



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, JANUARY 14, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON JANUARY 10, 2025

PRESENT : Councillor Claude Cousineau, Councillor Paul Bissonnette, Councillor Tara Stainforth, Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, as well as Councillor Brent Cowan, chaired by Mayor Tim Thomas forming quorum of council.

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

ABSENT : Councillor Kelly Thorstad-Cullen.

2025-001 ADOPTION OF THE AGENDA

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve the agenda without modification.

2025-002 PAY TRIBUTE TO MR. WILLIAM FRANKLIN MCMURCHIE

The Municipal Council pays tribute to Mr. William Franklin McMurchie, who passed away on January 1, 2025, in Vaughan, Ontario.

Former mayor and a cherished figure in our community, he leaves behind a lasting legacy and an enduring mark on our City. Tonight, we honor him for all he has done for our City.

Dedicated, hardworking, and passionate, William McMurchie devoted nearly 57 years of his life to serving Pointe-Claire. He served as a City Councillor from 1990 to 1998 before being elected mayor and serving from 1998 to 2001. He would become borough mayor from 2001 to 2005 during the municipal mergers with the City of Montreal, and before regaining his post as mayor of Pointe-Claire from 2005 to 2013. His tenure in office would make him one of the longest-serving elected officials in the West Island of Montreal.

Under his leadership, the City achieved significant progress in environmental, social, and cultural sectors.

Born in Saskatchewan, Mr. McMurchie moved to Montreal in 1956, where he began working for the City of Pointe-Claire as a student. This first job marked the start of an exemplary career in public administration and municipal politics. As mayor, he led initiatives such as reducing speed limits in the city, regulating wood-burning fireplace emissions, opening the West Island's first Ecocentre, and spearheading Pointe-Claire's demerger from the City of Montreal.

He was also a devoted protector of the shorelines and waterfronts of Pointe-Claire. By investing in the acquisition and protection of these delicate ecosystems, he has ensured that today's citizens and future generations can enjoy public spaces overlooking Lake Saint-Louis.

Furthermore, he was a passionate advocate for commemorating Olive Urquhart, Pointe-Claire's first female mayor. At the heart of numerous community initiatives, he strived to be remembered as a good neighbour and a staunch defender of Pointe-Claire's values.

The City of Pointe-Claire extends its deepest condolences to Mr. McMurchie's family and loved ones. We are profoundly grateful for all that he accomplished and will always remember his unwavering dedication to our community.

2025-003	<p>APPROVE THE MINUTES OF THE REGULAR MEETING OF DECEMBER 3, 2024, AND OF THE SPECIAL MEETINGS OF DECEMBER 16 AND 18, 2024</p> <hr/> <p>It is moved by Councillor Eric Stork, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO approve the French and English versions of the minutes of the regular meeting of December 3, 2024, and of the special meetings of December 16 and 18, 2024.</p>
2025-004	<p>QUESTION PERIOD</p> <hr/> <p>Questions are submitted to the members of Council by the persons indicated below:</p> <p>Dimosthenis Papadimitrios Ryan Derrig Luise Arrais Philippe Park</p> <p><i>Councillor Cynthia Homan leaves her seat at 7:24 p.m.</i></p> <p><i>Councillor Cynthia Homan regains her seat at 7:26 p.m.</i></p> <p><i>Councillor Cynthia Homan leaves her seat at 7:27 p.m.</i></p> <p>Pat McGee Linda Dumas</p> <p><i>Councillor Cynthia Homan regains her seat at 7:35 p.m.</i></p> <p>Ralph Stocck Susan Weaver (filing of documents) Normand Lapointe Sheila Laursen Genevieve Lussier Lisanne Rhéaume Robert Peck.</p>
2025-005	<p>NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING A LONG TERM BORROWING AND AN EXPENDITURE OF \$500 000 FOR THE REPLACEMENT AND UPGRADING OF THE PUBLIC WORKS AND BUILDINGS DEPARTMENT FLEET OF VEHICLES</p> <hr/> <p>Councillor Brent Cowan gives notice of motion that a draft decreeing a long term borrowing and an expenditure of \$ 500,000 for the replacement and upgrading of the Public Works and Buildings Department fleet of vehicles will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft decreeing a long term borrowing and an expenditure of \$ 500,000 for the replacement and upgrading of the Public Works and Buildings Department fleet of vehicles.</p>
2025-006	<p>NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING ZONING BY-LAW PC-2775 IN ORDER TO CLARIFY DEFINITIONS RELATED TO TERRACE AND GARDEN STRUCTURES, AND TO REGULATE THE DEVELOPMENT AND THE USE OF COMMERCIAL TERRACES AND MICRO-TERRACES</p> <hr/> <p>Councillor Brent Cowan gives notice of motion that a draft by-law amending Zoning By-law PC-2775 in order to clarify definitions related to terrace and garden structures, and to regulate the development and the use of commercial terraces and micro-terraces will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending Zoning By-law PC-2775 in order to clarify definitions related to terrace and garden structures, and to regulate the development and the use of commercial terraces and micro-terraces.</p>

2025-007	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE CONSTRUCTION BY-LAW PC-2786 REGARDING THE CALCULATION OF OCCUPANCY CAPACITY AS WELL AS THE RULES RELATED TO THE CONSTRUCTION OF A STRUCTURE ABOVE A COMMERCIAL TERRACE
	<p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Construction By-law PC-2786 regarding the calculation of occupancy capacity as well as the rules related to the construction of a structure above a commercial terrace will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Construction By-law PC-2786 regarding the calculation of occupancy capacity as well as the rules related to the construction of a structure above a commercial terrace.</p>
2025-008	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM BY-LAW PC-2787 IN ORDER TO REGULATE COMMERCIAL TERRACES
	<p>Councillor Brent Cowan gives notice of motion that a draft by-law amending Site Planning and Architectural Integration Program By-law PC-2787 in order to regulate commercial terraces will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending Site Planning and Architectural Integration Program By-law PC-2787 in order to regulate commercial terraces.</p>
2025-009	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE PERMITS AND CERTIFICATES BY-LAW PC-2788 IN ORDER TO SPECIFY THE INFORMATION REQUIRED FOR THE SUBMISSION OF AN APPLICATION FOR AN AUTHORIZATION CERTIFICATE CONCERNING A COMMERCIAL TERRACE AS WELL AS THE DURATION OF VALIDITY OF SAID AUTHORIZATION CERTIFICATE
	<p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Permits and Certificates By-law PC-2788 in order to specify the information required for the submission of an application for an authorization certificate concerning a commercial terrace as well as the duration of validity of said authorization certificate will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Permits and Certificates By-law PC-2788 in order to specify the information required for the submission of an application for an authorization certificate concerning a commercial terrace as well as the duration of validity of said authorization certificate.</p>
2025-010	NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE VILLAGE CODE PC-2880 IN ORDER TO CLARIFY THAT COMMERCIAL TERRACES ARE NOT GOVERNED BY THE VILLAGE CODE
	<p>Councillor Brent Cowan gives notice of motion that a draft by-law amending the Village Code PC-2880 in order to clarify that commercial terraces are not governed by the Village Code will be presented for adoption at a subsequent meeting of Council.</p> <p>Councillor Brent Cowan files a draft by-law amending the Village Code PC-2880 in order to clarify that commercial terraces are not governed by the Village Code.</p>
2025-011	ADOPTION OF A FIRST DRAFT BY-LAW AMENDING ZONING BY-LAW PC-2775 IN ORDER TO CLARIFY DEFINITIONS RELATED TO TERRACE AND GARDEN STRUCTURES, AND TO REGULATE THE DEVELOPMENT AND THE USE OF COMMERCIAL TERRACES AND MICRO-TERRACES
	<p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.</p>
Vote against: Mayor Tim Thomas	<p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and resolved by majority: TO adopt a draft by-law amending Zoning By-law PC-2775 in order to clarify definitions related to terrace and garden structures, and to regulate the development and the use of commercial terraces and micro-terraces.</p>

