

Minutes of the Council of Beaconsfield

2026-07-10

DRAFT RESOLUTIONS

Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, July 13, 2026, at 7:30 P.M.

WERE PRESENT:

Mr. Mayor Martin St-Jean and Councillors Dominique Godin, Marie Léveillé, Robert Mercuri, David Newell, Jason Rossie, Tim Quinn

ABSENT:

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

Mr. Mayor calls the meeting to order.

2. AGENDA

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of July 13, 2026, at 7:30 P.M.

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of July 13, 2026, at 7:30 P.M., as presented.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of June 15, 2026

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of June 15, 2026, at 7:30 p.m.

20. CONTRACTS

20.1 Awarding of mandate DD 2026-01 for Professional project management services for the construction of a new multifunctional cultural centre and for the expansion of the Beaconsfield recreational centre to the tender having obtained the best final score, C&C Immobilier s.e.c., in the amount of \$537,220.69, all taxes included

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to award mandate DD 2026-01 for Professional project management services for the construction of a new multifunctional cultural centre and for the expansion of the Beaconsfield Recreational centre to the tender having obtained the best final score, C&C Immobilier s.e.c., in the amount of \$537,220.69, all taxes included, conditional to the approval of the Borrowing by-law BEAC-184; and

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To authorize the Finance and Treasury Department to charge the expense related to the Beaconsfield recreational centre to budget code 26-729-01-722 financed under By-law BEAC-184. To authorize the Finance and Treasury Department to charge the expense related to the new multifunctional cultural centre to budget codes 02-491-10-419 and 26-729-02-722 financed under By-Law BEAC-181.

- 20.2 Awarding of a mandate by mutual agreement (RGC 2026-15) for the site supervision mandate for hazardous materials relating to the expansion and code compliance upgrade of the Beaconsfield Recreation Centre, to Gestion Environnementale T. Harris inc., in the amount of \$134,693.21, all taxes included

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to award a mandate by mutual agreement for Site supervision mandate for hazardous materials, to Gestion Environnementale T. Harris inc., \$134,693.21, all taxes included conditional to the approval of the Borrowing by-law BEAC-184; and

To authorize the Finance and Treasury Department to charge the expense to budget code 26-729-01-722.

- 20.3 Awarding of mandate TP 2026-34 for laboratory services for the expansion and code compliance upgrade of the Beaconsfield Recreation Centre to the tender having obtained the best final score, ABS , in the amount of \$241,010.60, all taxes included

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to award mandate TP 2026-34 for laboratory services for the expansion and code compliance upgrade of the Beaconsfield Recreation Centre to the tender having obtained the best final score, ABS, in the amount of \$241,010.60, all taxes included conditional to the approval of the Borrowing by-law BEAC-184; and

To authorize the Finance and Treasury Department to charge the expense to budget code 26-729-01-722.

- 20.4 Rejection of bids for contract TP 2026-29 for interior renovation project for City Hall (breakroom)

It is moved by _____, seconded by _____ and _____ to reject bids for contract TP 2026-29 for interior renovation project for City Hall (breakroom).

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of July 13, 2026, and of the list of pre-authorized payments for the period of June 3, 2026, to June 14, 2026, and for the period of June 16, 2026, to June 30, 2026, for a total disbursement of \$2,728,923.29

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

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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of July 13, 2026, regarding expenses for financial and investment activities totalling \$1,045,177.00; and

To approve the list of pre-authorized payments from June 3, 2026, to June 14, 2026, and for the period of June 16, 2026, to June 30, 2026, totalling \$995,291.76 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$688,454.53; and

That all these disbursements totalling \$2,728,923.29 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2

Authorization of a payment to the Union des municipalités du Québec (UMQ) for the sum of 74 930.00\$ non-taxable, representing the City's share of the group's deductible for civil liability insurance and payment of an amount equivalent to 1% of the premium's cost and publishing fee (2 032,09 \$ all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM) for the year 2026

WHEREAS resolution 2026-02-065 regarding the renewal of insurance contract for property, equipment breakage, crime and fraud and civil liability for 2026 (A Block);

CONSIDERING the approach taken by the group members relating to the guarantee fund for primary civil liability insurance;

