



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, MARCH 11, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON MARCH 5, 2025.

**PRESENT :** Councillor Claude Cousineau, Councillor Paul Bissonnette, Councillor Kelly Thorstad-Cullen, 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.

*Councillor Claude Cousineau leaves his seat at 7:16 p.m.*

*Councillor Claude Cousineau regains his seat at 7:18 p.m.*

*Councillor Claude Cousineau leaves his seat at 7:19 p.m.*

*Councillor Claude Cousineau regains his seat at 7:21 p.m.*

**2025-122** ADOPTION OF THE AGENDA

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

**2025-123** PROCLAIM MAY 13, 2025 AS DENIM DAY FOR BREAST CANCER IN THE CITY OF POINTE-CLAIRE

Municipal Council proclaims May 13, 2025 as Denim Day for Breast Cancer in the City of Pointe-Claire.

**2025-124** APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 4, 2025 AND OF THE SPECIAL MEETING OF FEBRUARY 19, 2025

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Tara Stainforth, and unanimously resolved:  
TO approve the French and English versions of the minutes of the regular meeting of February 4, 2025 and of the special meeting of February 19, 2025.

**2025-125** QUESTION PERIOD

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

Terri Almond  
Sheila Laursen

*Councillor Bruno Tremblay leaves his seat at 7:48 p.m.*

Susan Weaver

*Councillor Bruno Tremblay regains his seat at 7:53 p.m.*

Alain Dubuc  
Maria Ricciardelli  
Jonathan McLelland  
Ralph Stocek  
Stephanie Myers.

*Councillor Eric Stork leaves his seat at 8:27 p.m.*

**2025-126** FILE THE REPORT PERTAINING TO THE REGISTER HELD FROM FEBRUARY 17 TO 21, 2025, WITH RESPECT TO BY-LAW PC-2988

The certificate issued pursuant to Section 555 of the *Act respecting elections and referendums in municipalities* for By-law PC-2988 is filed and the members of Council take note. The By-law is deemed to be approved by the qualified voters.

**2025-127** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 TO CLARIFY THE APPLICATION OF CERTAIN RULES CONCERNING THE USE OF SPECIFIC LANDS LOCATED IN ZONES N2 AND CB9 WHEN THE BOUNDARIES OF SUCH LANDS HAVE BEEN MODIFIED BY THE IMPLEMENTATION AND OPERATION OF THE RÉSEAU EXPRESS MÉTROPOLITAIN (R.E.M.)

Councillor Brent Cowan gives notice of motion that a draft by-law amending the Zoning By-law PC-2775 to clarify the application of certain rules concerning the use of specific lands located in zones N2 and Cb9 when the boundaries of such lands have been modified by the implementation and operation of the *Réseau express métropolitain (R.E.M.)* will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft by-law amending the Zoning By-law PC-2775 to clarify the application of certain rules concerning the use of specific lands located in zones N2 and Cb9 when the boundaries of such lands have been modified by the implementation and operation of the *Réseau express métropolitain (R.E.M.)*.

**2025-128** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME BY-LAW PC-2787 IN ORDER TO REMOVE CERTAIN PROVISIONS RELATING TO DEMOLITION FOLLOWING THE ADOPTION OF THE NEW BY-LAW ON THE DEMOLITION OF IMMOVABLES, AND TO REVIEW THE TERMINOLOGY ASSOCIATED WITH HERITAGE INTEREST AND THE SPECIFIC CHARACTER OF POINTE-CLAIRE

Councillor Brent Cowan gives notice of motion that a draft by-law amending Site Planning and Architectural Integration Programme By-law PC-2787 in order to remove certain provisions relating to demolition following the adoption of the new by-law on the demolition of immovables, and to review the terminology associated with heritage interest and the specific character of Pointe-Claire will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft by-law amending Site Planning and Architectural Integration Programme By-law PC-2787 in order to remove certain provisions relating to demolition following the adoption of the new by-law on the demolition of immovables, and to review the terminology associated with heritage interest and the specific character of Pointe-Claire.

*Councillor Eric Stork regains his seat at 8:27 p.m.*

*Councillor Tara Stainforth leaves her seat at 8:27 p.m.*

**2025-129** ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE ZONING BY-LAW PC-2775 TO CLARIFY THE APPLICATION OF CERTAIN RULES CONCERNING THE USE OF SPECIFIC LANDS LOCATED IN ZONES N2 AND CB9 WHEN THE BOUNDARIES OF SUCH LANDS HAVE BEEN MODIFIED BY THE IMPLEMENTATION AND OPERATION OF THE RÉSEAU EXPRESS MÉTROPOLITAIN (R.E.M.)

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.

Absent during the vote :  
Councillor Tara Stainforth

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO adopt a draft by-law amending the Zoning By-law PC-2775 to clarify the application of certain rules concerning the use of specific lands located in zones N2 and Cb9 when the boundaries of such lands have been modified by the implementation and operation of the *Réseau express métropolitain (R.E.M.)*.

Councillor Tara Stainforth regains her seat at 8:30 p.m.

