

Minutes of the Council of Beaconsfield

Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, March 25, 2024, 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, Peggy Alexopoulos

ALSO PRESENT:

Patrice Boileau, Director General, Nathalie Libersan-Laniel, City Clerk and Director of Public Affairs, Dominique Quirk, Assistant City Clerk, 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 regular Council meeting of March 25, 2024

2024-03-068 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of March 25, 2024, as presented.

5. PUBLIC QUESTION PERIOD

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

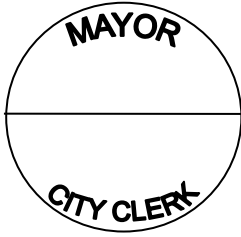
His Honour the Mayor mentions the passing of former Prime Minister of Canada, the Honourable Brian Mulroney at age 84. He asks everyone to stand and observe a moment of silence in his memory. His Honour the Mayor thanks Councillor Dominique Godin who replaced him as Acting Mayor at the last Council meeting. His Honour the Mayor congratulates the young athletes from Beaconsfield that won a medal at the Jeux du Québec in Sherbrooke. He reminds us that Commandant Sauvé will be welcomed back at our meeting in April.

A resident asks how the City enforces the new rules on the usage of fireplaces. She also asks how it ensures that fireplaces comply or have a certification that guarantees an emission rate equal to or less than 2.5 grams of fine particles per hour into the atmosphere and to ban wood fireplaces that do not comply. She also suggests that the City implement a verification program and a ban on the use of non-compliant wood burning stoves and fireplaces.

His Honour the Mayor indicates that the enforcement is primarily complaint-based. The City has not received any complaints and no infraction has been issued to date. As mentioned at the last two Council meetings, he reiterates that if a resident witnesses continuous burning in a neighbourhood, not to hesitate to call municipal patrol and give them the address. He adds that a permit is required to install a compliant fireplace.

A resident asks the City to justify the reason for each one of the loans on the agenda and explain clearly the consequences of these loans totalling \$8,206,490.53 for Beaconsfield taxpayers. He also refers to point 60.7 and asks to clarify what is implied by the "authorization to sign professional services agreements with the finalists of the architectural competition as part of the Imagine Centennial project"; what are the expenses for Beaconsfield taxpayers and will a loan by-law be required.

His Honour the Mayor asks the Director general to answer the questions. Patrice Boileau indicates that 40.1. is a loan by-law to undertake the work required on the Centennial jetty which was approved by the Ministry of



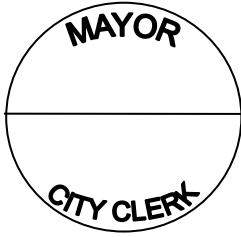
Minutes of the Council of Beaconsfield

Environment. He adds that it takes several years to get an approved certificate of authorization by the Ministry. The City has been working on obtaining it for at least 5 years. He also indicates that 40.2 is a loan by-law to undertake the work required to build a retention basin to improve the drainage in the Tower-Elm area. He explains that larger pipes will be installed to regulate water flow and avoid sewage backup. Point 40.3 is an “annual” loan by-law for underground infrastructure work. Point 40.4 is a loan by-law to prepare the plans and specifications by engineers and architects for the renovation work which needs to be carried out at the Recreation Centre. He explains that when fixing infrastructures requiring important funding, it is financially appropriate to loan the money to support municipalities to perform the required work to fix its infrastructures. He adds that many of those loans are related to grants from the provincial and federal governments. The loans on the agenda tonight are based on a 20-year borrowing period. The impact on taxpayers varies from when the work is performed, the need to borrow, around 2 years after the work is performed, and then translated into the taxes. For example, a 1M\$ loan at 5% interest represents an annual cost of \$80,200, which in taxes represents an increase of 12,16\$ (or 0,17 %) on an average tax bill. However, the City must take into account that previous loans are coming to their end and would have the effect of a reduction on our budget. The Director general specifies that in January, Council appointed residents and professionals on the jury for the architectural competition of the IMAGINE CENTENNIAL project. At the same time, the competition was launched inviting architects to submit proposals to the jury. The rules of a competition are different than a regular tendering process. The Ministère des Affaires municipales et de l'Habitation (MAMH) issued an approval to the City to award the contract via the requirements of an architectural competition. The jury will soon be judging the proposals submitted by the candidates as part of the first phase. From there, 4 finalists will be recommended by the jury to develop detailed designs on the project. As approved by the MAMH, the finalists will receive professional fees which are determined by the provincial decree for the second phase of architectural competitions. The 4 finalists will be announced in April and information will be added to the dedicated section of the website for the IMAGINE project. The cost of this step in the process of the project is around 400 to 500K. The money will come from the City's professional services reserve. As mentioned last year, the City will receive a substantial grant for this project from the MCC (Ministère de la Communication et de la Culture). An official announcement should also be made in April.

A resident suggests that the City gives financial support to an organization that is run by and for neurodivergent people. She explains the meaning of neurodivergent and suggest names of organizations the City could support. She also suggests that the City engage in more public tree planting events. Finally, she expresses her concerns that the lawn bowling club uses synthetic and toxic herbicides and pesticides, all of which are toxic to the environment, carcinogenic, and tested on animals. She gives examples of places where an organic method is used for weed control. She thanks the Demolition committee for refusing the demolition of 524 Rockhill and suggest preserving the trees on the property situated at 74 Devon. She also comments on the use of rodenticide in Beaconsfield, and suggests that the City add to the by-law that wildlife must be removed without harming the animals.