WHEREAS the City of Beaconsfield authorizes a payment to the UMQ in the amount of \$74,930.00, representing its awarded share of the liability insurance's collective deductible, and authorizes the Finance and Treasury Department to charge the expense to budget code 02-141-00-420 for the year 2026;

WHEREAS the City of Beaconsfield also authorizes a payment to the UMQ in the amount of \$2,032.09, all taxes included, representing UMQ fees in order to act as agent for the members of the group, this amount corresponding to 1% of the total premiums and publishing fee, tax-included, paid by the municipality, and authorizes the Finance and Treasury Department to charge the expense to budget code 02-141-00-420 for the year 2026;

It is moved by Councillor _____, seconded by Councillor _____ and UNANIMOUSLY RESOLVED to authorize a payment to the Union des municipalités du Québec (UMQ) for the sum of \$74,930.00 non-taxable, constituting the City's share of the civil liability group deductible coverage and payment of an amount equivalent to 1% of the premium's cost and publishing fee (\$2,032.09, all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM) and to authorize the Finance and Treasury Department to charge the expenses to budget code 02-141-00-420 for the year 2026.

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED

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- 40.1 Filing and notice of motion of Draft By-law BEAC-186 entitled "By-law regarding contract management"

_____ files Draft By-law BEAC-186 entitled "By-law regarding contract management" 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*.

- 40.2 Filing and notice of motion of Draft By-law BEAC-082-2 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to the officers and employees of the City of Beaconsfield in order to amend the delegation thresholds, specify payment authorizations, and ensure compliance with the Contract management by-law and the Act respecting contracting by municipal bodies (LCOM)"

_____ files Draft By-law BEAC-082-2 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to the officers and employees of the City of Beaconsfield in order to amend the delegation thresholds, specify payment authorizations, and ensure compliance with the Contract management by-law and the Act respecting contracting by municipal bodies (LCOM)" 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 Filing and notice of motion of Draft By-law BEAC-029-2 entitled "By-law modifying By-law BEAC-029 regarding budget control and monitoring in order to ensure compliance with the By-law on delegation of powers to the officers and employees of the City of Beaconsfield"

_____ files Draft By-law BEAC-029-2 entitled "By-law modifying By-law BEAC-029 regarding budget control and monitoring in order to ensure compliance with the By-law on delegation of powers to the officers and employees 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*.

- 40.4 Adoption of By-law BEAC-172-1 entitled "By-law modifying By-law BEAC-172 on tariffs"

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 _____, seconded by _____ and UNANIMOUSLY RESOLVED to adopt By-law BEAC-172-1 entitled "By-law modifying By-law BEAC-172 on tariffs".

- 40.5 Adoption of By-law BEAC-187 entitled "By-law concerning agreements

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relating to municipal works"

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 _____, seconded by _____ and UNANIMOUSLY RESOLVED to adopt By-law BEAC-187 entitled "By-law concerning agreements relating to municipal works".

40.6 Request for a review of the Demolition Committee's decision of May 5, 2026 pertaining to the building located at 62 Fairlawn

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to the Demolition Committee's decision of May 5, 2026, and to the application for a certificate of authorization to demolish a building located at 62 Fairlawn considering.

(If Council authorizes the application, the following conditions must be considered to oversee the issuance of the permit.)

Subject to the applicable regulation and the following conditions:

- That the applicable park fees, be paid in the manner established by Council;
- That the replacement program submitted to the Planning Advisory Committee be approved by Council;
- That the demolition be completed within the period specified in the by-law;
- That the trees be preserved, wherever possible and that a minimum protection perimeter around each of the existing trees be established and erected in accordance with the provisions of the zoning by-law before the demolition of the building.

45. URBAN PLANNING

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

CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 23, 2026, for the property located at 246, Beaconsfield;

CONSIDERING THAT the request for minor exemption is to authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials;

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 the use, above the foundation, of three (3) cladding materials on the proposed main building,

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while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials for the property located at 246 Beaconsfield;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the request for a minor exemption to authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials for the property located at 246 Beaconsfield.

45.2

Request for a minor exemption for the property located at 72 St-Louis

CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 23, 2026, for the property located at 72 St-Louis;

CONSIDERING THAT the request for minor exemption is to authorize that the projected main building be located at 5.80 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.20 metre 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 projected main building be located at 5.80 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.20 metre in the front setback for the property located at 72 St-Louis;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the request for a minor exemption to authorize that the projected main building be located at 5.80 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.20 metre in the front setback for the property located at 72 St-Louis.

