

Minutes of the Council of Beaconsfield

Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on April 22, 2024, at 8:00 p.m.

WERE PRESENT:

His Honour the Mayor Georges Bourelle and Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Roger Moss, Peggy Alexopoulos

ALSO PRESENT:

Patrice Boileau, Director General, Nathalie Libersan-Laniel, City Clerk and Director of Public Affairs, Dominique Quirk, Assistant City Clerk, Denis Chabot, Director Urban Planning and Municipal patrol

1. **OPENING OF MEETING**

His Honour the Mayor calls the meeting to order.

2. **AGENDA**

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of April 22, 2024

2024-04-125 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and **UNANIMOUSLY RESOLVED** to adopt the agenda of the City of Beaconsfield's regular Council meeting of April 22, 2024, as presented.

5. **PUBLIC QUESTION PERIOD**

The City Clerk announces the beginning of the public question period.

His Honour the Mayor invites PDQ1 Commander François Sauvé to provide updates and information regarding citizen safety in Beaconsfield.

A resident asks his Honour the Mayor to explain Council's new interest in transforming the Great Lakes and St. Lawrence River basin into a thriving blue water economic corridor, while also safeguarding freshwater resources. The resident asks whether this interest has any connection with the IMAGINE CENTENNIAL Project?

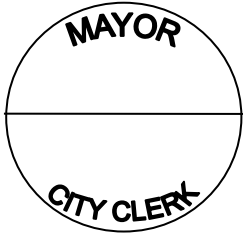
His Honour the Mayor explains that the Quebec Alliance of the Great Lakes and St. Lawrence Cities Initiative has asked us its members to adopt this resolution which will form the basis of the working program for the annual convention. It is not related to the IMAGINE CENTENNIAL Project.

A resident makes several comments and requests regarding the following subjects:

- Creating a Safe Space program in the City of Beaconsfield;
- The use of organic and natural methods for ash tree treatment;
- Protecting the animals in Lac Saint-Louis;
- Creating Suburban Family and Pet Day events;
- The increased use of plant-based food and focus on adopting animals;
- Rodenticide use;
- Creating a mural at the dog shelter and expanding the shelter.

His Honour the Mayor states that the resident's comments and suggestions are noted and will be taken into consideration.

A resident asks Council whether the City will make use of the nuclear resources on its territory to avoid future power outages in the West Island. The resident then asks his Honour the Mayor whether citizens will have access to more pickleball courts, and an artificial ice rink for the summer, given that the Recreation Centre and its rink will be closed for construction.



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His Honour the Mayor directs the resident to the provincial government for an answer on the usage of nuclear power plants. His Honour the Mayor defers the resident's concerns about pickleball to the City's Culture and Leisure department. His Honour the Mayor mentions the current petition regarding pickleball. Regarding the artificial ice rink, his Honour the Mayor asks the Director general, Mr. Patrice Boileau, to answer the question. Mr. Boileau states that there will not be another rink built, and there will be no refrigerated nor indoor ice rink available in the fall nor the following year.

A resident asks whether the City will be hosting a separate question period on the 275 Elm Project given that new documents were only distributed today.

His Honour the Mayor states that the questions can be asked at the present meeting.

A resident asks the name of the property owner and contractor for 275 Elm Project, and whether there will be a citizen's committee formed for the project.

His Honour the Mayor responds that he does not know the name of the property owner nor contractor, but that there will indeed be a "good neighbors" committee formed.

The resident mentions the construction of sewers behind her property and asks whether a wall will be built to ensure that her land does not sink? The resident then asks about Hydro Québec's electrical posts being built on her property and whether the 275 Elm Project is informed of these constructions? She asks the Council to ensure that the Elm Project plans are in writing.

His Honour the Mayor states that he does not know whether a wall will be built around sewers being constructed. Regarding the 275 Elm Project, his Honour the Mayor refers the resident to the adoption of Project PP-12- 1 which provides more concrete information on the 275 Elm Project, notwithstanding specific architectural details. He assures the resident that the Project PP-12- 1 plan does include general dimensions for the project and any changes in the future will be presented to the City first.

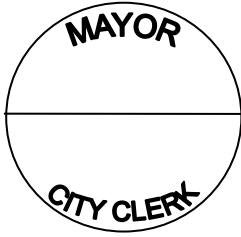
Another resident asks why the draft of the project plans for Project PP-12- 1, Part 1, are not subject to a referendum for approval?

His Honour the Mayor asks Mr. Denis Chabot, Director of Urban Planning, to answer the question. Mr. Chabot states that provincial law mandates that specific items need to follow a strict registration process and are subject to a referendum, while other items do not adhere to this process. Mr. Chabot uses the example of signage since it does not need to adhere to the strict registration process and is therefore not subject to a referendum vote. He offers to send by email to the resident the precise list of items that must be subject to registers. Mr. Chabot then lists items that need to go through the registration process and are thus subject to a referendum. Mr. Chabot confirms that the three types of cladding does not need to go through the registration process and is therefore not subject to a referendum vote.

A resident asks how many applications for a registry or referendum were opened and why Council may not have this exact number yet.

His Honour the Mayor asks the Director general, Mr. Patrice Boileau, to answer the question. Mr. Boileau states that, to obtain this number, the registry resolution must be passed by Council, and only then can the request be made to Élections Québec to receive the latest electoral list for the concerned sectors. These updated electoral lists will be used to make the necessary calculations for the registries. These calculations will be made public on May 1st, 2024. Public notice will then be given to announce the registries to be held on May 7th, 2024.

The resident then asks if Council knows which sectors will be included in the registry?



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His Honour the Mayor asks Mr. Denis Chabot, Director of Urban Planning, to answer the question. Mr. Chabot states that the sectors to be included, as defined in the by-law, are the two concerned sectors who express opposition to the project. This will then correspond to two separate registries..

A resident asks what kind of steps are put in place to avoid business solicitation that targets the elderly and aging population in the City of Beaconsfield.

His Honour the Mayor indicates that there is a by-law that protects against this kind of solicitation which itself states that no individual can solicit business at a resident's house. The resident is encouraged to call municipal patrol should this occur again and ask to see whether the individual has a permit for pamphlet distribution which is granted in certain circumstances.

The question period ends at 8:43 p.m.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of March 25, 2024

2024-04-126 It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of March 25, 2024, at 8:00 p.m.

15. CORRESPONDENCE

15.1 Filling of a petition suggesting only allowing Beaconsfield residents the opportunity to reserve a court to play pickleball

2024-04-127 The petition suggesting only allowing Beaconsfield residents the opportunity to reserve a court to play pickleball is noted and filed.

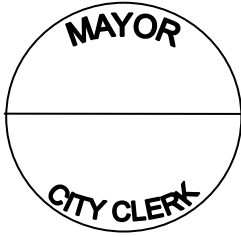
20. CONTRACTS

20.1 Awarding of contract 627-23-GC for the construction work for the rain basin Tower and Elm to the lowest conforming bidder, Travaux Routier Métropole (9129-2201 Québec Inc.), in the amount of \$857,679.00, all taxes included

2024-04-128 It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract 627-23-GC for the construction work for the rain basin Tower and Elm to the lowest conforming bidder, Travaux Routier Métropole (9129-2201 Québec Inc.), in the amount of \$857,679.00, all taxes included; **conditional to the adoption and approval by the "Ministre des Affaires municipales et de l'Habitation" of the Loan By-law BEAC-159 entitled "By-law authorizing loan of \$1,149,113.18 for the construction of the Tower and Elm retention basin"**; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-415-00-711. As provided for in the budget, this expense will be financed under By-law BEAC-159.