His Honour the Mayor indicates that the Director of Culture and Leisure will get back to her on certain elements. He also thanks the resident for expressing her concerns regarding the use of synthetic herbicides and pesticides at the Lawn Bowling Club. He explains that the use of pesticides is authorized and that the club needs to follow strict guidelines as per the By-law BEAC-114 concerning the use of pesticides. The Mayor assures the resident that the City is committed to ensuring that any pesticide use at the Lawn Bowling Club is carried out responsibly and transparently. The City will work with the Lawn Bowling Club management to explore opportunities for transitioning to organic methods of weed control. Finally, he thanks the resident for her comments on 524 Rockhil and 74 Devon. Her comments on rodenticide will be transferred to the environmental inspection at Public Works.

A resident asks why the rehabilitation of the Centennial jetty is not included the 3-Year Capital Program or is it included in the Imagine



Minutes of the Council of Beaconsfield

project. He suggests to that the 3-year plan be more detailed. He adds that if this project was not included and represents pressure to the capital plan, an alternative could be to reduce elsewhere to then balance the pressure. He asks if it is critical that the work be done or is it more for safety or cosmetic reasons. He suggests waiting until the government grant is confirmed before doing any work. He also explains that the jetty is separate from any building in the park so its rehabilitation should be dealt as a separate project. He finally asks if any alternatives were explored for the jetty work.

Councillor Mercuri leaves the room at 8:58 p.m. and returns at 8:59 p.m.

The Director general indicates that this project was planned for 2023 and it was not added in the PTI 2024-2026 as the City had planned to award it in 2023. He adds that it is the same situation for the renovation of the ice rink project that will come up soon. He indicates that the confirmation of the grant was expected earlier, the City is hoping to get a grant of 1M\$ from Infrastructure Canada. He indicates that the delay for guaranteeing the price of the bids comes to an end this week. Patrice Boileau indicates that the project is not related to the IMAGINE project. He adds that the City has worked with the Ministry of the Environment for five years to obtain the certificate of authorization (CA) to fix the jetty that is unsafe. The CA ends in 2025, furthermore, the work can only be performed during a very specific time of the year, which is late August to end of October. He points out that the level of the water, the fish movements and the bird migration are also considered for the timing of the execution of the work. He indicates that the removal of the jetty was considered; the estimated cost is about 2/3 of fixing the jetty and could only be done after obtaining of a CA, which takes several years to obtain. He explains that the jetty would have to be condemned while waiting for the CA.

A resident asks to have speed bumps installed at the Sherbrooke and Montrose intersection as it is a dangerous intersection for children and adults. She indicates that she hopes that the tax situation with the City of Montreal will be resolved in 2024 and she hopes for improved actions from Hydro Quebec on reducing the number of electrical outages the residents are experiencing. She also hopes that they will bury wires and prune tree branches.

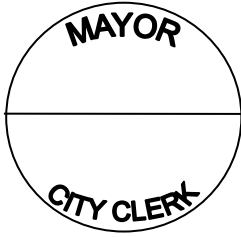
His Honour the Mayor indicates that her request was sent to the Traffic Advisory Committee last November and the first meeting since then will be held in April. He adds that with regard to Hydro-Québec, the City adopted a resolution last May to this effect and a meeting was held in July with representatives of Hydro-Québec. He agrees that wires should be buried in Beaconsfield.

A resident indicates that he is not against a development at 275 Elm, although he questions the floor area ratio which he calculates as being a 125% increase. He asks if there is any development in Beaconsfield with this ratio.

Patrice Boileau, Director general asks the Division Head, Urban Planning and Municipal Patrol to add pertinent information. Mireille Gascon explains that the Adamus project on Elm is at a 1.6 ratio, although, at the end, the density of the two projects will be the same. His Honour the Mayor explains that this point will be voted on tonight and that the members of Council will explain the reasons behind their vote.

The Director of the daycare located next to 275 Elm indicates that she has sent several documents on the effect that noise and air pollution have on the development of young children's system including their brain and lungs. She would like to know if the City has looked at the project considering safety, security and health and not only profitability for the developer. The daycare Director explains that she is not referring to road safety, she expresses her frustration towards the answer she received.

His Honour the Mayor explains that health and safety measures have always been a priority for the City for all residents. He adds that several traffic issues were solved recently thanks to the calming measures implemented on the roads of Beaconsfield, safety is never compromised. He also indicates that work was done around other schools and that the proper safety measures were put in place.



Minutes of the Council of Beaconsfield

A resident asks what the City will do about warning residents about epidemics.

His Honour the Mayor indicates that it is a provincial matter. Patrice Boileau adds that the City has published information using the various communication tools of the City.

A resident questions the length of the 275 Elm project, he finds 5 years long for such a small project, he asks for an explanation. He adds that if the length of the project was 18 months it would be easier to put measures in place to protect the children's health and safety.

His Honour the Mayor asks Mireille Gascon to answer. She explains that the project is done in 3 phases, each phase has a permit of 18 months for a total of 5 years. The 5-year term condition will be added in the resolution, if the work is not done in that given time, the SCAOPI process will have to be done all over again. She adds that storm sewer work needs to be coordinated with Public Works and that tenants will be open during the work, they will need to be relocated at one point. She adds that in an eighteen-month span, 9 to 12 months will be spent working inside the building. This information will become available online tomorrow if the Council moves forward with the project.

A resident indicates that the promoter has no interest in what the residents of the community have to say. The promoter is only interested in the bottom line of his project. She asks what projects were done by this promoter and would like examples.

His Honour the Mayor mentions that tonight, the vote is for SCAOPI and not on the architecture. Councillor St-Jean explains that any project of that nature will be analyzed under the same rules, he adds that the City has modified a by-law to add a financial guarantee. Councillor Moss adds that the promoter has provided projects that were carried out in the past, he adds that the promoter is solid and is associated with other successful partners. He adds that the developer is known as a numbered company.

