

MINUTES OF THE **REGULAR** MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE, QUÉBEC, ON **TUESDAY, SEPTEMBER 3, 2024, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON AUGUST 30, 2024.

PRESENT : Councillor Claude Cousineau, Councillor Kelly Thorstad-Cullen, Councillor Tara Stainforth, Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, as well as Councillor Brent Cowan, chaired by Tim Thomas forming quorum of council.

ABSENT : Councillor Paul Bissonnette.

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.

2024-425 ADOPTION OF THE AGENDA

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the agenda with one modification, namely moving item 5.6 to item 17.8.

2024-426 APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 13, 2024

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO approve the French and English versions of the minutes of the regular meeting of August 13, 2024.

2024-427 QUESTION PERIOD

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

Alexandre Rousseau
John Turlas
Line Conway
Nasr El Dabee
Nickie Fournier
Monique Austraut
Ken Lyons
Daniel Montpetit
Sandee Fuller
Patrick Bogosian.

2024-428 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 2025

Councillor Cynthia Homan 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 2025 will be presented for adoption at a subsequent meeting of Council.

Councillor Cynthia Homan 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 2025.

2024-429

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING ZONING BY-LAW PC-2775 OF THE CITY OF POINTE-CLAIRE IN ORDER TO MODIFY THE PROVISIONS CONCERNING ELECTRICAL AND MECHANICAL EQUIPMENT, LANDSCAPING IN INDUSTRIAL ZONES, CLASS A AND B CLADDING MATERIALS, FENCES, POOL ENCLOSURES AND CERTAIN RESIDENTIAL RECREATIONAL EQUIPMENT

Councillor Cynthia Homan gives notice of motion that a draft By-law amending Zoning By-law PC-2775 of the City of Pointe-Claire in order to modify the provisions concerning electrical and mechanical equipment, landscaping in industrial zones, class A and B cladding materials, fences, pool enclosures and certain residential recreational equipment will be presented for adoption at a subsequent meeting of Council.

Councillor Cynthia Homan files a draft By-law amending Zoning By-law PC-2775 of the City of Pointe-Claire in order to modify the provisions concerning electrical and mechanical equipment, landscaping in industrial zones, class A and B cladding materials, fences, pool enclosures and certain residential recreational equipment.

2024-430

NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW AMENDING THE VILLAGE CODE, BY-LAW NUMBER PC-2880 OF THE CITY OF POINTE-CLAIRE, REGARDING AUTHORIZED RESIDENTIAL USE CLASSES AS WELL AS THE LAYOUT OF PARKING SPACES REQUIRED FOR CLASS B DWELLINGS IN UP8

Councillor Brent Cowan gives notice of motion that a draft By-Law amending the Village Code, By-Law PC-2880 of the City of Pointe-Claire, regarding authorized residential use classes as well as the layout of parking spaces required for class B dwellings in UP8 will be presented for adoption at a subsequent meeting of Council.

Councillor Brent Cowan files a draft By-Law amending the Village Code, By-Law PC-2880 of the City of Pointe-Claire, regarding authorized residential use classes as well as the layout of parking spaces required for class B dwellings in UP8.

2024-431

ADOPTION OF A FIRST DRAFT BY-LAW AMENDING ZONING BY-LAW PC-2775 OF THE CITY OF POINTE-CLAIRE IN ORDER TO MODIFY THE PROVISIONS CONCERNING ELECTRICAL AND MECHANICAL EQUIPMENT, LANDSCAPING IN INDUSTRIAL ZONES, CLASS A AND B CLADDING MATERIALS, FENCES, POOL ENCLOSURES AND CERTAIN RESIDENTIAL RECREATIONAL EQUIPMENT

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 Brent Cowan,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO adopt a draft By-law amending Zoning By-law PC-2775 of the City of Pointe-Claire in order to modify the provisions concerning electrical and mechanical equipment, landscaping in industrial zones, class A and B cladding materials, fences, pool enclosures and certain residential recreational equipment.