**2025-130**                    ADOPTION OF A FIRST DRAFT BY-LAW AMENDING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME BY-LAW PC-2787 IN ORDER TO REMOVE CERTAIN PROVISIONS RELATING TO DEMOLITION FOLLOWING THE ADOPTION OF THE NEW BY-LAW ON THE DEMOLITION OF IMMOVABLES, AND TO REVIEW THE TERMINOLOGY ASSOCIATED WITH HERITAGE INTEREST AND THE SPECIFIC CHARACTER OF POINTE-CLAIRE

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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 Kelly Thorstad-Cullen, and unanimously resolved:  
TO adopt a draft by-law amending Site Planning and Architectural Integration Programme By-law PC-2787 in order to remove certain provisions relating to demolition following the adoption of the new by-law on the demolition of immovables, and to review the terminology associated with heritage interest and the specific character of Pointe-Claire.

**2025-131**                    ADOPTION WITH MODIFICATION OF A SECOND DRAFT BY-LAW AMENDING ZONING BY-LAW PC-2775 TO CLARIFY DEFINITIONS RELATED TO TERRACE AND GARDEN STRUCTURES,AND TO FRAME THE DEVELOPMENT AND OPERATION OF COMMERCIAL TERRACES AND MICRO-TERRACES.

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Vote against:  
Mayor Tim Thomas                    It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Kelly Thorstad-Cullen, and majoritarily resolved:  
TO adopt a second draft by-law amending Zoning By-law PC-2775 to clarify definitions related to terrace and garden structures,and to frame the development and operation of commercial terraces and micro-terraces.

**2025-132**                    ADOPTION WITH MODIFICATIONS OF A 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

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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.

Vote against:  
Mayor Tim Thomas                    It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Kelly Thorstad-Cullen, and resolved by majority:  
TO adopt with modifications a 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.

**2025-133**                    ADOPTION WITH MODIFICATIONS OF A BY-LAW AMENDING THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME BY-LAW PC-2787 IN ORDER TO REGULATE COMMERCIAL TERRACES

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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.

Vote against:  
Mayor Tim Thomas                    It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Kelly Thorstad-Cullen, and resolved by majority:  
TO adopt with modifications a by-law amending the site planning and architectural integration programme by-law PC-2787 in order to regulate commercial terraces.

<p><b>2025-134</b></p>	<p>ADOPTION WITH MODIFICATIONS OF A 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 CERTIFICATE OF AUTHORIZATION REGARDING A COMMERCIAL TERRACE AS WELL AS THE DURATION OF VALIDITY OF SAID CERTIFICATE OF AUTHORIZATION</p> <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 Bruno Tremblay, Seconded by Councillor Kelly Thorstad-Cullen, and resolved by majority: TO adopt with modifications a 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 certificate of authorization regarding a commercial terrace as well as the duration of validity of said certificate of authorization.</p>
<p><b>2025-135</b></p>	<p>ADOPTION WITH MODIFICATIONS OF A BY-LAW AMENDING VILLAGE CODE PC-2880 IN ORDER TO SPECIFY THAT COMMERCIAL TERRACES OR COMMERCIAL MICRO-TERRACES ARE NOT GOVERNED BY THE VILLAGE CODE</p> <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 Bruno Tremblay, Seconded by Councillor Kelly Thorstad-Cullen, and majoritarily resolved: TO adopt with modifications a by-law amending Village Code PC-2880 in order to specify that commercial terraces or commercial micro-terraces are not governed by the Village Code.</p>
<p><b>2025-136</b></p>	<p>GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 600 TO VILLA ST-LOUIS</p> <hr/> <p>It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO grant a financial support in the amount of \$ 600 to Villa St-Louis.</p> <p>TO charge this expense to the Budget Account 02-193-00-989.</p>
<p><b>2025-137</b></p>	<p>GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 1,600 TO LES AMIS DU VIEUX-MOULIN</p> <hr/> <p>It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO grant a financial support in the amount of \$ 1,600 to Les Amis du Vieux-Moulin.</p> <p>TO charge this expense to the Budget Account 02-193-00-989.</p>
<p><b>2025-138</b></p>	<p>GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 35,000 TO THE LAKESHORE GENERAL HOSPITAL FOUNDATION</p> <hr/> <p>It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: TO grant a financial support in the amount of \$ 35,000 to the Lakeshore General Hospital Foundation.</p> <p>TO charge this expense to the Budget Account 02-193-00-963.</p>

