



**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 Monday, March 24, 2025, at 8:00 p.m.

WERE PRESENT:

His Honour the Mayor Georges Bourelle and Councillors Dominique Godin, Robert Mercuri, Roger Moss, Peggy Alexopoulos

ABSENT:

Councillors Martin St-Jean, David Newell

ALSO PRESENT:

Patrice Boileau, Director General, Nathalie Libersan-Laniel, City Clerk and Director of Public Affairs, Dominique Quirk, Assistant City Clerk

1. OPENING OF MEETING

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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 March 24, 2025

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2025-03-091 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 March 24, 2025, with the following modifications:

- In item 40.1, the amount should have read as follows: Filing and notice of motion of Draft By-law BEAC-167 entitled "By-law authorizing a loan of \$39,805,000 for the expansion and redevelopment of the Recreation Centre and municipal pool"
- The addition of item 45.9 entitled "Request for the issuance of a certificate of authorization for the installation of a sign for the business located at 482 Beaconsfield".

5. PUBLIC QUESTION PERIOD

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

His Honour the Mayor invites the PDQ1 Commander, Mr. Marc-Antoine Goyette, to provide updates and information regarding citizen safety in Beaconsfield.

A resident asks if the amount of \$520,703.84 for accessory work at the Centennial Jetty is included in the Loan By-law BEAC-153 concerning a loan of \$3,392,077? He also asks to list of the accessory work that to be carried out.

His Honour the Mayor asks the Director General to answer the questions. Mr. Patrice Boileau indicates that from the total amount of \$520,703.84, \$454 820.13 is appropriated from the borrowing by-law BEAC-153. The remaining \$65,883.71 is the extra cost which makes the total cost of the project at \$3,457,960 instead of \$3,392,077. He then enumerates the four change orders concerning the accessory work.

A resident enumerates the several near-miss accidents that occur on Fairway frequently. She adds that a traffic study recommended installing a sidewalk. Will the City take action to build the sidewalk this year? She also asks for the City to provide an update on the Elm Plaza project.

Mr. Boileau explains that when the redevelopment project of 275 Elm was being analyzed, the City asked to include a sidewalk for this project. Since the project was refused, there is no sidewalk planned at this time. He then answers the question on the Elm Plaza project update. He indicates that the City is not currently reviewing any proposals that require a zoning



### Minutes of the Council of Beaconsfield

change in this sector, at least, until the City gets the approval of its concordance by-laws from the Agglomeration. Presently, the area is zoned for commercial use; however, the adopted concordance By-law 720-129, once approved by the Agglomeration, will change the zoning designation to residential.

A resident states that the City's architectural design guidelines mention that new structures "must be built and inserted in a harmonious manner". He explains that from his point of view, it is not respected. He gives examples of houses that he considers like a "castle" in his neighbourhood, including one that has been empty for 2 years. Will another "castle" be built, again not matching its surroundings?

His Honour the Mayor indicates that the City will be looking into why there is a new construction that is inhabited. He explains that new projects are analyzed by the Planning Advisory Committee according to the criteria set out in By-law BEAC-098 on Site Planning and Architectural Integration Programmes before giving a recommendation to Council. Council makes the decisions to approve the architecture of the permits to be issued. He reiterates that projects are approved by Council, based on the objectives and criteria of BEAC-098. Councillor Mercuri indicates that a debate can be done on this subject but also indicates the by-law permits 2 storey houses on the whole territory.

A resident makes comments and suggestions about tree planting, lawn care and pesticides, the West Island Association for the Intellectually Handicapped, new constructions on St-Louis, Evergreen, Lakeview and demolition and the preservation of heritage.

His Honour the Mayor thanks the resident and indicates that her comments are noted and will be transferred to the right department.

A resident asks if there is a by-law forbidding the installation of solar panels in Beaconsfield. If there is, she believes it should be changed as power failures are more common and that even Hydro-Québec suggests the option of installing panels while remaining connected to Hydro's network.

His Honour the Mayor answers that they do not have the information on hand but that they will get back to her. Councillor Dominique Godin indicates that it is permitted to have solar panels but under certain conditions.

A resident asks if the work to install the new controller at the intersection of St-Charles and Highway 20 was done this morning. She said that St-Charles was down to one lane and thought the residents should have been informed.

