

MINUTES OF THE **REGULAR** MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUÉBEC, ON **TUESDAY, OCTOBER 3, 2023, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON SEPTEMBER 29, 2023.

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

**ABSENT** : Councillor Kelly Thorstad-Cullen and Councillor Tara Stainforth.

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.

**2023-407** ADOPTION OF THE AGENDA

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

**2023-408** APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 5, 2023

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It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO approve the French and English versions of the minutes of the regular meeting of September 5, 2023.

**2023-409** QUESTION PERIOD

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

Linda Dumas (document filed)  
Kirt Mullan (document filed)  
Susan Weaver  
Ken Lyons  
Vanessa Mckay  
Daniel Montpetit  
Geneviève Lussier  
Joan Dyer  
Ron Rosen  
Nasr El Dabee  
Line Conway  
John Corvett

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

**2023-410** FILE THE REPORT PERTAINING TO THE REGISTER HELD FROM SEPTEMBER 18 TO 22, 2023, WITH RESPECT TO BY-LAW PC-2960 DECREERING A LONG-TERM BORROWING IN THE AMOUNT OF \$ 19,500,000 FOR PHASE II OF THE PUBLIC WORKS BUILDING EXTENSION PROJECT

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The certificate issued pursuant to Section 555 of the *Act respecting elections and referendums in municipalities* for By-law PC-2960 decreeing a long-term borrowing in the amount of \$ 19,500,000 for phase II of the Public Works building extension project is filed and the members of Council take note. The By-law is deemed to be approved by the qualified voters.

**2023-411** NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREERING THE EXIGIBLES TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRE, FOR FISCAL YEAR 2024

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Councillor Brent Cowan gives notice of motion that a draft By-law decreeing the exigibles tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2024 will be presented for adoption at a subsequent meeting of Council;

Councillor Brent Cowan files a draft By-law decreeing the exigibles tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2024.

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

**2023-412** ADOPTION OF A BY-LAW CREATING A FINANCIAL RESERVE RELATED TO CERTAIN ACTIVITIES OF THE POINTE-CLAIRE VOLUNTEER RESCUE UNIT

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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 Eric Stork,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO adopt a By-law creating a financial reserve related to certain activities of the Pointe-Claire Volunteer Rescue Unit.

**2023-413** FILE A DECLARATION OF THE PECUNIARY INTERESTS OF A MEMBER OF COUNCIL

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The City Clerk reports the filing of the declaration of the pecuniary interests of Councillor Claude Cousineau, following the April 23, 2023 election and the members of Council take note.

**2023-414** APPROVE THE EVALUATION CRITERIA TO BE USED WITHIN THE FRAMEWORK OF A CALL FOR TENDERS UPON INVITATION FOR AN ECO-RENOVATION AND ECO-CONSTRUCTION GUIDE

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It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Claude Cousineau, and unanimously resolved:  
TO approve the evaluation criteria to be used within the framework of a call for tenders upon invitation for an eco-renovation and eco-construction guide for the City of Pointe-Claire.

**2023-415** FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF AUGUST 24, 2023 TO SEPTEMBER 20, 2023

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The list of budget amendments and the register of cheques for the period of August 24, 2023 to September 20, 2023 are filed and the members of Council take note.

**2023-416** MANDATE THE FIRM JEANSONNE AVOCATS TO ASSUME THE DEFENCE OF MAYOR TIM THOMAS IN SUPERIOR COURT FILE 500-17-126761-231

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WHEREAS Mayor Tim Thomas is a defendant in an action for damages for defamation before the Superior Court;

WHEREAS article 604.6, para. 1 (2°) of the Cities and Towns Act stipulates the following:

*“A municipality shall:*

*(...)*

*(2) assume the defence or the representation, as the case may be, of a person who is the defendant, respondent or accused, or the person impleaded in judicial proceedings brought before a court by reason of the person’s alleged act or omission in the performance of his duties as a member of the council or as an officer or employee of the municipality or a mandatary body of the municipality;”*

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WHEREAS the Act also allows Mr. Thomas to assume his own defence or choose the attorney of his choice;

WHEREAS Mr. Thomas has chosen to let the City assume his defence;

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
THAT the City of Pointe-Claire undertakes to assume the defence of Mayor Tim Thomas in Superior Court file 500-17-126761-231, subject to section 604.7 of the Cities and Towns Act;

To this end, the City mandates the firm Jeansonne Avocats, inc. to proceed in this file.