<b>2025-139</b>	<u>AUTHORIZE THE LENDING OF EQUIPMENT FOR VARIOUS EVENTS / FUNDRAISERS HELD ON THE TERRITORY OF THE CITY</u>  WHEREAS the Empty Bowls fundraiser is 100% for the benefit of La Corbeille de pain.  WHEREAS the CPH tournament is 100% for the benefit of Lakeshore Hospital.  WHEREAS PoutineFest 2025 takes place on the Pointe-Claire territory.  WHEREAS for the purposes of these 3 events, La Corbeille de pain, CPH and Productions FGM have requested that the City of Pointe-Claire lend equipment.  It is moved by Councillor Eric Stork, Seconded by Councillor Cynthia Homan, and unanimously resolved: THAT the City lend the following equipment to la Corbeille de pain: 22 orange cones, 8 metal barriers, 10 picnic tables, 11 tents and 16 folding tables. The equipment will be delivered on site and collected on May 4 or May 11, 2025. The management of items between delivery and pickup will remain the sole responsibility of La Corbeille de pain.  THAT the City lend the following equipment to CPH: : 6 to 8 picnic tables, 4 recycling bins, 2 compost bins, 6 tents, 1 folding table and 1 water fountain. The equipment will be delivered on site and collected on August 26, 2025. The management of items between delivery and pickup will remain the sole responsibility of CPH.  THAT the City gives access to a fire hydrant to Productions FGM.
<b>2025-140</b>	<u>FILE THE MINUTES OF THE NOVEMBER 27, 2024 MEETING OF THE STEWART HALL ADVISORY BOARD</u>  The French and English versions of the minutes of the Stewart Hall Advisory Board meeting held on November 27, 2024, are filed and the members of Council take note.
<b>2025-141</b>	<u>FILE THE MINUTES OF THE DECEMBER 10, 2024 MEETING OF THE TRAFFIC COMMITTEE</u>  The French and English versions of the minutes of the Traffic Committee meeting of December 10, 2024 are filed and members of Council take note.
<b>2025-142</b>	<u>FILE THE MINUTES OF THE DECEMBER 12, 2024 MEETING OF THE PUBLIC ART COMMITTEE (REPEALS 2025-082)</u>  The French and English versions of the minutes of the Public Art Committee meeting held on December 12, 2024 are filed and the members of Council take note.  The present resolution repeals and replaces the resolution 2025-082.
<b>2025-143</b>	<u>FILE THE MINUTES OF THE JANUARY 29, 2025 MEETING OF THE YOUTH ADVISORY BOARD</u>  The French and English versions of the minutes of the Youth Advisory Board meeting held on January 29, 2025, are filed and the members of Council take note.
<b>2025-144</b>	<u>FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF JANUARY 23, 2025 TO FEBRUARY 26, 2025</u>  The list of budget amendments and the register of cheques for the period of January 23, 2025 to February 26, 2025, are filed and the members of Council take note.
<b>2025-145</b>	<u>FILE THE REPORT CONCERNING AUTHORIZED REIMBURSEMENTS IN CONNECTION WITH MUNICIPAL COUNCILLORS' RESEARCH AND SUPPORT EXPENSES, FOR FISCAL YEAR 2024</u>  The report concerning authorized reimbursements in connection with municipal councillors' research and support expenses, for fiscal year 2024, is filed and members of Council take note.

<b>2025-146</b>	<p><b>FILE THE REPORT ON ELECTED OFFICIALS' EXPENSES (REPRESENTATION EXPENSES, CONFERENCE AND SYMPOSIUM EXPENSES, TRAVEL EXPENSES) FOR FISCAL YEAR 2024.</b></p> <hr/> <p>The report on elected officials' expenses (representation expenses, conference and symposium expenses, travel expenses) for fiscal year 2024, is filed and members of Council take note.</p>
<b>2025-147</b>	<p><b>ADOPT A POLICY ON THE ESTABLISHMENT OF IMMOVABLE SUBCATEGORIES AND DIVISION OF THE CITY'S TERRITORY INTO SECTORS</b></p> <hr/> <p>It is moved by Councillor Paul Bissonnette,  Seconded by Councillor Eric Stork, and unanimously resolved:  TO adopt a Policy on the establishment of immovable subcategories and division of the City's territory into sectors.</p>
<b>2025-148</b>	<p><b>AUTHORIZE THE USE OF THE RESERVES FOR THE REIMBURSEMENT OF REFINANCING DEBT FOR DECEMBER 2025</b></p> <hr/> <p>It is moved by Councillor Paul Bissonnette,  Seconded by Councillor Eric Stork, and unanimously resolved:  TO authorize the use of the current reserves to reimburse the following 2025 refinancing:</p> <ul style="list-style-type: none"> <li>- December 17, 2025: \$ 7,718,000.</li> </ul>
<b>2025-149</b>	<p><b>AUTHORIZE THE PARTICIPATION OF THE CITY OF POINTE-CLAIRE IN THE PURCHASING CONSORTIUM FOR THE 2025-2026 WINTER SEASON, FOR THE CALLS FOR TENDERS PREPARED BY THE CITY OF MONTREAL FOR THE SUPPLY AND DELIVERY OF WINTER ABRASIVES AND DE-ICING SALT</b></p> <hr/> <p>It is moved by Councillor Paul Bissonnette,  Seconded by Councillor Eric Stork, and unanimously resolved:  TO authorize the participation of the City of Pointe-Claire in the purchasing consortium for the 2025-2026 winter season, for the calls for tenders prepared by the City of Montreal for the supply and delivery of winter abrasives and de-icing salt.</p>
<b>2025-150</b>	<p><b>FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF MARCH 2025</b></p> <hr/> <p>The list of delegated staff changes for the month of March 2025, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.</p>
<b>2025-151</b>	<p><b>APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF MARCH 11, 2025</b></p> <hr/> <p>It is moved by Councillor Kelly Thorstad-Cullen,  Seconded by Councillor Cynthia Homan, and unanimously resolved:  TO approve the list of non-delegated staff changes as of March 11, 2025, as signed by Mrs. Karina Verdon, City Manager.</p>
<b>2025-152</b>	<p><b>APPROVE AN AMENDMENT TO THE EMPLOYER-REQUESTED TRAVEL POLICY</b></p> <hr/> <p>It is moved by Councillor Kelly Thorstad-Cullen,  Seconded by Councillor Cynthia Homan, and unanimously resolved:  TO approve the amended version of the Employer-requested travel policy in order to include modifications regarding the adjustment of the annual reimbursement rate per kilometer of travel as of May 1, 2025.</p>

