Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, November 20, 2023, at 8:00 p.m.

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

ABSENT:
Councillor Peggy Alexopoulos

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

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 November 20, 2023

2023-11-691 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of November 20, 2023, as presented.

5. PUBLIC QUESTION PERIOD

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

His Honour the Mayor congratulates the Alouettes who won the Grey Cup.

A resident is concerned that trees will be cut when a new building is constructed at 5, Claude. She suggests working with the Age-Friendly Committee and people with disabilities to ensure that the walking trails referred to at item 60.1 are fully accessible for everyone. She also suggests including animal proof bins. She adds that the businesses at 550 Beaconsfield should be preserved, that expensive condos with big parking lots are not needed.

His Honour the Mayor indicates that the building permit holder must respect the applicable by-laws regarding tree preservation. He thanks the resident for her suggestions and indicates that they will be transferred to the concerned Departments.

A resident provides a detailed description of his objections and recommendations concerning the SCAOPI PP-13 at 550 Beaconsfield.

His Honour the Mayor indicates that the resident's objections and comments will be sent to Urban planning department for their review.

A resident who owns a property adjacent to 550 Lakeshore would like to understand the reason why he cannot have access to the application for a minor exemption, at the above-mentioned address, to understand what is being requested and how it will affect his property. He wonders why the work has begun when the minor exemption has not been approved by Council. He explains that the excavation work has already been done and he is worried that damage will be done to his property. He asks the City to insist on having a temporary retaining wall installed the length of the excavation to prevent the earth from collapsing and thereby damaging his 25-year-old cedar hedge and driveway.

His Honour the Mayor indicates that documents which are filed by a private property owner are subject to rules provided by an Act respecting

access to documents. He adds that the specific work which has already begun was done in accordance with the zoning by-law, which is not subject to Council approval. The current request on the agenda is concerning an exemption in order to have a higher retaining wall than the height provided under the by-law.

A resident would like to follow up on a previous request regarding the installation of speed bumps at the stop signs of Sherbrooke and Montrose. She adds that at this intersection there is a bus stop, a park and an elementary school.

His Honour the Mayor indicates that the request will be transferred to the Traffic Committee.

A resident indicates that the water tax rate is 1.4713/ c.m. this year. He would like to be informed on the rate of the last two years and obtain the percentage increase. He adds that he has received a water tax bill which the percentage increase is abnormally high.

His Honour the Mayor asks Director General Patrice Boileau, to answer the question. He enumerates the rates and percentage increase from 2020 to 2022. He then explains that the rate is on average 22.4% higher because the volume of the 2023 water, billed by the agglomeration, was significantly greater than in previous years following the installation of new sectoral meters in Beaconsfield. The cost of water supply billed by the agglomeration for 2023 was 60.57% higher for the average consumption of a house of average value while the costs generated by City activities were 2.73%, for a weighted average rate of 22.4%. This rate was filled, presented and adopted during the public meetings of the Council of December 2022. It was also published in the Contact as well as on the City's website. He adds that the average tax bill for an average house using average water consumption and using average waste and recycling services is 3.98% in 2023 for the Beaconsfield portion and 12,74% for the Agglomeration portion for a total of 9.39%.

A resident indicates that several projects such as the renovation of the arena and the swimming pool are or will be carried out shortly, he asks what the financial impact on residents will be. He says that he has noticed the city's debt and the interest rates are increasing, what will be the impact on the tax bill. Residents have just received the water tax bill, could you explain the reason for an increase of more than 19%, in 2022: 1.2016 versus 2023: 1.4713; he says that he understands that we are living in a period of inflation but 19 % seems very high.

His Honour the Mayor asks Patrice Boileau, to answer the questions. He explains that the impact will depend on the amounts presented at the openings of tenders, which have not been released yet, the timing of the borrowings and the interest rates in effect at the time of the borrowings. He indicates that it is true that interest rates have increased following the decisions of the Bank of Canada, but he confirms that the City's debt has decreased by $1.3M as indicated in the City's 2022 financial report and submitted to the Council last May. He indicates that an explanation on the water taxes was previously given at this meeting. He invites residents to follow the budget presentations between December 15 and 18 which can be viewed via webcast. His Honour the Mayor adds that Beaconsfield’s debt is one of the lowest on the Island of Montreal when compared with cities with approximately the same population rate.