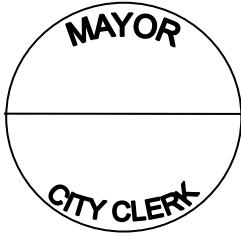
A resident is concerned with the portion of the project adjacent to Bolton (Town houses).

Mireille Gascon explains that the elements of the town houses are not in the documentation since they comply with the by-law following the changes that were done after the public consultation. Architecture is not in question at this point only the general parameters of the project. She explains the process that a project must be submitted to the CCU via the PIIA which looks at the project to validate if it complies with the by-law and then gives recommendations to Council.

A non-resident of Beaconsfield thinks that the calculations of a resident in a previous question, are wrong and explains why. She indicates that the major issue is the density. She congratulates the City for having a second traffic study done and for listening to the residents. She asks if the promoter mentioned that the law will change in 2 years to permit denser projects and that resident's participation will be suppressed. She asks if there is a reason why the City did not ask to have the project reduced. She suggests that the daycare be included in the good neighbourly committee and that mitigation measures be included in the construction agreement to minimize impacts on noise and dust, especially near daycare.

His Honour the Mayor answers that the City is aware that a future project may be more dense in compliance with revised planning documentation. He explains that the City could have less control than currently on a future project. He replies that it is for economic reasons that the project is not reduced and that the developer's position is that he has reached the limits of feasibility. He adds that there is very little opportunity for development in Beaconsfield, so projects are looked at seriously to enable a reduction of residents' taxes.

A resident asks if the City has done its due diligence on the numbered company.



Minutes of the Council of Beaconsfield

His Honour the Mayor answers that yes the City did. He adds that although the documents are not public, he suggests that the resident asks the promoter.

The owner of the daycare mentions that the Director has given information on the impact the project will have on the development of the children of 0 to 5 years old. She points out that early childhood education is a collective responsibility and should not be overlooked by promoters for financial gain. She asks Council to consider this responsibility before voting.

A resident asks if there is another project in Beaconsfield where so many by-laws were changed. She explains that it is difficult for a resident to get a permit, there are several steps to be followed. She asks if the second traffic study was done during the teacher's strike. She asks if a sidewalk will be built before the demolition to assure a protected area to walk to parks.

His Honour the Mayor says that the project ADAMUS had several modifications. He explains that the number of changes can be explained by the fact that the zoning is going from commercial to mixed use. Mireille Gascon specifies that the traffic study was carried out outside of the strike period and that certain French schools were on strike but not the English schools. Mireille Gascon indicates that the general practice is for a sidewalk to be built after construction but indicates that her comment is noted.

Two tenants of Elm Plaza intervene; one states that the building is falling apart, and that safety is an issue. Her clients do not feel safe coming in. The bricks are falling off, there are potholes everywhere, the access ramp for wheelchairs is full of rocks and potholes and that there were no lights in the parking lot from the fall through the winter, she adds that an employee fell, she indicates that this is unacceptable. The tenant asks how safety will be maintained during the construction. The second tenant mentions that the relation with the owner has not been good the last 18 months and unfortunately the tenants are not heard. They had to send legal letters for the owner to do certain repair work. They would like Council to help.

His Honour the Mayor explains that unfortunately the City cannot intervene and cannot speak for the developer.

The question period ends at 9:19 p.m.

10. MINUTES

- 10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of February 26, 2024

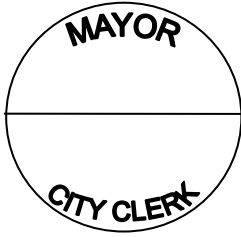
2024-03-069 It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of February 26, 2024, at 8:00 p.m.

- 10.2 Approval of the minutes of the City of Beaconsfield's special Council meeting of March 11, 2024, at 5:30 p.m.

2024-03-070 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of March 11, 2024, at 5:30 p.m.

20. CONTRACTS

- 20.1 Awarding of contract 599-23-GC for the rehabilitation of the Centennial jetty to the lowest conforming bidder, Pronex Excavation Inc., in the amount of \$3,259,946.97, all taxes included
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Minutes of the Council of Beaconsfield

- 2024-03-071 It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and RESOLVED to award contract 599-23-GC for the rehabilitation of the Centennial jetty to the lowest conforming bidder, Pronex Excavation Inc., in the amount of \$3,259,946.97, all taxes included, **conditional to the adoption and approval by the “Ministre des Affaires municipales et de l’Habitation” of the Loan By-law BEAC-153 entitled “By-law authorizing a loan of \$3,392,077 for the rehabilitation of Centennial jetty, 288 Beaconsfield, Beaconsfield”**; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-722-00-711. As provided for in the budget, this expense will be financed under By-law BEAC-153.

VOTES IN FAVOUR:

Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell

VOTES OPPOSED:

Councillors Roger Moss, Peggy Alexopoulos

THE MOTION IS CARRIED. THE CONTRACT 599-23-GC FOR THE REHABILITATION OF THE CENTENNIAL JETTY IS AWARDED TO THE LOWEST CONFORMING BIDDER, PRONEX EXCAVATION INC., IN THE AMOUNT OF \$3,259,946.97, ALL TAXES INCLUDED, SUBJECT TO THE ABOVE-MENTIONED CONDITION.