2025-012	ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE CONSTRUCTION BY-LAW PC-2786 REGARDING THE CALCULATION OF OCCUPANCY CAPACITY AS WELL AS THE RULES RELATED TO THE CONSTRUCTION OF A STRUCTURE ABOVE A COMMERCIAL TERRACE <hr/> <p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.</p> <p>Vote against: Mayor Tim Thomas</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and resolved by majority: TO adopt a draft by-law amending the Construction By-law PC-2786 regarding the calculation of occupancy capacity as well as the rules related to the construction of a structure above a commercial terrace.</p>
2025-013	ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME BY-LAW PC-2787 IN ORDER TO REGULATE COMMERCIAL TERRACES <hr/> <p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.</p> <p>Vote against: Mayor Tim Thomas</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and resolved by majority: TO adopt a draft by-law amending the Site Planning and Architectural Integration Programme By-law PC-2787 in order to regulate commercial terraces.</p>
2025-014	ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE VILLAGE CODE PC-2880 IN ORDER TO CLARIFY THAT COMMERCIAL TERRACES ARE NOT GOVERNED BY THE VILLAGE CODE <hr/> <p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.</p> <p>Vote against: Mayor Tim Thomas</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Eric Stork, and resolved by majority: TO adopt a draft by-law amending the Village Code PC-2880 in order to clarify that commercial terraces are not governed by the Village Code.</p>
2025-015	ADOPTION WITHOUT MODIFICATION OF A BY-LAW RESPECTING THE DEMOLITION OF IMMOVABLES <hr/> <p>WHEREAS a copy of the by-law was given to the Council members at least two (2) juridical days before the present Council meeting.</p> <p>WHEREAS all the Council members present declare to have read the by-law and renounce to its reading.</p> <p>It is moved by Councillor Brent Cowan, Seconded by Councillor Bruno Tremblay, and unanimously resolved: TO adopt without modification a By-law respecting the demolition of immovables.</p>
2025-016	CONSIDER A REQUEST FOR REVISION PERTAINING TO THE DECISION OF THE DEMOLITION COMMITTEE REGARDING THE REFUSAL OF THE DEMOLITION AND OF THE PROGRAMME FOR THE REUTILIZATION OF THE VACATED LAND OF THE IMMOVABLE LOCATED AT 191 DU BORD-DU-LAC-LAKESHORE ROAD <hr/> <p>CONSIDERING the decision rendered by the Demolition Committee on November 14, 2024, concerning the building located at 191 Du Bord-du-Lac-Lakeshore Road.</p> <p>CONSIDERING that the owner of said building has appealed the decision rendered by the Demolition Committee on November 14, 2024.</p>

CONSIDERING that in support of his request for review, the owner has submitted additional information to clarify the discrepancies between the renovation and demolition costs established in the various technical and professional assessments related to the project.

CONSIDERING Sections 29 and following of the By-law PC-2818 respecting the demolition/deconstruction of immovables, which outline the criteria to be used by the Demolition Committee to evaluate any demolition request as well as any program for the utilization of the vacated land.

Vote against:
Councillor Claude Cousineau

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Paul Bissonnette, and resolved by majority:
TO confirm the decision rendered by the Demolition Committee on November 14, 2024, namely, to refuse the demolitions and the programme for the reutilization of the vacated land concerning the immovable situated at 191 Du Bord-du-Lac-Lakeshore Road.

2025-017

AUTHORIZE THE PARTICIPATION OF CERTAIN MEMBERS OF COUNCIL, AS WELL AS 2 EMPLOYEES AT THE ANNUAL CONFERENCE OF THE UNION DES MUNICIPALITÉS DU QUÉBEC (UMQ) TO BE HELD FROM MAY 14 TO 16, 2025 IN QUÉBEC

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO authorize the following persons to represent the City of Pointe-Claire at the annual conference of the *Union des municipalités du Québec (UMQ)* from May 14 to 16, 2025 at the *Centre de Congrès de Québec* in Québec:

- Mayor Tim Thomas,
- Councillor Claude Cousineau
- Councillor Kelly Thorstad-Cullen
- Councillor Tara Stainforth
- Councillor Cynthia Homan
- Councillor Bruno Tremblay
- Councillor Eric Stork
- Councillor Brent Cowan
- Madame Karina Verdon, City Manager
- Mr. Gilles Girouard, Assistant City Manager.

TO authorize the reimbursement of the expenses incurred at this conference, in accordance with the policy in force.

TO charge the expenses related to this authorization to Budget Accounts 02-111-00-313 and 02-131-00-313.

2025-018

GRANT A FINANCIAL SUPPORT TO VARIOUS NON-PROFIT ORGANIZATIONS FOR A TOTAL AMOUNT OF \$ 8,935

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO grant a financial support to the various non-profit organizations mentioned hereunder for a total amount of \$ 8,935:

Association de l'ouest de l'île pour handicapés intellectuels 111 Donegani Avenue	\$ 573
Centre Marc Vanier Inc. 107 Aurora Avenue	\$ 1,450
Centre Marc Vanier Inc. 110 Maitland Avenue	\$ 1,038
Centre Marc Vanier Inc. 117 Windcrest Avenue	\$ 1,141
Centre Marc Vanier Inc. 9 Lakebreeze Avenue	\$ 1,547
Fondation Yvon Lamarre 131 Greystone Avenue	\$ 1,597
Habitation jeunesse de l'ouest de l'île 7 Sainte-Anne Avenue	\$ 1,589

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

2025-019	<p><u>AUTHORIZE THE PARTICIPATION OF THE MEMBERS OF COUNCIL AT THE ANNUAL CONFERENCE OF THE FEDERATION OF CANADIAN MUNICIPALITIES (FCM) TO BE HELD FROM MAY 29 TO JUNE 1, 2025 IN OTTAWA</u></p> <p>It is moved by Councillor Cynthia Homan, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO authorize the following persons to represent the City of Pointe-Claire at the annual conference of the Federation of Canadian Municipalities (FCM) from May 29 to June 1, 2025, at the Rogers Center Ottawa in Ottawa:</p> <ul style="list-style-type: none"> - Mayor Tim Thomas - Councillor Claude Cousineau - Councillor Kelly Thorstad-Cullen - Councillor Tara Stainforth - Councillor Bruno Tremblay - Councillor Eric Stork - Councillor Brent Cowan <p>TO charge the expenses related to this authorization to Budget Account 02-111-00-313.</p>
2025-020	<p><u>FILE THE MINUTES OF THE OCTOBER 23, 2024, MEETING OF THE YOUTH ADVISORY BOARD</u></p> <p>The French and English versions of the minutes of the Youth Advisory Board meeting held on October 23, 2024, are filed and the members of Council take note.</p>
2025-021	<p><u>FILE THE MINUTES OF THE NOVEMBER 27, 2024 MEETING OF THE YOUTH ADVISORY BOARD</u></p> <p>The French and English versions of the minutes of the Youth Advisory Board meeting held on November 27, 2024, are filed and the members of Council take note.</p>
2025-022	<p><u>FILE THE MINUTES OF THE NOVEMBER 28, 2024 MEETING OF THE POINTE-CLAIRE PUBLIC LIBRARY ADVISORY BOARD</u></p> <p>The French and English versions of the minutes of the Pointe-Claire Public Library Advisory Board meeting held on November 28, 2024, are filed and the members of Council take note.</p>
2025-023	<p><u>APPOINT MEMBERS TO THE STEWART HALL ADVISORY BOARD</u></p> <p>It is moved by Councillor Cynthia Homan, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO appoint the following persons as members of the Stewart Hall Advisory Board:</p> <ul style="list-style-type: none"> - Mrs. Karen Zey, for a three-year term, from January 1, 2025, to December 31, 2027; and - Mrs. Claudia Oliveira, for a three-year term, from January 1, 2025, to December 31, 2027.
2025-024	<p><u>RENEW THE MANDATES OF MEMBERS OF THE CANOE KAYAK CLUB</u></p> <p>It is moved by Councillor Cynthia Homan, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO renew the mandates of members of this Committee, as follows:</p> <ul style="list-style-type: none"> - Mr. Michel Archambault, for a two-year mandate until the end of December 2027 as Président of the Board of Directors following the end of his second term in 2024 as stipulated at Section 5.4 of the general by-laws. - Mr. Robert Royal, for a three-year mandate until the end of December 2028 as a Director of the Board of Directors. - Mrs. Julie Brisson, for a three-year mandate until the end of December 2028 as a Director on the Board of Directors.

Councillor Tara Stainforth leaves her seat at 8:47 p.m.

