible project in accordance with the applicable requirements, acknowledging that failure to comply with such requirements will result in the termination of the financial assistance; and certify that the Director of Engineering, or their designate, is duly authorized to sign any document or agreement, including the financial assistance agreement, if applicable, for that purpose with the *ministre des Transports et de la Mobilité durable.*

**2026-539** APPROVE AN AGREEMENT TO BE ENTERED INTO WITH HYDRO-QUÉBEC REGARDING WORKS TO RELOCATE THE UTILITY POLE AT 302 DU BORD-DU-LAC-LAKESHORE ROAD.

WHEREAS the City of Pointe-Claire has submitted a request to Hydro-Québec to relocate an existing power line or connection for the property located near 302 Du Bord-du-Lac-Lakeshore Road, Pointe-Claire, Québec.

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

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

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO authorize the director of the Engineering Department, Benoît Filion, or in his absence his replacement, to sign the agreement with Hydro-Québec for work to relocate the utility pole at 302 Du Bord-du-Lac-Lakeshore Road.

*Questions and comments are addressed to Council with respect to the request for minor exemption concerning the property situated at 2 Bowling Green Avenue (item 17.4)*

**2026-540** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 6 BOWLING GREEN AVENUE

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO authorize a minor exemption to permit at 6 Bowling Green Avenue the encroachment of the existing front porch of 1.85m in the minimum required front setback rather than the maximum permitted of 1.6m.

**2026-541** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 7 CONDOVER AVENUE.

It is moved by Councillor Ludovic Matthews,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO authorize a minor exemption to permit at 7 Condover Avenue the reduction of the area covered with grass or planted with trees, shrubs, or flowers to 43.3% in the front setback rather than the minimum required of 50%.

**2026-542** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 94 SUNDERLAND AVENUE.

It is moved by Councillor Eric Stork,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO authorize a minor exemption to permit at 94 Sunderland Avenue the installation of a mechanical equipment (generator) used for domestic purposes located at 1m from the lateral property line rather the minimum required of 2.4m.

**2026-543** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED ON THE LOT 4 252 313, ON WHICH 2 BOWLING GREEN AVENUE IS LOCATED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO refuse a minor exemption to permit at 2 Bowling Green Avenue as part of the subdivision of lot 4 252 313 of the Cadastre of Québec, on which 2 Bowling Green Avenue is located, the creation of a new lot fronting on Julien Avenue with a frontage width of 15.03m rather than the minimum of 22.5m.

**2026-544** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED ON LOT 4 252 313, ON WHICH 2 BOWLING GREEN AVENUE IS LOCATED

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 2 Bowling Green 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 property to create a new lot for the construction of a dwelling fronting on Julien Avenue.

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 Cynthia Homan, and unanimously resolved:
TO refuse the following documents including any conditions imposed, where applicable:

- CSP_2_BWLGR_implantation_2026-07-15_(1)
- CSP_2_BWLGR_loti_2026-06-22_(1)

Which describe the proposed work to the property located at 2 Bowling Green Avenu

**2026-545** CONSIDER THE APPROVAL OF A CADASTRAL OPERATION APPROVAL PERTAINING TO THE LOT 4 252 313 OF THE CADASTRE OF QUÉBEC

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO refuse to make the approval of the plan related to the cadastral operation affecting lot 4 252 313 of the Québec Cadastre 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 By-law PC-2774.

**2026-546** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE LOTS 2 527 357 AND 2 527 358 OF THE CADASTRE OF QUÉBEC (TO BE SUBDIVIDED) SITUATED ON THE NORTH-WEST CORNER OF THE INTERSECTION OF SAINT-JEAN AND BRUNSWICK BOULEVARDS (HOTEL PROJECT BENEFITING FROM A CONDITIONAL USE APPROVED AT THE REGULAR MEETING OF COUNCIL ON APRIL 7, 2026 – RESOLUTION 2026-220)

It is moved by Councillor Eric Stork,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize a minor exemption to permit at lots 2 527 357 and 2 527 358 of the Cadastre of Québec (to be subdivided) situated on the north-west corner of the intersection of Saint-Jean and Brunswick boulevards (hotel project benefiting from a conditional use approved at the regular meeting of Council on April 7, 2026 – resolution 2026-220):

a) The construction of a commercial building:
   i. With a side setback of 4.5m rather than the minimum required of 5m.
   ii. With roof top mechanical equipment with a height of 5m rather than the maximum permitted 4m.
   iii. With a mechanical room which exceeds the height of the top of the roof parapet by 4.5m rather than the maximum permitted of 4m.

b) The raising of the elevation of the landsite by 1.7m whereas it is not permitted as the landsite is already 30cm higher than the average elevation of the centre of the crown of the street.

c) With two-way circulation aisles with a width of 6.4m rather than the minimum required 6.6m.

d) With 0.25 m2 of landscaped green space provided for every 10m2 of floor area constructed rather than the minimum required 0.5m2.

e) Without 50% of the trees and shrubs planted in the front setback being conifers, as required.

**2026-547** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO LOTS 2 527 357 AND 2 527 358 OF THE CADASTRE OF QUÉBEC (TO BE SUBDIVIDED) SITUATED ON THE NORTH-WEST CORNER OF THE INTERSECTION OF SAINT-JEAN AND BRUNSWICK BOULEVARDS (HOTEL PROJECT BENEFITING FROM A CONDITIONAL USE APPROVED AT THE REGULAR MEETING OF COUNCIL ON APRIL 7, 2026 – RESOLUTION 2026-220).

