

Minutes of the Council of Beaconsfield

Minutes of the City of Beaconsfield's public consultation of the Municipal Council, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Tuesday, October 24, 2023, at 7:00 p.m.

WERE PRESENT:

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

ALSO PRESENT:

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

1. OPENING OF MEETING

His Honour the Mayor calls the meeting to order.

2. AGENDA

2.1 Adoption of the agenda of the City of Beaconsfield's public consultation of October 24, 2023, at 7:00 p.m.

2023-10-689 It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's Public Consultation of October 24, 2023, at 7:00 p.m., as presented.

5. PUBLIC QUESTION PERIOD

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

A resident would like to know how many parking spots will be available once the 275 Elm project is completed.

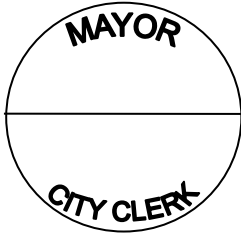
Denis Chabot answers that there will be 140 parking spots. He adds that the developer is respecting the ratio and is offering above the requested ratio prescribed in the by-law. Mireille Gascon indicates that there will be a percentage of parking lots added for guests and the commercial area, she confirms that the parking ratio is above the by-law's requirements.

A resident shares his apprehensions towards the project: traffic, structural integrity of homes in the area, culture and social aspects as well as by-law amendments. He understands the need for the City to progress, but the right balance must be met in a development to preserve environment, heritage and wellbeing of residents. He asks Council to consider when they vote on the project that the developer is asking for 18 special exemptions when residents in Beaconsfield need to follow by-laws.

His Honour the Mayor confirms that the public consultation tonight is to establish the framework in which the developer can work in and not confirm architectural plans. Denis Chabot explains the process of SCAOPI and adds that the opinions expressed by the residents tonight will be considered before presenting the project, with or without modifications, for a second vote by Council.

A resident asks if the project is approved, can the residential units be exclusively for seniors having lived in Beaconsfield or at least a significant proportion be allotted to Beaconsfield residents. This would answer the needs of seniors looking to downsize while wishing to live in the community they have contributed to for several years.

His Honour the Mayor thanks the resident and indicates that his suggestions will be considered. Denis Chabot indicates that all ground floor dwellings are designed to be adaptable for reduced mobility. He adds that the multi-family units are going to be rentals and that the town



Minutes of the Council of Beaconsfield

houses will be for sale. He concludes by saying that intentionally refusing people to rent or buy a unit would be considered discrimination.

A resident asks to explain the process used to assess the impact on the circulation in the neighbourhood where the roads have only one lane in each direction. She also asks how the determination is made for whom can participate in the referendum.

His Honour suggest that the resident consult the study on the website. The City Clerk shows a slide with a map and explains that only the adjacent zones to 275 Elm can participate in the register procedure.

The director of a daycare centre voices her concerns regarding the construction period particularly the air quality and noise. She asks if these can be controlled to lessen the impact on the children. She also asks if the by-laws are aimed for adults and children and who makes sure the work is done accordingly. She then asks about the green spaces around the daycare.

Denis Chabot indicates that City inspectors visit the site, he adds that if there are any complaints from residents, the inspectors will be sent on the site. He indicates that dust and noise levels are provided for in the nuisance by-law. He also adds that a meeting can be arranged to meet with the promoter and discuss the different ways to mitigate concerns during the construction.

A resident asks to obtain more details on the developer and the projects he has completed so far for residents to gain confidence in the developer.

Denis Chabot indicates that he will obtain more details from the developer on completed projects. Mireille Gascon adds that with a SCAOPI, Council can demand an additional condition which would schedule a completion date. Also, the developer will be required to provide a financial guarantee which may have an impact on its recovery if the construction is not completed according to the condition.

A resident asks if Council read the 130-page traffic report. He indicates that Woodland is excluded from the traffic report, and he is concerned.

His Honour the Mayor indicates that Council will take a closer look at the report. He adds that there is already a lot of circulation in the area because of the existing businesses, he indicates that this project will create a shift in travelling pattern.

A resident expresses his concerns on the volume of traffic and parking that this project will bring. He indicates that parking lots at Elm Plaza and Shannon Park are already full in the evening.

His Honour thanks the resident for his comments.

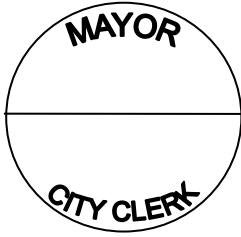
A resident would like to be informed on the way the number of units was determined to be developed on that space. She indicates that the trend in other areas is to adopt by-laws that specify the need to provide a certain percentage of affordable housing, she encourages Council to consider that option to encourage diversity in the population.

Denis Chabot indicates that originally the developer proposed 150 units and 16 town houses, he eventually downsized to 117 units and 13 town houses. He mentions the need to consider that an investment in such a project must be profitable according to the developer. Mireille Gascon indicates that downsizing the project allows the developer to offer more parking and more green spaces than the ratio requested in the by-law.