2025-025	<p>AUTHORIZE THE PAYMENT OF AN AMOUNT OF \$ 41,522.20, REPRESENTING THE ANNUAL FEE OF THE UNION DES MUNICIPALITÉS DU QUÉBEC, AND THIS, INCLUDING THE FEE FOR THE CARREFOUR DU CAPITAL HUMAIN</p> <hr/> <p>Absent during the vote: Councillor Tara Stainforth</p> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor, Eric Stork and unanimously resolved: TO authorize the renewal of the membership of the City of Pointe-Claire to the <i>Union des municipalités du Québec (UMQ)</i> for a cost of \$ 41,522.20, taxes included, including the annual fee of \$ 23,748,21 and the payment of \$ 17,773.99 to the <i>Carrefour du capital humain</i>.</p> <p>TO charge the expenses related to this authorization to Budget Account 02-111-00-494.</p>
2025-026	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SPÉCIALISTES DE LA TRADUCTION R&R INTERNATIONAL INC. , FOR THE YEAR 2025, IN THE AMOUNT OF \$ 79,746.66, TAXES INCLUDED, FOR PROFESSIONAL TRANSLATION AND REVISION SERVICES</p> <hr/> <p>Absent during the vote: Councillor Tara Stainforth</p> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor, Eric Stork and unanimously resolved: TO take advantage of the renewal option provided for in the contract entered into with SPÉCIALISTES DE LA TRADUCTION R&R INTERNATIONAL INC., for the year 2025, in the amount of \$ 79,746.66, taxes included, for professional translation and revision services (CP240002).</p> <p>TO charge this expense to Budget Account 02-145-00-419.</p>
2025-027	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH PENEGA COMMUNICATIONS INC., FOR THE YEAR 2025, IN THE AMOUNT OF \$ 118,681.79, TAXES INCLUDED, FOR PROFESSIONAL SERVICES FOR WEBSITE AND INTRANET REDESIGN, BACKUP AND UPDATES</p> <hr/> <p>Absent during the vote: Councillor Tara Stainforth</p> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor, Eric Stork and unanimously resolved: TO take advantage of the renewal option provided for in the contract entered into with PENEGA COMMUNICATIONS INC., for the year 2025, in the amount of \$ 118,681.79, taxes included, for professional services for Website and intranet redesign, backup and updates (CP240004).</p> <p>TO charge this expense to Budget Accounts 02-145-00-347 and 03-920-21-012.</p>
2025-028	<p>FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF NOVEMBER 26, 2024 TO DECEMBER 31, 2024</p> <hr/> <p>The list of budget amendments and the register of cheques for the period of November 26, 2024, to December 31, 2024 are filed and the members of Council take note.</p>
<i>Councillor Tara Stainforth regains her seat at 8:49 p.m.</i>	
2025-029	<p>AUTHORIZE FINANCIAL SUPPORT TO THE 2024 CENTRAIDE CAMPAIGN IN THE AMOUNT EQUIVALENT TO 75% OF THE EMPLOYEE CONTRIBUTION</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO grant financial support to Centraide in an amount equivalent to 75% of the employee contribution, for a total of \$ 14,750.86;</p> <p>TO allocate this expenditure to budget item 02-193-00-989.</p>
2025-030	<p>CREATION OF RESIDENTIAL AND NON-RESIDENTIAL BUILDING SUBCATEGORIES FOR THE 2026-2027-2028 ASSESSMENT ROLE</p> <hr/> <p>WHEREAS the new powers conferred by the Act to amend the Act respecting municipal taxation and other legislative provisions (L.Q. 2023, c. 33) to allow cities to create sectors for taxation purposes.</p> <p>Whereas the municipality may divide, with respect to each sector, the composition of the non-residential building category and the residual category into subcategories of buildings.</p>

WHEREAS the designation of the subcategories must be communicated to the Montreal Property Assessment Service to allow it to record them in the 2026-2027-2028 assessment roll of the City of Pointe-Claire.

WHEREAS the municipal council wishes to be able to designate specific subcategories in its development and taxation planning.

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO designate the following subcategories of non-residential buildings on the assessment roll:

- 1. Commercial (basic subcategory)
- 2. Super-regional shopping centre, 200 stores or more, CUBF code 5001
- 3. Regional shopping centre 100 to 199 stores, CUBF code 5002
- 4. Local shopping centre 45 to 99 stores, CUBF code 5003
- 5. Neighbourhood shopping centre 15 to 44 stores, CUBF code 5004
- 6. Neighbourhood shopping centre 14 stores or less, CUBF code 5005
- 7. Data hosting service, CUBF code 4782

TO request the designation of the following subcategories of residential buildings on the assessment roll:

- 6 dwellings or more

TO request that the evaluator of the property assessment service of the City of Montréal, enter these subcategories of residential and non-residential buildings on the 2026-2027-2028 assessment roll.

2025-031 AUTHORIZE A BUDGET AMENDMENT IN ORDER TO TRANSFER FUNDS TO COVER DEFICIT BUDGET ITEMS OF THE PUBLIC WORKS AND BUILDINGS DEPARTMENT

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO authorize a budget amendment of 67 300 \$ to 02-701-73-484 from:

- 02-701-75-419: 19 000\$
- 02-350-00-521: 18 800\$
- 02-420-00-657: 3 000\$
- 02-415-00-649: 26 500\$ (This portion was completed in September 2024)

And this, to cover deficit budget items of the Public Works and Buildings Department.

2025-032 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH GROUPE D'IMPORTATION ET DISTRIBUTION HUGO INC. (PROMOTION PLUS), FOR THE PERIOD OF FEBRUARY 1, 2025 TO JANUARY 31, 2026, IN THE AMOUNT OF \$ 59,866.67, TAXES INCLUDED FOR THE SUPPLY OF WORK CLOTHES FOR BLUE COLLAR WORKERS

It is moved by Councillor Paul Bissonnette,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with GROUPE D'IMPORTATION ET DISTRIBUTION HUGO INC. (PROMOTION PLUS), for the period of February 1, 2025, to January 31, 2026, in the amount of \$ 59,866.67, taxes included, for the supply of work clothes for blue collar workers (DP23004).

TO charge this expense depending on financial availability of the requesting services and according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents.

2025-033	<p>AWARD A CONTRACT FOR MAINTENANCE AND TECHNICAL SUPPORT SERVICES FOR « BIBLIO MONDO » SOFTWARE FOR THE YEARS 2025-2026-2027, TO INMEDIA TECHNOLOGIES, FOR A TOTAL AMOUNT OF \$ 160,904.32</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO award a contract for maintenance and technical support services for “Biblio Mondo” software for the years 2025-2026-2027, to INMEDIA TECHNOLOGIES, for a total amount of \$ 160,904.32, taxes included (IP250002).</p>
2025-034	<p>AWARD A CONTRACT FOR AZURE BACKUP AND RECOVERY FOR THE YEARS 2025 TO 2028, TO ITI INC. FOR A TOTAL AMOUNT OF \$ 376,299, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO award a contract for Azure Backup and recovery for the years 2025 to 2028 (IP250003), to ITI INC., being the bidder retained by <i>Ministère de la Cybersécurité et du Numérique (MCN)</i>, for a total amount of \$ 376,299, taxes included.</p> <p>TO charge this expense to Budget Account 02-138-00-551.</p>
2025-035	<p>AWARD A CONTRACT FOR THE PURCHASE OF VMWARE LICENCES FOR THE YEAR 2025, TO SOFTCHOICE LP, FOR A TOTAL AMOUNT OF \$ 99,338.40, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO award a contract for the purchase of VMWARE licences for the year 2025 to the SOFTCHOICE LP, for a total amount of \$ 99,338.40, taxes included (contract #417977297, tender IP250004).</p>
2025-036	<p>APPROVE A DEED OF SALE TO BE ENTERED INTO WITH THE MINISTÈRE DE L'ENVIRONNEMENT, DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES, DE LA FAUNE ET DES PARCS, REGARDING LOT 6 505 648 OF THE CADASTRE OF QUÉBEC</p> <hr/> <p>It is moved by Councillor Tara Stainforth, Seconded by Councillor Eric Stork, and unanimously resolved: TO approve a deed of sale to be entered into between the City of Pointe-Claire and the <i>Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs</i>, regarding lot 6 505 648 of the Cadastre of Québec, to the extent that the content of said deed remains substantially in conformity with the draft provided to Council.</p> <p>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 deed, for and in the name of the City of Pointe-Claire.</p>
2025-037	<p>FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF JANUARY 2025</p> <hr/> <p>The list of delegated staff changes for the month of January 2025, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.</p>
2025-038	<p>APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF JANUARY 14, 2025</p> <hr/> <p>It is moved by Councillor Tara Stainforth, Seconded by Councillor Eric Stork, and unanimously resolved: TO approve the list of non-delegated staff changes as of January 14, 2025, as signed by Mrs. Karina Verdon, City Manager.</p>