2024-432

ADOPTION OF A FIRST DRAFT BY-LAW AMENDING THE VILLAGE CODE, BY-LAW PC-2880 OF THE CITY OF POINTE-CLAIRE, REGARDING AUTHORIZED RESIDENTIAL USE CLASSES AS WELL AS THE LAYOUT OF PARKING SPACES REQUIRED FOR CLASS B DWELLINGS IN UP8

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 Brent Cowan,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO adopt a draft By-Law amending the Village Code, By-Law PC-2880 of the City of Pointe-Claire, regarding authorized residential use classes as well as the layout of parking spaces required for class B dwellings in UP8.

- 2024-433** GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 150 TO THE RÉSIDENCE MAYWOOD (33 MAYWOOD AVENUE)

- It is moved by Councillor Eric Stork,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO grant a financial support in the amount of \$ 150 to the Résidence Maywood (33 Maywood Avenue).
- TO charge this expense to the Budget Account 02-193-00-989.
- 2024-434** GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 150 TO THE RÉSIDENCE EDWIN-CRAWFORD (35 MAYWOOD AVENUE)

- It is moved by Councillor Eric Stork,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO grant a financial support in the amount of \$ 150 to the Résidence Edwin-Crawford (Friends of Maywood) (35 Maywood Avenue).
- TO charge this expense to the Budget Account 02-193-00-989.
- 2024-435** GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 150 TO L'ESTERÉL (10 VERMONT AVENUE)

- It is moved by Councillor Eric Stork,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO grant a financial support in the amount of \$ 150 to l'Esterél (10 Vermont Avenue).
- TO charge this expense to the Budget Account 02-193-00-989.
- 2024-436** GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 150 TO L'ESTÉREL (20 VERMONT AVENUE)

- It is moved by Councillor Eric Stork,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO grant a financial support in the amount of \$ 150 to l'Estérel (20 Vermont Avenue).
- TO charge this expense to the Budget Account 02-193-00-989.
- 2024-437** GRANT A FINANCIAL SUPPORT FOR A TOTAL AMOUNT OF \$ 150 TO L'ESTÉREL (30 VERMONT AVENUE)

- It is moved by Councillor Eric Stork,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO grant a financial support in the amount of \$ 150 to l'Estérel (30 Vermont Avenue).
- TO charge this expense to the Budget Account 02-193-00-989.
- 2024-438** RENEW THE MANDATES OF MEMBERS TO THE RETIREMENT COMMITTEE OF THE EMPLOYEES OF THE CITY OF POINTE-CLAIRE

- It is moved by Councillor Claude Cousineau,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO appoint the following persons as members of the Retirement committee of the employees of the City of Pointe-Claire:
- Vincent Proulx, employer representative with voting rights for a period of 3 years (2024-2027).
 - Daniel Séguin, employer representative with voting rights for a period of 3 years (2024-2027).
 - Erik Rolland, employer representative with voting rights for a period of 3 years (2024-2027).
 - Paul Bissonnette, Council appointed voting employer representative for a period of 3 years (2024-2027).
 - Nathalie Laroche, Pension Committee Secretary for a period of 3 years (2024-2027).

2024-439

FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF AUGUST 5, 2024 TO AUGUST 23, 2024

The list of budget amendments and the register of cheques for the period of August 5, 2024 to August 23, 2024, are filed and the members of Council take note.

2024-440

TO OFFICIALLY DESIGNATE TWO (2) PARKS AND ONE (1) AVENUE

It is moved by Councillor Eric Stork,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO designate:

- The green space located in the quadrant of Avenues St-Louis, Broadview, John Fisher and Baie-de-Valois, and where the Juge-Lindsay-H-Place sports field is located, as "John-Fisher Park".
- The green space in the housing development on the former site of the Walton shopping centre as "d'Athènes Park".
- The extension of Avro Avenue, east of Des Sources Boulevard, as "Gérald-Hervey Avenue".