Mr. Boileau indicates that it is not the controller that was being replaced this morning, that it was probably unplanned work being done. He reminds the resident that the workers' safety is a priority for the City as well as informing residents well in advance when work is to be done.

A resident shares his opinion on bringing back fireworks at Centennial Park this year. He explains that this activity encourages pleasant family gatherings and that from his readings, the pollution for 20 minutes of fire work is not that important.

His Honour the Mayor indicates that he likes fireworks also and that the City will look into it.

A resident shares a bit of history on the Recreation Centre that has turned 50-year-old on March 22. She explains that a project was proposed in 1969 that was defeated by referendum. A second project was proposed in 1973 which the result of the referendum showed that the residents were in favour of the project. She mentions interesting facts:

- The address of the Recreation Centre is 1974 which correspond to the year it was built
- The day of the inauguration, the ribbon was cut inside as the weather was not pleasant, a picture of a young woman present for the ceremony was found, it could be interesting to find out where this person is today.



**Minutes of the Council of Beaconsfield**

His Honour the Mayor thanks the resident for this piece on history. He reiterates the costs for renovation compared to the one it would be for a new building.

The question period ends at 8:37 p.m.

10. MINUTES

- 10.1 Approval of the minutes of the City of Beaconsfield's special Council meeting of February 19, 2025, at 5:15 p.m.
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2025-03-092 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of February 19, 2025, at 5:15 p.m.

- 10.2 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of February 24, 2025
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2025-03-093 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of February 24, 2025, at 8:00 p.m.

20. CONTRACTS

- 20.1 Awarding of contract 665-25-GC for sidewalk repairs to the lowest conforming bidder, Les entreprises Pearson Pelletier Inc., in the amount of \$192,019.80, all taxes included
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2025-03-094 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to award contract 665-25-GC for sidewalk repairs to the lowest conforming bidder, Les entreprises Pearson Pelletier Inc., in the amount of \$192,019.80, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-711. As provided for in the current fiscal year budget, this expense will be financed by tax revenues.

- 20.2 Awarding of contract 667-25-GC for resurfacing of pavement to the lowest conforming bidder, Eurovia Québec Construction Inc, in the amount of \$1,041,779.98, all taxes included
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2025-03-095 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract 667-25-GC for resurfacing of pavement to the lowest conforming bidder, Eurovia Québec Construction Inc, in the amount of \$1,041,779.98, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-711. As provided for in the current fiscal year budget, this expense will be financed by tax revenues.

- 20.3 Awarding of contract 672-25-GC for the extension of the Westcroft stormwater network to the lowest conforming bidder, Uniroc Construction Inc., in the amount of \$313,451.74, all taxes included
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2025-03-096 It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to award contract 672-25-GC for the extension of the Westcroft stormwater network to the lowest conforming bidder, Uniroc Construction Inc., in the amount of \$313,451.74, all taxes included; 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 for the current fiscal year, this expense will be financed under By-law BEAC-164.



**Minutes of the Council of Beaconsfield**

- 20.4            Awarding of contract TP 2025-05 for the maintenance and repair of HVAC systems in municipal buildings for the year 2025, with two (2) renewal options to the lowest conforming bidder, Névé Réfrigération Inc, in the amount of \$11,466.02, all taxes included
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- 2025-03-097    It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to award contract TP 2025-05 for the maintenance and repair of HVAC systems in municipal buildings for the year 2025, with two (2) renewal options to the lowest conforming bidder, Névé Réfrigération Inc, in the amount of \$11,466.02, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-731-90-567, 02-198-00-567, 02-319-00-567, 02-738-90-567, 02-719-00-567.

- 20.5            Awarding of contract TP 2025-06 for the repair of street, park and traffic light units and electric signs at an hourly rate for the year 2025 with two (2) renewal options to the lowest conforming bidder, A.J. Théoret entrepreneur électricien Inc., in the amount of \$17,246.25, all taxes included
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- 2025-03-098    It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to award contract TP 2025-06 for the repair of street, park and traffic light units and electric signs at an hourly rate for the year 2025 with two (2) renewal options to the lowest conforming bidder, A.J. Théoret entrepreneur électricien, in the amount of \$17,246.25, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-341-00-565.