2025-039	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH MARIO C. ET FILS (9042-0845 QUÉBEC INC.), FOR THE YEAR 2025, IN THE AMOUNT OF \$ 80 160.57, TAXES INCLUDED FOR HORTICULTURAL MAINTENANCE AND PLANTING WORKS AT AN HOURLY RATE</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Paul Bissonnette, and majoritarily resolved: TO exercise the renewal option provided for in the contract entered into WITH MARIO C. ET FILS (9042-0845 QUÉBEC INC.), for the year 2025, in the amount of \$ 80 160.57, taxes included (subject to the consumer price index (CPI)), for horticultural maintenance and planting works at an hourly rate (TP240010).</p> <p>TO charge this expense to Budget Account 02-701-72-481 (According to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).</p>
2025-040	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH MARIO C. ET FILS (9042-0845 QUÉBEC INC.), FOR THE YEAR 2025, IN THE AMOUNT OF \$ 452 723,13, TAXES INCLUDED FOR MAINTENANCE AND MOWING OF GREEN SPACES AND SPORTS FIELDS</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO exercise the renewal option provided for in the contract entered into with MARIO C. ET FILS (9042-0845 QUÉBEC INC.), for the year 2025, in the amount of \$ 452 723,13, taxes included (subject to the consumer price index (CPI)), for maintenance and mowing of green spaces and sports fields (TP220042).</p> <p>TO charge this expense to Budget Account 02-320-01-486.</p>
2025-041	<p>RENEW THE CONTRACT AS PART OF THE GROUPED CALL FOR TENDERS NO. 2023-8115-50 FOR THE RENTAL OF LIGHT VEHICLES FROM THE <i>CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG)</i> TO ENTERPRISE HOLDINGS CANADA, FOR A TOTAL AMOUNT OF \$ 109 638,25 INCLUDING TAXES, FOR THE SECOND PERIOD FROM FEBRUARY 1, 2025, TO JANUARY 31, 2026</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO award a contract for the renewal of the contract under the grouped call for tenders No. 2023-8115-50 for the rental of light vehicles from the <i>Centre d'acquisitions gouvernementales (CAG)</i>, to ENTERPRISE HOLDINGS CANADA, for a total amount of \$ 109 638.25, taxes included, for the second period from February 1, 2025, to January 31, 2026;</p> <p>THAT the City of Pointe-Claire agrees to abide by the terms and conditions of said contract as if it had contracted directly with the supplier to whom the contract is awarded;</p> <p>THAT the City of Pointe-Claire acknowledges that, as per their administrative policy, the Centre d'Acquisitions Gouvernementales (CAG), will collect an administrative fee of 1% of the rental total for each vehicle from the City of Pointe-Claire, that will be included in the rental rates;</p> <p>TO charge this expense to Budget Accounts 02-821-30-513, 02-823-15-513, 02-822-91-513, 02-823-20-513, 02-827-20-513 and 02-827-74-513.</p>
2025-042	<p>AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF BULK MATERIALS FOR THE YEAR 2025, TO MATÉRIAUX PAYSAGERS SAVARIA LTÉE, FOR A TOTAL AMOUNT OF \$ 59,354.37, TAXES INCLUDED</p> <hr/> <p>Vote against: Councillor Eric Stork</p> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Paul Bissonnette, and resolved by majority: TO award a contract for the supply and the delivery of bulk materials for the year 2025 (TP250016), to the lowest conforming bidder, being MATÉRIAUX PAYSAGERS SAVARIA LTÉE, for a total amount of \$ 59,354.37, taxes included.</p> <p>TO charge this expense to Budget Accounts 02-701-74-627 and 02-320-00-627 (According to the approximate quantities indicated in the Bid Form and the unit prices submitted).</p>

2025-043	<p>AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF SEWER AND WATERWORKS PARTS BY LOT FOR THE YEAR 2025, TO ST-GERMAIN ÉGOUTS ET AQUEDUCS INC. (LOTS A, C, D, E, G AND I), WOSELEY CANADA INC ((LOTS B, F AND H) AND IRON4CITY (637019 CANADA INC.) (LOT J), FOR A TOTAL AMOUNT OF \$ 402,304.43, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO award a contract for the supply and the delivery of sewer and waterworks parts by lot for the year 2025 (TP250001), to the lowest conforming bidders, being ST-GERMAIN ÉGOUTS ET AQUEDUCS INC. (Lots A, C, D, E, G and I), WOSELEY CANADA INC (Lots B, F and H) and IRON4CITY (637019 Canada Inc.) (Lot J), for a total amount of \$ 402,304.43, taxes included.</p> <p>TO charge this expense to Budget Accounts 02-413-01-649 and 02-415-00-649 (According to the approximate quantities indicated in the Bid Form and the unit prices submitted).</p>
2025-044	<p>AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF A NEW OR USED ASPHALT PAVER, TO 9018 7980 QUÉBEC INC. (INSTA-MIX), FOR A TOTAL AMOUNT OF \$ 275,940, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO award a contract for the supply and the delivery of a new or used asphalt paver (TP250010), to the lowest conforming bidder, being 9018-7980 QUÉBEC INC. (INSTA-MIX), for a total amount of \$ 275,940, taxes included.</p> <p>TO charge this expense to Budget Account 22-423-02-958.</p>
2025-045	<p>AWARD A CONTRACT FOR ARBORICULTURE WORKS NEAR THE ELECTRICAL GRID FOR THE YEAR 2025, TO ÉMONDAGE ET ABATTAGE DIONNE INC., FOR A TOTAL AMOUNT OF \$ 95,314.28, TAXES INCLUDED, WITH TWO OPTIONAL YEARS</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO award a contract for arboriculture works near the electrical grid for the year 2025, (TP250009), to the lowest conforming bidder, being ÉMONDAGE ET ABATTAGE DIONNE INC., for a total amount of \$ 95,314.28, taxes included. The City reserving the option to renew the contract for the years 2026 and 2027.</p> <p>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).</p>
2025-046	<p>AWARD A CONTRACT FOR THE PRODUCTION AND THE DELIVERY OF PRE-ASSEMBLED RAIN-WATER BARRELS FOR THE YEARS 2025 AND 2026, TO USD GLOBAL INC., FOR A TOTAL AMOUNT OF \$ 43,644.51, TAXES INCLUDED, WITH THE YEARS 2027 AND 2028 IN OPTION</p> <hr/> <p>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO award a contract for the production and the delivery of pre-assembled rain-water barrels for the years 2025 and 2026 (TP250011), to the lowest conforming bidder, being USD GLOBAL Inc., for a total amount of \$ 43,644.51, taxes included (subject to the consumer price index (CPI)). The City reserving the options to renew the contract for the years 2027 and 2028.</p> <p>TO charge this expense to Budget Account 02-420-00-649.</p>

2025-047

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH LES SERVICES PIERRE GOULET INC., FOR WATER LEAK DETECTION ON THE TERRITORY OF POINTE-CLAIRE, FOR AN AMOUNT OF \$ 1,149.75, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a change order to the contract entered into with LES SERVICES PIERRE GOULET INC., for water leak detection on the territory of Pointe-Claire (TP210034), for a total amount of \$ 1,149.75, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 80,482.50, taxes included.

TO charge this expense to Budget Account 02-413-01-524.

2025-048

APPROVE A CHANGE ORDER TO THE CONTRACT UNDER THE FRAMEWORK OF THE GROUP PURCHASE NO. 2023-8115-50 FOR THE RENTAL OF LIGHT VEHICLES FROM THE *CENTRE D'ACQUISITIONS GOUVERNEMENTALES (CAG)* TO ENTERPRISE HOLDINGS CANADA, FOR A TOTAL AMOUNT OF \$ 20 786,13, INCLUDING TAXES, FOR THE PERIOD FROM FEBRUARY 1 2024, TO JANUARY 31 2025

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a modification of the contract under the grouped call for tenders No. 2023-8115-50 for the rental of light vehicles from the *Centre d'acquisitions gouvernementales (CAG)*, to ENTERPRISE HOLDINGS CANADA, for a total amount of \$ 20 786,13, taxes included, for the period from February 1, 2024, to January 31, 2025.