2024-441

APPROVE AN APPLICATION FOR TAX EXEMPTION FOR THE BUILDING OF HABITATION JEUNESSE DE L'OUEST DE L'ÎLE

WHEREAS *Habitation Jenuesse de l'Ouest de l'Île* is subject to periodic review, submitted to the *Commission municipale du Québec*, concerning recognition for exemption purposes for all property taxes for the immovable identified as 7 Sainte-Anne Avenue;

WHEREAS in accordance to section 243.23 of the Act respecting municipal taxation, the *Commission municipale du Québec* must consult the municipality to know its opinion regarding the request for recognition;

WHEREAS the municipality shall transmit its opinion to the *Commission municipale du Québec* within 90 days of the request, failing which the proceeding before the *Commission municipale du Québec* may continue notwithstanding that failure;

WHEREAS *Habitation Jenuesse de l'Ouest de l'Île*, non-profit legal entity, is the owner of the building;

WHEREAS the building offers health and social services, including housing, therapy, supervised visits and summer programs for families with adolescents;

WHEREAS the organization meets the conditions of eligibility requirements for recognition for the purposes of exemption from all property taxes provided for in sections 243.1 and following of the Act respecting municipal taxation;

WHEREAS the preamble forms an integral part of the present resolution.

It is moved by Councillor Eric Stork,
Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:
TO approve the request from *Habitation Jeunesse de l'Ouest de l'Île* for recognition for the purposes of exemption from all property taxes for the building located at 7 Sainte-Anne Avenue;

TO give the *Commission municipale du Québec* a favourable opinion concerning the recognition for the purposes of exemption from all property taxes for the immovable identified in the previous paragraph.

2024-442

FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF SEPTEMBER 2024

The list of delegated staff changes for the month of September 2024, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.

2024-443

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH CONCEPTIONS SNOTECH INC., FOR THE 2024-2025 WINTER SEASON, IN THE AMOUNT OF \$ 72,82.48, TAXES INCLUDED, FOR GROOMING AND MAINTENANCE OF WINTER TRAILS AND CROSS-COUNTRY SKI TRAILS IN THE CITY OF POINTE-CLAIRE

It is moved by Councillor Claude Cousineau,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with CONCEPTIONS SNOTECH INC., for the period of December 16, 2024, to March 14, 2025, in the amount of \$ 72,82.48, taxes included (subject to the consumer price index (CPI)), for grooming and maintenance of winter trails and cross-country ski trails in the City of Pointe-Claire (TP230045).

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

2024-444

AWARD A CONTRACT FOR THE RENTAL OF TRUCKS, WITH OPERATORS, FOR THE TRANSPORT OF SNOW FOR THE 2024-2025, 2025-2026 AND 2026-2027 WINTER SEASONS, TO ROXBORO EXCAVATION INC., FOR A TOTAL AMOUNT OF \$ 1,514,220.75, TAXES INCLUDED, WITH 2 OPTIONAL SEASONS

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract for the rental of trucks, with operators, for the transport of snow for the 2024-2025, 2025-2026 and 2026-2027 winter seasons (TP240037), to the lowest conforming bidder, being ROXBORO EXCAVATION INC., for a total amount of \$ 1,514,220.75, taxes included. The City reserving the option to renew the contract for the 2027-2028 and 2028-2029 seasons.

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).

2024-445

AWARD A CONTRACT FOR ARBORICULTURE WORKS ON THE SHORES OF LAKE SAINT-LOUIS AS WELL AS TREE PRUNING WORKS ALONG THE STREETS IN ANTICIPATION OF SNOW REMOVAL FOR THE 2024, TO SERVICES D'ARBRES PRIMEAU INC., FOR A TOTAL AMOUNT OF \$ 42,894.87, TAXES INCLUDED, WITH 2 OPTIONAL SEASONS

Vote against:
Councillor Claude Cousineau

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and resolved by majority:
TO award a contract for arboriculture works on the shores of Lake Saint-Louis, as well as tree pruning works along the streets in anticipation of snow removal for the 2024 (TP240044), to the lowest conforming bidder, being SERVICES D'ARBRES PRIMEAU INC., for a total amount of \$ 42,894.87, taxes included. The City reserving the option to renew the contract for the 2025 and 2026 seasons.

TO charge this expense to Budget Accounts 02-701-73-484 and 02-701-71-571 (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).

2024-446

AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF FILTERS, COUPLINGS, BRAKES AND HARDWARE FOR THE VEHICLE FLEET FOR THE PERIOD OF SEPTEMBER 4, 2024 TO APRIL 30, 2025, TO PIÈCES D'AUTO HYMUS (ENTREPÔT DE MONTRÉAL 1470 INC.), FOR A TOTAL AMOUNT OF \$ 147,017.08, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Tara Stainforth, and unanimously resolved:
TO award a contract for the supply and the delivery of filters, couplings, brakes and hardware for the vehicle fleet for the period of September 4, 2024 to April 30, 2025 (TP240034), to the lowest conforming bidder, being PIÈCES D'AUTO HYMUS (entrepôt de Montréal 1470 Inc.), for a total amount of \$ 147,017.08, taxes included.