- 20.6            Renewal of contract TP 2023-06 for the supply and planting of trees on municipal rights-of-way and parks for Fall 2025 - Option 2 of 2 for the year 2025 with Arbo-Design Inc., at an approximate cost of \$77,999.62, all taxes included
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- 2025-03-099    It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2023-06 for the supply and planting of trees on municipal rights-of-way and parks for Fall 2025 - Option 2 of 2 for the year 2025 with Arbo-Design Inc., at an approximate cost of \$77,999.62, all taxes included;

To allot an adjustment according to the 2024 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2023-06; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-725-50-570.

- 20.7            Modification to resolution 2025-01-013 entitled "Authorization to sign two leases on water property with the Québec Government for deep-water shore lots at St-James Park and confirmation of their purpose"
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- 2025-03-100    CONSIDERING that, in the context of issuing water leases, the Ministry has requested that the text be clarified and that the last paragraph of resolution 2025-01-013 be replaced by the following: "That the City of Beaconsfield agrees to use the leased premises for non-profit purposes that promote public access to the water body";

It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to replace the last two paragraphs of resolution 2025-01-013 with the following: "that the City Clerk be authorized to sign the leases between the Government of Québec (domaine hydrique) and the City of Beaconsfield; and

That the City of Beaconsfield agrees to use the leased premises for non-profit purposes that promote public access to the water body".



**Minutes of the Council of Beaconsfield**

- 20.8 Authorization of an expense concerning accessory work of \$520,703.84, all taxes included, relating to contract 599-23-GC for the rehabilitation of the Centennial jetty
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- 2025-03-101 CONSIDERING resolution 2024-04-071 adopted at the Council meeting held on March 25, 2024, relating to the awarding contract 599-23-GC for the rehabilitation of the Centennial jetty to the lowest and conforming bidder, Pronex Excavation Inc., for the amount of \$3,259,946.97, all taxes included;

CONSIDERING that accessory necessary work has been identified to complete contract 599-23-GC, resulting in unforeseen costs in the amount of \$520,703.84, all taxes included;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to authorize an expense concerning accessory work of \$520,703.84, all taxes included, for contract 599-23-GC for the rehabilitation of the Centennial jetty; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-722-00-711. To provide for the payment of this expenditure, Council appropriates \$454,820.13 under borrowing By-law BEAC-153 and the difference of \$65,883.71 from tax revenues.

- 20.9 Awarding of a mandate by mutual agreement (RGC 2025-08) for the supply and installation of a new box and controller at the intersection of St-Charles and Highway 20, to TechX Électrique Inc, in the amount of \$56,326.83, all taxes included
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- 2025-03-102 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award a mandate by mutual agreement (RGC 2025-08) for the supply and installation of a new box and controller at the intersection of St-Charles and Highway 20, to TechX Électrique Inc, \$56,326.83, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-351-00-711. This expense is financed by the Working Fund and will be reimbursed in ten (10) yearly instalments starting the year following the disbursement.

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of March 24, 2025, and of the list of pre-authorized payments for the period of February 13, 2025, to February 23, 2025, and for the period of February 25, 2025, to March 12, 2025, for a total disbursement of \$19,316,307.60
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- 2025-03-103 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 March 24, 2025, regarding expenses for financial and investment activities totalling \$452,436.62; and

To approve the list of pre-authorized payments from February 13, 2025, to February 23, 2025, and for the period of February 25, 2025, to March 12, 2025, totalling \$18,348,422.86 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$515,448.12; and

That all these disbursements totalling \$19,316,307.60 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.



Minutes of the Council of Beaconsfield

- 30.2 Deposit of the list of the reimbursements of Councillors' research and support expenses authorized by the City of Beaconsfield in the 2024 fiscal year in compliance with section 31.5.5 of an *Act respecting the remuneration of elected municipal officers*
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- 2025-03-104 CONSIDERING that in conformity with sections 31.5.1 to 31.5.6 of an *Act respecting the remuneration of elected municipal*;

CONSIDERING that no later than March 31, of each year, a list of the reimbursements authorized by the City in the preceding fiscal year must be tabled before Council in conformity with section 31.5.5 the above-mentioned Act;

Council takes note of the deposit of the list of the reimbursements of Councillors' research and support expenses authorized by the City of Beaconsfield in the 2024 fiscal year, in conformity with section 31.5.5 of the *Act respecting the remuneration of elected municipal officers*.

