



The West Island community of Beaconsfield, on the shore of Lac St-Louis, is lush and green and visually appealing. *JOHN MAHONEY, MONTREAL GAZETTE FILES*

Community Snapshot

BEACONSFIELD

A prestigious residential community located in a country-like setting on Lac St-Louis

MEGAN MARTIN
SPECIAL TO THE MONTREAL GAZETTE

On the entire island of Montreal, there are few places as green and lush as Beaconsfield. The mature community is located on the shore of Lac St-Louis in the West Island. It boasts an impressive amount of trees and parks, and has a healthy housing market.

The history of Beaconsfield goes back to the 1600s, and many homes in the community today still have their original foundations, some dating as far back as the early 1700s.

Beaconsfield in its current form was developed largely as a cottage community, providing well-to-do Montreal residents with a waterfront neighbourhood in which to spend their summers. Over the years, as more and more people started living there year-round, the city began to flourish and grow into its current state.

"It's a prestigious residential community located in a country-like setting on the shores of the lake," said Mayor George Bourelle. "The city is renowned for its large tree canopy, its green spaces and its overall quality of life."

"It's a community that cares for its environment and offers a wide array of leisure and cultural activities to its residents."

According to the 2011 Canadian Census, Beaconsfield had a population of 19,505, marking an increase of 1.6 per cent from 2006. The com-



The original fieldstone fence of this home on Gables Court in Beaconsfield still fronts the property. In 2013, the house was awarded the Maison Coup de Coeur Award for curb appeal and facade, voted on by the public and awarded by Opération patrimoine architectural de Montréal. *JOHN KENNEY, MONTREAL GAZETTE FILES*

munity caters largely to families and established buyers; in fact, 67 per cent of the population is made up of families with children. Many multi-generational families reside in Beaconsfield.

The demographic breakdown of the city is mixed, but David Pelletier, Beaconsfield city councillor, District 1, notes that the community has the second-highest per-

centage of residents 25 years old and under (34 per cent) in the West Island.

"Beaconsfield is defined by its sense of community and largely by its urban forest and large lot sizes that give it a country-like setting," Pelletier said.

"There is a strong focus on sustainable living, environmental responsibility and the recognition

of the need for structured urban planning."

The community offers a wide range of services and programs catering to people and families of all ages. Beaconsfield's Centennial Park, for instance, offers an array of social and cultural activities for families during the warmer months.

SEE COMMUNITY ON G2



The city is renowned for its large tree canopy, its green spaces and its overall quality of life.

MAYOR GEORGE BOURELLE

Beaconsfield has numerous parks and offers a wide variety of activities

COMMUNITY FROM G1

“Our lawn bowling club is also a centre of activity for seniors throughout the summer,” Mayor Bourelle said.

“Our Slo-Pitch Softball and Old-timers Hockey leagues have many players who have played for close to 50 years — and some who are octogenarians,” Coun. Pelletier added.


In addition to outstanding recreational programs, the community also boasts an abundance of parks, six of which are on the waterfront, as well as the city’s two yacht clubs.

“We also have an enviable core of talented city staff that we value and rely on greatly,” Pelletier said.

“Access to schools, health care, transportation, recreation and shopping are part of what makes our community so attractive as well.”

From a real-estate perspective, Beaconsfield is a somewhat unique city. Even during a difficult housing market, properties here tend to retain their values quite well; historically, the area has not been very susceptible to volatility in the housing market.

“A lot of that has to do with the fact that Beaconsfield is a well-established municipality and

 (Beaconsfield) has great schools, green spaces and mature trees, public waterfront parks, spacious lots and many community services.

DANIELA LAMORTE

homeowners there take great pride in their properties,” said Daniela Lamorte, residential real-estate broker with Abbey & Olivier Real Estate Agency. “It has great schools, green spaces and mature trees, public waterfront parks, spacious lots and many community services.

“It’s also only 10 minutes away from Dorval’s international airport and 20 minutes from downtown Montreal, which makes living there a desirable lifestyle choice.”



Members of the Beaconsfield Lawn Bowling Club get in some practice during an open house event in 2012. JOHN MAHONEY, MONTREAL GAZETTE FILES



Young members of the Learn to Sail program at the Beaconsfield Yacht Club enjoy their time on the water. TIJANA MARTIN, MONTREAL GAZETTE FILES

Moreover, unlike many parts of Montreal, Beaconsfield has not been overly developed. Instead, it has maintained its traditional suburban charm and appeal.

Beaconsfield is primarily comprised of single-family homes, but

over the next few years it’s possible that a handful of new townhouses and condos will be built following the recent rezoning of an area near the train station, Pelletier said.

Current listings in the community include a four-bedroom,

three-bathroom home on Rosedale Ave., built in 1965 but with recent upgrades, for \$524,500. An extensively renovated four-bedroom, four-bathroom property on Cours Laurier is on the market for \$1.195 million.

“It’s an especially great place to establish your roots and grow as a family,” Lamorte said.

“It’s a wonderful place to live, at any age. Property owners consider it a privilege to call Beaconsfield home.”