A resident thanks Council for the quality of the services offered in Beaconsfield, although he indicates that he is disappointed lately with the decisions regarding new constructions. He gives examples of different addresses where work has been done that he qualifies as being having an effect on neighbours’ privacy and having an impact on the value of properties nearby He asks how the City goes about taking a decision regarding exemptions that affects the privacy and value of neighbouring houses, he asks if these points are considered in the decision process.

His Honour the Mayor indicates that the value of a home is based on the sales in the area. He then asks the Chairperson of the Planning Advisory Committee (PAC) Councillor David Newell to answer the question. He explains that the PAC is composed of residents and that they use the by-laws as a guidance for decision-making. He indicates that there is an

element of subjectivity, but criteria need to be followed.

A resident indicates that the SCAOPI at 275 Elm is not on the agenda tonight, he would like to know if the schedule presented at last meeting is pushed back.

His Honour the Mayor indicates that Council listened to the suggestions given by the residents at the Public Consultation, and they are now working on making modifications. He adds that there is also a new traffic study being done. The schedule of the SCAOPI will be adjusted as required.

A resident representing the Beaconsfield artist association asks why the City does not help them any more. They will be celebrating the 40th anniversary, she would like members of Council to be present to see their work and support them. She also mentions that the City used to lend pegboards and sandwich boards to advertise the event, she asks what has changed. She adds that the next event is ion April 4, 2024. She provides a document for elected officials.

His Honour the Mayor takes a note of the invitation for April 4, 2024. He suggests that the resident communicates with the Director of Culture and Leisure and he indicates that the Committee Chairman will follow up on this matter.

A resident indicates that she lives behind the 3-story project on the agenda tonight at 550 Beaconsfield. Neighbours and herself are concerned with the amount of light the project will release. She explains that they were all aware that this property would be developed at some point, but they all hoped it would be in character with the area and that greenery would be included. She adds that it is important to take into account the reason why people bought in Beaconsfield and that a 3-storey building requesting a exemption to increase the footprint by 3 metres is a situation they could never have imagined. She also adds that the project will generate traffic day and night. She asks when there will be a public hearing for this project.

His Honour the Mayor asks the Chairperson of the Planning Advisory Committee (PAC) Councillor David Newell to answer the question. The Chairman explains that the project is to be voted on tonight. A public consultation is part of the steps of a SCAOPI and will be scheduled based on the outcome of the vote tonight. He invites the resident to consult the SCAOPI page on the City's website. He also indicates that a public consultation date and time will be published on all the different City's platforms.

A resident indicates that all the residents seem to express the same concerns with the project at 275 Elm. Residents living around Elm Plaza all agree that something needs to be done at that address, but it has to be done in harmony with the neighbourhood. She adds that the residents are not anti development but that they would like to meet with the developer and provide input.

His Honour the Mayor welcomes her input and indicates that Council is working on modifications.

A resident asks if the owner of a property requires an approval to a minor exception prior to commencing work. He then indicates that 2 feet is the minimum distance from a property line to install a retaining wall, then he indicates the excavation that needs to be done on such a wall will be at least 4 feet deep and the structural part retain the excavated wall, will be placed at 6 inches from his property. He suggests revising this section of the by-law concerning retaining walls. He also asks that a temporary retaining wall be installed to protect his property.

His Honour the Mayor asks the resident if he spoke to Urban Planning. He adds that he believes the resident will be satisfied with Council's decision on the property at 550 Lakeshore.

The question period ends at 8:42 p.m.

MAYOR

CITY CLERK

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of October 23, 2023

2023-11-692 It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of October 23, 2023, at 8:00 p.m.

10.2 Approval of the minutes of the City of Beaconsfield's Public Consultation of October 24, 2023, at 7:00 p.m.

2023-11-693 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's Public Consultation of October 24, 2023, at 7:00 p.m.