THAT the City of Pointe-Claire agrees to abide by the terms and conditions of said contract as if it had contracted directly with the supplier to whom the contract is awarded.

THAT the City of Pointe-Claire acknowledges that, as per their administrative policy, the Centre d'Acquisitions Gouvernementales (CAG), will collect an administrative fee of 1% of the rental total for each vehicle from the City of Pointe-Claire, that will be included in the rental rates.

TO charge this expense to Budget Accounts 02-821-30-513, 02-823-15-513, 02-822-91-513, 02-823-20-513, 02-827-20-513 and 02-827-74-513.

2025-049

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH ZONE SST, FOR THE SERVICES OF A HEALTH AND SAFETY ADVISOR, FOR AN AMOUNT OF \$ 31,274.56, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a change order to the contract entered into with ZONE SST, for the services of a health and safety advisor (TP240045-DP), for a total amount of \$ 31,274.56, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 60,018.31, taxes included.

TO charge this expense to Budget Account 02-310-00-419.

2025-050	AWARD A CONTRACT FOR INSPECTION AND REPAIR WORK ON FIRE PROTECTION COMPONENTS FOR THE YEARS 2025 AND 2026, WITH THE YEARS 2027, 2028 AND 2029 IN OPTION, TO PRÉVENTION-INCENDIE SAFETY FIRST INC., FOR A TOTAL AMOUNT OF \$ 209,625.87, TAXES INCLUDED
	<p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO award a contract for inspection and repair work on fire protection components for the years 2025 and 2026 (EP250001), to the lowest conforming bidder, being PRÉVENTION-INCENDIE SAFETY FIRST INC. for a total amount of \$ 209,625.87, taxes included. The City reserving the option to renew the contract for the years 2027, 2028 and 2029 .</p> <p>TO charge this expense to Budget Accounts 02-877-10-534, 02-877-15-534, 02-877-20-534, 02-877-21-534, 02-877-22-534, 02-877-30-534, 02-877-40-534, 02-877-41-534, 02-877-43-534, 02-877-50-534, 02-877-52-534, 02-877-60-534, 02-877-80-534, 02-877-81-534, 02-877-90-534 and 02-877-91-534 (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).</p>
2025-051	APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION CPB INC., FOR THE EXTENSION AND RENOVATION OF PUBLIC WORKS (BP2213-17165), FOR AN AMOUNT OF \$ 114,600.99, TAXES INCLUDED
Vote against: Councillor Claude Cousineau	<p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and resolved by majority: TO approve a change order to the contract entered into with CONSTRUCTION CPB INC., for the extension and renovation of Public Works (BP2213-17165), for a total amount of \$ 114,600.99, taxes included.</p> <p>TO authorize consequently an increase of this contract, bringing the total amount to \$ 25,159,044.52, taxes included.</p> <p>TO charge this expense to Budget Accounts 22-423-02-953, 22-423-02-960 and 22-419-12-897.</p>
2025-052	AUTHORIZE THE SIGNING OF A CONSENT FORM WITH BELL CANADA FOR THE BURIAL WORK OF THE BELL NETWORK NEAR THE INTERSECTION OF BORD-DU-LAC-LAKESHORE ROAD AND SAINTE-ANNE AVENUE
	<p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Tara Stainforth, and unanimously resolved: TO authorize Mr. Benoit Filion, Director – Municipal Engineering, to sign a consent form with Bell Canada for the burial work of the Bell network near the intersection of Bord-du-Lac-Lakeshore road and Sainte-Anne Avenue.</p>
2025-053	CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 245 BRUNSWICK BOULEVARD (PREVIOUSLY 1-243 FRONTENAC)
	<p>It is moved by Councillor Eric Stork, Seconded by Councillor Brent Cowan, and unanimously resolved: TO authorize a minor exemption to permit at 245 Brunswick Boulevard (previously 1-243 Frontenac) 27 parking spaces reserved for visitors located outside the building rather than the minimum required of 43.</p> <p>The present resolution repeals resolution 2024-410.</p>
2025-054	CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 30 HILLCREST AVENUE
Votes against: Councillor Tara Stainforth Councillor Eric Stork Councillor Brent Cowan	<p>It is moved by Councillor Paul Bissonnette, Seconded by Councillor Cynthia Homan, and resolved by majority: TO authorize a minor exemption to permit at 30 Hillcrest Avenue an extension which will result in the main building having a lot coverage of 34% rather than the maximum permitted of 30%.</p>

2025-055

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 2800 TRANSCANADA HIGHWAY (ON THE BUILDING BEARING NUMBER 2800A AND FRONTING THE SOUTH SERVICE ROAD)

It is moved by Councillor Eric Stork,
Seconded by Councillor Brent Cowan, and unanimously resolved:
TO authorize a minor derogation to permit at 2800 TransCanada Highway (on the building bearing number 2800A and fronting the south service road) a rooftop device on the east side of the building that is not entirely concealed from the view of a person 1.82 metres in height located at the property line bordering the public right-of-way by a visual screen integrated or arranged on the building.

The whole, on the condition that parking spaces for people with reduced mobility be located as close as possible to the front door and that the site redevelopment work be completed.

2025-056

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 245 BRUNSWICK BOULEVARD (PREVIOUSLY 1-243 FRONTENAC)

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 245 Brunswick 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 Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 15, 2024.

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- PL_245 Brunswick_aménagement_paysager_2024-07-02_1p
- PL_245 Brunswick_elevations_2024-07-02_4p
- PL_245 Brunswick_implantation_2024-07-04_1p
- PL_245 Brunswick_materiaux_2024-07-02_2p

The whole, pertaining to the new construcion at 245 Brunswick Avenue, as these documents are conforming to 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 the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 1,320,000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

The present resolution repeals resolution 2024-415.

2025-057

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 50 DU GOLF AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 50 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 Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 2, 2024.

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department on November 14 and December 2, 2024:

- PL_50_Golf_materiaux_2024-12-02_1p
- PL_50_Golf_modificationsportes_2024-11-14_2p

The whole, pertaining to the modification to approved plans (front door and garage door) at 50 Du Golf Avenue, as these documents are conforming to 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 the applicants will not have to provide an additional financial guarantee as the value of the work has not changed from the approved plans by resolution 2024-048 and the amount already paid with permit 2024-00220.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

The present resolution amends resolution 2024-048 adopted on January 16, 2024.

2025-058

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 30 HILLCREST AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 30 Hillcrest 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 Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 2, 2024.

Vote against:
Councillor Tara Stainforth

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and resolved by majority:
TO approve the following document received at the Planning Department:

- PL_30_Hillcrest_elevation_2024-10-22_1p

The whole, pertaining to the veranda and exterior renovations at 30 Hillcrest Avenue, as these documents are conforming to 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 the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$880 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

2025-059

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 5 JERVIS BAY AVENUE

WHEREAS the Site Planning and Architectural Integration Program By-law PC-2787, to which is subject the property located at 5 Jervic Bay Avenue, requires that prior to the issuance of a certificate of authorization and/or a subdivision permit and/or a building permit, the plans be submitted for approval by Council.

WHEREAS the Planning Advisory Committee has recommended the approval of the following site planning and architectural integration programs at its meeting of October 7, 2024.

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- 5 Jervis Bay_3D Perspectives_2024-09-25 (1p)
- 5 Jervis Bay_Elevations_2024-09-23 (4p)
- 5 Jervis Bay_Implantation and Insertion Plan_2024-09-23 (2p)
- 5 Jervis Bay_Landscape Plan_2024-09-23 (1p)
- 5 Jervis Bay_Matériaux_Présenté 2024-10-07 (1p)

The whole, pertaining to the new construction at 5 Jervis Bay Avenue, as these documents are conforming to 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, the applicants complete all work related in accordance with the decision rendered by the Demolition Committee.

TO indicate that the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$19,400 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

2025-060

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 96 MONTROSE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 96 Montrose 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 Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on December 2, 2024.

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following document received at the Planning Department:

- PL_96_Montrose_panneaux_solaires_2024-11-15_2p

The whole, pertaining to the installation of solar panels at 96 Montrose Avenue, as these documents are conforming to 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 the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$1 600 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to 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 50 PARKDALE AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 50 Parkdale 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 Planning Advisory Committee recommended the approval with condition of the undermentioned site planning and architectural integration plans at its meeting held on December 2, 2024.