- 30.3 Order to proceed with a public auction sale of the immovables bearing tax arrears for 2023 and 2024 and deposit of the list of these immovables by the Treasurer
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- 2025-03-105 Council takes note of a list, submitted by the Treasurer, of immovables bearing tax arrears for 2023 and 2024;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED:

To order the City Clerk, or as her replacement, the Assistant City Clerk, to proceed with a public auction sale of these immovables on June 4, 2025, at 2:00 p.m. in the Council Chamber, located at 303 Beaconsfield Boulevard, Beaconsfield; and

To authorize the Assistant City Clerk, or as her replacement, the Treasurer, to make the initial bid, on behalf of the City, for an amount equivalent to the taxes, interests and fees owed to the City and to other stakeholders, if applicable, as well as court fees pertaining to a distribution judgment, if applicable.

- 30.4 Resolution on the City of Beaconsfield's intention regarding the use of immovable subcategories for the 2026-2027-2028 property assessment roll
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- 2025-03-106 WHEREAS the City adopted the Policy on the establishment of immovable subcategories and division of the city's territory into sectors on February 24, 2025 (Resolution 2025-02-088);

WHEREAS according to this Policy, no later than April 1 preceding the submission of a new property assessment roll, the municipal council must adopt a resolution expressing its intention to establish or modify immovable subcategories;

WHEREAS the designation of subcategories must be communicated to the assessor of the Direction de l'évaluation foncière of Montreal, to allow them to be recorded in the City's 2026-2027-2028 assessment roll;

WHEREAS the municipal council wishes to be able to designate immovable subcategories as part of its fiscal planning;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to request the designation of the following residential immovable subcategories in the next assessment roll:

- 1 - Railway, code CUBF 4111
- 2 - Multiple dwelling housing - 2 to 5 units inclusively
- 3 - Multiple dwelling housing - 6 units or more
- 4 - Buildings with more than 30 rooms for rent



**Minutes of the Council of Beaconsfield**

To request the designation of the following non-residential immovable subcategories in the next assessment roll:

- 1 - Automobile repair service (garage), code CUBF 6411
- 2 - Service station with automobile repair, code CUBF 5531

To request that the assessor of the Direction de l'évaluation foncière of Montreal register these residential and non-residential immovable subcategories in the 2026-2027-2028 assessment roll;

That the City of Beaconsfield sends a copy of this resolution to the assessor responsible for preparing the assessment roll.

- 30.5 Approval of the management contract between the Beaconsfield Lawn Bowling Club and the City of Beaconsfield for the Herb Linder Annex and the lawn bowling greens for the year 2025
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- 2025-03-107 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the management contract between the Beaconsfield Lawn Bowling Club and the City of Beaconsfield for the Herb Linder Annex and the lawn bowling greens for the year 2025.

- 30.6 Approval of a financial contribution of \$6,500 for the annual greens maintenance between the Beaconsfield Lawn Bowling Club and the City of Beaconsfield for the year 2025
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- 2025-03-108 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a financial contribution of \$6,500 for the annual greens maintenance between the Beaconsfield Lawn Bowling Club and the City of Beaconsfield for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-721-80-992.

- 30.7 Approval of a \$3,000 contribution to West Island Association for the Intellectually Handicapped (WIAIH) for the year 2025
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- 2025-03-109 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a \$3,000 contribution to West Island Association for the Intellectually Handicapped (WIAIH) for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.8 Approval of a \$3,000 contribution to NOVA West Island for the year 2025
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- 2025-03-110 It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve a \$3,000 contribution to NOVA West Island for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.9 Approval of a \$3,000 contribution to Table de Quartier Sud de l'Ouest-de-l'Île (TQSOI) for the year 2025
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- 2025-03-111 It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve a \$3,000 contribution to Table de Quartier Sud de l'Ouest-de-l'Île (TQSOI) for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.