- 20.2 Awarding of contract 650-24-GC for the concrete sidewalk repair to the lowest conforming bidder, Les Entreprises Ventec Inc., in the amount of \$161,079.98, all taxes included
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- 2024-03-072 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract 650-24-GC for the concrete sidewalk repair to the lowest conforming bidder, Les Entreprises Ventec Inc., in the amount of \$161,079.98, all taxes included; and

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

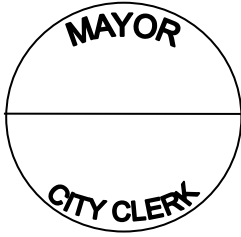
- 20.3 Awarding of contract 652-24-GC for the sanitary sewer structural rehabilitation work, various streets to the lowest conforming bidder, Insituform Technologies Limited, in the amount of \$423,423.00, all taxes included
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- 2024-03-073 It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award contract 652-24-GC for the sanitary sewer structural rehabilitation work, various streets to the lowest conforming bidder, Insituform Technologies Limited, in the amount of \$423,423.00, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-415-00-711. As provided for in the budget for the current fiscal year, this expense will be financed under By-law BEAC-157.

- 20.4 Awarding of contract TP 2024-01 for the supply and planting of trees in parks and on municipal rights of way in the spring of 2024 to the lowest conforming bidder, Terrassement Technick, in the amount of \$152 745,44 , all taxes included
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- 2024-03-074 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award contract TP 2024-01 for the supply and planting of trees in parks and on municipal rights of way in the spring of 2024 to the lowest conforming bidder, Terrassement Technick, in the amount of \$152 745,44, all taxes included; and



Minutes of the Council of Beaconsfield

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

- 20.5 Renewal of contract TP 2018-12 for the collection and transportation of recyclable materials for one year, from April 1, 2024, to March 31, 2025, with Services Ricova Inc., at an approximate cost of \$386,198, all taxes included

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- 2024-03-075 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2018-12 for the collection and transportation of recyclable materials for one year, from April 1, 2024, to March 31, 2025, with Services Ricova Inc., at an approximate cost of \$386,198, all taxes included;

If required to allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2018-12; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-452-10-436.

- 20.6 Mandate to the Union des municipalités du Québec (UMQ) with regard to the group for the purchase in common of liability insurance for skateboard parks, BMX park tracks and similar installations (2024-2029)

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- 2024-03-076 CONSIDERING that, according to section 29.9.1 of the Cities and Towns Act, the City of Beaconsfield wishes to join the Union des municipalités du Québec (UMQ) and its group for the purchase in common of liability insurance for skateboard parks, BMX park tracks and similar installations for the 2024-2029 period;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED TO join, by the present, the group for the purchase, with the Union des municipalités du Québec (UMQ), in order to grant a contract with regard to liability insurance for insurances responsibility for skateboard parks, BMX park tracks and similar installations located in the municipality, for the period of June 1, 2024, until May 31, 2029;

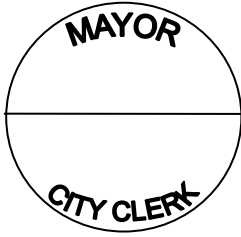
To authorize the Mayor and the City Clerk to sign, for and on behalf of the City of Beaconsfield, the agreement entitled "Entente de regroupement de municipalités au sein de l'Union des municipalités du Québec relativement à l'achat en commun d'assurances responsabilité pour les parcs de rouli-roulant, pistes de BMX et aménagements semblables", submitted and attached hereto to form an integral part hereof as if recited at length;

THAT the City of Beaconsfield accepts, according to the law, that a municipality that is not currently part of the group, may request, in the course of a contract, by resolution, its membership in this group provided that the UMQ authorizes it and that the municipality wishing to join the group undertakes to respect each and every one of the conditions set out in the tender specifications, at costs required by the UMQ and in the insurance contract and the mandate of the consultant, awarded accordingly. And that this union should not be done if it misrepresents the main elements of the call for tenders, the contract or the mandate in question.

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of March 25, 2024, and of the list of pre-authorized payments for the period of February 15, 2024, to February 25, 2024, and for the period of February 27, 2024, to March 13, 2024, for a total disbursement of \$17,584,462.29

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- 2024-03-077 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;



Minutes of the Council of Beaconsfield

It is moved by Councillor Robert Mercuri, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of March 25, 2024, regarding expenses for financial and investment activities totalling \$684,428.52; and

To approve the list of pre-authorized payments from February 15, 2024, to February 25, 2024, and for the period of February 27, 2024, to March 13, 2024, totalling \$16,450,339.76 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$449,694.01; and

That all these disbursements totalling \$17,584,462.29 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

- 30.2 Deposit of the Treasurer's transactions report in compliance with section 513 of an *Act respecting elections and referendums in municipalities*
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- 2024-03-078 Council takes note of the deposit of the Treasurer's transactions report as provided for in chapter XIII of an *Act respecting elections and referendums in municipalities* (AERM), in conformity with section 513 of the AERM.

This report is transmitted to Quebec's Chief Electoral Officer.

- 30.3 Deposit of the list of the reimbursements of Councillors' research and support expenses authorized by the City of Beaconsfield in the 2023 fiscal year in compliance with section 31.5.5 of an *Act respecting the remuneration of elected municipal officers*
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- 2024-03-079 CONSIDERING sections 31.5.1 to 31.5.6 of an *Act respecting the remuneration of elected municipal officers*;

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

Council takes note of the deposit of the list of the reimbursements of Councillors' research and support expenses authorized by the City of Beaconsfield in the 2023 fiscal year, in conformity with section 31.5.5 of the *Act respecting the remuneration of elected municipal officers*.

- 30.4 Approval of the Management contract between the Lawn Bowling Club and the City for the Herb Linder Annex and the lawn bowling greens for the year 2024
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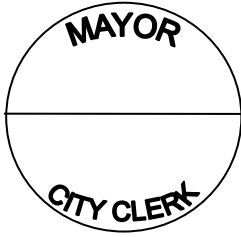
- 2024-03-080 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the management contract between the Lawn Bowling Club and the City for the Herb Linder Annex and the lawn bowling greens for the year 2024.