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following documents received at the Planning Department:

- PL_50_Parkdale_elevations_2024-11-20_1p
- PL_50_Parkdale_materiaux_2024-11-20_1p
- PL_50_Parkdale_perspectives_2024-11-20_1p

The whole, pertaining to the exterior renovations at 50 Parkdale Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

Subject to the condition that all framing presently a rust colour be painted a grey/beige paint (example: around the garage door).

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 the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$ 6 000 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to 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 20 VICTORIA AVENUE

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 20 Victoria Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval;

WHEREAS the Planning Advisory Committee recommended the approval with condition of the undermentioned site planning and architectural integration plans at its meeting held on December 2, 2024.

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the following document received at the Planning Department:

- PL_20_Victoria_materiaux_2024-12-02_2p

The whole, pertaining to the exterior renovations at 20 Victoria Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

Subject to the condition that the vinyl trim around the windows must be white.

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 the applicants will have to provide, before the issuance of the permit, a financial guarantee in the amount of \$3 750 to the Planning Department, in order to ensure that the works be executed in accordance with the approved plans and the issued permit, and this, within the prescribed time frame.

TO indicate that applicants will also be required to comply with the recommendations made by the various municipal departments.

2025-063

ADOPT A FIRST DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 27 SALISBURY AVENUE (FORMERLY 222, HIGHWAY 20) AUTHORIZING THE CONSTRUCTION OF A FUNERAL HOME

WHEREAS a request has been made to permit a Specific Construction, Alteration Modification, or Occupancy project (SCAOPI) for the reconstruction of the building located at 27 Salisbury Avenue (formerly 222, Highway 20) following the destruction of the funeral home due to fire.

WHEREAS the original building was deemed a total loss and a certificate of authorization was issued in June 2024 for the complete demolition of the main building's debris.

WHEREAS as a result of the fire, the building lost its acquired rights under Chapter 11 of Zoning By-law PC-2775 entitled "Non-conforming Constructions and Uses," which provisions apply supplementary to the provisions of the Village Code PC-2880.

WHEREAS the goal of the project is to allow the reconstruction of the funeral home.

WHEREAS, in accordance with Article A - 4.2 b) of Appendix 4 of Zoning By-law PC-2775 entitled "Classification of Commercial Uses," the proposed use is part of Class B -1 "Retail Trade and Services".

WHEREAS the characteristics of the submitted project differ from the previous one, considering the following main elements:

Characteristics	Before the fire	After the fire	Current norms
Building footprint (m²)	915 m²	±765 m²	Min : 2079.28 m2 Max :3638.74 m2
Lot coverage (%)	17.6 %	±14.7 %	Min : 40 % Max :70 %
F.S.I.	0.18	0.26	Min : 0.5 Max : 3.5
Nb of floors	1	2	Min : 2 Max :5
Façade zone width (m)	30.5 m	±43.0m	Min : 4 m Max :12 m
Zone of façade (%)	0%	±48.24 %	Min : 90 %
Nb of parking spaces	N/D	60 spaces	Min : 1/50 m² (26) Max :1/25 m² (52)

WHEREAS the following elements do not comply with the provisions of the Village Code By-law PC-2880 for zone UP4:

- The side setbacks do not respect the maximum permitted of 4m on the right side and 4.5m on the parking access side;
- The lot coverage of 14.15% is inferior to the minimum required 40%;
- The Floor Space Index (F.S.I) of 0.25 is inferior to the minimum required 0.5;
- The width of the facade zone of 42.88 m, exceeds the maximum permitted width of 12 m (requiring a recessed or projected section of at least 1 meter every 4 to 12 meters);
- The percentage (%) of facade in the facade zone of 48% rather than the minimum required occupation within the façade zone is 90%;
- The number of parking spaces exceeds the maximum number permitted.

WHEREAS the project presented complies with the orientations and objectives of Planning Program PC-2768;

WHEREAS the project generally meets the objectives and criteria of SCAOPI By-law PC-2957;

WHEREAS the favorable recommendation made by the CCU regarding the project as presented during its meeting on November 11, 2024.

It is moved by Councillor Brent Cowan,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO authorize the reconstruction of the Collins Clarke MacGillvray White funeral home, all as described in the following documents received by the Urban Planning Department:

- PL_27_Salisbury_aménagement_paysager_2024-11-07_2p
- PL_27_Salisbury_eclairage_2024-11-11_1p
- PL_27_Salisbury_elevations_2024-11-11_1p
- PL_27_Salisbury_implantation_2024-11-19_1p
- PL_27_Salisbury_insertion_2024-11-11_2p
- PL_27_Salisbury_materiaux_2024-11-11_1p
- PL_27_Salisbury_perspectives_2024-11-11_4p

The whole, subject to the following conditions:

- THAT the applicant commits to carrying out the project in strict conformity with the documents and plans approved at the time of the building permit issuance, and that if modifications are necessary, it is understood that such modifications can only be made once they have been authorized by the competent authorities of the Urban Planning Department;
- THAT the applicant provides, before the issuance of the permit, a financial guarantee of \$132,000 (architecture and landscaping), which is a precautionary measure to ensure that all authorized works will be carried out in accordance with the project described in the approved documents and plans, as well as the issued building permit;
- THAT the applicant commits to performing all construction and development work in accordance with the approved plans and imposed conditions, within the timelines stipulated in the By-law on Permits and Certificates PC-2788;
- THAT the recommendations made by the various municipal departments be specifically and strictly implemented by the applicant;
- THAT this resolution adopted under By-law PC-2957 governing Specific Construction, Alteration or Occupancy Proposals for an Immovable be reviewed for conformity with the Montréal Urban Agglomeration Land Use and Development Plan and with the provisions of the applicable complementary document.

2025-064

ADOPT A FIRST DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 1890 DES SOURCES BOULEVARD AUTHORIZING THE CONSTRUCTION OF A NEW BUILDING AND THE REDEVELOPMENT OF THE MANITOULIN TRANSPORT SITE, IN SEVERAL PHASES

WHEREAS a proposal for a multi-phase project for a Specific Construction, Alteration or Occupancy Proposal for an Immovable (SCAOPI) has been submitted, to allow for the expansion and reorganization of Manitoulin Transport's operations at 1890 Des Sources Boulevard in Pointe-Claire;

WHEREAS the proposed project consists of the following:

Phase 1 and 2:

- Cadastral consolidation of three lots in order to create a single lot;
- Construction of a maintenance and basic mechanics garage for the fleet of transport vehicles;
- Creation of 131 additional parking spaces for trucks and trailers;
- Creation of 30 additional parking spaces for cars;
- Improving the landscaping of the site, including the creation of landscaped berms and the installation of a fence (with barbed wire) on Rue de l'Avro;

Phase 3 :

- Demolition of the existing maintenance and basic mechanics garage located in the current building;
- Creation of 9 additional loading/unloading docks;

Phase 4 :

- Demolition of existing office space fronting on Des Sources Boulevard;
- Construction of a new two-storey office space;
- Creation of 77 additional car parking spaces;
- Completion of landscaping work.

Phase 5 (to be determined):

- Extension of the existing main building to accommodate additional loading/unloading docks.

WHEREAS the construction of a new building will involve zone N25 and the redevelopment of the site will involve zone N29;

WHEREAS the existing lot (2 528 042) currently used for all of Manitoulin's operations is located in industrial zone N29, which permits industrial use 'Class D - transport companies and warehouses';

WHEREAS existing lots (2 528 040 and 2 528 046) allocated to the construction of a new building for the maintenance and basic mechanics of the fleet of transport vehicles are located in industrial zone N25, which authorizes the following industrial uses only:

- Class A (research, technology/profession) ;
- Class B (processing, manufacturing);
- Class C-1 (wholesale/distribution).