A resident indicates that she does not understand how the developer is able to build a building with more than 2 floors when a resident would not be permitted to add a third floor to their house.

His Honour the Mayor thanks the resident for her comment.

The director of the daycare asks if a sun or shade study has been done considering the height of the building. She also questions the exemptions that will be authorized for the project in contrast with the daycare's



Minutes of the Council of Beaconsfield

request to build a second shed to store material for children's development, for which a door was not permitted to be installed.

Denis Chabot invites the daycare director to consult the study online.

A resident supports the project, as a real estate agent he speaks to several elderly residents that are all concerned with the lack of apartments available in Beaconsfield. He adds that the business owners at Elm Plaza are looking forward to new facilities that the new project will provide.

A resident asks if rental units generate a welcome tax as purchased condo units do.

His Honour the Mayor answers that only the buyer of an immovable needs to pay property transfer duties.

A resident is concerned with the amount of time the project will take to be completed, the noise, the particles in the air, the smell of diesel fuel, the discomfort of being in a construction zone for such a long period of time.

His Honour the Mayor answers that all these details will be considered.

A resident shares her concerns about the project, she would like to see affordable housing, universal accessibility for all units and she encourages preserving or creating green spaces. She adds that local businesses are a place for residents to connect, she suggests limiting high-end shops.

His Honour the Mayor will share her concerns with the developer but adds that it is the developer's responsibility to determine the cost of rentals and sale price of the units. Denis Chabot adds that several existing business owners are planning to remain after construction.

The director of the daycare asks if the water system will be reworked.

Denis Chabot answers that the City is presently working on the aqueduct system servicing the daycare.

A resident wonders if only the promoter will be deciding on the tenants' selection. She indicates that there may be too many units for rent.

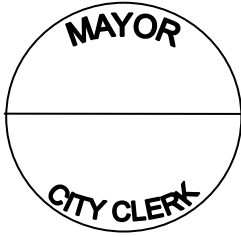
His Honour the mayor thanks the resident.

A resident indicates the importance of discussing such a major project that will have a significant impact. She adds that no interest has been expressed concerning a daycare situated adjacent to the project location. Her concerns are children's security, privacy and the possibility of people smoking on balconies facing the daycare. She adds that the rental ratio is very high, she is concerned that the interest of vulnerable population which are the children was not addressed. She says that wind, sunshine, traffic are defined as criteria in the City's SCAOPI by-law but were not addressed for this project. She concludes by saying that this is a very high-density project, that it does not meet criteria of the City's SCAOPI by-law and does not integrate with the community around the project.

A resident asks if a study has been done on the sewer infrastructure capacity as there are numerous sewer back-ups on Westcroft where he lives. He also describes a situation concerning a permit he had requested for a shed, he had asked if there was a process to ask for an exception but was not informed of possible options. He would like to see the developer's request treated the same way a resident's request would be.

His Honour the Mayor thanks the resident and will take his suggestion in consideration.

A resident recommends reworking the project especially where it merges with neighbouring lots. She suggests adjusting the height at the limits of the lots and have a traffic study that includes Woodland. She adds that it is important for the community to welcome and back the project.



Minutes of the Council of Beaconsfield

A resident that has a daughter registered in the daycare centre has safety concerns regarding the construction period as the daycare backyard faces the project. He understands that only people living in adjacent areas are allowed to register for referendum, he would like all parents that send their children at the daycare to be able to vote.

His Honour the Mayor indicates that the register is prescribed by law.

A resident notices that the traffic study is dated August 3, she suggests having it revised to include the school year period.

Denis Chabot confirms that the data was retrieved in May but was submitted in August.

A resident thanks the City for generating by-laws that creates wellness in our community. She explains that her home is situated on the lowest point on Fairway, she is concerned that she will be seeing a 6-foot privacy wall over her 6-foot fence and in addition there will be all the other floors looking down on her property. She indicates that she bought her house when the by-law prescribed a maximum of 2-storey house, she is concerned that the value of her property will be decreased because of this 4-storey project.

Mireille Gascon indicated that the privacy wall will be at a maximum of 3.2 metres.

A resident indicates that a sidewalk on Fairway and Brighton are recommended, she would like to know if they can be put in place before the construction and would like to know who will pay the bill.

A resident asks if other projects were submitted that could work within the by-law parameters. He asks where the existing business will go during construction. Finally, he asks that the building be better cared for, if the project does not get approved.

His Honour the Mayor indicates that only one project was submitted. Denis Chabot indicates that the project will be built in phases and that the developer will be working with the businesses in a way to create the least disruption.

The question period ends at 8:48 p.m.

40. BY-LAWS

40.1 Public consultation on the effects and consequences of the first draft resolution entitled "Request for approval of a first draft for a specific construction project, alteration or occupancy proposals for an immovable (SCAOPI) located at 275 Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Cadastre of Québec) in zone C330 of Zoning By-law 720 (Project PP 12-1)"

2023-10-690

95. CLOSING OF PUBLIC CONSULTATION

It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to close the public consultation at 8:50 p.m.