**2023-417**

**MANDATE WITH THE FIRM BÉLANGER SAUVÉ, AVOCATS TO INTERVENE ON BEHALF OF THE CITY OF POINTE-CLAIRE IN FILE 500-17-126761-231**

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WHEREAS the action instituted against Mayor Tim Thomas in Superior Court file 500-17-126761-231;

WHEREAS under section 604.6 of the Cities and Towns Act, the City must assume the defence or representation of the mayor in the event of proceedings based on the allegation of an act or omission in the performance of the person's duties as a member of council;

WHEREAS, under section 604.7 of this Act, the person for whom the City is required to incur expenses must, upon request, reimburse the City for all or part of such expenses in certain cases giving rise thereto;

WHEREAS, under section 604.9 of said Act, if it is not already a party to said proceedings or a party to said proceedings, the City may intervene for the purpose of filing and supporting said claim.

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Brent Cowan,

*Councillor Bruno Tremblay comments on the motion that is the subject of this resolution.*

*Councillor Bruno Tremblay proposes an amendment to postpone the motion to a subsequent date.*

*No member of Council seconds Councillor Bruno Tremblay's proposed amendment.*

*Councillors Brent Cowan and Eric Stork comment on Councillor Bruno Tremblay's proposed amendment.*

Vote against:  
Councillor Bruno Tremblay

It is consequently majoritarily resolved:

THAT the City of Pointe-Claire request the Mayor to reimburse the costs related to its defence or representation, in cases giving rise thereto under section 604.7 of the Cities and Towns Act;

THAT the firm Bélanger Sauvé be mandated to intervene on behalf of the City of Pointe-Claire in file 500-17-126761-231 for the purpose of asking the Superior Court to determine whether the City is justified in requesting reimbursement of the costs incurred in defending the Mayor and, if so, to support such a request for reimbursement.

**2023-418**

**FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF OCTOBER 2023**

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The list of delegated staff changes for the month of October 2023, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.

**2023-419**

**APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF OCTOBER 3, 2023**

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It is moved by Councillor Eric Stork,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO approve the list of non-delegated staff changes as of October 3, 2023, as signed by Mrs. Karina Verdon, City Manager.

**2023-420**

**APPROVE THE AMENDMENT OF THE RESPECT FOR PERSONS POLICY**

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It is moved by Councillor Eric Stork,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO approve the amended version of the City of Pointe-Claire Respect for Persons Policy in order to include modifications regarding the adoption of Bill 59 (Act to modernize the occupational health and safety system in Québec), which requires employers to apply the new provisions gradually over a two-year period, from January 1, 2022 to January 1, 2024.

**2023-421**

**EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH TECH-MIX, A DIVISION OF BAUVAL INC., FOR THE YEAR 2024, IN THE AMOUNT OF \$ 67,030.43, TAXES INCLUDED FOR THE SUPPLY AND THE DELIVERY UPON REQUEST OF WARM AND HIGH VISCOSITY ASPHALT INCLUDING POLYMER FOR WINTER USE**

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO exercise the renewal option provided for in the contract entered into with TECH-MIX, A DIVISION OF BAUVAL INC., for the year 2024, in the amount of \$ 67,030.43, taxes included, for the supply and the delivery upon request of warm and high viscosity asphalt including polymer for winter use (TP200053).

TO charge this expense to Budget Accounts 02-320-00-625, 02-413-01-625 and 02-415-00-625.

**2023-422**

**AWARD A CONTRACT FOR MATTRESS AND BOX SPRING DISPOSAL AND REPURPOSING SERVICES FOR THE YEARS 2024, 2025 AND 2026, TO RECYC MATELAS INC., FOR A TOTAL AMOUNT OF \$ 47,575.50, TAXES INCLUDED, WITH THE YEARS 2027 AND 2028 IN OPTION**

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO award a contract for mattress and box spring disposal and repurposing services for the years 2024, 2025 and 2026 (TP230031) in accordance with the Preferential Clause - Local Purchasing of the City's By-law Respecting Contract Management (PC-2887), to RECYC MATELAS INC., for a total amount of \$ 47,575.50, taxes included. The City reserving the option to renew the contract for the years 2027 and 2028.