**Minutes of the Council of Beaconsfield**

- 30.10 Approval of a \$2,000 contribution to West Island Community Resource Centre (CRC) for the year 2025
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- 2025-03-112 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a \$2,000 contribution to West Island Community Resource Centre (CRC) for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.11 Approval of a \$1,500 contribution to West Island Volunteer Accompaniment Service (ABOVAS) for the year 2025
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- 2025-03-113 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a \$1,500 contribution to West Island Volunteer Accompaniment Service (ABOVAS) for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.12 Approval of a \$1,000 contribution to West Island Women's Centre (WIWC) for the year 2025
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- 2025-03-114 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve a \$1,000 contribution to West Island Women's Centre (WIWC) for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.13 Approval of a \$1,000 contribution to Arthritis West Island Self Help Association (AWISH) for the year 2025
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- 2025-03-115 It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve a \$1,000 contribution to Arthritis West Island Self Help Association (AWISH) for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.14 Approval of a \$500 contribution to AMCAL Family Services for the year 2025
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- 2025-03-116 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a \$500 contribution to AMCAL Family Services for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.15 Approval of a \$500 contribution to Beaconsfield 55+ Club for the year 2025
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- 2025-03-117 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a \$500 contribution to Beaconsfield 55+ Club for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.





**Minutes of the Council of Beaconsfield**

- 30.16 Approval of a \$500 contribution to Bread Basket (CDP) for the year 2025
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- 2025-03-118 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a \$500 contribution to Bread Basket (CDP) for the year 2025; and
- To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.
- 30.17 Approval of a \$150 contribution to the Lakeshore Concert Band for the purchase of an advertisement in their Gala Concert programme for the year 2025
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- 2025-03-119 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve a \$150 contribution to the Lakeshore Concert Band for the purchase of an advertisement in their Gala Concert programme for the year 2025; and
- To authorize the Finance and Treasury Department to charge the expense to budget code 02-731-10-992.
- 30.18 Resolution to promote local purchasing in the context of American tariffs
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- 2025-03-120 WHEREAS the imposition of tariffs by the United States could cause significant damage to the local economy;
- WHEREAS to reduce this risk, it is essential to reduce dependence on American supplies and market;
- WHEREAS financial support for local companies will be needed to diversify export markets and strengthen Québec supply chains;
- WHEREAS, on March 6, 2025, the Government of Québec adopted a regulation requiring municipalities to impose penalties on American companies in the process of awarding certain supply contracts;
- WHEREAS, like the Government of Québec, the City of Beaconsfield wishes to be able to favour Québec or otherwise Canadian goods and services, and suppliers, insurers and contractors who have an establishment in Quebec or elsewhere in Canada;
- It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the City of Beaconsfield :
- Adopt contract management measures to favour Québec or otherwise Canadian goods and services and suppliers, insurers and contractors with an establishment in Quebec or elsewhere in Canada
  - Adopt a local purchasing and supply policy.
- 30.19 Authorization to sign a financial participation agreement with the non-profit organization GRAME (Groupe de recommandations et d'actions pour un meilleur environnement) for the "Ensemble on verdict" tree planting program for the year 2025
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- 2025-03-121 WHEREAS the non-profit organization GRAME has expertise in the delivery of environmental programs, and that one of GRAME's missions is to support the greening efforts of communities and organizations active mainly in the west of Montreal;
- WHEREAS the "Ensemble on verdict" program managed by GRAME is a campaign that aims to plant trees on residential property, and offers owners of participating cities a complete service for planting trees at a competitive price;
- It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the City of Beaconsfield



**Minutes of the Council of Beaconsfield**

authorizes the signing of a financial participation agreement with GRAME for the "Ensemble on verdict" program for the year 2025;

THAT the City of Beaconsfield designates Mr. Andrew Duffield, Director of Sustainable Development, or in his absence Mr. Patrice Boileau, Director General, as the person authorized to act and sign, on behalf of the City, the related documents, including the participation agreement between the City of Beaconsfield and GRAME; and

THAT the expense to cover the financial support offered by the City of Beaconsfield to owners who participate in the program be charged to budget item 02-621-00-992, and that this expense be financed by the reserve for Urban Forestry, as provided for in the budget.

40. BY-LAWS

40.1 Filing and notice of motion of Draft By-law BEAC-167 entitled "By-law authorizing a loan of \$39,805,000 for the expansion and redevelopment of the Recreation Centre and municipal pool"

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2025-03-122 Councillor Robert Mercuri files Draft By-law BEAC-167 entitled "By-law authorizing a loan of \$39,805,000 for the expansion and redevelopment of the Recreation Centre and municipal pool" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

40.2 Filing and notice of motion of Draft By-law BEAC-142-1 entitled "By-law modifying By-law BEAC-142 regarding the Supplementary Pension Plan for Managers of the City of Beaconsfield"

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2025-03-123 Councillor Peggy Alexopoulos files Draft By-law BEAC-142-1 entitled "By-law modifying By-law BEAC-142 regarding the Supplementary Pension Plan for Managers of the City of Beaconsfield" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, said draft, in compliance with the *Cities and Towns Act*.