- 30.5 Approval of a \$500 contribution to AMCAL Family Services for the year 2024
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- 2024-03-081 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve a \$500 contribution to AMCAL Family Services for the year 2024; and

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

- 30.6 Approval of a \$1,000 contribution to West Island Community Resource Centre for the year 2024
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Minutes of the Council of Beaconsfield

2024-03-082 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve a \$1,000 contribution to West Island Community Resource Centre for the year 2024; and

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

30.7 Approval of a \$2,000 contribution to NOVA West Island for the year 2024

2024-03-083 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a \$2,000 contribution to NOVA West Island for the year 2024; and

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

30.8 Approval of a \$3,000 contribution to West Island Association for the Intellectually Handicapped for the year 2024

2024-03-084 It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve a \$3,000 contribution to West Island Association for the Intellectually Handicapped for the year 2024; and

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

30.9 Approval of a financial contribution of \$6,500 for the annual greens maintenance between the Beaconsfield Lawn Bowling Club and the City of Beaconsfield for the year 2024

2024-03-085 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a financial contribution of \$6,500 for the annual greens maintenance between the Beaconsfield Lawn Bowling Club and the City of Beaconsfield for the year 2024; and

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

30.10 Approval of a financial contribution of \$170,000 for renovations of the Beacon Hill pool and authorization to sign the agreement between the City of Beaconsfield and Beacon Hill Swimming Pool Club

2024-03-086 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve a financial contribution of \$170 000 for renovations of the Beacon Hill Pool;

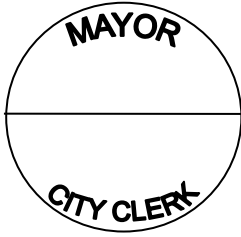
TO authorize the Mayor Georges Bourelle and the City Clerk, Nathalie Libersan-Laniel to sign, for and on behalf of the City of Beaconsfield the agreement between the City of Beaconsfield and Beacon Hill Swimming Pool Club.

30.11 Order to proceed with a public auction sale of the immovables bearing tax arrears for 2022 and 2023 and deposit of the list of these immovables by the Treasurer

2024-03-087 Council takes note of a list, submitted by the Treasurer, of immovables bearing tax arrears for 2022 and 2023;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED:

To order the City Clerk, or as her replacement, the Assistant City Clerk, to proceed with a public auction sale of these immovables on June 5,



Minutes of the Council of Beaconsfield

2024, at 2:00 p.m. in the Council Chamber, located at 303 Beaconsfield Boulevard, Beaconsfield; and

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

40. BY-LAWS

- 40.1 Filing and notice of motion of Draft By-law BEAC-153 entitled "By-law authorizing a loan of \$3,392,077 for the rehabilitation of Centennial jetty, 288 Beaconsfield, Beaconsfield"
-

2024-03-088 Councillor David Newell files Draft By-law BEAC-153 entitled "By-law authorizing a loan of \$3,392,077 for the rehabilitation of Centennial jetty, 288 Beaconsfield, Beaconsfield" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

- 40.2 Filing and notice of motion of Draft By-law BEAC-159 entitled "By-law authorizing a loan of \$1,149,113.18 for the construction of the Tower and Elm retention basin"
-

2024-03-089 Councillor Martin St-Jean files Draft By-law BEAC-159 entitled "By-law authorizing a loan of \$1,149,113.18 for the construction of the Tower and Elm retention basin" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

- 40.3 Adoption of By-law BEAC-157 entitled "By-law authorizing a loan of \$1,332,260 for the structural rehabilitation work of sanitary sewer pipes for various streets, as well as for the structural rehabilitation work of water mains for various streets"
-

2024-03-090 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

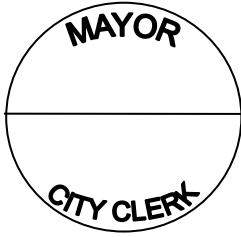
It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt By-law BEAC-157 entitled "By-law authorizing a loan of \$1,332,260 for the structural rehabilitation work of sanitary sewer pipes for various streets, as well as for the structural rehabilitation work of water mains for various streets".

- 40.4 Deposit of the City Clerk's certificate relating to the results of the registration procedure held March 19 and 20, 2024, regarding By-law BEAC-160 entitled "By-law authorizing a loan of \$2,333,040.35 for professional fees (engineers and architects) for the preparation of plans and specifications for the renovation work and upgrading of the Beaconsfield Recreation Centre"
-

2024-03-091 Council takes note of the tabling of the City Clerk's certificate relating to the results of the registration procedure held on March 19 and 20, 2024, regarding By-law BEAC-160 entitled "By-law authorizing a loan of \$2,333,040.35 for professional fees (engineers and architects) for the preparation of plans and specifications for the renovation work and upgrading of the Beaconsfield Recreation Centre".

- 40.5 Request for a review of the Demolition Committee's decision of February 13, 2024, pertaining to the building located at 524 Rockhill
-

2024-03-092 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REVERSE the Demolition Committee's decision of February 13, 2024, and to GRANT



Minutes of the Council of Beaconsfield

the application for a certificate of authorization to demolish a building located at 524 Rockhill.

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.

VOTES IN FAVOUR:

Councillors Dominique Godin, Robert Mercuri, David Newell, Peggy Alexopoulos,

VOTES OPPOSED:

Councillors Martin St-Jean, Roger Moss

THE MOTION IS CARRIED. THE DEMOLITION COMMITTEE'S DECISION OF FEBRUARY 13, 2024, IS REVERSED; CONSEQUENTLY, SUBJECT TO THE ABOVE-MENTIONED CONDITIONS, THE REQUEST FOR A CERTIFICATE OF AUTHORIZATION FOR THE DEMOLITION OF THE BUILDING LOCATED AT 524, ROCKILL, IS GRANTED, DUE TO THE CONDITION OF THE BUILDING.