45.3

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application to modify the already approved plan at 246 Beaconsfield

CONSIDERING THAT on April 22, 2024, Council adopted resolution 2024-04-150 approving the site planning and architectural integration program for a building permit application at 246 Beaconsfield;

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 Program (SPAIP);

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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 23, 2026, 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 246 Beaconsfield;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 246 Beaconsfield.

45.4

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the extension of the main building located at 122 Fairlawn

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 122 Fairlawn;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, 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 the extension of the main building located at 122 Fairlawn;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 122 Fairlawn.

45.5

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 216 Evergreen

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 216 Evergreen;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, 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 the extension of the main building located at 216 Evergreen;

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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 216 Evergreen.

- 45.6 Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the extension of the main building located at 255 Nassau

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 255 Nassau;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, 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 the extension of the main building located at 255 Nassau;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 255 Nassau.

- 45.7 Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the extension of the main building located at 539 Cypress

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 539 Cypress;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, meeting and is of the opinion that

- the objective to propose the construction project, extension or modification respects the character of the place and the dominant characteristics is not respected, because the criterion on the construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should install a brick cladding of the same color at the corner of the front and left-side façades, extending over the full height of the wall up to the garage access door located on the left-side façade;

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WHEREAS new plans were submitted on the July 7, 2026 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 539 Cypress;

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 _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 539 Cypress, according to the plans filed on July 7, 2026.

45.8

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the extension of the main building located at 67 Gables Court

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 67 Gables Court;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 24, 2026, 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 the extension of the main building located at 67 Gables Court;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 67 Gables Court.

45.9

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 109 Michael

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 109 Michael;

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

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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 23, 2026, 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 109 Michael;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED by the Planning Advisory Committee to recommend for Council to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 109 Michael.

45.10

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 486 Lakeshore

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 486 Lakeshore;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, 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 486 Lakeshore;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED by the Planning Advisory Committee to recommend for Council to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 486 Lakeshore.

45.11

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 488 Montrose

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 488 Montrose;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

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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 488 Montrose;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED by the Planning Advisory Committee to recommend for Council to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 488 Montrose.

- 45.12 Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 99 Avondale

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 99 Avondale;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, 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 99 Avondale;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED by the Planning Advisory Committee to recommend for Council to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 99 Avondale.

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

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 Program (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 June 23, 2026, 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 _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee

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recommends to Council to APPROVE the SPAIP relating to a building permit application for a new main building located at 246 Beaconsfield.

45.14

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for a new main building located at lot 6 2 66 766 (vacant lot, corner Amherst and Alton Dr.) (Building B)

CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B);

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 June 23, 2026, 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B);

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application for a new main building located at lot 6 2 66 766 (vacant lot, corner Amherst and Alton Dr.) (Building B).

45.15

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C)

CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C);

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C);

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building

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permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C).

45.16

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D)

CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D);

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 June 23, 2026, 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D);

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to APPROVE the SPAIP relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D).

45.17

Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for a new main building located at 111 St-Andrew

CONSIDERING THAT a building permit application was filed for a new main building located at 111 St-Andrew;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Program (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 June 23, 2026, 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 to promote the environmentally conscious use of building materials is not respected, because the criterion on the use of "eco responsible" building materials is favoured in a construction project or extension is not fulfilled;

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CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for a new main building located at 111 St-Andrew;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to REFUSE the SPAIP relating to the building permit application for a new main building located at 111 St-Andrew.

45.18 Request for a minor exemption for the property located at Proposed lot 6 713 339 (adjacent to 314 Sherbrooke)

CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 23, 2026, for the property located at Proposed lot 6 713 339 (adjacent to 314 Sherbrooke);

CONSIDERING THAT the request for a minor exemption is: to authorize that the proposed lot to have an area of 615.4 square metres, whereas the zoning specification schedule H340 of the zoning by-law prescribes a minimum lot area of 650 square metres, representing a difference of 34.6 square 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;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemption request: to authorize that the proposed lot to have an area of 615.4 square metres, whereas the zoning specification schedule H340 of the zoning by-law prescribes a minimum lot area of 650 square metres, representing a difference of 34.6 square metres. for the property located at Proposed lot 6 713 339 (adjacent to 314 Sherbrooke);

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to REFUSE the request for a minor exemption: to authorize that the proposed lot to have an area of 615.4 square metres, whereas the zoning specification schedule H340 of the zoning by-law prescribes a minimum lot area of 650 square metres, representing a difference of 34.6 square metres. and this for the property located at Proposed lot 6 713 339 (adjacent to 314 Sherbrooke).