20.2 Awarding of contract 651-24-GC for the watermain network structural rehabilitation work to the lowest conforming bidder, Foraction Inc., in the amount of \$711,000.00, all taxes included



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2024-04-129 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award contract 651-24-GC for the watermain network structural rehabilitation work to the lowest conforming bidder, Foraction Inc., in the amount of \$711,000.00, all taxes included, **conditional to the adoption and approval by the "Ministre des Affaires municipales et de l'Habitation" of the Loan By-law BEAC-157 entitled "By-law authorizing a loan of \$1,332,260 for the structural rehabilitation work of sanitary sewer pipes for various streets, as well as for the structural rehabilitation work of water mains for various streets";** and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-413-00-711. As provided for in the budget, this expense will be financed under By-law BEAC-157.

20.3 Awarding of contract 653-24-GC for the renovation of the Recreational Centre ice rink to the lowest conforming bidder, Construction Arcade, in the amount of \$5,498,000.00, all taxes included

2024-04-130 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract 653-24-GC for the renovation of the Recreation Centre ice rink to the lowest conforming bidder, Construction Arcade, in the amount of \$5,498,000.00, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-729-00-722. As provided for in the budget for the current fiscal year, this expense will be financed under By-laws BEAC-150 and BEAC-105.

20.4 Awarding of contract TP 2024-02 for the collection and transportation of recyclable materials for the cities of Beaconsfield, Dorval, Kirkland, Mont-Royal and Sainte-Anne-de-Bellevue, from June 1, 2024, to May 28, 2027, with two (2) renewal options of one year, to the lowest conforming bidder, 9386-0120 Québec Inc., in the amount of \$297,964.43 all taxes included for the first year of the contract (total amount taxes included for the five cities participating in the group is \$1,568,623.01 for the first year of the contract)

2024-04-131 WHEREAS Éco Entreprises Québec (ÉEQ) is the management organization designated by the Government of Quebec to develop, implement and financially support the selective collection of recyclable materials throughout the Province of Quebec, under the Regulation respecting a system of selective collection of certain residual materials (CQLR, c. Q-2, r. 46.01) (the "Regulation");

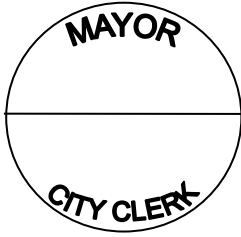
WHEREAS the Regulation provides for the conclusion of an agreement between ÉEQ and a municipal body (or group of municipalities) relating to the collection and transportation of the materials referred to in Section 24 of the Regulation;

WHEREAS the resolution 2023-10-682, concerning the creation of the group of municipalities comprising the cities of Beaconsfield, Dorval, Kirkland and Mont-Royal for the collection and transport of recyclable materials, designates the City of Beaconsfield as the signatory municipal body to an agreement with Éco Entreprises Québec;

WHEREAS resolution 2024-03-067 aims to modify the group of municipalities for the collection and transport of recyclable materials and to amend the intermunicipal agreement relating to the group in order to include the city of Sainte-Anne-de-Bellevue;

WHEREAS resolution 2024-02-060 authorizes the signing of the partnership agreement with Éco Entreprises Québec;

WHEREAS the Regulation prescribes the minimum content of this agreement, in particular with regard to the parameters surrounding collection and transportation services, the conditions surrounding the awarding of contracts for these services and the terms relating to quality



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control;

WHEREAS the Parties agree on the need to immediately implement certain parts of the agreement to take place without delay, namely the call for tenders process for the provision of collection and transportation services for recyclable materials;

It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED THAT contract TP 2024-02 for the collection and transportation of recyclable materials from June 1, 2024, to May 28, 2027, with two (2) renewal options of one year, be awarded to the lowest conforming bidder, 9386-0120 Québec Inc., in the amount taxes included of \$ 297,964.43 \$ for the first year of the contract for the City of Beaconsfield (total amount taxes included for the five cities participating in the group is \$ 1,568,623.01 \$ for the first year of the contract);

THAT the quantities specified on the tender form be approximate;

THAT for each anniversary of the contract the unit prices will be adjusted according to the consumer price index, as well as the corresponding clauses of the tender documents;

THAT the expenditure be charged to budget code 02-452-10-436;

THAT the Treasurer provides the necessary budgetary credits for the financial years concerned.

- 20.5 Awarding of contract TP 2024-03 for the maintenance and repair of electrical systems in municipal buildings and installations at an hourly rate for the years 2024 and 2025 with two (2) renewal options to the lowest conforming bidder, Les Spécialistes AVA, in the amount of \$110,054.07, all taxes included

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- 2024-04-132 It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award contract TP 2024-03 for the maintenance and repair of electrical systems in municipal buildings and installations at an hourly rate for the years 2024 and 2025 with two (2) renewal options to the lowest conforming bidder, Les Spécialistes AVA, in the amount of \$110,054.07, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget codes 02-198-00-565, 02-319-00-565, 02-341-00-565, 02-351-00-565, 02-725-20-565, 02-731-90-565, 02-719-00-565, 02-722-10-565, 02-723-10-565.

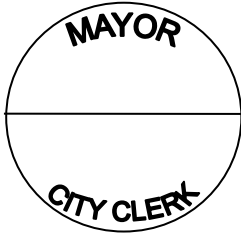
- 20.6 Awarding of contract TP 2024-04 for the preventive treatment of ash trees against the emerald ash borer to the lowest conforming bidder, EspacesVerts, in the amount of \$139,694.63, all taxes included

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- 2024-04-133 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract TP 2024-04 for the preventive treatment of ash trees against the emerald ash borer to the lowest conforming bidder, EspacesVerts, in the amount of \$139,694.63, all taxes included, representing the sum of part A and B;

To authorize the Finance and Treasury Department to charge the expense of \$111,755.70, all taxes included, to budget code 02-725-50-447 for part A;

To authorize the Finance and Treasury Department to charge the expense of \$27,939.93, all taxes included, to budget code 02-611-00-447 for part B. However, the cost for the City of part B will be null as the property owners will be charged beforehand for the treatment of private ash trees; and

Not to charge residents with the 15% for administration fees specified in the by-law on tariffs for works recoverable from third parties.



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20.7 Rejection of the bid for contract TP 2024-05 for the supply of a 4-door electric SUV

2024-04-134 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to reject the bid for contract TP 2024-05 for the supply of a 4-door electric SUV.

20.8 Granting by mutual agreement for the purchase of a concrete half-moon structure for the City of Beaconsfield's skatepark to Papillon Skate Parc Inc. in the amount of \$73,469.30 all taxes included

2024-04-135 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize the granting by mutual agreement for the purchase of a concrete half-moon structure for the City of Beaconsfield's skatepark to Papillon Skate Parc Inc. in the amount of \$73,469.30 all taxes included; and

And, to authorize the Finance & Treasury Department to impute the expense to the budget code 02-725-00-666.