40.6 Request for approval of a second draft for a specific construction project, alteration or occupancy proposals for an immovable (SCAOPI) located at 275 Elm, Beaconsfield, with changes, (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)

2024-03-093 WHEREAS the City of Beaconsfield adopted By-law 728 on specific construction project, alteration or occupancy proposals for an immovable (SCAOPI);

WHEREAS the filing of the present revised project renders null the Planning Advisory Committee (PAC) recommendation stated in the minutes of the PAC of August 9, 2023, which concerns a previous version of the project, said recommendation, not having been the subject of a decision by Council due to the withdrawal of this item from the agenda of August 21, 2023, Council meeting.

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the meeting of September 6, 2023;

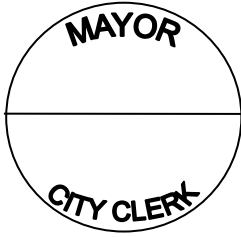
CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the specific construction project request for proposed lots 6 555 296 and 6 555 297, as described above;

WHEREAS a first draft of the project was adopted on September 25, 2023; a public consultation was held on October 24, 2024;

WHEREAS a version of this project with changes is presented:

For proposed lots 6 555 296 and 6 555 297 as follows:

- To authorize a floor area ratio of 1.8 in the C330 zone whereas the Zoning By-law 720 allows a floor area ratio of 0.8 in the C330 zone.
- To authorize a 6-metre-wide circulation aisle to access a 90 degree parking space, whereas Zoning By-law 720 prescribes a 6.5 metres width for a circulation aisle to access a 90-degree parking space.
- To authorize a slope of 8% - 16% - 8%, all in compliance with



Minutes of the Council of Beaconsfield

Architectural Graphic Standards, for an access ramp whereas Zoning By-law 720 prescribes a maximum slope of 8% for an access ramp.

- To allow the use of three different types of siding materials whereas Zoning By-Law 720 prescribes a maximum of two different types of siding materials.
- To allow aluminum or steel siding whereas Zoning By-law 720 does not allow aluminum or steel siding, except when done to imitate clapboard siding.

For the proposed lot 6 555 296:

- To authorize the H3 use (multi-family dwelling) in the C330 zone whereas Zoning By-law 720 allows the C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.
- To authorize a maximum of 13 dwelling units whereas Zoning By-law 720 does not prescribe any minimum or maximum in the C330 zone
- To authorize the main buildings setbacks to be:
 - o 6.9 metres for the front setback, whereas Zoning By-law 720 prescribes a front setback of 9 metres in the C330 zone.
 - o 8 metres for the rear setback, whereas Zoning By-law 720 prescribes a rear setback of 12 metres in the C330 zone.

For the proposed lot 6 555 297:

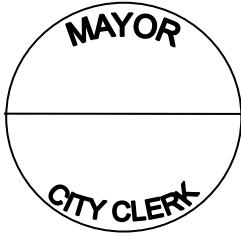
- To authorize H3 (Multi-family) and H5 (Mixed) uses in the C330 zone whereas Zoning By-law 720 allows C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.
- To authorize a maximum of 4 storeys in the C330 zone whereas Zoning By-law 720 allows a maximum of 2 storeys.
- To authorize a maximum of 117 dwelling units whereas Zoning By-law 720 does not prescribe any minimum or maximum in the C330 zone
- To authorize a maximum height of 13.5 metres for the 4-storey buildings whereas Zoning By-law 720 prescribes a maximum height of 10 metres in the C330 zone.
- To authorize that the setbacks for the main building be:
 - o 6.9 metres for the secondary front setback, whereas Zoning By-law 720 prescribes a 9-metre setback in the C330 zone.
- To authorize the dimension of the front wall of the 4-storey multi-family building to be 110 metres, , if 30% of the total length of the front wall presents a setback of at least 1 metre for a minimum width of 3 metres with the remainder of the building's façade whereas Zoning By-law 720 prescribes that the length of the front wall cannot exceed 40 metres or 60 metres, if 30% of the total length of the front wall presents a setback of at least 1 metre for a minimum width of 3 metres with the remainder of the building's façade.

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 Robert Mercuri, seconded by Councillor David Newell and RESOLVED to APPROVE the second 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), according to the revised architectural document dated November 28, 2023, as described above, with the following conditions:

- That an agreement on municipal works be concluded between the applicant and the City concerning the relocation of a municipal storm pipe and the construction of a sidewalk along the eastern portion of Fairway Avenue, Elm Avenue up to the limit of projected lot 6 555 296, all at the expense of the applicant;



Minutes of the Council of Beaconsfield

- That a privacy wall be built at the north end of all balconies erected on multi-family buildings planned on lot projected 6 555 296, all in accordance with the Zoning By-law in force;
- That dense landscaping not allowing any form of traffic be created, serviced and maintained in the lateral margin of lot projected 6 555 296, between the left lateral property line and the wall of the garages of the planned multi-family buildings;
- That dense landscaping not allowing any form of traffic be created, maintained and maintained in the lateral margin of projected lot 6 555 297, between the right lateral property line and the adjacent properties overlooking Elm Avenue and Westcroft;
- That a space with a minimum width of 6.60 metres free from any construction be preserved on the multi-family building of planned projected lot 6 555 297, on a minimum of 2 floors so as to create a gap in the total length of the building through a pedestrian door;
- That a photographic inventory or seismic tests be carried out for all properties for which at least one land line is directly adjacent to projected lots 6 555 296 and 6 555 297;
- That a decorative canvas be installed on the site fence surrounding projected lots 6 555 296 and 6 555 297 and that it be maintained for the duration of the work;
- That a good neighbourly committee made up of two municipal Councillors, the owner of the land, the site manager and neighbours whose properties are adjacent to projected lots 6 555 296 and 6 555 297 be set up upon adoption of the (SCAOPI) and until the completion of all the work constituting this application. The meeting schedule as well as the terms of attendance may be determined during the first meeting of this committee, if at least 50% of the owners of adjacent residences are present in addition to the other members;
- That the buildings provided for in this application are subject to approval under By-law Site Planning and Architectural Integration Programme (SPAIP) by-law in force;
- That phase 1 of the project be started no later than 12 months after SPAIP approval, failing which this resolution is no longer valid;
- That the entire project be completed within 5 years following the issuance of the construction permit for phase 1, otherwise this resolution is no longer valid.