*Mayor John Belvedere exercised, within the prescribed delay, his right for reconsideration with respect to this resolution in conformity with Section 53 of the Cities and Towns Act.*

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the lots 2 527 357 et 2 527 358 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 high-end hotel with an art focused visual signature.

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.

Votes in favour of the refusal:
Councillor Claudine Demers
Councillor Ludovic Matthews
Councillor Andrew Swidzinski
Councillor Bruno Tremblay
Councillor Mike Potvin

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Eric Stork to approve the request, it is nonetheless resolved by majority:
TO refuse the following documents including any conditions imposed, where applicable:

- CSP_950_STJE_elevations_2026-05-29_(2)
- CSP_950_STJE_implantation_2026-05-29_(1)
- CSP_950_STJE_materiaux_2026-05-29_(2)
- CSP_950_STJE_paysager_2026-05-29_(2)
- CSP_950_STJE_perspectives_2026-05-29_(6)

which describe the proposed work to the lots 2 527 357 et 2 527 358 (to be subdivided).

**2026-548** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 392 SAINT-LOUIS AVENUE

It is moved by Councillor Mike Potvin,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO authorize a minor exemption to permit at 392 Saint-Louis Avenue a vehicular access located 0.61m from a public equipment (electrical pole/lamp post) rather than the minimum required of 1m.

**2026-549** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 392 SAINT-LOUIS AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 392 Saint-Louis Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the replacement and extension of an driveway.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 14, 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_392_STL_materiaux_2026-09-14_(1)
- CSP_392_STL_paysage_2026-09-14_(1)

which describe the proposed work to the property located at 392 Saint-Louis Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

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

**2026-550** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 114 WINDCREST AVENUE.

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 114 Windcrest Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the modification of the colour and type of the siding that was previously approved by resolution 2026-225.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 14, 2026.

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

- CSP_114_ Windcrest_materiaux_2026-08-27_(1)
- CSP_114_Windcrest_elevations_2026-08-27_(4)
- CSP_114_Windcrest_insertion_2026-08-27_(1)
- CSP_114_Windcrest_perspectives_2026-08-27_(6)

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

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

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

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

**2026-551** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 4 SUNNYSIDE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 4 Sunnyside 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 renovation of an enclosed front veranda, the partial modification of the exterior cladding and the replacement of the front porch.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 14, 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_4_SUNNYS_escalier_(1)
- CSP_4_SUNNYS_implantation_(1)
- CSP_4_SUNNYS_materiaux_2026-09-01_(4)

which describe the proposed work to the property located at 4 Sunnyside 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.

**2026-552** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 34 BELTON AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 34 Belton Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the replacement of the existing asphalt shingle roof with metal roof panels roof.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 14, 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_34_Belton_materiaux_2026-09-01_(1)

which describe the proposed work to the property located at 34 Belton 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.

**2026-553** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 41 KING AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 41 King Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the installation of 25 solar panels on the roof of an existing 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 September 14, 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_41_KING_materiaux_2026-09-14_(1)
- CSP_41_KING_simulation_2026-08-19_(1)

which describe the proposed work to the property located at 41 King Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

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

TO indicate that a financial guarantee in the amount of $ 3,750 must be provided to Planning Department before the permit be issued, to ensure that the work will be carried out in accordance with the approved plans and permit issued, within the prescribed time frame.

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

**2026-554** REPEAL OF RESOLUTION 2026-271 CONCERNING HTE 66 DONEGANI AVENUE

It is moved by Councillor Eric Stork,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
That resolution 2026-271 be repealed.

**2026-555** AUTHORIZE MARIE-ANDRÉE DUBREUIL-MOISAN, MANAGER - LIBRARY TO REPRESENT THE CITY AT THE ONTARIO LIBRARY ASSOCIATION SUPER CONFERENCE 2027 TO BE HELD ON JANUARY 27 TO 30, 2027 IN METRO TORONTO CONVENTION CENTRE, 222 BREMNER, TORONTO, ONTARIO

It is moved by Councillor Claudine Demers,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO authorize Marie-Andrée Dubreuil-Moisan, Manager - Library to represent the City of Pointe-Claire at the Ontario Library Association Super conference 2027 to be held from January 27 to 30, 2027 at the Metro Toronto Convention Centre, 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 of $ 2,357 related to this authorization to Budget Accounts 02-702-30-311 ($ 2,057) and 02-702-30-361 ($ 300).

**2026-556** APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE BEACONSFIELD GOLF CLUB REGARDING THE CREATION OF A CROSS-COUNTRY SKI TRAIL FOR THE 2026-2027 WINTER SEASON

It is moved by Councillor Eric Stork,
Seconded by Councillor Claudine Demers, and unanimously resolved:
TO approve an agreement to be entered into between the City of Pointe-Claire and the Beaconsfield Golf Club regarding the creation of a cross-country ski trail for the 2026-2027 winter season, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

TO authorize the Mayor, or in his absence the Pro-Mayor, and the City Clerk, or in her absence the Assistant City Clerk, to sign said agreement, for and in the name of the City of Pointe-Claire.

**2026-557** CLOSURE

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

_____ _____

John Belvedere, Mayor Me Caroline Thibault, City Clerk