TO charge this expense to Budget Account 02-420-00-479 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.

**2023-423**

**AWARD A CONTRACT FOR THE SNOW REMOVAL AROUND FIRE HYDRANTS IN THE CITY OF POINTE-CLAIRE FOR THE 2023-2024 WINTER SEASON, TO 9042-0845 QUÉBEC INC., FOR A TOTAL AMOUNT OF \$ 50,129.10, TAXES INCLUDED, WITH THE 2024-2025 SEASON IN OPTION**

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It is moved by Councillor Bruno Tremblay,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO award a contract for the snow removal around fire hydrants in the City of Pointe-Claire for the 2023-2024 winter season, with the 2024-2025 season in option (TP 230013), to the lowest conforming bidder, being 9042-0845 Québec Inc., for a total amount of \$ 50,129.10, taxes included.

TO charge this expense to Budget Account 02-330-00-513 (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).

**2023-424**

AWARD A CONTRACT FOR GROOMING AND MAINTENANCE OF WINTER TRAILS AND CROSS-COUNTRY SKI TRAILS IN THE CITY OF POINTE-CLAIRE FOR THE 2023-2024 WINTER SEASON, TO CONCEPTIONS SNOTECH INC., FOR A TOTAL AMOUNT OF \$ 72,282.48, TAXES INCLUDED, WITH THE 2024-2025 AND 2025-2026 SEASONS IN OPTION

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It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Brent Cowan, and unanimously resolved:

TO award a contract for grooming and maintenance of winter trails and cross-country ski trails in the City of Pointe-Claire for the 2023-2024 winter season (TP230045), to the lowest conforming bidder, being CONCEPTIONS SNOTECH INC., for a total amount of \$ 72,282.48, taxes included. The City reserving the option to renew the contract for the 2024-2025 and 2025-2026 seasons in option.

TO charge this expense to Budget Accounts 02-701-75-572 and 02-701-71-559 according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents.

**2023-425**

AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF SODIUM CHLORIDE (PAVEMENT DE-ICING TREATED SALT) FOR THE YEAR 2024 TO CARGILL SEL, SÉCURITÉ ROUTIÈRE, UNE DIVISION DE CARGILL LTÉE, FOR A TOTAL AMOUNT OF \$ 1,082,328.66, TAXES INCLUDED

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It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Brent Cowan, and unanimously resolved:

TO award a contract for the supply and the delivery of sodium chloride (pavement de-icing treated salt) for 2024 TO CARGILL SEL, SÉCURITÉ ROUTIÈRE, UNE DIVISION DE CARGILL LTÉE, being the bidder retained by the City of Montréal, for a total amount of \$ 1,082,328.66, taxes included.

TO charge this expense to Budget Account 02-330-00-626.

**2023-426**

APPROVE A CHANGE ORDER TO THE CONTRACT ENETRED INTO WITH SERVICES D'ARBRES PRIMEAU INC., FOR ARBORICULTURE WORKS FOR YEAR 2023, FOR AN AMOUNT OF \$ 58,852.83, TAXES INCLUDED

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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO approve a change order to the contract undertaken with SERVICES D'ARBRES PRIMEAU INC., for arboriculture works for year 2023 (TP230009), for a total amount of \$ 58,852.83, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 451,205.02, taxes included;

TO charge this expense to Budget Account 02-701-73-484 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents)

**2023-427**

ADJUST THE EXPENSES TOWARDS LES RÉNOVATIONS JOCELYN DÉCOSTE INC. FOR WORKS FOR INVASIVE EXOTIC PLANT SPECIES CONTROL AND MAINTENANCE WORK IN NATURAL ENVIRONMENTS FOR THE YEAR 2023, FOR AN AMOUNT OF \$ 10,239.17, TAXES INCLUDED

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It is moved by Councillor Cynthia Homan,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO approve the adjustment of expenses towards LES RÉNOVATIONS JOCELYN DÉCOSTE INC., for works for invasive exotic plant species control and maintenance work in natural environments for the year 2023 (TP220007), for a total amount of \$ 10,239.17, taxes included;

The adjustment of expenses shall be charged to Budget Account 02-701-75-572 (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).