VOTES IN FAVOUR:

Councillors Dominique Godin, Robert Mercuri, David Newell

VOTES OPPOSED:

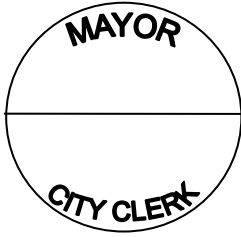
Councillor Martin St-Jean, Roger Moss, Peggy Alexopoulos

His Honour the Mayor casts his vote in favour of the motion.

THE MOTION IS CARRIED. THE SECOND 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) IS APPROVED, ACCORDING TO THE REVISED ARCHITECTURAL DOCUMENT DATED NOVEMBER 28, 2023, AS DESCRIBED ABOVE AND INCLUDING THE AFOREMENTIONED CONDITIONS.

His Honour the Mayor reads a response to explain the reason for the vote.

(integral bilingual version)



Minutes of the Council of Beaconsfield

I would like to specify that tonight we are approving the Specific Construction, Alteration or Occupancy Proposal for an Immovable – commonly referred to as PPCMOI – for 275 Elm Plaza, as recommended to Council by the Planning Advisory Committee. This is not about the architectural design of the project. As a next step, the Planning Advisory Committee will have to analyze the project under the Site Planning and Architectural Integration Programme – commonly referred to as PIIA – and make a recommendation to Council.

I think it is important to explain why I had to intervene with my vote on the Council split, something I rarely do because I prefer our policies and actions to be adopted unanimously or, at the very least, by consensus.

Density projects are often opposed by immediate neighbours but supported by the general population. This is the experience of most cities where densification is taking place.

Conscient de cette sensibilité du voisinage du projet du 275 Plaza Elm, le Conseil a bien pris soin de consulter la population pour écouter attentivement leurs observations, leurs objections et leurs préoccupations concernant ce projet.

C'est pourquoi, à la suite de la consultation publique, nous avons commandé une étude de circulation, qui sera rendue publique sous peu. Nous avons aussi ajouté des conditions au développeur, nous avons restreint les délais de réalisation pour limiter les inconvénients de la phase de construction, et nous avons en plus imposé la création d'un comité de bon voisinage.

Cela dit, il a plusieurs raisons pour lesquelles il est préférable et avisé d'aller de l'avant avec ce projet.

This area is in dire need of revitalisation. The fact that this site has been used strictly for commercial purposes for decades has shown that it is not viable. Most of the businesses have left in recent years. As a result, the area is not very appealing in a purely commercial sense.

Redeveloping the site as a residential area will make it more attractive and improve both the landscape and the urban fabric. It will also maintain a limited range of destination shops.

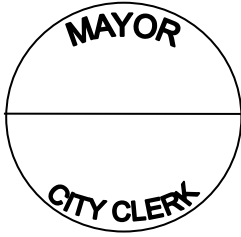
I understand that residents in the immediate vicinity are opposed to this project, believing that blocking it will result in the site being developed in a more limited way in the future. However, the opposite is likely to happen. And in the short term, because of the current revision of the PMAD.

PMAD stands for Plan métropolitain d'aménagement et de développement. The PMAD is the framework imposed by the Quebec government for land development. As far as the metropolitan region is concerned, we already know that it will impose densification of the territory, particularly near major transport routes.

Le grand terrain du 275, Plaza Elm longe la voie ferrée et se trouve à peu près à mi-chemin entre deux stations du train de banlieue EXO, qui dessert le centre-ville.

Le nouveau PMAD sera sans doute adopté d'ici un an, et le 275 Plaza Elm sera identifié pour une densification encore plus imposante. On peut penser alors qu'un bâtiment de 2 à 4 étages comme c'est le cas ici sera insuffisant en vertu de ces nouvelles règles.

Il faut comprendre que ces nouvelles règles sont motivées dans un esprit de développement durable. Elles visent à promouvoir le transport actif et collectif et à augmenter l'offre d'habitation plus abordable tout en réduisant le coût des infrastructures publiques par la densification du territoire.



Minutes of the Council of Beaconsfield

Another factor to consider is the new housing the project will provide. Many Beaconsfield residents, particularly seniors, want to reduce their obligations and the upkeep of their home and grounds. It is very difficult for them to find appropriate housing that will allow them to stay in Beaconsfield. This is also the case for young adults who want to stay in or return to Beaconsfield, but who cannot afford to buy a single-family home or do not want a house with land to maintain.

Of the 6,600 homes in our city, there are about 250 condominiums. This represents barely 4% of our housing stock. What's more, our vacancy rate is less than 3%. Below this threshold, experts consider that there is a housing shortage.

Under these circumstances, the 275 Plaza Elm project will provide an opportunity for many of our citizens to stay, return or choose to live in Beaconsfield.

Against this backdrop, I believe Council is making a wise and responsible decision that respects the needs of the population and is in keeping with a vision of sustainable development.