40.3 Adoption of By-law BEAC-161-1 entitled "By-law modifying By-law BEAC-161 on tariffs"

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2025-03-124 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-161-1 entitled "By-law modifying By-law BEAC-161 on tariffs".

40.4 Adoption of By-law BEAC-166 entitled "By-law authorizing a loan of \$844,270 for the rehabilitation work of the pedestrian bridge above Autoroute 20"

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2025-03-125 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 Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt By-law BEAC-166 entitled "By-law authorizing a loan of \$844,270 for the rehabilitation work of the pedestrian bridge above Autoroute 20".



**Minutes of the Council of Beaconsfield**

45. URBAN PLANNING

45.1 Request for minor exemptions for the property located at 260 Brighton

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2025-03-126 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on March 5, 2025, for the property located at 260 Brighton;

CONSIDERING THAT the request for minor exemptions is:

- to authorize the existing fence located on the west landsite line to be 2.66 metres in height, whereas the zoning by-law prescribes a maximum height of 2 metres, representing a difference of 0.66 metres;
- to authorize that the existing gallery, less than 1.21 metres in height, be located at a distance of 0.93 metres away from the west landsite line, whereas the zoning by-law prescribes a minimum distance of 1.80 metres away from a landsite line for a gallery, less than 1.21 metres in height, representing a difference of 0.87 metres;

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 not respected, and this because the compliance with the provisions of the zoning by-law is possible and the application of the provision of the zoning by-law in cause does not create a serious prejudice to the applicant;

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

- to authorize the existing fence located on the west landsite line to be 2.66 metres in height, whereas the zoning by-law prescribes a maximum height of 2 metres, representing a difference of 0.66 metres;
- to authorize that the existing gallery, less than 1.21 metres in height, be located at a distance of 0.93 metres away from the west landsite line, whereas the zoning by-law prescribes a minimum distance of 1.80 metres away from a landsite line for a gallery, less than 1.21 metres in height, representing a difference of 0.87 metres for the property located at 260 Brighton;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and RESOLVED to REFUSE the request for minor exemptions:

- to authorize the existing fence located on the west landsite line to be 2.66 metres in height, whereas the zoning by-law prescribes a maximum height of 2 metres, representing a difference of 0.66 metres;
- to authorize that the existing gallery, less than 1.21 metres in height, be located at a distance of 0.93 metres away from the west landsite line, whereas the zoning by-law prescribes a minimum distance of 1.80 metres away from a landsite line for a gallery, less than 1.21 metres in height, representing a difference of 0.87 metres and this for the property located at 260 Brighton

VOTES IN FAVOUR:

Councillors Dominique Godin, Robert Mercuri, Peggy Alexopoulos

VOTE OPPOSED:

Councillor Roger Moss

**THE MOTION IS CARRIED. THE REQUEST FOR MINOR EXEMPTIONS FOR THE PROPERTY LOCATED AT 260 BRIGHTON IS REFUSED.**

*The owner intervened to present his perspective with regard to the results of the request for minor exemptions.*

45.2 Request for a minor exemption for the property located at 443 Beaconsfield

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2025-03-127 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on March 5, 2025, for the property located at 443 Beaconsfield;



**Minutes of the Council of Beaconsfield**

CONSIDERING THAT the request for a minor exemption is:

- to authorize, in zone C120, the installation of a wall sign on the main facade of a building, which does not express the function or service offered at the business place, whereas the zoning by-law prescribes that the message of a sign, in zone C120, must express the function or service offered at the business place;

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 not respected, and this because the compliance with the provisions of the zoning by-law is possible and the application of the provision of the zoning by-law in cause does not create a serious prejudice to the applicant;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemption request:

- to authorize, in zone C120, the installation of a wall sign on the main facade of a building, which does not express the function or service offered at the business place, whereas the zoning by-law prescribes that the message of a sign, in zone C120, must express the function or service offered at the business place for the property located at 443 Beaconsfield;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and RESOLVED to REFUSE the request for a minor exemption:

- to authorize, in zone C120, the installation of a wall sign on the main facade of a building, which does not express the function or service offered at the business place, whereas the zoning by-law prescribes that the message of a sign, in zone C120, must express the function or service offered at the business place and this for the property located at 443 Beaconsfield.