- 2025-153** EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH CONCEPTION PAYSAGE INC., FOR THE YEAR 2025, IN THE AMOUNT OF \$ 26,472.65, TAXES INCLUDED FOR PROFESSIONAL SERVICES FOR THE MONTHLY AND ANNUAL INSPECTION OF THE CITY'S PLAYGROUNDS
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- It is moved by Councillor Eric Stork,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with CONCEPTION PAYSAGE INC., for the year 2025, in the amount of \$ 26,472.65, taxes included (subject to the consumer price index (CPI)), for professional services for the monthly and annual inspection of the City's playgrounds (TP220009).
- TO charge this expense to Budget Account 02-701-71-419.
- 2025-154** EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH 9042-0845 QUÉBEC INC. (MARIO C. ET FILS), FOR THE YEAR 2025, IN THE AMOUNT OF \$ 93,752.79, TAXES INCLUDED FOR PLANTING WORKS AND HORTICULTURAL MAINTENANCE INCLUDING WATERING OF SAINT-JEAN AND DES SOURCES BOULEVARDS, HOLIDAY AVENUE AND PLACE DE LA TRIADE
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- It is moved by Councillor Eric Stork,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with 9042-0845 QUÉBEC INC. (MARIO C. ET FILS), for the year 2025, in the amount of \$ 93,752.79, taxes included (subject to the consumer price index (CPI)), for planting works and horticultural maintenance including watering of Saint-Jean and Des Sources boulevards, Holiday avenue and Place de la Triade (TP220010).
- TO charge this expense to Budget Account 02-701-72-481.
- 2025-155** EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH WASTE MANAGEMENT QUÉBEC INC., FOR THE PERIOD OF APRIL 1, 2025 TO MARCH 31, 2026, IN THE AMOUNT OF \$ 1 979 615.77, TAXES INCLUDED FOR THE COLLECTION AND TRANSPORT OF DOMESTIC WASTE, COMPOSTABLE MATERIALS, BULKY ITEMS, CHRISTMAS TREES AND ROLL-OFF CONTAINERS
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- It is moved by Councillor Eric Stork,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with WASTE MANAGEMENT QUÉBEC INC., for the period of April 1, 2025 to March 31, 2026, in the amount of \$ 1,979,615.77, taxes included, for collection and transport services of domestic waste, compostable materials, bulky items, Christmas trees and roll-off containers (TP210024).
- TO charge this expense to Budget Accounts 02-420-00-471, 02-420-00-476, 02-420-00-479, 02-420-00-485 and 02-420-00-495.
- 2025-156** EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH COLAS (PREVIOUSLY MELOCHE, A DIVISION OF SINTRA) AND CONSTRUCTION DJL, FOR THE PERIOD OF MID-MARCH 2025 TO MID-MARCH 2026, IN THE AMOUNT OF \$ 329,679.32, TAXES INCLUDED FOR THE SUPPLY AND THE LOADING OF BITUMINOUS MIXES
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- It is moved by Councillor Eric Stork,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with COLAS (previously Meloche, a division of Sintra) and CONSTRUCTION DJL, for the period of mid-March 2025 to mid-March 2026, in the amount of \$ 329,679.32, taxes included, for the supply and the loading of bituminous mixes (TP230016).
- TO charge this expense to Budget Accounts 02-320-00-625, 02-413-01-625 and 02-415-00-625 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