WHEREAS the 'Heavy transport/warehouse' use is not authorized in zone N25 ;

WHEREAS the work proposed in the first 2 phases of the project involves the construction of a garage for the maintenance and basic mechanics of the fleet of goods transport vehicles, for which the proposed garage will be located on the existing lots (2 528 040 and 2 528 046) which are currently vacant;

WHEREAS the building, structures and facilities located on the existing lot (2 528 042) will also be redeveloped in the various phases proposed for the redevelopment of the site;

WHEREAS, in addition to the unauthorized use, a review of the project has identified the following provisions of Zoning By-law PC-2775 are not respected, such as :

Building layout

- Campus-type development to allow two (2) buildings with separate main uses on the same lot, whereas this is not permitted in zones N25 and N29;
- Notwithstanding the addition of a new building, the floor space index (FSI) for the entire project is around 0.18, whereas the minimum FSI required in zones N25 and N29 is 0.33;

Layout of parking areas for employees and visitors

- The construction of a parking area for employees and visitors in the minimum front setback located in zone N29 without respecting a minimum setback of 7.5 m from the front facade of the building;
- The redevelopment of the parking area located in zone N29 without respecting :
 - A minimum of 10% greening or landscaping;
 - A minimum setback of 7.5 m from the street right-of-way;

-
- Development of a parking area located in zone N25 without respecting :
 - A minimum of 10% greening or landscaping
 - A minimum setback of 7.5 m from the street right-of-way;
 - A vehicular access located in zone N25 less than 3.0 m from a public equipment when this is not permitted;

Development of parking areas for the fleet of transport vehicles (trucks and trailers)

- The construction of a parking area for a fleet of vehicles (trucks and trailers) in the secondary front setback in zone N25, where this is not permitted;

Architectural characteristics of the buildings

- Less glazed area on the façade of the basic maintenance and mechanical garage than the minimum required of 10% in the N25 zone. The project submitted proposes a glazed area of 7.5% on the front facade and 8.9% on the secondary front facade;
- Garage doors on the secondary front elevation, which are not permitted in the N25 zone;

Landscaping

- The installation of a 2.4 m (8') high galvanised chain link fence with barbed wire within the front and secondary front setbacks, whereas this is not permitted in zone N25;

WHEREAS the project presented complies with the orientations and objectives of Planning Program PC-2768;

WHEREAS an arboricultural assessment has been carried out by the Public Works Department on the condition of the trees, the forest cover and the proposed landscaping plan, and recommendations have been made with a view to optimizing the resilience of the project and the site;

WHEREAS the project generally meets the objectives and criteria of SCAOPI By-law PC-2957;

WHEREAS the favorable recommendation made by the CCU regarding the project as presented during its meeting on November 11, 2024;

Votes against:
Councillor Bruno Tremblay
Councillor Claude Cousineau

It is moved by Councillor Brent Cowan,

Seconded by Councillor Tara Stainforth, and resolved by majority:

TO authorize the redevelopment project described in the following plans and documents subject to the additional conditions set out below:

- PL_1890_Sources_amenage_pay_bat_prin_2024-10-33_1p
- PL_1890_Sources_amenage_pay_bat_maint_2024-10-22_1p
- PL_1890_Sources_elevations_bat_maint_2024-10-18_1p
- PL_1890_Sources_elevations_bat_prin_2024-04-25_2p
- PL_1890_Sources_implantation_bat_maint_2024-10-17_1p
- PL_1890_Sources_implantation_bat_prin_2024-10-17_1p
- PL_1890_Sources_materiaux_2024-11-05_2p
- PL_1890_Sources_implantation_phases_2024-04-25_1p

The whole subject to the following conditions:

- THAT a one-time financial compensation to be negotiated between the parties prior to the issuance of the first permit or certificate for the execution of phase 1 work be paid, said amount allowing the City of Pointe-Claire to reduce the tax shortfall related to the characteristics of the proposed redevelopment project, which does not optimize the full tax potential of the property as defined in the current urban planning bylaws with, in particular, a FSI of approximately 0.18, whereas the minimum FSI required is 0.33 in zones N25 and N2;

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- THAT upon agreement to be reached subsequently between the parties, payment of the sum due by way of financial compensation may be spread over the various phases of the project on the basis of the following breakdown:
 - Phases 1 and 2: 60% of the financial compensation paid upon issuance of the permit for construction of the basic maintenance and mechanics garage;
 - Phase 3: 5% of the financial compensation paid on issuance of the permit for the addition of loading and unloading docks;
 - Phase 4 : 35% of the financial compensation paid upon issuance of the demolition certificate and the permit for the construction of new office space
 - THAT the applicant undertake to carry out the project in strict compliance with the documents and plans approved when the building permit is issued and that, should modifications be necessary, it is understood that said modifications may only be carried out once they have been authorized by the competent authorities of the Urban Planning Department;
 - THAT the applicant provide, prior to the issuance of each permit associated with each phase of the project, a financial guarantee (architecture and landscaping), said guarantee is a precautionary measure to ensure that all authorized works will be carried out in accordance with the project described in the approved documents and plans and the permits and or certificates issued;
 - THAT the required financial guarantees associated with the work as described in the above-mentioned documents (architecture and landscaping) be broken down as follows:

Description of the work phases	Cost of work	Amount of financial guarantee
Phase 1 et 2	11,4 M\$	376 200 \$
Phase 3	750 000 \$	24 750 \$
Phase 4	5,15 M\$	169 950 \$
Phase 5	2,7 M\$	89 100 \$

- THAT it is understood that the financial guarantees required may be revised upwards to take account of the fair value of the work to be carried out when the building permit is issued, depending on the phase of the work to be carried out;
- THAT the applicant undertakes to carry out all the construction and landscape development work in accordance with the approved plans and the conditions imposed, and this, within the time limits stipulated in By-law PC-2788 respecting Permits and Certificates;
- THAT the recommendations made by the various municipal departments be specifically and strictly implemented by the applicant;
- THAT this resolution adopted under By-law PC-2957 governing Specific Construction, Alteration or Occupancy Proposals for an Immovable be reviewed for conformity with the Montréal Urban Agglomeration Land Use and Development Plan and with the provisions of the applicable complementary document.

ADOPT A FIRST DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 11-15 WATER'S EDGE AVENUE AUTHORIZING THE CONSTRUCTION OF A NEW 3-STOREY MULTI-FAMILY BUILDING COMPRISING 16 RESIDENTIAL UNITS

WHEREAS a SCAOPI application has been submitted for the construction of a 3-storey multi-family building comprising 16 residential units on 2 vacant lots (4,252,897 and 4,252,896) located at the north end of Waters Edge, on the east side;

WHEREAS the land is located in the Rc4 (S.1) zone, which allows only Class A residential use (single-family dwelling), whereas the proposed project is classified as Class C-1 Residential (multi-family dwelling: residential buildings comprising more than four (4) dwellings, arranged vertically or horizontally on the same lot);

WHEREAS the lots are not located in the territory to which Interim Control By-law PC-2946 applies;

WHEREAS the major components of the project correspond to the following:

Multi-residential building comprising 16 units divided into the following main categories:

- 4 studio units corresponding to 15.5% of the units offered. They have an average surface area of 46.82 m² (504 ft²);
- 7 two-bedroom units, corresponding to 46% of available housing units. They range in size from 64.47 m² (694 ft²) to 113.34 m² (1,220 ft²);
- 5 three-bedroom units, corresponding to 38.5% of available housing units. They range in size from 98.38 m² to 135.73 m² (1,059 ft² to 1,461 ft²);

Building characteristics:

- 3-storey building 10.3 metres high, whereas by-law PC-2775 permits a maximum height of 10 metres;
- Proposed net residential density: + 147 dwellings/ha;
- Lot coverage +48% whereas the maximum required by PC-2775 is 40%;
- Floor space index of 1.4, whereas the maximum required under by-law PC-2775 is 0.6 for a single-family dwelling;
- No balcony for 3rd-floor units;
- Energy efficiency 40% higher than that required by the Quebec Construction Code, 2015 edition;
- Building not sprinkled, as required by Construction by-law PC-2786;
- Combustible building, whereas PC-2786 requires all buildings of 3 storeys or more to be non-combustible;
- Building with a floor separation providing 60-minute fire protection instead of the 45-minute required by PC-2786;
- The building must be equipped with an elevator to meet PC-2786 requirements;

Characteristics of the parking area

- 16 interior parking spaces, i.e. 1 per dwelling unit, whereas Zoning By-law PC-2775 requires 1.5 spaces per dwelling unit. The applicant states that the proposed ratio of parking spaces to dwelling units is in line with the proposed standard for rental housing;
- The proposed interior parking spaces are described as follows:
 - 10 spaces for electric cars with charging stations,
 - 5 standard parking spaces,
 - 1 space for people with reduced mobility

-
- 2 visitor parking spaces located outside (this is in line with current regulations, i.e. 1/ 10 units);
 - Bicycle rack for 18 bicycles.