20.9 Rejection of the bid for contract 658-24-EL for electrical work, Publics Works building, 300 Beaufort, Beaconsfield

2024-04-136 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to reject the bid for contract 658-24-EL for electrical work, Publics Works building, 300 Beaufort, Beaconsfield.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of April 22, 2024, and of the list of pre-authorized payments for the period of March 14, 2024, to March 24, 2024, and for the period of March 26, 2024, to April 10, 2024, for a total disbursement of \$2,304,887.64

2024-04-137 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of April 22, 2024, regarding expenses for financial and investment activities totalling \$787,518.37; and

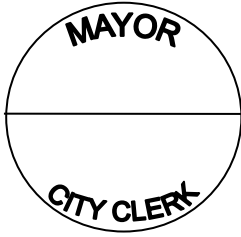
To approve the list of pre-authorized payments from March 14, 2024, to March 24, 2024, and for the period of March 26, 2024, to April 10, 2024, totalling \$1,077,372.01 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$439,997.26; and

That all these disbursements totalling \$2,304,887.64 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Approval of a \$400 contribution to Ella Robins for participating in the Short Track Canada Cup Junior Final in Richmond (British Columbia) from March 22 to 24, 2024

2024-04-138 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a \$400 contribution to Ella Robins for participating in the Short Track Canada Cup Junior Final held in Richmond (British Columbia) from March 22 to 24, 2024; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-722-10-992.



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To issue the cheque in the name of the father, Simon Robins.

- 30.3 Approval of a contribution from the City to cover the costs of sanitary services during the event "Beyond the badge" of May 2 of the Oasis group home of the Batshaw Youth and Family Centres
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2024-04-139 It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve a contribution from the City to cover the costs of sanitary services during the event of May 2 "Beyond the badge" of the Oasis group home of the Batshaw Youth and Family Centres.

40. BY-LAWS

- 40.1 Adoption of By-law BEAC-153 entitled "By-law authorizing a loan of \$3,392,077 for the rehabilitation of Centennial jetty, 288 Beaconsfield, Beaconsfield", and register to be held on April 30, and May 1, 2024
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2024-04-140 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and RESOLVED to adopt By-law BEAC-153 entitled "By-law authorizing a loan of \$3,392,077 for the rehabilitation of Centennial jetty, 288 Beaconsfield, Beaconsfield"; and

That a register be held for By-law BEAC-153 on April 30 and May 1, 2024, from 9 a.m. to 7 p.m.

VOTES IN FAVOUR:

Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell

VOTES OPPOSED:

Councillor Roger Moss, Peggy Alexopoulos

THE MOTION IS CARRIED. BY-LAW BEAC-153 ENTITLED "BY-LAW AUTHORIZING A LOAN OF \$3,392,077 FOR THE REHABILITATION OF CENTENNIAL JETTY, 288 BEACONSFIELD, BEACONSFIELD" IS ADOPTED, A REGISTER WILL BE HELD ON APRIL 30, AND MAY 1, 2024.

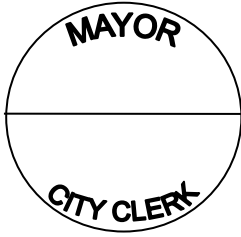
- 40.2 Adoption of By-law BEAC-159 entitled "By-law authorizing a loan of \$1,149,113.18 for the construction of the Tower and Elm retention basin"
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2024-04-141 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to adopt By-law BEAC-159 entitled "By-law authorizing a loan of \$1,149,113.18 for the construction of the Tower and Elm retention basin".

- 40.3 Final authorization of the specific construction, alteration or occupancy proposal for an immovable (SCAOPI) located at 275 Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Cadastre of Québec) in zone C330 of Zoning By-law 720, relating to the provisions which are not subject to approval by referendum (Project PP-12-1, Part I)
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2024-04-142 CONSIDERING THAT the City of Beaconsfield has adopted By-law 728 respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI);



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WHEREAS the recommendation of the CCU, outlined in the minutes of the CCU of August 9, 2023, concerning an earlier version of the project is rendered null because it was not the subject of a decision of Council due to the withdrawal of this item from the agenda during the Council meeting of August 21, 2023;

CONSIDERING THAT the Planning Advisory Committee has examined the plans and accompanying documents at its meeting held on September 6, 2023, and is of the opinion that the criteria are met;

CONSIDERING the recommendation of the Urban Planning Advisory Committee to APPROVE this specific project request for lots 6 555 296 and 6 555 297;

CONSIDERING THAT a first draft was adopted on September 25, 2023, by resolution 2023-09-614; a public consultation was held on October 24, 2024;

CONSIDERING THAT a second project, with changes, was adopted on March 25, 2024, by resolution 2024-03-093;

CONSIDERING THAT this second draft contains provisions that are not subject to referendum approval;

CONSIDERING THAT the preamble forms an integral part of this resolution;

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and RESOLVED THAT the City of Beaconsfield approve the elements, not subject to referendum, of the request for approval of a specific project for the construction, alteration or occupancy of an immovable (PPCMOI) located at 275, Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the cadastre of Quebec) in zone C330 of Zoning By-law 720 (PP-12-1 Project), according to the revised architectural document dated November 28, 2023, as follows:

For proposed lots 6 555 296 and 6 555 297:

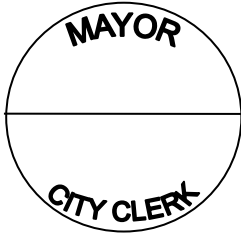
- To authorize a 6-metre-wide circulation aisle to access a 90-degree parking space, whereas Zoning By-law 720 prescribes a 6.5 metres width for a circulation aisle to access a 90-degree parking space.
- To authorize a slope of 8% - 16% - 8%, all in compliance with Architectural Graphic Standards, for an access ramp whereas Zoning By-law 720 prescribes a maximum slope of 8% for an access ramp.
- To allow the use of three different types of siding materials whereas Zoning By-Law 720 prescribes a maximum of two different types of siding materials.
- To allow aluminum or steel siding whereas Zoning By-law 720 does not allow aluminum or steel siding, except when done to imitate clapboard siding.

For the proposed lot 6 555 297:

- To authorize the dimension of the front wall of the 4-storey multi-family building to be 110 metres, if 30% of the total length of the front wall presents a setback of at least 1 metre for a minimum width of 3 metres with the remainder of the building's façade whereas Zoning By-law 720 prescribes that the length of the front wall cannot exceed 40 metres or 60 metres, if 30% of the total length of the front wall presents a setback of at least 1 metre for a minimum width of 3 metres with the remainder of the building's façade.

under the following conditions:

- That an agreement on municipal works be concluded between the applicant and the City concerning the relocation of a municipal storm pipe and the construction of a sidewalk along the eastern portion of Fairway Avenue, Elm Avenue up to the limit of projected lot 6 555 296, all at the expense of the applicant;



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- That a privacy wall be built at the north end of all balconies erected on multi-family buildings planned on lot projected 6 555 296, all in accordance with the Zoning By-law in force;
- That dense landscaping not allowing any form of traffic be created, serviced and maintained in the lateral margin of lot projected 6 555 296, between the left lateral property line and the wall of the garages of the planned multi-family buildings;
- That dense landscaping not allowing any form of traffic be created, maintained and maintained in the lateral margin of projected lot 6 555 297, between the right lateral property line and the adjacent properties overlooking Elm Avenue and Westcroft;
- That a space with a minimum width of 6.60 metres free from any construction be preserved on the multi-family building of planned projected lot 6 555 297, on a minimum of 2 floors so as to create a gap in the total length of the building through a pedestrian door;
- That a photographic inventory or seismic tests be carried out for all properties for which at least one land line is directly adjacent to projected lots 6 555 296 and 6 555 297;
- That a decorative canvas be installed on the site fence surrounding projected lots 6 555 296 and 6 555 297 and that it be maintained for the duration of the work;
- That a good neighbourly committee made up of two municipal Councillors, the owner of the land, the site manager and neighbours whose properties are adjacent to projected lots 6 555 296 and 6 555 297 be set up upon adoption of the (SCAOPI) and until the completion of all the work constituting this application. The meeting schedule as well as the terms of attendance may be determined during the first meeting of this committee, if at least 50% of the owners of adjacent residences are present in addition to the other members;
- That the buildings provided for in this application are subject to approval under By-law Site Planning and Architectural Integration Programme (SPAIP) by-law in force;
- That phase 1 of the project be started no later than 12 months after SPAIP approval, failing which this resolution is no longer valid;
- That the entire project be completed within 5 years following the issuance of the construction permit for phase 1, otherwise this resolution is no longer valid.