<b>2025-157</b>	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ENVIRONNEMENT ROUTIER NRJ INC., FOR THE PERIOD OF APRIL 1, 2025 TO MARCH 31, 2026, IN THE AMOUNT OF \$ 121,427.40, TAXES INCLUDED FOR THE COLLECTION BY CRANE AND TRANSPORTATION OF WASTE MATERIALS FROM SEMI-BURIED CONTAINERS</p> <hr/> <p>It is moved by Councillor Eric Stork,  Seconded by Councillor Bruno Tremblay, and unanimously resolved:  TO exercise the renewal option provided for in the contract entered into with ENVIRONNEMENT ROUTIER NRJ INC., for the period of April 1, 2025 to March 31, 2026, in the amount of \$ 121,427.40, taxes included, for the collection by crane and transportation of waste materials from semi-buried containers (TP210047).</p> <p>TO charge this expense to Budget Accounts 02-420-00-471, 02-420-00-485 and 02-420-00-495.</p>
<b>2025-158</b>	<p>AWARD A CONTRACT FOR THE REPLACEMENT AND THE INSTALLATION OF SERVICE CONNECTIONS FOR THE YEAR 2025, TO EDJ (9378-6549 QUÉBEC INC.), FOR A TOTAL AMOUNT OF \$ 477,076.76, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Eric Stork,  Seconded by Councillor Bruno Tremblay, and unanimously resolved:  TO award a contract for the replacement and the installation of service connections for the year 2025 (TP250007), to the lowest conforming bidder, being EDJ (9378-6549 QUÉBEC INC.), for a total amount of \$ 477,076.76, taxes included.</p> <p>TO charge this expense to Budget Account 02-320-00-521.</p>
<b>2025-159</b>	<p>AWARD A CONTRACT FOR RENTAL SERVICES OF PORTABLE SINKS, PORTABLE TOILETS AND SANITARY TRAILORS FOR THE YEARS 2025, 2026 AND 2027, TO SANIVAC (9363-9888 QUÉBEC INC.), FOR A TOTAL AMOUNT OF \$ 188,591.19, TAXES INCLUDED, WITH THE YEARS 2028 AND 2029 IN OPTION</p> <hr/> <p>It is moved by Councillor Eric Stork,  Seconded by Councillor Bruno Tremblay, and unanimously resolved:  TO award a contract for rental services of portable sinks, portable toilets and sanitary trailers for the years 2025, 2026 and 2027 (TP250024), to the lowest conforming bidder, being SANIVAC (9363-9888 QUÉBEC INC.), for a total amount of \$ 188,591.19, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for the years 2028 and 2029.</p> <p>TO charge this expense to Budget Account 02-420-00-513.</p>
<b>2025-160</b>	<p>AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF TREES FOR THE YEAR 2025, TO PÉPINIÈRE JARDIN 2000 INC, FOR A TOTAL AMOUNT OF \$ 199,585.10, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Eric Stork,  Seconded by Councillor Bruno Tremblay, and unanimously resolved:  TO award a contract for the supply and the delivery of trees for the year 2025 (TP250026), to the lowest conforming bidder, being PÉPINIÈRE JARDIN 2000 INC, for a total amount of \$ 199,585.10, taxes included.</p> <p>TO charge this expense to Budget Accounts 02-701-73-484 and 03-920-15-010 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the tender documents).</p>



<b>2025-161</b>	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH AV-TECH INC., FOR THE PERIOD OF APRIL 1, 2025 TO MARCH 31, 2026, IN THE AMOUNT OF \$ 47,362.79, TAXES INCLUDED FOR MAINTENANCE, INSPECTION AND REPAIR SERVICES FOR GENERATORS IN THE CITY OF POINTE-CLAIRE</p> <hr/> <p>It is moved by Councillor Brent Cowan,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO exercise the renewal option provided for in the contract entered into with AV-TECH INC., for the period of April 1, 2025 to March 31, 2026, in the amount of \$ 47,362.79, taxes included (subject to the consumer price index (CPI)), for maintenance, inspection and repair services for generators in the City of Pointe-Claire (EP220003).</p> <p>TO charge this expense to Budget Accounts 02-877-10-534, 02-877-20-534, 02-877-21-534, 02-877-40-534, 02-877-60-534, 02-877-80-534 and 02-877-81-534 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to the adjustments provided for in the tender documents).</p>
<b>2025-162</b>	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH A.S.I EXPERT AQUATIQUE , FOR THE PERIOD OF APRIL 1, 2025 TO MARCH 31, 2026, IN THE AMOUNT OF \$ 5,793.30, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY OF CHEMICAL PRODUCTS FOR THE CITY'S SWIMMING POOLS</p> <hr/> <p>It is moved by Councillor Brent Cowan,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO exercise the renewal option provided for in the contract entered into with A.S.I EXPERT AQUATIQUE, for the period of April 1, 2025 to March 31, 2026, in the amount of \$ 5,793.30, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery of chemical products for the City's swimming pools (EP220001).</p> <p>TO charge this expense to Budget Account 02-877-40-635.</p>
<b>2025-163</b>	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH TRANE CANADA ULC, FOR THE PERIOD APRIL 1, 2025 TO MARCH 31, 2026, IN THE AMOUNT OF \$ 85,858.52, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY, UPON REQUEST, OF VARIOUS MECHANICAL PARTS FOR HVAC SYSTEMS</p> <hr/> <p>It is moved by Councillor Brent Cowan,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO exercise the renewal option provided for in the contract entered into with TRANE CANADA ULC, for the period of April 1, 2025 to March 31, 2026, in the amount of \$ 85,858.52, taxes included (subject to the consumer price index (CPI)), for the supply and the delivery, upon request, of various mechanical parts for HVAC systems (EP240004).</p> <p>TO charge this expense to Budget Accounts 02-877-10-533, 02-877-15-533, 02-877-20-533, 02-877-21-533, 02-877-30-533, 02-877-40-533, 02-877-41-533, 02-877-43-533, 02-877-50-533, 02-877-52-533, 02-877-60-533, 02-877-80-533, 02-877-81-533, 02-877-90-533 and 02-877-91-533 (According to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to the adjustments provided for in the tender documents).</p>
<b>2025-164</b>	<p>APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH AQUATECHNO SPÉCIALISTES AQUATIQUE INC., FOR THE SUPPLY AND DELIVERY OF CHEMICAL PRODUCTS FOR SWIMMING POOLS AND OUTDOOR GAMES, FOR AN AMOUNT OF \$ 15 601.84 \$, TAXES INCLUDED</p> <hr/> <p>It is moved by Councillor Brent Cowan,  Seconded by Councillor Tara Stainforth, and unanimously resolved:  TO approve a change order to the contract entered into with AQUATECHNO SPÉCIALISTES AQUATIQUE INC., for the supply and delivery of chemical products for swimming pools and outdoor games (TP240024), for a total amount of \$ 15 601.84, taxes included (subject to the consumer price index (CPI)).</p> <p>TO authorize consequently an increase of this contract, bringing the total amount to \$ 90 475.86, taxes included (subject to the consumer price index (CPI)).</p> <p>TO charge this expense to Budget Account 02-701-42-635.</p>