**2023-428**

**REPEAL RESOLUTION 2021-141 AND APPOINT THE CITY AUTHORIZED CITY REPRESENTATIVES TO SIGN AND SUBMIT DOCUMENTS, AND TO APPLY ALL FEES RELATED TO THE TRANSACTIONS TO THE CITY FILE/ACCOUNT, WITH THE SOCIÉTÉ D'ASSURANCE AUTOMOBILE DU QUÉBEC FOR AND ON BEHALF OF THE CITY OF POINTE-CLAIRE**

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It is moved by Councillor Cynthia Homan,  
Seconded by Councillor Eric Stork, and unanimously resolved:  
TO repeal resolution 2021-141 adopted at the regular meeting of March 9, 2021;

TO authorize the following persons from the Public Works Department to sign documents and to submit requests for and on behalf of the City of Pointe-Claire and to apply all fees related to the transactions to the City file/account, with the Société d'assurance automobile du Québec:

- Mr. Alexander Leonard;
- Mr. Jacques Ouellet; and
- Mr. Christian Basden.

**2023-429**

**APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION CPB INC., FOR THE EXTENSION AND RENOVATION WORK OF PUBLIC WORKS, FOR AN AMOUNT OF \$ 15,158.84 , TAXES INCLUDED**

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Vote against:  
Councillor Claude Cousineau

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Bruno Tremblay, and majoritarily resolved:  
TO approve a change order to the contract entered into with CONSTRUCTION CPB INC., for the extension and renovation work of Public Works (BP2213-17165), for a total amount of \$ 15,158.84, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 24,533,641.06, taxes included;

TO charge this expense to Budget Account 22-423-02-953.

**2023-430**

**APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH HVAC INC., FOR THE REPLACEMENT OF THE BASEMENT HVAC UNIT AT CENTRE NOËL-LEGAULT, FOR AN AMOUNT OF \$ 2,417.67, TAXES INCLUDED**

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It is moved by Councillor Brent Cowan,  
Seconded by Councillor Bruno Tremblay, and unanimously resolved:  
TO approve a change order to the contract entered into with HVAC INC., for the replacement of the basement HVAC unit at Centre Noël-Legault (BP2220-22047), for a total amount of \$ 2,417.67, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 75,875.20, taxes included;

TO charge this expense to Budget Account 22-419-13-897.

**2023-431**

**APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH FORACTION INC., FOR THE STRUCTURAL REHABILITATION OF THE NORTH SERVICE ROAD WATER MAIN BETWEEN BANCROFT AND TECUMSEH AVENUES, FOR AN AMOUNT OF \$ 10,699.40, TAXES INCLUDED**

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It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Claude Cousineau, and unanimously resolved:  
TO approve a change order to the contract entered into with FORACTION INC., for the structural rehabilitation of the North Service Road water main between Bancroft and Tecumseh avenues (GP2303-23018), for a total amount of \$ 10,699.40, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 1,396,699.40, taxes included;

TO charge this expense to Budget Account 22-423-02-951.

**2023-432**

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH P.N.G. PROJETS D'AMÉNAGEMENTS INC., FOR THE CREATION OF A PARK IN THE WALTON SECTOR, FOR AN AMOUNT OF \$ 13,815.40 , TAXES INCLUDED

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Claude Cousineau, and unanimously resolved:  
TO approve a change order to the contract undertaken with P.N.G. PROJETS D'AMÉNAGEMENTS INC., for the creation of a park in the Walton sector (GP2316-20014), for a total amount of \$ 13,815.40, taxes included;

TO authorize consequently an increase of this contract, bringing the total amount to \$ 322,303.66, taxes included;

TO charge this expense to Budget Account 63-420-23-000.

**2023-433**

APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE SOCIÉTÉ DE TRANSPORT DE MONTRÉAL (STM) CONCERNING PREFERENTIAL MEASURES FOR BUSES (MPB) AND WORK ON TRAFFIC LIGHTS – AX SAINT-JEAN AND DES SOURCES

WHEREAS the Société de transport de Montréal (STM) wishes to deploy preferential measures for buses on Saint-Jean and Des Sources axes.