20. CONTRACTS

20.1 Approval of an expense relating to the contract to repair a cement sidewalk at 79 Elm to the lowest compliant bidder, Les Entreprises J. Piccioni Inc. and of which the amount of $62,227.26, all taxes included, will be invoiced to a third party

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2023-11-694 CONSIDERING damages caused to a sidewalk by a private property owner on public property, which have not been remedied, despite two notices from the City (Adamus project, Elm sidewalk);

CONSIDERING that the City has proceeded with repairs that it intends to claim from the owner;

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the expense relating to the contract to repair a cement sidewalk at 79 Elm to the lowest compliant bidder, Les Entreprises J. Piccioni Inc. and of which the amount of $62,227.26, all taxes included, will be invoiced to a third party; and

To claim the costs and administrative fees from 9411-4329 Québec Inc.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of November 20, 2023, and of the list of pre-authorized payments for the period of October 12, 2023, to October 22, 2023, and for the period of October 24, 2023, to November 8, 2023, for a total disbursement of $2,896,495.76

2023-11-695 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 November 20, 2023, regarding expenses for financial and investment activities totalling $1,495,506.84; and

To approve the list of pre-authorized payments from October 12, 2023, to October 22, 2023, and for the period of October 24, 2023, to November 8, 2023, totalling $938,881.38 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling $462,107.54; and

That all these disbursements totalling $2,896,495.76 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

MAYOR

CITY CLERK

30.2 Tabling by the Treasurer of two comparative statements as of August 31, 2023, of revenues and expenses for the year 2023 in compliance with Section 105.4 of the *Cities and Towns Act*

2023-11-696 WHEREAS in compliance with Section 105.4 of the *Cities and Towns Act*, the treasurer shall table two comparative statements as of August 31, 2023, of revenues and expenses for the year 2023 at the last regular sitting of the Council held at least four weeks before the sitting at which the budget for the following fiscal year is to be adopted;

WHEREAS the first statement compares the revenues and expenditures of the current fiscal year, received or incurred on or before the last day of the month ending at least 15 days before the month in which the statement is filed, and those of the preceding fiscal year received or incurred during the corresponding period of that fiscal year;

WHEREAS the second statement compares the projected revenues and expenditures for the current fiscal year, as at the time the statement is prepared and based on the information at the treasurer's disposal, and those provided for in the budget for that fiscal year;

Council takes note of the tabling, by the Treasurer, of two comparative statements as of August 31, 2023, of revenues and expenses for the year 2023 in compliance with Section 105.4 of the *Cities and Towns Act*.

30.3 Approval and authorization to sign a transaction-acquittance related to the property situated at 494 Olympic

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2023-11-697 WHEREAS resolutions 2022-07-291 and 2022-08-332 refuse minor exemptions requests for the property situated at 494 Olympic;

WHEREAS resolution 2022-09-401 mandating the law firm Bélanger Sauvé to represent the interests of the City of Beaconsfield relating to the private property located at 494 Olympic, in connection with permit 2021-0824;

CONSIDERING that the parties have reached an amicable agreement;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve the transaction-acquittance for the property situated at 494 Olympic;

To authorize the Mayor and the City clerk to sign it, for and on behalf of the City of Beaconsfield; and

To approve that the City of Beaconsfield pay an amount of $5,000 to the owner of 494 Olympic following the corrective work.

30.4 Renewal of the City of Beaconsfield's membership with the Union des municipalités du Québec (UMQ) for the year 2024, in the amount of $22,584.38, all taxes included

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2023-11-698 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the City of Beaconsfield renew its membership with the Union des municipalités du Québec (UMQ) for the year 2024, at a cost of $0.572 per resident, in the amount of $12,992.01, all taxes included, as well as with the Carrefour du capital humain in the amount of $ 9,592.36, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget codes 02-111-00-494 and 02-161-00-494.

MAYOR

CITY CLERK

40. BY-LAWS

40.1 Filing and notice of motion of Draft By-law BEAC-117-5 entitled "By-law modifying By-law BEAC-117 concerning the rate of transfer duties applicable to transfers with a basis of imposition exceeding $552,300 in order to modify the applicable rate and index the basis of imposition to $589,200"

2023-11-699 Councillor Robert Mercuri files Draft By-law BEAC-117-5 entitled "By-law modifying By-law BEAC-117 concerning the rate of transfer duties applicable to transfers with a basis of imposition exceeding $552,300 in order to modify the applicable rate and index the basis of imposition to $589,200" 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 Request for approval for a specific construction project, alteration or occupancy proposals for an immovable (SCAOPI) located at 550 Beaconsfield (lots 1 416 861 and 1 416 862 of the Cadastre of Québec) in zone C102 of Zoning By-law 720 (PP-13)

2023-11-700 WHEREAS the City of Beaconsfield adopted By-law 728 on specific construction project, alteration or occupancy proposals for an immovable (SCAOPI);

WHEREAS in accordance with this by-law, a request was filed at 550, Beaconsfield (lots 1 416 861 and 1 416 862) in order to allow:

- To authorize the H3 use (multi-family dwelling) in the C102 zone whereas the Zoning By-law 720 allows the C1 (Retails and services businesses), C3 (Restaurant service).