<b>2025-165</b>	<p>AUTHORIZE THE SIGNATURE OF THE NOTICE AND CONSENT TO THE REORGANIZATION OF GROUPE ABS INC. IN REFERENCE TO THE CONTRACT "PROFESSIONAL SERVICES FOR GEOTECHNICAL STUDIES, ENVIRONMENTAL CHARACTERIZATION AND MATERIAL QUALITY CONTROL FOR MUNICIPAL INFRASTRUCTURE REHABILITATION FOR 2024, WITH TWO YEARS IN OPTION GP2416-24037"</p> <hr/> <p>It is moved by Councillor Paul Bissonnette,  Seconded by Councillor Cynthia Homan, and unanimously resolved:  TO authorize Me Caroline Thibault, Director of Legal Affairs and City Clerk, to sign for and in the name of the City of Pointe-Claire, the notice and consent to the reorganization of Groupe ABS inc. in reference to the contract "professional services for geotechnical studies, environmental characterization and material quality control for municipal infrastructure rehabilitation for 2024, with two years in option GP2416-24037".</p>
<b>2025-166</b>	<p>AWARD A CONTRACT FOR THE REPAIR OF PATHWAYS AND LIGHTING AT NORTHVIEW PARK, TO GROUPE DAMEX, FOR A TOTAL AMOUNT OF \$ 619,023.68, 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 repair of pathways and lighting at Northview Park (GP2511-25009), to the lowest conforming bidder, being GROUPE DAMEX, for a total amount of \$ 619,023.68, taxes included.</p> <p>TO charge this expense to Budget Account 22-425-12-979.</p>
<b>2025-167</b>	<p>AWARD A CONTRACT FOR THE REPAIR OF DU BORD-DU-LAC-LAKESHORE ROAD, FROM RAYNOR AVENUE TO THE ENTRANCE OF HIGHWAY 20, TO ALI EXCAVATION INC., FOR A TOTAL AMOUNT OF \$ 2,732,822.74, 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 repair of Du Bord-du-Lac-Lakeshore Road, from Raynor Avenue to the entrance of Highway 20 (GP2506-25013), to the lowest conforming bidder, being ALI EXCAVATION INC., for a total amount of \$ 2,732,822.74, taxes included.</p> <p>TO charge this expense to Budget Accounts 22-425-02-978 and 22-420-22-910.</p>
<b>2025-168</b>	<p>AWARD A CONTRACT FOR THE RECONSTRUCTION OF THE WEST ROUNDABOUT OF CEDAR AVENUE, TO CONSTRUCTION G-NESIS INC., FOR A TOTAL AMOUNT OF \$ 965,442.78, 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 reconstruction of the West roundabout of Cedar Avenue (GP2502-25007), to the lowest conforming bidder, being CONSTRUCTION G-NESIS INC., for a total amount of \$ 965,442.78, taxes included.</p> <p>TO charge this expense to Budget Account 03-920-24-020.</p>
<b>2025-169</b>	<p>AWARD A CONTRACT FOR THE REPLACEMENT OF STREET LIGHTS ON ASHINGTON AND INGLEWOOD AVENUES, TO LAURIN LAURIN INC., FOR A TOTAL AMOUNT OF \$ 324,684.80, 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 replacement of street lights on Ashington and Inglewood avenues (GP2504-24110), to the lowest conforming bidder, being LAURIN LAURIN INC., for a total amount of \$ 324,684.80, taxes included.</p> <p>TO charge this expense to Budget Account 22-425-42-981.</p>

<b>2025-170</b>	<p>AWARD A CONTRACT FOR PROFESSIONAL SERVICES FOR THE INSPECTION OF THE STRUCTURE LOCATED ON SAINT-JEAN BOULEVARD ABOVE THE CN, CP RAILS AND DONEGANI AVENUE, TO IGF AXIOM INC., FOR A TOTAL AMOUNT OF \$ 71,164.50, 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 professional services for the inspection of the structure located on Saint-Jean Boulevard above the CN, CP rails and Donegani Avenue (GP2503-24106), to the bidder having obtained the highest score, being IGF AXIOM INC., for a total amount of \$ 71,164.50, taxes included.</p> <p>TO charge this expense to Budget Account 22-425-02-982.</p>
<b>2025-171</b>	<p>APPROVE THE EVALUATION CRITERIA TO BE USED FOR PROJECTS INVOLVING THE SUPPLY AND THE INSTALLATION OF PLAY MODULES</p> <hr/> <p>It is moved by Councillor Paul Bissonnette,  Seconded by Councillor Cynthia Homan, and unanimously resolved:  TO approve the evaluation criteria to be used in connection with the call for tenders to be launched for this purpose such as those appearing in the decision making file.</p> <p>TO authorize the use of the system of evaluation and of call for tenders provided for in section 573.1.0.1 of the Cities and Towns Act, (system known as "call for quality tenders for an envelope including the price") within the framework of the awarding of a contract for the supply and installation of play modules.</p>
<b>2025-172</b>	<p>PUBLIC MEETING REGARDING A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI) REQUEST LOCATED AT 27, SALISBURY AVENUE</p> <hr/> <p>A public meeting is held concerning a draft a Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI) request located at 27, Salisbury Avenue. The draft resolution contains provisions making it a resolution subject to approval by way of referendum.</p> <p>The City Clerk explains the draft resolution and invites anyone wishing to speak to do so.</p> <p>No questions or comments were addressed to Council.</p>
<b>2025-173</b>	<p>PUBLIC MEETING REGARDING A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI) REQUEST LOCATED AT 1890, BOULEVARD DES SOURCES</p> <hr/> <p>A public meeting is held concerning a draft a Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI) request located at 1890, boulevard des Sources. The draft resolution contains provisions making it a resolution subject to approval by way of referendum.</p> <p>The City Clerk explains the draft resolution and invites anyone wishing to speak to do so.</p> <p>No questions or comments were addressed to Council.</p>