45.19 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 239 Beaconsfield

CONSIDERING THAT on August 25, 2025, Council adopted resolution 2025-08-374 approving the site planning and architectural integration programme for a building permit application at 239 Beaconsfield;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the June 23, 2026, meeting and is of the opinion that The objective to propose sustainable, quality architecture is not respected, because the criterion on the main entrance of the building is enhanced by a distinctive architectural composition is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application to modify the already approved plan at 239 Beaconsfield;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the Planning Advisory Committee recommends to Council to REFUSE the SPAIP relating to a building permit application to modify the already approved plan located plans at 239 Beaconsfield.

50. HUMAN RESOURCES

50.1 Nomination in view of permanency as Bibliotechnicienne to position 6521

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the nomination in view of permanency of [REDACTED] as Library technician, be approved as of July 13, 2026;

THAT this nomination be subjected to a probation period of eight (8) weeks as stipulated in paragraph 2.01b) of the white collar employees collective agreement;

THAT her/his salary be established at level 6 of salary group 7E of the white collar employees collective agreement.

50.2 Suspension of an employee

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that an employee be suspended for a duration of 1 day(s) without pay.

53. COMMITTEES

53.1 Minutes of the Culture and Leisure Advisory Committee meeting of June 1, 2026

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the minutes of the Culture and Leisure Advisory Committee meeting of June 1, 2026.

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53.2 Minutes of the Planning Advisory Committee meeting of June 23, 2026

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of June 23, 2026.

53.3 Minutes of the Environmental Advisory Committee meeting of April 7, 2026

It is moved by _____, seconded by _____ and _____ to approve the minutes of the Environmental Advisory Committee meeting of April 7, 2026.

60. GENERAL

60.1 Participation in a symposium organized by the Association des directeurs généraux des municipalités du Québec (ADGMQ) for senior managers of Québec municipalities, from October 1 to 2, 2026, in Lac-Beauport

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the participation of the Director General, Patrice Boileau, in the symposium for senior managers of Québec municipalities, from October 1 to 2, 2026, in Lac-Beauport, in the amount of \$525, plus applicable taxes and fees; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-131-10-311.

60.2 Designation of an individual to act as the General Director

CONSIDERING the need to designate an individual to act as the General Director's replacement in the event of a planned or unforeseen absence, in order to ensure the continuity of the City's operations;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED That Mr. Andrew Duffield be designated to act as the General Director's replacement in the event of a planned or unforeseen absence, in order to ensure the continuity of the City's operations.

60.3 Authorization to hold the event Karma Yoga for a cause organized by Energie Encorps at Centennial Park on Friday, August 7, 2026, from 4 to 8 p.m.

CONSIDERING that this event is an outdoor yoga class and a fundraiser in collaboration with the Leukemia and Lymphoma Society.

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It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED
to authorize the holding of the event Karma Yoga for a cause organized by
Energie Encorps at Centennial Park on Friday, August 7, 2026, from 4 to
8 p.m.

60.4 Authorization to hold the 2026 Qixi Multicultural Festival organized by C&C
Cultural Exchange Association at Centennial Park on Saturday, August 22,
2026, from 10 a.m. to 7 p.m.

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED
to authorize the holding of the event 2026 Qixi Multicultural Festival
organized by C&C Cultural Exchange Association at Centennial Park on
Saturday, August 22, 2026, from 10 a.m. to 7 p.m.

70. AGGLOMERATION COUNCIL

70.1 Mayor’s report on the decisions made by the Agglomeration Council at its
meeting of June 18, 2026

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

Are received and accepted for information purposes:

Urban Planning Department’s building report for June 2026;

Report on live and deferred viewing of Council meetings via webcast;

List of contracts of \$25,000 or more published on SÉAO for the period from
January 1 to June 30, 2026.

MAYOR

CITY CLERK