WHEREAS the system for requesting the priority at traffic lights for buses and synchronizing lights will allow STM to improve customer service by optimizing travel times and maintaining punctuality of bus service, thus increasing competitiveness of public transportation versus the automobile.

WHEREAS the STM covers the costs of studies, police services, trainings, supply of equipments and the construction/installation work.

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Claude Cousineau, and unanimously resolved:  
TO approve an agreement to be entered into with Société du transport de Montréal (STM) concerning the preferential measures for buses and work on traffic lights - Saint-Jean and Des Sources axes.

TO authorize Mr. Benoit Filion, Director – Engineering Department, to sign said agreement for and on behalf of the City of Pointe-Claire.

**2023-434**

AUTHORIZE A REQUEST FOR MODIFICATION OF THE AGREEMENT FOR THE CONSTRUCTION OF A PEDESTRIAN AND CYCLIST BRIDGE OVER HIGHWAY 40 IN THE SAINT-JEAN BOULEVARD AXIS IN POINTE-CLAIRE

WHEREAS the City entered into an agreement with His Majesty in right of Canada, represented by the Minister of Infrastructure and Communities, regarding a Contribution under the Active Transportation Fund for the construction of a pedestrian and cyclist bridge over Highway 40 in the Saint-Jean Boulevard axis in Pointe-Claire, as was approved by resolution 2023-076;

WHEREAS the City wishes to move the location of the overpass to be at: the extension of Alston avenue axis

WHEREAS a document reflecting said modification shall be submitted for approval at a subsequent meeting of Council.

It is moved by Councillor Paul Bissonnette,  
Seconded by Councillor Claude Cousineau, and unanimously resolved:  
TO authorize the Engineering Department to submit a request for modification of the agreement to move the location of the overpass to be at: the extension of Alston avenue axis.

**2023-435**

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 146 D'ARROWHEAD CRESCENT AVENUE

It is moved by Councillor Claude Cousineau,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO authorize a minor exemption to permit at 146 D'Arrowhead Crescent Avenue a landing with an area of 6.7m<sup>2</sup> rather than the maximum permitted of 5m<sup>2</sup> (5% of the footprint area of the main building).

**2023-436**                    CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 39 HILLCREST AVENUE

It is moved by Councillor Claude Cousineau,  
Seconded by Councillor Brent Cowan, and unanimously resolved:  
TO authorize a minor exemption to permit at 39 Hillcrest Avenue an ancillary building located at 0.5m from any property line (north property line) rather than the minimum required of 1m.

**2023-437**                    CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 149 VANGUARD AVENUE

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO authorize a minor exemption to permit at 149 Vanguard Avenue a fence situated in the front setback with a height of 1.82m rather than the maximum permitted of 1m.

**2023-438**                    CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 14 BOWLING GREEN AVENUE AND REPEAL THE RESOLUTIONS 2022-203 AND 2023-166

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 14 Bowling Green Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval;

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 11, 2023.

It is moved by Councillor Brent Cowan,  
Seconded by Councillor Paul Bissonnette, and unanimously resolved:  
TO approve the following documents received at the Planning Department on September 6, 9 and 11, 2023:

- 14 Bowling Green\_Élévations\_2023-09-06 (4p)
- 14 Bowling Green\_Implantation\_2023-09-09 (1p)
- 14 Bowling Green\_Matériaux\_2023-09-11 (1p)

the whole, pertaining to the modification to approved plans for the addition of a veranda at 14 Bowling Green 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 payment was already made April 28, 2023 concerning this project bearing permit number 2023-00295;

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

The present resolution repeals resolution 2022-203 adopted April 5, 2022 and resolution 2023-166 adopted April 4, 2023.

**2023-439**                    CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 130 DE BRESLAY AVENUE AND REPEAL THE RESOLUTIONS 2023-164 AND 2023-167

WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at 130 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;



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WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 11, 2023.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO approve the following documents received at the Planning Department on September 1, 2023:

- 130 de Breslay\_Elevations\_2023-09-01 (1p)
- 130 de Breslay\_Revêtement\_échantillon\_2023-09-01 (1p)

the whole pertaining to the new facing material at 130 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,

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 \$ 3,000 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 resolutions 2023-164 and 2023-167 adopted April 4, 2023.