ADOPT A SECOND DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 27 SALISBURY AVENUE (FORMERLY 222, HIGHWAY 20) AUTHORIZING THE OCCUPATION OF A BUILDING FOR THE PURPOSES OF REBUILDING THE COLLINS CLARKE MACGILLVRAY WHITE FUNERAL HOMES.

WHEREAS a request has been made to permit a Specific Construction, Alteration Modification, or Occupancy project (SCAOPI) for the reconstruction of the building situated 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 in suppletive manner 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
Façade zone (%)	0%	±48.24 %	Min: 90 %
Nb 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 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 of 40%;
- The Floor Space Index (F.S.I) of 0.25 is inferior to the minimum required of 0.5;
- The width of the facade zone of 42.88 m, exceeds the maximum permitted width of 12 m, each segment must be recessed or projected by at least 1 m;
- The percentage of facade in the facade zone is 48% whereas the minimum required occupation within the façade zone is of 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 respects the objectives and criteria of By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI);

WHEREAS the favourable recommendation made by the Planning Advisory Committee (PAC) regarding the project as presented during its meeting on November 11, 2024;

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It is moved by Councillor Brent Cowan,  
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:  
TO authorize the reconstruction of the funeral home, the whole as described in the following documents received by the Planning Department:

- PL\_27\_Salisbury\_amenagement\_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 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 Permits and Certificates By-law 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 on Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI) be reviewed for conformity with the Montréal Urban Agglomeration Land Use and Development Plan and with the provisions of the applicable complementary document.

**2025-175**

ADOPT A SECOND 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.

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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;

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) along Avro Avenue;

Phase 3 :

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

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Phase 4 :

- Demolition of existing office space fronting on Des Sources Boulevard;
- Construction of a new two-storey office space;
- Creation of 77 additional parking spaces for cars;
- 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 affect zone N25 and the redevelopment of the site will affect 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 only the following industrial uses:

- 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 proposed works in the first 2 phases of the project concern the construction of a garage for the maintenance and basic mechanics of the fleet of transport vehicles for goods, which the 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 that the following provisions of Zoning By-law PC-2775 are not respected:

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

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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

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

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 is generally conforming 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 the recommendations made are with a view of optimizing the resilience of the project and the site;

WHEREAS the project generally meets the objectives and criteria of By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI);

WHEREAS the favorable recommendation made by the Planning Advisory Committee (PAC) regarding the project as presented during its meeting on November 11, 2024;

It is moved by Councillor Eric Stork,

Seconded by Councillor Tara Stainforth, and unanimously resolved:

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 works be paid, said amount allowing the City of Pointe-Claire to reduce the fiscal shortfall related to the characteristics of the proposed redevelopment project, which does not optimize the full fiscal potential of the property as defined in the current urban planning by-laws with, in particular, a FSI of approximately 0.18, whereas the minimum FSI required is 0.33 in zones N25 and N29;

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 upon 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 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 works as described in the above-mentioned documents (architecture and landscaping) be broken down as follows:

Description of work phases	Cost of work	Financial Guarantees
Phase 1 and 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 into account the fair value of the works to be carried out when the building permit is issued, depending on the phase of the works to be carried out;

THAT the applicant undertakes to carry out all the construction and landscape development works in accordance with the approved plans and the conditions imposed, and this, within the time limits stipulated in Permits and Certificates By-law 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 on Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI) be reviewed for conformity with the Montréal Urban Agglomeration Land Use and Development Plan and with the provisions of the applicable complementary document.

2025-176

ADOPT A FIRST DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 600, SAINT-JEAN BOULEVARD IN ORDER TO REGULARIZE THE EXISTING USE "BRASSERIE (E-2)" AS WELL AS THE COMMERCIAL TERRACE, TO TRANSFORM PART OF THE BRASSERIE INTO A D-1 RESTAURANT, TO ENLARGE THE BUILDING IN ORDER TO IMPROVE THE FUNCTIONALITY OF OPERATIONS WITHIN THE ESTABLISHMENT

WHEREAS a proposal for a specific project for the construction, alteration or occupancy of an immovable (PPCMOI) has been submitted for 600 Saint-Jean Boulevard;

WHEREAS the main components of this project are as follows:

- regularize the non-conforming E-2 brasserie use;
- to convert part of the brasserie into a D-1 restaurant use;
- to maintain a total capacity of 272 seats;
- regularize the existing terrace, which has a maximum surface area of 225 m2 and a maximum capacity of 177 places, with all associated equipment and furnishings;
- construction of an accessory building to replace the existing one for the storage of waste management bins.