Landscape design

- Green spaces representing 33% of the lot at ground level;
- Planting of at least 10 trees, depending on available space, to replace those felled;

Characteristics of the insertion environment

- Net residential density of the proposed project: + 147 dwellings/ha, compared with an average neighbouring residential density of 21;
- Surrounding area composed mainly of single-family residences;
- The project lots are located approximately 500 metres or a 7-minute walk from the Pointe-Claire train station;
- The project fronts on Water's Edge Avenue, which is characterized by a cul-de-sac typology with no turning radius, a narrow driving surface, and parking permitted on only one side of the street between April 15 and November 15.

WHEREAS, aside from the non-permitted use, a preliminary review of the project indicates that the following aspects of the project do not meet the requirements of Zoning By-law PC-2775:

- Building height,
- Lot coverage,
- Floor space index,
- Minimum setbacks,
- Number of parking spaces per dwelling.

WHEREAS certain characteristics of the building, notably those related to the non-combustibility of materials and the absence of a sprinkler system, do not meet the requirements of Construction By-law PC-2786;

WHEREAS these two fire protection requirements are more demanding than those in force in the Quebec Construction Code, 2015 edition;

WHEREAS the project is in general conformity with the orientations and objectives of the Planning Program PC-2768;

WHEREAS an arboricultural assessment has been carried out by the Public Works Department on the condition of the trees, the forest cover and the landscaping plan to be proposed;

WHEREAS this project was analyzed by the Planning Advisory Committee on December 2, 2024, and the Committee considers that the project does not meet several criteria of SPAIP By-law PC-2957;

It is moved by Councillor Brent Cowan,

Seconded by Councillor Tara Stainforth, and unanimously resolved:

To refuse the project consisting of the construction of a 3-storey building comprising 16 housing units all as described in the following documents received at the Planning Department:

- PL_11-15_WatersEdge_elevations_2024-11-27_2P
- PL_11-15_WatersEdge_implantation_arpenteur_2024-11-01_1P
- PL_11-15_WatersEdge_implantation_stationnement_2024-11-27_1P
- PL_11-15_WatersEdge_insertion_2024-11-27_1P
- PL_11-15_WatersEdge_materiaux_2024-11-27_1P
- PL_11-15_WatersEdge_perspectives_2024-11-27_6P

The whole, for the following reasons:

THAT the proposed project's net residential density of 147 dwellings/ha is difficult to integrate into the surrounding environment, which is generally composed of single-family homes;

THAT the proposed lot coverage is too high in relation to the total area of the lots involved in the project;

THAT the positioning of the proposed building in relation to the building located at 9 Water's Edge Avenue is too close, particularly with respect to the side setback, which is likely to affect the privacy of the adjacent building;

THAT the location of the two exterior visitor parking spaces, positioned on the south side of the building, significantly compromises accessibility to the rear yard;

THAT the 33% greening ratio is likely to negatively affect the quality of life of residents and the building's resilience to climate change. Ideally, the project should aim for a green space ratio of at least 50%;

THAT in general, the positioning of the building, the configuration of the accesses and the characteristics of the proposed landscaping make the use of the rear courtyard unfriendly. In addition, tenants on the 3rd floor have no terraces or balconies from which to relax and enjoy the outdoors;

THAT the vehicular traffic associated with the addition of 16 dwellings on Water's Edge Avenue in the form of a cul-de-sac with no turning radius is likely to increase the difficulties of cohabitation with adjacent buildings, despite the relative proximity to the Pointe-Claire train station (approximate distance 500 metres through a tunnel). This difficult cohabitation could be exacerbated by the partial or total ban on on-street parking at certain times of the year;

THAT the proposed parking ratio of one parking space per dwelling unit seems insufficient given the location of the building and the profile of the units offered;

THAT the project submitted proposes insufficient fire protection measures;

THAT the units on the 3rd floor and the bedrooms located in the basement do not appear to have sufficient natural lighting.

2025-066

AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF FRENCH AND ENGLISH LIBRARY BOOKS FOR THE YEAR 2025, TO LIVRES BABAR INC., LIBRAIRIE CLIO, PARAGRAPHE, LIBRAIRIE MONET, LIBRAIRIE RAFFIN AND LIBRAIRIE DE VERDUN, FOR A TOTAL AMOUNT OF \$ 295,000, TAXES INCLUDED

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO award a contract for the supply and delivery of library books in French and in English for the period of January 1 to December 31, 2025, to, LIVRES BABAR INC., LIBRAIRIE CLIO, PARAGRAPHE, LIBRAIRIE MONET, LIBRAIRIE RAFFIN and LIBRAIRIE DE VERDUN, for a total amount of \$ 295 000, taxes included.

TO charge this expense to Budget Account 02-702-30-671.

2025-067

APPROVE AN AGREEMENT TO BE ENTERED INTO WITH HOCKEY WEST ISLAND INC.

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Paul Bissonnette, and unanimously resolved:
TO approve an agreement to be entered into between the City of Pointe-Claire and Hockey West Island Inc., 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.

2025-068	<div>APPROVE AN AGREEMENT TO BE ENTERED INTO WITH POINTE-CLAIRE RINGETTE ASSOCIATION</div> <div>It is moved by Councillor Tara Stainforth, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO approve an agreement to be entered into between the City of Pointe-Claire and Pointe-Claire Ringette Association, 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.</div>
2025-069	<div>APPROVE AN AGREEMENT TO BE ENTERED INTO WITH POINTE-CLAIRE SKATING CLUB</div> <div>It is moved by Councillor Tara Stainforth, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO approve an agreement to be entered into between the City of Pointe-Claire and Pointe-Claire Skating Club, 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.</div>
2025-070	<div>APPROVE AN AGREEMENT TO BE ENTERED INTO WITH SOCCER POINTE-CLAIRE</div> <div>It is moved by Councillor Tara Stainforth, Seconded by Councillor Paul Bissonnette, and unanimously resolved: TO approve an agreement to be entered into between the City of Pointe-Claire and Soccer Pointe-Claire, 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.</div>
2025-071	<div>APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE LESTER-B.-PEARSON SCHOOL BOARD REGARDING THE USE OF A PORTION OF LAND ADJACENT TO THE SCHOOL YARD (HORIZON HIGH SCHOOL) FOR THE INSTALLATION OF A TEMPORARY COMMUNITY GARDEN</div> <div>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Eric Stork, and resolved by majority: TO approve an agreement to be entered into between the City of Pointe-Claire and the Lester-B.-Pearson School Board regarding the use of a portion of land adjacent to the school yard (Horizon High School) for the installation of a temporary community garden, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council. TO authorize Mr. Claude Rhéaume, Director - Culture, Sports, Leisure and Community Development, to sign said agreement, for and in the name of the City of Pointe-Claire.</div>
2025-072	<div>AUTHORIZE A DONATION OF A FAMILY OPEN PADDLE MEMBERSHIP TO THE TERESA DELLAR PALLIATIVE CARE RESIDENCE</div> <div>It is moved by Councillor Bruno Tremblay, Seconded by Councillor Eric Stork, and unanimously resolved: TO authorize the donation of a family open paddle membership to the Teresa Dellar Palliative Care Residence, to be auctioned off at the silent auction held in conjunction with their annual Valentine's Day fundraising event.</div>

Votes against:
Councillor Cynthia Homan
Councillor Claude Cousineau
Councillor Paul Bissonnette

2025-073

AUTHORIZE THE PARTICIPATION OF AN EMPLOYEE AT THE 1ST PADDLE SUMMIT ORGANIZED BY THE INTERNATIONAL CANOE FEDERATION TO BE HELD FROM FEBRUARY 27 TO MARCH 2, 2025 IN HANGZHOU, CHINA. (NO EXPENSE SHALL BE PAID BY THE CITY FOR THIS PARTICIPATION)

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize Émilie Fournel to represent the City of Pointe-Claire at 1st Paddle Summit organized by the International Canoe Federation from February 27 to March 2, 2025 in Hangzhou, China.

All traveling expenses (flights, hotels, per diem) are paid by the International Canoe Federation.

2025-074

CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO hereupon adjourn this meeting at 9:15 p.m.

Tim Thomas, Mayor

Me Caroline Thibault, City Clerk