- To authorize a maximum of 3 storeys in the C102 zone whereas the Zoning By-law 720 allows a maximum of 2 storeys.

- To authorize a maximum height of 11.93 metres for the 3-storey multi-family building whereas the Zoning By-law 720 prescribes a maximum height of 10 metres in the C102 zone.

- To authorize that the setbacks for the main building be:
    - 4.5 metres for the front setback, whereas the Zoning By-law 720 prescribes a front setback of 9 metres in the C102 zone.
    - 6.02 metres for the secondary front setback, whereas the Zoning By-law 720 prescribes a front setback of 9 metres in the C102 zone.
    - 6.68 metres for the side setback, whereas the Zoning By-law 720 prescribes a lateral setback for all adjacent to residential zone of 7 metres in the C102 zone.

- To authorize a landsite coverage of 43% in the C102 zone whereas the Zoning By-law 720 allows a landsite coverage of 40% in the C102 zone.

- To authorize a floor area ratio of 1.22 in the C102 zone whereas the Zoning By-law 720 allows a floor area ratio of 0.5 in the C102 zone.

- To authorize a 6.10 metre-wide circulation aisle to access a 90-degree parking space, whereas the Zoning By-law 720 prescribes a 6.5 metres width for a circulation aisle to access a 90-degree parking space.

- To authorize a maximum slope of 18% for an access ramp whereas the Zoning By-law 720 prescribes a maximum slope of 8% for an access ramp.

- To authorize recreational area of a multifamily dwelling to be situated within the setbacks, whereas the Zoning By-law 720

prescribes that all recreational area must be comprised of uninterrupted space at the ground level, excluding the area reserved for setbacks, so as to permit active and passive recreational activities.

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the meeting of November 6, 2023, and is of the opinion that the criteria from By-law 728 aimed at the quality of the proposal's functional organization, particularly in terms of parking, access and safety is not fulfilled ;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the specific construction project request for 550, Beaconsfield (lots 1 416 861 and 1 416 862), as described above:

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 Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE, under By-law 728 on specific construction project, alteration or occupancy proposals for an immovable (SCAOPI), for the reasons listed above, the first draft resolution with regard to SCAOPI number PP-13, (detailed above), located at 550 Beaconsfield, Beaconsfield in zone C102.

45. URBAN PLANNING

45.1 Request for minor exemptions for the property located at 18 Evergreen Crescent

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2023-11-701 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on November 6, 2023, for the property located at 18 Evergreen Crescent;

CONSIDERING THAT the request for minor exemptions is:
(1) to authorize that the existing main building be located at 3.94 metres from the left lateral landsite line, while the zoning by-law requires a minimum distance between a main building and the lateral landsite line of 4.5 metres, resulting in an encroachment of 0.56 metres.
(2) to authorize that the existing main building be located at 6.64 metres from the rear landsite line, while the zoning by-law requires a minimum distance between a main building and the rear landsite line of 10 metres, resulting in an encroachment of 3.36 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 fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemptions request:
(1) to authorize that the existing main building be located at 3.94 metres from the left lateral landsite line, while the zoning by-law requires a minimum distance between a main building and the lateral landsite line of 4.5 metres, resulting in an encroachment of 0.56 metres.
(2) to authorize that the existing main building be located at 6.64 metres from the rear landsite line, while the zoning by-law requires a minimum distance between a main building and the rear landsite line of 10 metres, resulting in an encroachment of 3.36 metres for the property located at 18 Evergreen Crescent;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemptions:
(1) to authorize that the existing main building be located at 3.94 metres from the left lateral landsite line, while the zoning by-law requires a minimum distance between a main building and the lateral landsite line of

4.5 metres, resulting in an encroachment of 0.56 metres.
(2) to authorize that the existing main building be located at 6.64 metres from the rear landsite line, while the zoning by-law requires a minimum distance between a main building and the rear landsite line of 10 metres, resulting in an encroachment of 3.36 metres for the property located at 18 Evergreen Crescent.