VOTES IN FAVOUR:

Councillors Dominique Godin, Robert Mercuri

VOTES OPPOSED:

Councillors Roger Moss, Peggy Alexopoulos

Mayor Georges Bourelle casts his vote in favour of the motion.

**THE MOTION IS CARRIED. THE REQUEST FOR A MINOR EXEMPTION FOR THE PROPERTY LOCATED AT 443 BEACONSFIELD IS REFUSED.**

45.3 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 72 St-Louis

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2025-03-128 CONSIDERING THAT a building permit application was filed for a new main building located at 72 St-Louis;

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 the March 5, 2025, 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 a new main building located at 72 St-Louis;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to REFUSE the SPAIP



**Minutes of the Council of Beaconsfield**

relating to the building permit application for a new main building located at 72 St-Louis.

- 45.4 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 127 Evergreen
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- 2025-03-129 CONSIDERING THAT a building permit application was filed for a new main building located at 127 Evergreen;

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 the March 5, 2025, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the building is inspired by the dominant architectural styles on that stretch of street and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for a new main building located at 127 Evergreen;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 127 Evergreen.

- 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 185 Lakeview
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- 2025-03-130 CONSIDERING THAT a building permit application was filed for a new main building located at 185 Lakeview;

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 the March 5, 2025, 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 a new main building located at 185 Lakeview;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 185 Lakeview.

- 45.6 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 24 St-Louis
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- 2025-03-131 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 24 St-Louis;

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;



**Minutes of the Council of Beaconsfield**

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the March 5, 2025, 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
- the objective in the extension, respect the architectural features of the main building is not respected, because the criterion on the type and angle of the roof of an extension are similar to those of the building subject to the extension is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should match the roof slopes of the extension to those of the existing building and to centre the window on the main facade of the extension;

WHEREAS new plans were submitted on March 10, 2025, which, according to the Planning Advisory Committee, meet the objectives and criteria to be respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 24 St-Louis;

WHEREAS Council has taken note of the recommendation of the Planning Advisory Committee;

WHEREAS the preamble is an integral part of this resolution;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 24 St-Louis, according to the plans filed on March 10, 2025.

- 45.7 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 87 Fairlawn

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- 2025-03-132 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 87 Fairlawn;

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 March 5, 2025, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;
- the objective in the case of an extension respect the architectural features of the main building is not respected, because the criterion on the type and angle of the roof of an extension are similar to those of the building subject to the extension is 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 87 Fairlawn;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 87 Fairlawn.



**Minutes of the Council of Beaconsfield**

- 45.8 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 200 Beacon Hill
- 

- 2025-03-133 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 200 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 request;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the request to carry out backfilling work at the March 5, 2025, meeting and is of the opinion that:

- the objective to enhance the natural topography of the land covered by the operations of backfilling or excavation is not respected, because the criteria on (1) the proposed finished grade renews as much as possible existing soil levels prior to the project and (2) where the proposed grades have significant differences with existing grades, these differences must be justified by the constraints of the drainage of the land or adjacent site that preclude the full compliance with the current topography are not fulfilled;
- the objective to minimize impacts on neighbouring properties is not respected, because the criterion on the finished grades projected along the property boundaries are adjusted to adjacent grade levels is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 200 Beacon Hill;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 200 Beacon Hill.

VOTE IN FAVOUR:  
Councillor Roger Moss

VOTES OPPOSED:  
Councillors Dominique Godin, Robert Mercuri, Peggy Alexopoulos

**THE MOTION IS DEFEATED.**

It is then moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and RESOLVED:

- To rescind resolution 2024-12-462 with respect to the backfill;
- To APPROVE the present request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 200 Beacon Hill on the condition that the slabs to the northwest (along boulevard St-Charles) be removed.