TO charge this expense to Budget Accounts 02-821-30-649, 02-822-20-649, 02-822-91-649, 02-823-15-649, 02-823-20-649 and 02-826-11-649 (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).

2024-447

AWARD A CONTRACT FOR REPAIR WORKS AND PARTIAL REDEVELOPMENT OF THE VALOIS LIBRARY BASEMENT, TO GROUPE PICHÉ CONSTRUCTION INC., FOR A TOTAL AMOUNT OF \$ 1,748,965.02, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO award a contract for repair works and partial redevelopment of the Valois Library basement (BP2403-22073), to the lowest conforming bidder, being GROUPE PICHÉ CONSTRUCTION INC., for a total amount of \$ 1,748,965.02, taxes included.

TO charge this expense to Budget Accounts 22-424-52-969 and 22-424-94-969.

2024-448

AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF CARPENTRY PARTS, TOOLS, MATERIALS AND EQUIPMENT FOR THE PERIOD OF MID-SEPTEMBER 2024 TO AUGUST 31, 2025, TO QUINCAILLERIE NOTRE-DAME INC., FOR A TOTAL AMOUNT OF \$ 77,339.49, TAXES INCLUDED, WITH ONE OPTIONAL PERIOD

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO award a contract for the supply and the delivery of carpentry parts, tools, materials and equipment for the period of mid-September 2024 to August 31, 2025 (EP240014), to the lowest conforming bidder, being QUINCAILLERIE NOTRE-DAME INC., for a total amount of \$ 77,339.49, taxes included. The City reserving the option to renew the contract for the period of September 1, 2025 to August 31, 2026.

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

2024-449

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION CPB INC., FOR THE EXTENSION AND RENOVATION OF PUBLIC WORKS, FOR AN AMOUNT OF \$ 67,887.78, TAXES INCLUDED.

Vote against:
Councillor Claude Cousineau

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Eric Stork, and resolved by majority:
TO approve a change order to the contract entered into with CONSTRUCTION CPB INC., for the extension and renovation of Public Works (BP2213-17165), for a total amount of \$ 67,887.78, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 24,973,524.96, taxes included.

TO charge this expense to Budget Account 22-423-02-960.

2024-450

AWARD A CONTRACT FOR SODDING WORKS ON VARIOUS STREET RIGHTS-OF-WAY, TO B&B DÉNEIGEMENT ET PELOUSE INC., FOR A TOTAL AMOUNT OF \$ 59,442.08, TAXES INCLUDED

It is moved by Councillor Brent Cowan,
Seconded by Councillor Claude Cousineau, and unanimously resolved:
TO award a contract for sodding works on various street rights-of-way (GP2425-24028), to the lowest conforming bidder, being B&B DÉNEIGEMENT ET PELOUSE INC., for a total amount of \$ 59,442.08, taxes included.

TO charge this expense to Budget Accounts 22-424-22-964, 22-422-02-937, 22-420-22-909 and 22-417-12-852.

2024-451

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH NÉOLECT INC., FOR THE REPLACEMENT OF STREET LIGHTS ON STILLVIEW AVENUE, FOR AN AMOUNT OF \$ 4,059.84, TAXES INCLUDED

It is moved by Councillor Brent Cowan,
Seconded by Councillor Claude Cousineau, and unanimously resolved:
TO approve a change order to the contract entered into with NÉOLECT INC., for the replacement of street lights on Stillview Avenue (GP2330-24010), for a total amount of \$ 4,059.84, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 289,409.97, taxes included.

TO charge this expense to Budget Account 22-424-22-965.

2024-452

APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH LES ENTREPRISES VENTEC INC., FOR CURB REPLACEMENT, REPAIRS TO THE PATHWAY AND STAIRCASE LEADING TO BASEMENT OF BOULINGRIN FIELD CLUBHOUSE, FOR AN AMOUNT OF \$ 8,571.04, TAXES INCLUDED

It is moved by Councillor Brent Cowan,
Seconded by Councillor Claude Cousineau, and unanimously resolved:
TO approve a change order to the contract entered into with LES ENTREPRISES VENTEC INC., for curb replacement, repairs to the pathway and staircase leading to basement of Boulingrin field clubhouse (GP2407-24005), for a total amount of \$ 8,571.04, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 291,926.93, taxes included.