VOTES IN FAVOUR:

Councillors Dominique Godin, Robert Mercuri, David Newell

VOTES OPPOSED:

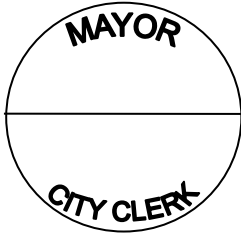
Councillors Martin St-Jean, Roger Moss, Peggy Alexopoulos

His Honour the Mayor casts his vote in favour of the motion.

THE MOTION IS CARRIED. FINAL AUTHORIZATION OF THE SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) LOCATED AT 275 ELM, BEACONSFIELD (PROJECTED LOTS 6 555 296 AND 6 555 297 OF THE CADASTRE OF QUÉBEC) IN ZONE C330 OF ZONING BY-LAW 720, RELATING TO THE PROVISIONS WHICH ARE NOT SUBJECT TO APPROVAL BY REFERENDUM (PROJECT PP-12-1, PART I) IS APPROVED.

40.4

Final authorization of the specific construction, alteration or occupancy proposal for an immovable (SCAOPI) located at 275 Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Cadastre of Québec) in zone C330 of Zoning By-law 720 (Project PP-12-1, Part II - concerned zone C330 and contiguous zones H333, H334 and H340) and register to be held on May 7, 2024



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2024-04-143 CONSIDERING THAT the City of Beaconsfield has adopted By-law 728 respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI);

WHEREAS the recommendation of the CCU, outlined in the minutes of the CCU of August 9, 2023, concerning an earlier version of the project is rendered null because it was not the subject of a decision of Council due to the withdrawal of this item from the agenda during the Council meeting of August 21, 2023;

CONSIDERING THAT the Planning Advisory Committee has examined the plans and accompanying documents at its meeting held on September 6, 2023, and is of the opinion that the criteria are met;

CONSIDERING the recommendation of the Planning Advisory Committee to APPROVE the specific project request for lots 6 555 296 and 6 555 297, as described above;

CONSIDERING THAT a first draft was adopted on September 25, 2023, by resolution 2023-09-614; a public consultation was held on October 24, 2024;

CONSIDERING THAT a second project, with changes, was adopted on March 25, 2024, by resolution 2024-03-093;

CONSIDERING THAT this second project was the subject of applications to require that certain provisions be submitted to the approval of qualified voters, in compliance with the Act respecting land use planning and development and the Act respecting elections and referendums in municipalities, on behalf of zones H333, H334 and H340 and thus a registration procedure must be held;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and RESOLVED TO APPROVE that the City of Beaconsfield authorize the elements submitted for approval by those eligible to vote on the request for approval of a specific project for the construction, alteration or occupancy of an immovable (PPCMOI) located at 275, Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Quebec cadastre) in zone C330 of Zoning By-law 720 (Project PP-12-1), according to the revised architectural document dated November 28, 2023, as follows:

For proposed lots 6 555 296 and 6 555 297:

- To authorize a floor area ratio of 1.8 in the C330 zone whereas the Zoning By-law 720 allows a floor area ratio of 0.8 in the C330 zone.

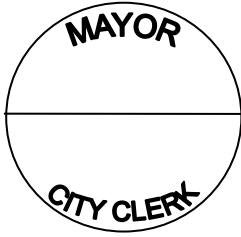
For the proposed lot 6 555 296:

- To authorize the main buildings setbacks to be:
 - o 6.9 metres for the front setback, whereas Zoning By-law 720 prescribes a front setback of 9 metres in the C330 zone.
 - o 8 metres for the rear setback, whereas Zoning By-law 720 prescribes a rear setback of 12 metres in the C330 zone.

For the proposed lot 6 555 297:

- To authorize a maximum of 4 storeys in the C330 zone whereas Zoning By-law 720 allows a maximum of 2 storeys.
- To authorize a maximum of 117 dwelling units whereas Zoning By-law 720 does not prescribe any minimum or maximum in the C330 zone
- To authorize a maximum height of 13.5 metres for the 4-storey buildings whereas Zoning By-law 720 prescribes a maximum height of 10 metres in the C330 zone.
- To authorize that the setbacks for the main building be:
 - o 6.9 metres for the secondary front setback, whereas Zoning By-law 720 prescribes a 9-metre setback in the C330 zone.

under the following conditions:



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- That an agreement on municipal works be concluded between the applicant and the City concerning the relocation of a municipal storm pipe and the construction of a sidewalk along the eastern portion of Fairway Avenue, Elm Avenue up to the limit of projected lot 6 555 296, all at the expense of the applicant;
- That a privacy wall be built at the north end of all balconies erected on multi-family buildings planned on lot projected 6 555 296, all in accordance with the Zoning By-law in force;
- That dense landscaping not allowing any form of traffic be created, serviced and maintained in the lateral margin of lot projected 6 555 296, between the left lateral property line and the wall of the garages of the planned multi-family buildings;
- That dense landscaping not allowing any form of traffic be created, maintained and maintained in the lateral margin of projected lot 6 555 297, between the right lateral property line and the adjacent properties overlooking Elm Avenue and Westcroft;
- That a space with a minimum width of 6.60 metres free from any construction be preserved on the multi-family building of planned projected lot 6 555 297, on a minimum of 2 floors so as to create a gap in the total length of the building through a pedestrian door;
- That a photographic inventory or seismic tests be carried out for all properties for which at least one land line is directly adjacent to projected lots 6 555 296 and 6 555 297;
- That a decorative canvas be installed on the site fence surrounding projected lots 6 555 296 and 6 555 297 and that it be maintained for the duration of the work;
- That a good neighbourly committee made up of two municipal Councillors, the owner of the land, the site manager and neighbours whose properties are adjacent to projected lots 6 555 296 and 6 555 297 be set up upon adoption of the (SCAOPI) and until the completion of all the work constituting this application. The meeting schedule as well as the terms of attendance may be determined during the first meeting of this committee, if at least 50% of the owners of adjacent residences are present in addition to the other members;
- That the buildings provided for in this application are subject to approval under By-law Site Planning and Architectural Integration Programme (SPAIP) by-law in force;
- That phase 1 of the project be started no later than 12 months after SPAIP approval, failing which this resolution is no longer valid;
- That the entire project be completed within 5 years following the issuance of the construction permit for phase 1, otherwise this resolution is no longer valid.