45.2 Request for a minor exemption for the property located at 145 Creswell

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2023-11-702 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 6, 2023, for the property located at 145 Creswell;

CONSIDERING THAT the request for minor exemption is to authorize that the existing main building be located at 2.93 metres from the right lateral landsite line, while the zoning by-law requires a minimum distance between a main building and the lateral landsite line of 3 metres, resulting in an encroachment of 0,07 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 fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that the existing main building be located at 2.93 metres from the right lateral landsite line, while the zoning by-law requires a minimum distance between a main building and the lateral landsite line of 3 metres, resulting in an encroachment of 0,07 metres for the property located at 145 Creswell;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize that the existing main building be located at 2.93 metres from the right lateral landsite line, while the zoning by-law requires a minimum distance between a main building and the lateral landsite line of 3 metres, resulting in an encroachment of 0,07 metres for the property located at 145 Creswell.

45.3 Request for a minor exemption for the property located at 550 Lakeshore

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During the question period, a resident intervened to express certain concerns regarding the request for a minor exemption.

2023-11-703 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 6, 2023, for the property located at 550 Lakeshore;

CONSIDERING THAT the request for minor exemption is to authorize the construction of a retaining wall of 2 metres in height in the front yard, whereas the zoning by-law prescribes that a retaining wall must be no higher than 1.20 metres in the front yard, representing a height difference of 0.8 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 fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize the construction of a retaining wall of 2 metres in height in the front yard, whereas the zoning by-law prescribes that a retaining wall must be no higher than 1.20 metres in the front yard, representing a height difference of 0.8 metres for the property located at 550 Lakeshore;

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It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize the construction of a retaining wall of 2 metres in height in the front yard, whereas the zoning by-law prescribes that a retaining wall must be no higher than 1.20 metres in the front yard, representing a height difference of 0.8 metres for the property located at 550 Lakeshore, **and on the condition** that a temporary retaining wall be erected and maintained to protect the adjacent property on the east side from any sliding, until the permanent retaining wall is built.

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 5 Claude

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2023-11-704 CONSIDERING THAT a building permit application was filed for a new main building located at 5 Claude;

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 November 6, 2023, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the criterion on the exterior cladding are durable, with sober colours and compatible with the surrounding buildings is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should install a white Maibec siding, as approved via the resolution 2023-04-307;

WHEREAS new plans were submitted on the November 10, 2023, 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 the building permit application for a new main building located at 5 Claude;

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 David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for a new main building located at 5 Claude, **according to the plans filed on November 10, 2023, with the approval to move the garage and the refusal of the materials**.

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 116 Angell

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2023-11-705 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 116 Angell;

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 November 6, 2023, 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 are not fulfilled;

MAYOR

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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 116 Angell;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 116 Angell.

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 125 St-Andrew

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2023-11-706 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 125 St-Andrew;

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 November 6, 2023, 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 125 St-Andrew;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 125 St-Andrew.

45.7 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 320 Westcroft

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2023-11-707 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 320 Westcroft;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the November 6, 2023, 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 320 Westcroft;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 320 Westcroft.

45.8 Request for the issuance of a certificate of authorization for the installation of a sign for the business located at 482-484 Beaconsfield

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2023-11-708 CONSIDERING that a certificate of authorization application was filed for the installation of a sign at 482-484 Beaconsfield;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the November 6, 2023, meeting and is of the opinion that the objective providing that the design of the sign must give a style, a personality, a cachet or an atmosphere to Beaurepaire's commercial sector 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 482-484 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the issuance of a certificate of authorization for the installation of a sign at 482-484 Beaconsfield.

50. HUMAN RESOURCES

50.1 Approval to close administrative services of the City of Beaconsfield on December 23, 2024, until January 3, 2025

2023-11-709 CONSIDERING THAT the statutory holidays pertaining to Christmas 2024 and New Year 2025 involve the closure of the administrative services of the City from Monday, December 23, 2024, to Friday, January 3, 2025, inclusively;

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED that the administrative services be closed on December 23, 2024, until January 3, 2025, in accordance with the provisions under clause 17.04 of the collective agreement for white-collar employees, which also applies to management employees.