**2023-440**

**CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 46 CEDAR 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 46 Cedar Avenue, requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval;

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on September 11, 2023.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO approve the following document received at the Planning Department on September 13, 2023:

- 46 Cedar Avenue\_plan du driveway\_2023-09-13 (1)

the whole pertaining to the driveway modification at 46 Cedar 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 that the owner is obligated to protect trees and landscaping by using appropriate methods during excavation and driveway construction.

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 \$2 000 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.

2023-441

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 18 HILLCREST 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 18 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 September 11, 2023.

It is moved by Councillor Brent Cowan,

Seconded by Councillor Paul Bissonnette, and unanimously resolved:

TO approve the following document received at the Planning Department on September 11, 2023:

- 18 Hillcrest\_Matériaux\_2023-09-11 (1p)

the whole pertaining to the detached garage renovation at 18 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 \$1 000 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.

2023-442

ADOPTION OF A SECOND DRAFT RESOLUTION FOR A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPATION PROPOSAL FOR AN IMMOVABLE (SCAOPI) AT 195-197 BRUNSWICK BOULEVARD AUTHORIZING THE OCCUPATION OF A BUILDING FOR THE PURPOSES OF A "MINI-WAREHOUSE"

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WHEREAS a request to allow a Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI), for the property located at 195-197 Brunswick Boulevard was submitted to the Urban Planning Department on March 17, 2023, for the purpose of allowing a "mini-warehouse" use that is an integral part of Class E – Commercial warehousing as defined in Appendix 4.4 e) Classification of Uses of Zoning By-law PC-2775;

WHEREAS, in accordance with Zoning By-law PC-2775, the building to be used for the "mini-warehouse" project is located in zone N11, which zone is primarily intended to accommodate the following industrial uses:

- Class A - administrative and research facilities;
- Class B - manufacturing facilities;
- Class C-1 – facilities providing distribution and logistics services and wholesale of products, where operations take place inside the building;
- Class C-2 – retail warehouse facilities that are complementary to a Class A, B or C-1 industrial use;

WHEREAS Class E - Commercial warehousing as defined in Appendix 4.4 e) - Classification of Uses of Zoning By-law PC-2775 is not authorized in zone N11;

WHEREAS Zoning By-law PC-2775-54 amending Zoning By-law PC-2775 modified the provisions applicable to zone N11 by allowing the maximum floor area ratio applicable to zone N11 to be set at 1.0 instead of 0.8;

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WHEREAS, in accordance with resolution 2018-883, the following minor exemptions were granted for lot 2 527 412:

- A front setback of 7.5 m (24.6 ft) rather than the minimum required front setback of 12 m (39.4 ft);
- Thirty-four (34) parking spaces rather than the minimum amount required of one hundred and fifty-five (155) parking spaces.

WHEREAS the results of the authorized modifications are that the characteristics of the existing building located on lot 2 527 412 as well as the resulting occupancy of the site impose significant constraints on its use for industrial purposes, all in accordance with the provisions forming an integral part of By-law PC-2775;

WHEREAS the provisions of By-law PC-2957 respecting Specific Construction, Alteration or Occupancy Proposals for an Immovable allow for the analysis of projects that do not comply with current by-laws, provided the project meets the objectives of the Planning Programme PC-2768, and when applicable, those of a Special Planning Program (SPP);

WHEREAS the project submitted complies with the objectives of Planning Programme PC-2768;

WHEREAS the Planning Advisory Committee, at its meeting held on June 5, 2023, gave a favorable recommendation on the project as presented, with the following condition:

Ensure that the luminaires installed on the building project light downwards so as not to increase night-time visual pollution.