That a registration procedure be held for the above-mentioned items for which valid applications have been made to submit the provisions for the approval of those eligible to vote in concerned zone C330 and contiguous zones H333, H334 and H340, on May 7, 2024, from 9 a.m. to 7 p.m.

VOTES IN FAVOUR:

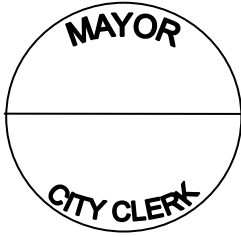
Councillors Dominique Godin, Robert Mercuri, David Newell

VOTES OPPOSED:

Councillors Martin St-Jean, Roger Moss, Peggy Alexopoulos

His Honour the Mayor casts his vote in favour of the motion.

THE MOTION IS CARRIED. FINAL AUTHORIZATION OF THE SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) LOCATED AT 275 ELM, BEACONSFIELD (PROJECTED LOTS 6 555 296 AND 6 555 297 OF THE CADASTRE OF QUÉBEC) IN ZONE C330 OF ZONING BY-LAW 720 (PROJECT PP-12-1, PART II - CONCERNED ZONE C330 AND



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CONTIGUOUS ZONES H333, H334 AND H340) IS APPROVED, A REGISTER IS TO BE HELD ON MAY 7, 2024.

40.5 Final authorization of the specific construction, alteration or occupancy proposal for an immovable (SCAOPI) located at 275 Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Cadastre of Québec) in zone C330 of Zoning By-law 720 (Project PP-12-1, Part III - concerned zone C330 and contiguous zones H333 and H340) and register to be held on May 7, 2024

2024-04-144 CONSIDERING THAT the City of Beaconsfield has adopted By-law 728 respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI);

WHEREAS the recommendation of the CCU, outlines in the minutes of the CCU of August 9, 2023, concerning an earlier version of the project is rendered null because it was not the subject of a decision of Council due to the withdrawal of this item from the agenda during the Council meeting of August 21, 2023;

CONSIDERING THAT the Planning Advisory Committee has examined the plans and accompanying documents at its meeting held on September 6, 2023, and is of the opinion that the criteria are met;

CONSIDERING the recommendation of the Planning Advisory Committee to APPROVE the specific project request for lots 6 555 296 and 6 555 297, as described above;

CONSIDERING THAT a first draft was adopted on September 25, 2023, by resolution 2023-09-614; a public consultation was held on October 24, 2024;

CONSIDERING THAT a second project, with changes, was adopted on March 25, 2024, by resolution 2024-03-093;

CONSIDERING THAT this second project was the subject of applications to require that certain provisions be submitted to the approval of qualified voters, in compliance with the Act respecting land use planning and development and the Act respecting elections and referendums in municipalities, on behalf of zones H333 and H340 and thus a registration procedure must be held;

It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and RESOLVED TO APPROVE that the City of Beaconsfield authorize the elements submitted for approval by those eligible to vote on the request for approval of a specific project for the construction, alteration or occupancy of an immovable (PPCMOI) located at 275, Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Quebec cadastre) in zone C330 of Zoning By-law 720 (Project PP-12-1), according to the revised architectural document dated November 28, 2023, as follows:

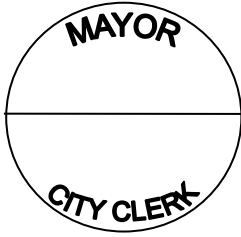
For the proposed lot 6 555 296:

- To authorize the H3 use (multi-family dwelling) in the C330 zone whereas Zoning By-law 720 allows the C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.
- To authorize a maximum of 13 dwelling units whereas Zoning By-law 720 does not prescribe any minimum or maximum in the C330 zone

For the proposed lot 6 555 297:

- To authorize H3 (Multi-family) and H5 (Mixed) uses in the C330 zone whereas Zoning By-law 720 allows C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.

under the following conditions:



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- That an agreement on municipal works be concluded between the applicant and the City concerning the relocation of a municipal storm pipe and the construction of a sidewalk along the eastern portion of Fairway Avenue, Elm Avenue up to the limit of projected lot 6 555 296, all at the expense of the applicant;
- That a privacy wall be built at the north end of all balconies erected on multi-family buildings planned on lot projected 6 555 296, all in accordance with the Zoning By-law in force;
- That dense landscaping not allowing any form of traffic be created, serviced and maintained in the lateral margin of lot projected 6 555 296, between the left lateral property line and the wall of the garages of the planned multi-family buildings;
- That dense landscaping not allowing any form of traffic be created, maintained and maintained in the lateral margin of projected lot 6 555 297, between the right lateral property line and the adjacent properties overlooking Elm Avenue and Westcroft;
- That a space with a minimum width of 6.60 metres free from any construction be preserved on the multi-family building of planned projected lot 6 555 297, on a minimum of 2 floors so as to create a gap in the total length of the building through a pedestrian door;
- That a photographic inventory or seismic tests be carried out for all properties for which at least one land line is directly adjacent to projected lots 6 555 296 and 6 555 297;
- That a decorative canvas be installed on the site fence surrounding projected lots 6 555 296 and 6 555 297 and that it be maintained for the duration of the work;
- That a good neighbourly committee made up of two municipal Councillors, the owner of the land, the site manager and neighbours whose properties are adjacent to projected lots 6 555 296 and 6 555 297 be set up upon adoption of the (SCAOPI) and until the completion of all the work constituting this application. The meeting schedule as well as the terms of attendance may be determined during the first meeting of this committee, if at least 50% of the owners of adjacent residences are present in addition to the other members;
- That the buildings provided for in this application are subject to approval under By-law Site Planning and Architectural Integration Programme (SPAIP) by-law in force;
- That phase 1 of the project be started no later than 12 months after SPAIP approval, failing which this resolution is no longer valid;
- That the entire project be completed within 5 years following the issuance of the construction permit for phase 1, otherwise this resolution is no longer valid.

That a registration procedure be held for the above-mentioned items for which valid applications have been made to submit the provisions for the approval of those eligible to vote in concerned zone C330 and contiguous zones H333 and H340, on May 7, 2024, from 9 a.m. to 7 p.m.

VOTES IN FAVOUR:

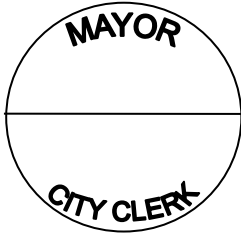
Councillors Dominique Godin, Robert Mercuri, David Newell

VOTES OPPOSED:

Councillors Martin St-Jean, Roger Moss, Peggy Alexopoulos

His Honour the Mayor casts his vote in favour of the motion.

THE MOTION IS CARRIED. FINAL AUTHORIZATION OF THE SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) LOCATED AT 275 ELM, BEACONSFIELD (PROJECTED LOTS 6 555 296 AND 6 555 297 OF THE CADASTRE OF QUÉBEC) IN ZONE C330 OF ZONING BY-LAW 720 (PROJECT PP-12-1, PART III - CONCERNED ZONE C330 AND



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CONTIGUOUS ZONES H333 AND H340) IS APPROVED, A REGISTER WILL BE HELD ON MAY 7, 2024.