TO charge this expense to Budget Account 22-418-32-875.

2024-453

APPROVE OF A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH GROUPE LML LTÉE, FOR THE REPLACEMENT OF LIGHTING BOXES ON SAINT-JEAN BOULEVARD, FOR AN AMOUNT OF \$ 10,356.79, TAXES INCLUDED

It is moved by Councillor Brent Cowan,
Seconded by Councillor Claude Cousineau, and unanimously resolved:
TO approve a change order to the contract entered into with GROUPE LML LTÉE, for the replacement of lighting boxes on Saint-Jean Boulevard (GP2331-23024), for a total amount of \$ 10,356.79, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 248,002.44, taxes included.

TO charge this expense to Budget Account 22-424-52-965.

2024-454

CONSIDER A MINOR EXEMPTION REQUEST CONCERNING LOT 2 527 350 OF THE CADASTRE OF QUEBEC (APPROXIMATELY LOCATED AT THE INTERSECTION OF LABROSSE AVENUE AND SAINT-JEAN BOULEVARD)

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Eric Stork, and unanimously resolved:
TO authorize a minor exemption to concerning lot 2 527 350 of the Cadastre of Québec (approximately located at the intersection of Labrosse Avenue and Saint-Jean Boulevard) to permit:

- a) 334 parking spaces for 367 dwelling units rather than the minimum required of one parking space per dwelling unit.
- b) 24 parking spaces with a length of 5m rather than the minimum required 5.5m.
- c) Two-ways circulation aisles with a width of 6m rather than the minimum required 6.6m.
- d) The ground elevation of the landsite be raised by 1.5m whereas it cannot be raised as it is already 30cm higher than the average height of the crown of the streets to which the landsite is adjacent.

- 2024-455** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 19 BELTON AVENUE
- It is moved by Councillor Tara Stainforth,
 Seconded by Councillor Cynthia Homan, and unanimously resolved:
 TO authorize a minor exemption to permit at 19 Belton Avenue an extension with a rear setback of 6m rather than the minimum required of 7.5m.
- 2024-456** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 175 DEVITO AVENUE
- It is moved by Councillor Tara Stainforth,
 Seconded by Councillor Cynthia Homan, and unanimously resolved:
 TO authorize a minor exemption to permit at 175 Devito Avenue:
- a) A fence located in the front setback with a height of 1.82m rather than the maximum permitted of 1m.
 - b) A fence located in the area defined as the triangle of visibility with a height of 1.82m as measured relative to the centre of the street rather than the maximum permitted of 91cm.
- 2024-457** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 2345 TRANS-CANADA HIGHWAY
- It is moved by Councillor Tara Stainforth,
 Seconded by Councillor Cynthia Homan, and unanimously resolved:
 TO authorize a minor derogation to permit at 2345 Trans-Canada Highway the installation of two (2) additional signs on the south side wall of the building with the civic addresses of 2345 to 2395 Trans-Canada Highway thus bringing the total to six (6) signs rather than the maximum permitted of four (4).
- The whole, on the condition that a signage strategy for the wall in question be proposed prior to the installation of the additional signs in order to improve cohesion, particularly in terms of positioning and alignment of the new signs with those already in place.
- 2024-458** CONSIDER A MINOR EXEMPTION REQUEST CONCERNING THE PROPERTY SITUATED AT 193 DONEGANI AVENUE
- It is moved by Councillor Tara Stainforth,
 Seconded by Councillor Cynthia Homan, and unanimously resolved:
 TO authorize a minor exemption to permit at 193 Donegani Avenue a rear setback of 5.65m rather than the minimum required of 6m.
- 2024-459** CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO LOT 2 527 350 OF THE CADASTRE OF QUÉBEC (APPROXIMATELY LOCATED AT THE INTERSECTION OF LABROSSE AVENUE AND SAINT-JEAN BOULEVARD)
- WHEREAS the Site Planning and Architectural Integration Programme By-law PC-2787, to which is subject the property located at lot 2 527 350 of the Cadastre of Québec (approximately located at the intersection of Labrosse Avenue and Saint-Jean Boulevard), 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 June 12, 2024.
- It is moved by Councillor Brent Cowan,
 Seconded by Councillor Eric Stork, and unanimously resolved:
 TO approve the following documents received at the Planning Department on June 7, July 18 and July 19, 2024:
- LI_Lot 2 527 350_Materiaux_2024-07-18_1p
 - PL_Lot 2 527 350_Amenagement_paysager_2024-07-18_8p
 - PL_Lot 2 527 350_Elevations_2024-07-18_10p
 - PL_Lot 2 527 350_Perspectives_2024-07-18_12p