50.2 Nomination in view of permanency as Contremaître, égouts et aqueducs to position 5204

2023-11-710 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Miguel Faille as Contremaître, égouts et aqueducs, be approved as of January 8, 2024;

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

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

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of November 6, 2023

2023-11-711 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of November 6, 2023.

53.2 Minutes of the Finance Advisory Committee meeting of October 16, 2023

2023-11-712 It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve the minutes of the Finance Advisory Committee meeting of October 16, 2023.

53.3 Appointment of Council members to the Demolition Committee

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2023-11-713 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to appoint:

- Councillor Martin St-Jean as Chairperson;
- Councillor Roger Moss as member and Alternate Chairperson;
- Councillor David Newell as member;
- Councillor Dominique Godin as substitute member;

to the Demolition Committee for a one (1) year period, as of November 20, 2023.

60. GENERAL

60.1 Authorization to sign the Protocol Agreement between the Minister of Municipal Affairs and the City of Beaconsfield regarding a financial support as part of the PRIMADA for developing two walking trails and a rest area (file 2021437)

2023-11-714 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to authorize the Mayor Georges Bourelle to sign the Protocol Agreement between the Minister of Municipal Affairs and the City of Beaconsfield regarding a financial support as part of the PRIMADA for developing two walking trails and a rest area (file 2021437).

60.2 Renewal of the agreement with "Regroupement municipalités de l'Île de Montréal relativement à l'achat en commun d'assurances de dommages et de services de consultant et de gestionnaire de risques"

2023-11-715 WHEREAS in accordance to Section 29.9.1 of the *Cities and Towns Act* (CQLR c. C-19), a municipality may enter into an agreement with Union des municipalités du Québec (UMQ) to award an insurance contract or a contract for the supply of services;

WHEREAS, in 2019, the City entered into an agreement with other municipalities of the island of Montréal to form a purchasing group called "Regroupement municipalités de l'Île de Montréal relativement à l'achat en commun d'assurances de dommages et de services de consultant et de gestionnaire de risques" and said agreement expires on December 31, 2023; and

WHEREAS it is deemed advisable to enter into a new agreement with the municipalities member of the purchasing group for a five (5) year period, from January 1, 2024, to December 31, 2028;

It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that Council authorize the City to take part in the "Regroupement municipalités de l'Île de Montréal relativement à l'achat en commun d'assurances de dommages et de services de consultant et de gestionnaire de risques";

THAT Council designate the Union des municipalités du Québec to act as mandatary in order to make a common call for tenders and award a contract on behalf of the City for the purchase of general liability insurance and to obtain consultant services in general insurance risk management; and

To authorize the Mayor or the City Clerk to sign on behalf of the City, the agreement entitled "Entente du Regroupement municipalités de l'Île de Montréal relativement à l'achat en commun d'assurances de dommages et de services de consultant et de gestionnaire de risques 2024-2028".

60.3 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding the private property located at 336 Arlington

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2023-11-716 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of $20,000.00 to be defined, in the legal proceedings regarding the record of violations for the private property located at 336 Arlington.

60.4 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding the private property consisting of lots 6 266 766, 6 266 981 and 6 266 982, including the building located at 79 Elm

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2023-11-717 It is moved by Councillor Roger Moss, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of $15,000.00 to be defined, in the legal proceedings regarding the record of violations for the private property consisting of lots 6 266 766, 6 266 981 and 6 266 982, including the building located at 79, Elm.

70. AGGLOMERATION COUNCIL

70.1 Mayor’s report on the decisions made by the Agglomeration Council at its meeting of November 15, 2023

2023-11-718 His Honour the Mayor indicates that the "Commission sur les finances et l'administration" will be holding a public hearing from November 22 to December 1, 2023, on the 2024 operating and investment budget. Montreal Municipal Council votes one the budget on December 11 and the Agglomeration on December 14. He invites residents to view it via webcast. He reports that there has been a deficit for several years and it will be a deficit of approximately 51 million for 2023. Although the rules are followed in the way to present the numbers, he indicates that it does not provide a realistic picture since the deficit is shown as a surplus. His Honour the Mayor adds that he sees a structural deficit because the revenues from fines and penalties are over-estimated and the operation cost of the SPVM are underestimated.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

Are received and accepted for information purposes:

Urban Planning Department’s building report for October 2023;
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to close the regular meeting at 9:03 p.m.

MAYOR **CITY CLERK**