45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 69 Circle

2024-04-145 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on April 3, 2024, for the property located at 69 Circle;

CONSIDERING THAT the request for minor exemption is to authorize that the existing main building be located at 5.74 metres from the front landsite line, while the zoning by-law requires a setback of 6 metres, resulting in an encroachment of 0.26 metres in the front setback;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that the existing main building be located at 5.74 metres from the front landsite line, while the zoning by-law requires a setback of 6 metres, resulting in an encroachment of 0.26 metres in the front setback for the property located at 69 Circle;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize that the existing main building be located at 5.74 metres from the front landsite line, while the zoning by-law requires a setback of 6 metres, resulting in an encroachment of 0.26 metres in the front setback for the property located at 69 Circle.

45.2 Request for minor exemptions for the property located at 156 Park

2024-04-146 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on April 3, 2024, for the property located at 156 Park;

CONSIDERING THAT the request for minor exemptions is:

(i) to authorize that the existing main building be located at 2.68 metres from the right landsite line, whereas the zoning by-law requires a setback of 4.5 metres, resulting in an encroachment of 1.82 metres in right lateral setback.

(ii) to authorize that a gallery of a height greater than 0.60 metres but less than 1.21 metres to be built at a distance of 1.7 metres away from the right landsite line, whereas the zoning by-law prescribes a minimum distance of 3.3 metres, representing an encroachment of 1.6 metres in the right lateral setback;

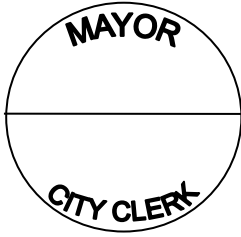
CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemptions request:

(i) to authorize that the existing main building be located at 2.68 metres from the right landsite line, whereas the zoning by-law requires a setback of 4.5 metres, resulting in an encroachment of 1.82 metres in right lateral setback.

(ii) to authorize that a gallery of a height greater than 0.60 metres but less than 1.21 metres to be built at a distance of 1.7 metres away from the right landsite line, whereas the zoning by-law prescribes a minimum



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distance of 3.3 metres, representing an encroachment of 1.6 metres in the right lateral setback for the property located at 156 Park;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemptions:

(i) to authorize that the existing main building be located at 2.68 metres from the right landsite line, whereas the zoning by-law requires a setback of 4.5 metres, resulting in an encroachment of 1.82 metres in right lateral setback.

(ii) to authorize that a gallery of a height greater than 0.60 metres but less than 1.21 metres to be built at a distance of 1.7 metres away from the right landsite line, whereas the zoning by-law prescribes a minimum distance of 3.3 metres, representing an encroachment of 1.6 metres in the right lateral setback for the property located at 156 Park.

45.3 Request for a minor exemption for the property located at 246 Beaconsfield

2024-04-147 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on April 3, 2024, for the property located at 246 Beaconsfield;

CONSIDERING THAT the request for minor exemption is to authorize that the projected main building area be of 714.5 square metres, while the zoning by-law requires that the maximum main building area be of 519.8 square metres for that property, resulting in an excess of 194.7 square metres regarding the main building area allowed;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that the projected main building area be of 714.5 square metres, while the zoning by-law requires that the maximum main building area be of 519.8 square metres for that property, resulting in an excess of 194.7 square metres regarding the main building area allowed for the property located at 246 Beaconsfield;

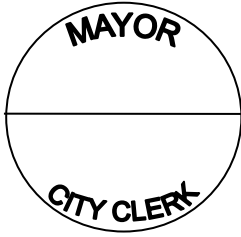
It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize that the projected main building area be of 714.5 square metres, while the zoning by-law requires that the maximum main building area be of 519.8 square metres for that property, resulting in an excess of 194.7 square metres regarding the main building area allowed for the property located at 246 Beaconsfield.

45.4 Request for a minor exemption for the property located at 300 St-Charles

2024-04-148 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on April 3, 2024, for the property located at 300 St-Charles;

CONSIDERING THAT the request for a minor exemption is: to authorize the installation of a gate in the opening permitting vehicular access to the property of a fence erected in the front setback for a landsite with a depth of 54.65 metres and adjacent to St-Charles, whereas the zoning by-law prescribes that a gate in the opening permitting vehicular access to the property of a fence is only authorized when the landsite has a depth of 100 metres, representing a difference of 45.35 metres, that it is adjacent to Lake St-Louis and Beaconsfield Boulevard, representing a different location, and that it is occupied by the "single family (h1)" use class of the "Housing" (H) use group, representing a distinct use;

CONSIDERING THAT a minor exemption application must respect the



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conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not respected, and this because the application of the provisions of the by-law in cause does not create a serious prejudice to the applicant and the acceptance of the application would hinder the owners of the neighbouring immovables in the enjoyment of their right of ownership;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemption request: to authorize the installation of a gate in the opening permitting vehicular access to the property of a fence erected in the front setback for a landsite with a depth of 54.65 metres and adjacent to St-Charles, whereas the zoning by-law prescribes that a gate in the opening permitting vehicular access to the property of a fence is only authorized when the landsite has a depth of 100 metres, representing a difference of 45.35 metres, that it is adjacent to Lake St-Louis and Beaconsfield Boulevard, representing a different location, and that it is occupied by the "single family (h1)" use class of the "Housing" (H) use group, representing a distinct use for the property located at 300 St-Charles;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and RESOLVED to REFUSE the request for a minor exemption: to authorize the installation of a gate in the opening permitting vehicular access to the property of a fence erected in the front setback for a landsite with a depth of 54.65 metres and adjacent to St-Charles, whereas the zoning by-law prescribes that a gate in the opening permitting vehicular access to the property of a fence is only authorized when the landsite has a depth of 100 metres, representing a difference of 45.35 metres, that it is adjacent to Lake St-Louis and Beaconsfield Boulevard, representing a different location, and that it is occupied by the "single family (h1)" use class of the "Housing" (H) use group, representing a distinct use and this for the property located at 300 St-Charles.

VOTES IN FAVOUR:

Councillors Dominique Godin, Martin St-Jean, David Newell, Roger Moss, Peggy Alexopoulos

VOTE OPPOSED:

Councillor Robert Mercuri,

THE MOTION IS CARRIED. REQUEST FOR A MINOR EXEMPTION FOR THE PROPERTY LOCATED AT 300 ST-CHARLES IS REFUSED.

- 45.5 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at 74 Devon

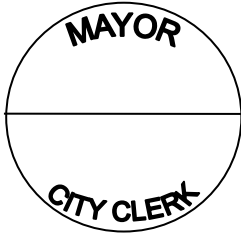
2024-04-149 CONSIDERING THAT a building permit application was filed for a new main building located at 74 Devon;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the April 3, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for a new main building located at 74 Devon, according to option 1;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at 74 Devon, according to option 1.



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- 45.6 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at 246 Beaconsfield
-

2024-04-150 CONSIDERING THAT a building permit application was filed for a new main building located at 246 Beaconsfield;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the April 3, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for a new main building located at 246 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at 246 Beaconsfield.

- 45.7 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 30 Madsen
-

2024-04-151 CONSIDERING THAT on September 25, 2023, Council adopted resolution 2023-09-616 approving the site planning and architectural integration programme for a building permit application at 30 Madsen;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the April 3, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 30 Madsen;

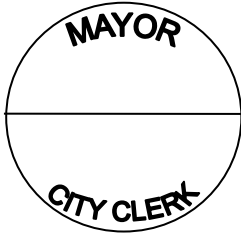
It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 30 Madsen.