WHEREAS the property is located in zone Re34, which only authorizes use class C-1-C-2 (multi family) as well as support services under certain conditions;

WHEREAS the project is generally conforming with the orientations and objectives of the Urban Plan PC-2768;

WHEREAS the project submitted generally meets the objectives and criteria of By-law PC-2957 on Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI);



WHEREAS the favourable recommendation of the Planning Advisory Committee (PAC) concerning said project as presented at its meeting of February 17, 2025;

It is moved by Councillor Eric Stork,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO authorize the SCAOPI project all as described in the following documents:

- PL\_Elevations\_2025-01-10\_3p
- PL\_Floor-plan-Terrace\_2025-01-10\_1p
- PL\_Implantation\_2025-01-10\_1p
- PL\_Landscaping\_2025-01-10\_1p
- PL\_Materials\_2025-02-17\_1p
- PL\_Perspective\_2025-01-10\_1p

The whole, subject to the following conditions:

- That a window be incorporated into the layout of the second-floor staff room, aligned with the proposed ground-floor window;
- That a 4-season vegetated strip including wide-spreading trees be landscaped along the property line adjacent to Chartwell Le Wellesley residence. The proposed landscaping must incorporate an active mobility path to improve connectivity with the adjacent property and the adjacent bicycle corridor;
- That a solution be implemented to improve the aesthetic appearance of the visible façade of the commercial terrace located on Saint-Jean Boulevard outside the operating season of the commercial terrace.
- 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 \$ 22,955 (architecture and landscaping), which is a precautionary measure to ensure that all authorized works 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 undertakes to carry out all construction and development works in accordance with the approved plans and imposed conditions, within the timelines stipulated in the Permits and Certificates By-law PC-2788;
- THAT the recommendations made by the various municipal departments be specifically and strictly implemented by the applicant;

THAT the present 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.

**2025-177**      **CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 57 DE BRESLAY AVENUE**

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It is moved by Councillor Brent Cowan,  
Seconded by Councillor Tara Stainforth, and unanimously resolved:  
TO authorize a minor exemption to permit at 57 De Breslay Avenue the width of a house that has more than one floor to occupy 75.5% of the width of the landsite rather than the maximum permitted of 70%.

**2025-178**      **CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 155 BROADVIEW AVENUE**

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It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO authorize a minor exemption to permit at 155 Broadview Avenue an extension with a front setback of 8.3 m rather than the minimum required of 10m.

2025-179

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY  
SITUATED AT 119 CHESNUT AVENUE

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It is moved by Councillor Eric Stork,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO refuse a minor exemption to permit at 119 Chesnut Avenue:

- a) A Floor Space Index (F.S.I.) of 0.34 rather than the maximum permitted of 0.3.
- b) The width of a house that has more than one floor to occupy 81% of the width of the landsite rather than the maximum permitted of 70%.
- c) An extension with a front setback of 6.15m rather than the minimum required of 7.50m.
- d) An extension with a right-side setback of 2.04m rather than the minimum required side of 2.4m.

2025-180

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 57 DE  
BRESLAY AVENUE

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WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 57 De Breslay 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 February 17, 2025.

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Claude Cousineau, and unanimously resolved:  
TO approve the following documents received at the Planning Department on January 22, 2025:

- PL\_elevation\_2025-01-22(4p)
- PL\_impl\_2025-01-22(1p)
- PL\_materiaux\_2025-01-22(1p)
- PL\_Paysage\_2025-01-22

the whole pertaining to the addition of a 2nd storey, to extend on the rear facade of the ground floor, to add a porch on the front facade, to create a covered terrace at the rear, to renovate the first floor by replacing the exterior cladding materials as well as the doors and windows, and to reconfigure the vehicular entrance, at the property located at 57, De Breslay Avenue, as these documents are conforming to the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787, with the following condition(s):

- Remove the larger gable on the left side of the front elevation;
- Align the wall on the second-floor façade between the two gables to create a single, continuous plane;

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 \$ 25,064 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.

2025-181

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 155  
BROADVIEW AVENUE

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WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 155 Broadview 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 February 17, 2025.

It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Claude Cousineau, and unanimously resolved:  
TO approve the following documents received at the Planning Department on January 20, 21, 23 and 28 2025:

- PL\_155\_Broadview\_Elevations\_2025-01-23\_1p
- PL\_155\_Broadview\_Implantation\_2025-01-22\_1p
- PL\_155\_Broadview\_Materiaux\_2025-02-17\_1p
- PL\_155\_Broadview\_Perspectives\_2025-01-28\_3p

the whole pertaining to the 2-storey extension on the left facade of the house located at 155, Broadview 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 \$6,600 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.

2025-182

CLOSURE

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It is moved by Councillor Tara Stainforth,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO hereupon adjourn this meeting at 9:01 p.m.

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Tim Thomas, Mayor

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Me Caroline Thibault, City Clerk