The whole pertaining to the new construction on lot 2 527 350 of the Cadastre of Québec (approximately located at the intersection of Labrosse Avenue and Saint-Jean Boulevard), 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 \$ 1,980,000.00 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.

2024-460

AUTHORIZE THE SIGNING OF AN AGREEMENT TO BE ENTERED INTO BETWEEN THE CITY AND 9429-2562 QUÉBEC INC, IN ORDER TO SPECIFY THE NATURE AND ENSURE THE IMPLEMENTATION OF THE CONDITIONS APPLICABLE TO A CONDITIONAL USE GRANTED BY THE CITY, BY ITS RESOLUTION 2023-582 OF DECEMBER 5, 2023, AS AMENDED BY RESOLUTION 2024-421 OF AUGUST 13, 2024

Vote against:
Mayor Tim Thomas

It is moved by Councillor Brent Cowan,
Seconded by Councillor Kelly Thorstad-Cullen, and resolved by majority, including the Mayor's vote:

TO approve an agreement to be entered into between the City and 9429-2562 QUÉBEC INC, in order to specify the nature and ensure the implementation of the conditions applicable to a conditional use granted by the City, by its resolution 2023-582 of December 5, 2023, as amended by resolution 2024-421 of August 13, 2024, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

TO authorize Mrs. Karina Verdon, City Manager, to sign said agreement for and in the name of the City of Pointe-Claire.

2024-461

ADOPTION OF A BY-LAW AMENDING INTERIM CONTROL BY-LAW PC-2946 IN RELATION TO THE REVISION OF THE PLANNING PROGRAM AND URBAN PLANNING BY-LAWS

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 Brent Cowan,
Seconded by Councillor Kelly Thorstad-Cullen, and resolved by majority, including the Mayor's vote:

TO adopt a By-law amending interim control by-law PC-2946 in relation to the revision of the planning program and urban planning by-laws, with modification.

2024-462

APPROVE A FINANCIAL ASSISTANCE AGREEMENT WITH SERVICE NATIONAL DES SAUVETEURS INC. WITHIN THE FRAMEWORK OF THE PROGRAM FOR FREE TRAINING OF LIFEGUARDS AND AQUATIC INSTRUCTORS OF THE *MINISTÈRE DE L'ÉDUCATION*

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Eric Stork, and unanimously resolved:

TO approve a financial assistance agreement with SERVICE NATIONAL DES SAUVETEURS INC. within the framework of the program for free training of lifeguards and aquatic instructors of the *Ministère de l'Éducation*.

TO authorize Mayor Tim Thomas to sign said agreement for and on behalf of the City of Pointe-Claire.

2024-463

RESILIATE A LEASE ENTERED INTO BETWEEN THE CITY OF POINTE-CLAIRE AND ANGELOS KYVETOS (D.B.U.N). CASSE-CROÛTE ANGELOS

It is moved by Councillor Cynthia Homan,
Seconded by Councillor Eric Stork, and unanimously resolved:
To resiliate the lease entered into between the City of Pointe-Claire and Angelos Kyvetos (d.b.u.n) Casse-croûte Angelos regarding food services for the Bob-Birnie Arena food concession

To authorize Claude Rhéaume, Director - Culture, Sports, Leisure and Community Development, to sign all necessary documents in order to proceed with the resiliation of said lease, for and in the name of the City of Pointe-Claire.

2024-464

CLOSURE

It is moved by Councillor Tara Stainforth,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO hereupon adjourn this meeting at 9:40 p.m.

Tim Thomas, Mayor

Me Caroline Thibault, City Clerk