- 45.8 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 74 Jasper
-

2024-04-152 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 74 Jasper;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at



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the April 3, 2024, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the criterion on the exterior cladding materials and architectural components match together, in form, texture and colour is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 74 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 74 Jasper.

- 45.9 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 80 Jasper
-

- 2024-04-153 CONSIDERING THAT on February 26, 2024, Council adopted resolution 2024-02-048 approving the site planning and architectural integration programme for a building permit application at 80 Jasper;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the April 3, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 80 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 80 Jasper.

- 45.10 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 128 Beacon Hill
-

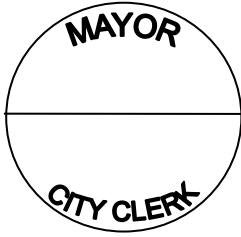
- 2024-04-154 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 128 Beacon Hill;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the April 3, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 128 Beacon Hill;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 128 Beacon Hill.



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- 45.11 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 69 Circle
-

2024-04-155 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 69 Circle;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the April 3, 2024, meeting and is of the opinion that - the objective that in the case of an extension, respect the architectural features of the main building are not respected because of the following criteria: (i) the type and angle of the roof of an extension are similar to those of the building subject to the extension, (ii) the exterior cladding materials and openings of the extension are harmonious with those of the main building and (iii) in the case of the extension of a split-level house or a bungalow, adding volume to the rear is preferred are not fulfilled;

- the objective that the construction, extension or modification project respects the character of the place and its dominant characteristics is not respected because the following criteria: (i) the construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings and (ii) the construction or extension project incorporates the dominant volumetry elements in the sector. An extension to the back yard or the back portion of the building is favoured are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 69 Circle;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 69 Circle.

- 45.12 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) for the subdivision of the property located at 194 Westcroft
-

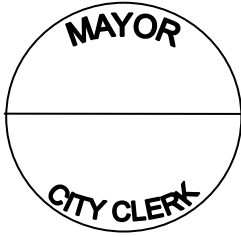
2024-04-156 CONSIDERING THAT a subdivision permit application was filed for the property located at 194 Westcroft;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the April 3, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the permit application for the subdivision for the property located at 194 Westcroft;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application for the subdivision of the property located at 194 Westcroft.



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45.13 Acceptance of an amount of \$51,040.00 for park fees to be paid by the owner of lot 1 416 487 (74 Devon) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory

2024-04-157 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$51,040.00 for park fees to be paid by the owner of lot 1 416 487 (74 Devon) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory, equivalent to 10% of the \$510,400.00 standardized municipal value of lot 1 416 487, and to transfer this sum to a fund specially reserved for park fees.

45.14 Acceptance of an amount of \$330,950.00 for park fees to be paid by the owner of lot 1 971 029 (246 Beaconsfield) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory

2024-04-158 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$330,950.00 for park fees to be paid by the owner of lot 1 971 029 (246 Beaconsfield) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory, equivalent to 10% of the \$3,309,500.00 standardized municipal value of lot 1 971 029, and to transfer this sum to a fund specially reserved for park fees.

50. HUMAN RESOURCES

50.1 Nomination in view of permanency as Chef de division, finances et assistant-trésorier to position 2100

2024-04-159 It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Max Ebenz Joseph as Chef de division, finances et assistant-trésorier, be approved as of June 3, 2024;

THAT his salary be established at level 5 of group 7 of the management salary scale;

THAT his nomination be subjected to an evaluation period of twelve (12) months as per the City's management employees working conditions.

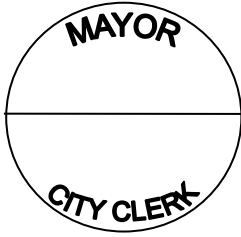
50.2 Nomination in view of permanency as Chef de section, comptabilité et paie to position 2001

2024-04-160 It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Lynne Charade as Chef de section, comptabilité et paie, be approved as of May 6, 2024;

THAT her salary be established at level 3 of group 3 of the management salary scale;

THAT her nomination be subjected to an evaluation period of twelve (12) months as per the City's management employees working conditions.

50.3 Nomination in view of permanency as Contremaître, mécanique et signalisation to position 5206



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2024-04-161 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Marie-France Nault as Contremaître, mécanique et signalisation, be approved as of May 13, 2024;

THAT her salary be established at level 3 of group 4 of the management salary scale;

THAT her nomination be subjected to an evaluation period of twelve (12) months as per the City's management employees working conditions.

50.4 Nomination in view of permanency as Contremaître, bâtiments to position 5205

2024-04-162 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Patrice Levesque as Contremaître, bâtiments, be approved as of May 6, 2024;

THAT his salary be established at level 4 of group 4 of the management salary scale;

THAT his nomination be subjected to an evaluation period of twelve (12) months as per the City's management employees working conditions.

51. APPOINTMENT OF ELECTED OFFICIALS

51.1 Appointment of Acting Mayor for the months of May, June, July and August 2024

2024-04-163 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to designate Councillor Martin St-Jean as Acting Mayor for the months of May, June, July and August 2024.

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of April 3, 2024

2024-04-164 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of April 3, 2024.

53.2 Nomination of a member to the Environmental Advisory Committee

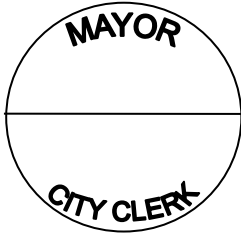
2024-04-165 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the nomination of Katherine Pinnell as member of the Environmental Advisory Committee for a 2 year mandate, effective as of April 22, 2024, ending December 31, 2025.

60. GENERAL

60.1 Approval of the lease agreement with Beaurepaire Nursery Group for the use of the Beacon Hill chalet for the school year 2024-2025

2024-04-166 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the lease agreement with Beaurepaire Nursery Group for the use of the Beacon Hill chalet for the school year 2024-2025;

To authorize the Director of Culture and Leisure to sign on behalf of the City.



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60.2 Opinion from the City of Beaconsfield of the draft for consultation of the three-year Plan (2025-2028) of the Centre de services scolaire Marguerite-Bourgeoys for the allocation and destination of its immovables

2024-04-167 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the Centre de services scolaire Marguerite-Bourgeoys' draft for consultation on the three-year plan (2025-2028) for the allocation and destination of its immovable be noted and filed.

60.3 Transforming the Great Lakes and St. Lawrence River Basin into a Thriving Blue-Green Economic Corridor While Safeguarding Our Freshwater Resources

2024-04-168 WHEREAS the Great Lakes and St. Lawrence River Basin forms the largest freshwater ecosystem in the world, providing drinking water to more than 40 million people and serving as the foundation of our communities' economic prosperity;

AND WHEREAS basin communities collectively comprise the world's third largest economy, generating \$6 trillion in economic output annually;

AND WHEREAS heavy industry and manufacturing has predominated in parts of the basin, often degrading our water quality and perpetuating environmental challenges in disadvantaged communities;

AND WHEREAS basin-wide ecosystem restoration efforts are yielding significant economic dividends for local communities;

AND WHEREAS the U.S. federal government's \$4.17-billion investment in the Great Lakes Restoration Initiative since 2010 and the Canadian federal government's recent commitment of \$420 million are two important contributors to this virtuous circle between environmental protection and sustainable economic development;

AND WHEREAS some experts anticipate climate-related migration to basin communities to grow as conditions worsen in arid and coastal environments in Canada and the United States, with freshwater access being a major advantage;