VOTES IN FAVOUR:  
Councillors Dominique Godin, Robert Mercuri, Peggy Alexopoulos

VOTE OPPOSED:  
Councillor Roger Moss

**THE MOTION IS CARRIED. THE PRESENT REQUEST FOR THE APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (SPAIP) TO CARRY OUT BACKFILLING WORK ON THE PROPERTY LOCATED AT 200 BEACON HILL IS APPROVED ON THE CONDITION THAT THE SLABS TO THE NORTHWEST (ALONG BOULEVARD ST-CHARLES) BE REMOVED.**

- 45.9 Request for the issuance of a certificate of authorization for the installation of a sign for the business located at 482 Beaconsfield
-



**Minutes of the Council of Beaconsfield**

2025-03-134    CONSIDERING THAT a certificate of authorization application was filed for the installation of a sign at 482 Beaconsfield;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes 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 March 5, 2025, meeting and is of the opinion that the applicable objectives and criteria are respected, the objective on the sign must take into accounts his environment is not respected, because the criterion on the sign must integrate with its environment and therefore create an harmonious visual environment is not fulfilled and the objectives on the sign design must give a style, a personality, a cachet or an atmosphere to Beaurepaire's Commercial Sector within the "Green Village" concept is not respected, because the criteria on (1) the sign must be of quality and (2) the shape of the sign and the conception will have to show creativity in respect to the rules of the art are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a certificate of authorization for the installation of a sign at 482 Beaconsfield;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to REFUSE the issuance of a certificate of authorization for the installation of a sign at 482 Beaconsfield.

50.            HUMAN RESOURCES

50.1           Nomination in view of permanency as Technicien en génie civil et inspecteur to position 5103

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2025-03-135    It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Kaishar Khan to position 5103, as Technicien en génie civil et inspecteur, be approved as of April 1, 2025;

THAT this nomination be subjected to a probation period of six (6) months as stipulated in paragraph 2.01b) of the White Collar Collective Agreement;

THAT his salary be established at level 4 of salary group 10 of the White Collar Collective Agreement; and

THAT his seniority be recognized as of April 1, 2025.

50.2           Confirmation of permanency for the position of Contremaître, égouts et aqueducs

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2025-03-136    It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that François Joly's permanent status be confirmed as Contremaître, égouts et aqueducs following a 12-month evaluation period..

53.            COMMITTEES

53.1           Minutes of the Age-Friendly Municipality (AFM) Steering Committee meeting of February 27, 2025

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2025-03-137    It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the Age-Friendly Municipality (AFM) Steering Committee meeting of February 27, 2025.





**Minutes of the Council of Beaconsfield**

53.2 Minutes of the Planning Advisory Committee meeting of March 5, 2025

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2025-03-138 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of March 5, 2025.

60. GENERAL

60.1 Deposit of the annual report on the application of BEAC-151 contract management by-law for the year 2024

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2025-03-139 CONSIDERING that section 573.3.1.2 of the *Cities and Towns Act* stipulates that municipalities must produce an annual report on the application of their contract management by-law at a council meeting at least once a year.

Council takes note of the registry's report on the application of the contract management by-law BEAC-151 for the year 2024.

60.2 Authorization to request a financial support for the free training leading to national lifeguard and aquatic instructor for the period of April 1, 2025, to March 31, 2026

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2025-03-140 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to authorize Mayor Georges Bourelle or a designated representative to sign a grant request to the ministère de l'Éducation, du Loisirs et du Sport in order to offer free training leading to the national lifeguard and aquatic instructor certificate for the period of April 1, 2025, to March 31, 2026.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of March 20, 2025

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2025-03-141 His Honour the Mayor indicates that Councillor St-Jean replaced him at the Agglomeration Council. His Honour the Mayor reads the notes of Councillor St-Jean, not present this evening, on matters subject to a vote:

- The Association of Suburban Municipalities (ASM) voted against granting a contract to redevelop Chemin Remembrance, Camillien-Houde and their surroundings, in order to cut off through traffic via Mount Royal Park, because, in their view, the decision was taken without any serious consideration of the mobility problems it will cause in the area.
- The ASM voted in favour of a Loan by-law of \$100 millions for social housing projects as they were promised to obtain a render of accounts from Benoit Dorais showing how and where the money is allocated thus far.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

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2025-03-142 Are received and accepted for information purposes:

Urban Planning Department's building report for February 2025;  
DDO dispatch centre's report for February 2025;  
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.



**Minutes of the Council of Beaconsfield**

95. CLOSING OF MEETING

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It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to close the regular meeting at 9:28 p.m.

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**MAYOR**

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**CITY CLERK**