WHEREAS a first draft resolution (2023-303) was adopted on July 4, 2023;

WHEREAS a public consultation meeting was held on August 8, 2023;

Votes against:  
Councillor Claude Cousineau  
Councillor Paul Bissonnette

It is moved by Councillor Brent Cowan,

Seconded by Councillor Bruno Tremblay, and majoritarily resolved:

TO adopt the second draft resolution authorizing the occupancy of a building for "mini-warehouse" uses as described in the following documents received by the Planning Department:

- 195-197 Brunswick\_Affichage\_2023-05-19 (2p)
- 195-197 Brunswick\_Élévations éclairage\_2023-05-19 (1p)
- 195-197 Brunswick\_Gestion matières résiduelles\_2023-05-19 (2p)
- 195-197 Brunswick\_Plan d'aménagement paysager\_2023-05-31 (1p)
- 195-197 Brunswick\_Plan de stationnement\_2023-05-19 (1p)

The whole, subject to the following additional conditions:

- That Class E - Commercial warehousing described in Section 4.4 e) as described in Appendix 4 "Classification of Uses" of Zoning By-law PC-2775 be specifically permitted at 195-197 Brunswick;
- That the luminaires installed on the building project light downwards in order to limit night-time visual pollution;
- That the implementation of the Class E - commercial warehousing use, part of the industrial use group, must not require any modification to the architecture of the building, nor entail any significant change to the appearance of the façades visible from the latter on Brunswick Boulevard, particularly with regard to window characteristics;
- That the general characteristics of the interior layout (colors, configuration of spaces, etc.) allowing mini-warehousing must not be generally visible from the public thoroughfare;
- That, notwithstanding the provisions of Zoning By-law PC-2775, the only signage permitted on the building is that generally illustrated on Plan 195-197 Brunswick\_Affichage\_2023-05-19 (2p);
- That the recommendations made by the various municipal departments be specifically and strictly implemented.

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TO confirm that all other regulatory provisions not deemed incompatible with the draft SCAOPI as presented remain opposable to the project.

THAT the draft resolution adopted pursuant to By-law PC-2957 respecting Specific Construction, Alteration or Occupancy Proposals for an Immovable be reviewed for conformity with the Schéma d'aménagement et de développement de l'Agglomération de Montréal, and with the provisions of the applicable complementary document.

**2023-443**

AUTHORIZE THE SUBMISSION OF AN APPLICATION TO THE MINISTÈRE DE L'ÉDUCATION WITHIN THE FRAMEWORK OF THE FINANCIAL ASSISTANCE PROGRAM FOR RECREATIONAL, SPORTS AND OUTDOOR INFRASTRUCTURES, FOR THE POINTE-CLAIRE AQUATIC CENTRE INFRASTRUCTURE RENOVATION PROJECT

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It is moved by Councillor Eric Stork,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO authorize the submission of an application to the Ministère de l'Éducation within the framework of the Financial assistance program for recreational, sports and outdoor infrastructures, for the Pointe-Claire Aquatic Centre infrastructure renovation project;

THAT the City of Pointe-Claire agrees to pay its share of eligible project costs and ongoing operating costs, to assume any cost overruns generated by the work, and not to award any contracts for direct costs before obtaining a letter of from the Minister;

TO designate Ms. Karina Verdon, City Manager, as the person authorized to act on behalf of the City of Pointe-Claire and to sign all documents pertaining to the above-mentioned project.

**2023-444**

AUTHORIZE THE PARTICIPATION OF A CITY EMPLOYEE AT ART TORONTO 2023, TO BE HELD FROM OCTOBER 26 TO 29, 2023, IN TORONTO

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It is moved by Councillor Eric Stork,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO authorize Manel Benchabane, Manager, Exhibitions and Public Programs - Art Gallery, to represent the City of Pointe-Claire at Art Toronto 2023, organized by Art Toronto to be held from October 26 to 29, 2023 in Toronto;

TO authorize the reimbursement of the expenses incurred at this event, in accordance with the policy in force;

TO charge the expenses related to this authorization, at the cost of \$1,470, plus the applicable taxes, to Budget Accounts 02-702-21-313 and 02-702-21-361.

**2023-445**

CLOSURE

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It is moved by Councillor Eric Stork,

Seconded by Councillor Cynthia Homan, and unanimously resolved:

TO hereupon adjourn this meeting at 9:11 p.m.

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Tim Thomas, Mayor

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Me Caroline Thibault, City Clerk