AND WHEREAS Canadian and U.S. residents are increasingly keen to live, work, invest and play in vibrant communities with ample access to environmentally-friendly lifestyles, jobs, development and recreation;

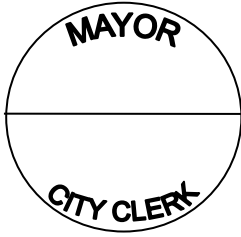
AND WHEREAS the blue economy is growing exponentially, with the basin's freshwater catalyzing increased economic opportunities for innovative businesses, waterfront revitalization and the cruise and shipping industries;

AND WHEREAS the green economy is growing quickly, with sustainable industries on track to see revenues exceed \$5 trillion by 2025, with consumers across all ages and demographics increasingly demanding green products and services;

AND WHEREAS federal, state and provincial governments in Canada and the United States are beginning to take bold action to drive blue-green economic transformation;

AND WHEREAS in Canada, the federal government is developing a Blue Economy Strategy to encourage economic innovation and investment in shoreline communities, as well as make progress on decarbonization goals;

AND WHEREAS Ontario recently outlined a comprehensive approach to harness the potential of the marine sector for economic, environmental and social benefits in the province, complementing the Québec government's maritime strategy;



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AND WHEREAS in the United States, the federal government is investing billions of dollars to enhance coastal resilience, reduce greenhouse gas emissions and nurture the creation of new green and blue industries;

AND WHEREAS Illinois and Michigan are two Great Lakes states that are establishing themselves as leaders in the clean-energy revolution, having signed into state law ambitious plans to expand clean and renewable energy, reduce greenhouse gas emissions and create jobs in the climate sector;

AND WHEREAS building a thriving freshwater economy requires attracting green and blue industries to foster job creation and climate and water innovation; harnessing clean, accessible waterfronts as drivers of economic revitalization and equitable communities; implementing clean and renewable energy sources to reduce greenhouse gas emissions and build livable communities; and expanding sustainable, integrated, water-borne commerce, mobility and tourism;

AND WHEREAS the Great Lakes and St. Lawrence Cities Initiative was founded in 2003 as a coalition of local elected leaders working collaboratively to promote the economic, environmental and social health of basin communities, making the Cities Initiative the ideal organization to facilitate sustainable, resilient and inclusive economic development while safeguarding our freshwater resources;

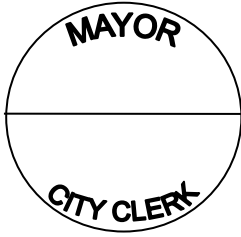
It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that His Honour Mayor, Georges Bourelle and the City of Beaconsfield pledge to work closely with the Cities Initiative and its members to guide the Mayors Commission on Economic Transformation and advance its mission; and that:

- The Cities Initiative will launch the Mayors Commission on Economic Transformation at its Annual Conference in Montréal, QC, May 15-17, 2024, to promote sustainable, resilient and inclusive economic development basin-wide and appropriate freshwater stewardship for the benefit of current and future generations;
- The Mayors Commission on Economic Transformation will develop the Action Plan for the Great Lakes and St. Lawrence Economic Transformation, 2025-2035, a roadmap for basin communities to capitalize on this historic moment to become a globally-renowned, blue-green economic corridor, which will be released at the Cities Initiative's next Annual Conference in Milwaukee, WI, in May 2025;
- The Action Plan for the Great Lakes and St. Lawrence Economic Transformation, 2025-2035 will map paths for municipal action to support the following:
 - Industrial Transformation: attracting green and blue industries to foster job creation and climate and water innovation while protecting the basin's unparalleled freshwater ecosystem
 - Energy Transformation: implementing clean and renewable energy sources to respond to the expected growth in clean energy consumption for businesses, industries and residents
 - Transportation Transformation: expanding sustainable, integrated and water-borne commerce, mobility and tourism;
 - Waterfront Transformation: developing shorelines intentionally by weaving together multiple uses, including residential and recreation, to create accessible and thriving economic centers.

60.4 Authorization to hold the event Amateur Radio Field Day at Centennial Park from Saturday, June 22 to Sunday, June 23, 2024

2024-04-169 CONSIDERING that this event is an educational exercise in case of an emergency and is also informative to the public.

It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize the holding of the event Amateur Radio Field Day at Centennial Park from Saturday, June 22 starting at 8 a.m. until Sunday, June 23, 2024, at 5 p.m.



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60.5 Request for official recognition of the Low Vision Self-Help Association by the City of Beaconsfield

2024-04-170 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the request for official recognition of the Low Vision Self-Help Association by the City of Beaconsfield.

60.6 Resolution recognizing May 16 as International Celiac Disease Awareness Day

2024-04-171 WHEREAS one percent of the population are affected by this disease, which represents more than 382,000 people, or approximately 85,000 Québec citizens;

WHEREAS many people with celiac disease suffer for years before being diagnosed because the symptoms can be so diverse;

WHEREAS Celiac Québec recognizes, along with other international patient organizations, May 16 as International Celiac Disease Awareness Day;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the City of Beaconsfield recognize May 16 as International Celiac Disease Awareness Day.

60.7 Request to authorize night operations for a film shooting at 313 Pinetree on May 22 or 23, 2024

2024-04-172 CONSIDERING that the City has adopted a film shooting policy;

CONSIDERING that, according to this policy, cinematographic filming operations are prohibited between 10 p.m. and 7 a.m. unless Council expressly authorizes it;

CONSIDERING that these filming operations will take place from 6 a.m. to 11 p.m. on May 22 or 23, 2024;

CONSIDERING that residents of the neighbourhood directly affected by this filming operation have been informed of the night operation;

CONSIDERING that a majority of residents of the neighbourhood have signified their agreement by signing a document to this effect;

CONSIDERING that the company responsible for these operations will undertake measures in order to minimize the impacts on the neighbourhood;

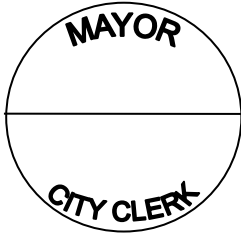
It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize the filming operations located at 313 Pinetree from 6 a.m. to 11 p.m. on May 22 or 23, 2024.

60.8 Authorization to hold the event Family and Pet Day organized by The Suburban Newspaper at Centennial Park on Saturday, June 15, 2024

2024-04-173 CONSIDERING that this event is open to the community and will also give back to the community by raising funds for 2 local charities;

CONSIDERING that the set-up will take place from 8:00 a.m. to 10:00 a.m., the event will take place from 10:00 a.m. to 6:00 p.m., and the dismantling will take place from 6:00 p.m. to 8:00 p.m., all on Saturday, June 15, 2024.

It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to authorize the holding of "The



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Suburban Family and Pet Day" event at Centennial Park on Saturday, June 15, 2024, from 8 a.m. to 8 p.m.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of April 18, 2024

2024-04-174

His Honour the Mayor indicates that the mayors of the Association of Suburban Municipalities continue to oppose certain items on the agenda of the Agglomeration Council meeting when sharing of expenses between Montreal and the Suburban cities is inequitable. He adds that this exercise will go on until the situation is resolved.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2024-04-175 Are received and accepted for information purposes:

Urban Planning Department's building report for March 2024;
Municipal Patrol's monthly report for March 2024;
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to close the regular meeting at 9:09 p.m.

MAYOR

CITY CLERK