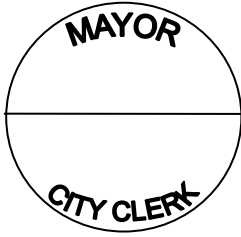
- 40.7 Request for approval of a first draft for a specific construction project, alteration or occupancy proposals for an immovable (SCAOPI) located at 550 Beaconsfield, Beaconsfield (lots 1 416 861 and 1 416 862) of the Cadastre of Québec) in zone C102 of Zoning By-law 720 (Project PP-13-1)
-

- 2024-03-094 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 (Retail 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 14.33 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:
 - o 6 metres for the front setback, whereas the Zoning By-law 720 prescribes a front setback of 9 metres in the C102 zone.
 - o 10.59 metres for the secondary front setback, whereas the Zoning By-law 720 prescribes a front setback of 9 metres in the C102 zone.
 - o 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.
 - o 11.92 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 floor area ratio of 1.04 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 5.74 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 12% for an access ramp whereas the Zoning By-law 720 prescribes a maximum slope of 8% for an access ramp.

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the meeting of March 6, 2024, and is of the opinion that the criteria aimed at the quality of the proposal's functional organization, particularly in



Minutes of the Council of Beaconsfield

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 Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the first draft for a specific construction project, alteration or occupancy proposals for an immovable (SCAOPI) located at 550 Beaconsfield, Beaconsfield (lots 1 416 861 and 1 416 862 of the Cadastre of Québec) in zone C102 of Zoning By-law 720 (Project PP-13-1).

45. URBAN PLANNING

- 45.1 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 74 Devon

2024-03-095 CONSIDERING THAT a building permit application was filed for a new main building located at 74 Devon;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the March 6, 2024, meeting and is of the opinion that:

- the objective to propose a building with harmonious shapes and volumes is not respected because the criterion on the architectural treatment of a new building or extension allows a harmonious relationship mitigating a difference in height, volume and number of stories in relationship with the neighbouring buildings or buildings adjacent to another municipality is not fulfilled;

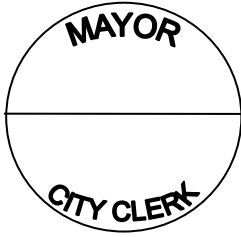
- the objective to propose sustainable, quality architecture is not respected because the following criterion: the exterior cladding materials and architectural components match together, in form, texture and colour, is not fulfilled

- the objective that the construction, extension or modification project respects the character of the place and its dominant characteristics is not respected because the following criteria: (i) the construction or extension project is inspired by the dominant architectural style in the sector and in the identified reference buildings (ii) the construction or extension project incorporates the dominant volumetry elements in the sector, and (iii) 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, are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for a new main building located at 74 Devon;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 74 Devon.

- 45.2 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 88 Beaconsfield
-



Minutes of the Council of Beaconsfield

2024-03-096 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 88 Beaconsfield;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the March 25, 2024, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the following criterion: the exterior cladding materials and architectural components match together, in form, texture and colour is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should install the fibrocement (James Hardie - pearl gray) on all the four facades of the second floor rather than the proposed brick siding;

WHEREAS new plans were submitted on the March 12, 2024, 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 88 Beaconsfield;

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 a building permit application for the extension of the main building located at 88 Beaconsfield, according to the plans filed on March 12, 2024.

45.3 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

2024-03-097 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;

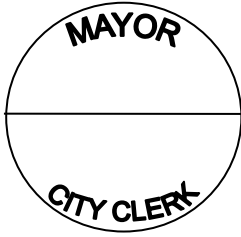
CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the March 6, 2024, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected because the following criteria: (i) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (ii) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled, are not fulfilled;

- the objective that the architectural features of the main building are respected in the case of an extension because the criterion that the type and angle of the roof of an extension are similar to those of the building subject to the extension is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 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



Minutes of the Council of Beaconsfield

main building located at 116 Angell.

- 45.4 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 124 Taywood
-

- 2024-03-098 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 124 Taywood;

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 permit application at the March 6, 2024, meeting and is of the opinion that the objective in the case of an extension, respect the architectural features of the main building is not respected because the following criteria (i) the exterior cladding materials and openings of the extension are harmonious with those of the main building and (ii) decorative elements of the main building are repeated in the extension are not fulfilled;

CONSIDERING that the Planning Advisory Committee is of the opinion that the addition of a window on the secondary front facade proposed on March 6, 2024, respects the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

WHEREAS new plans were submitted on March 20, 2024, 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 124 Taywood according to the plans filed on March 20, 2024;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jeanto APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 124 Taywood according to the plans filed on March 20, 2024.

- 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 168 Chartwell
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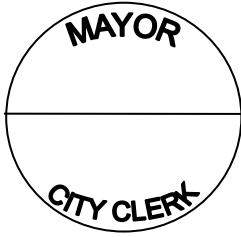
- 2024-03-099 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 168 Chartwell;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the March 6, 2024, 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 168 Chartwell;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 168 Chartwell.



Minutes of the Council of Beaconsfield

- 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 285 Westcroft
-

- 2024-03-100 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 285 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 March 6, 2024, meeting and is of the opinion that:

- the objective to propose a building with harmonious shapes and volumes is not respected because the criterion on the architectural treatment of a new building or extension allows a harmonious relationship mitigating a difference in height, volume and number of stories in relationship with the neighbouring buildings or buildings adjacent to another municipality is not fulfilled;

- the objective to propose sustainable, quality architecture is not respected because the following criteria: (i) the building is inspired by the dominant architectural styles on that stretch of street, (ii) the main entrance of the building is enhanced by a distinctive architectural composition (iii) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings, (iv) exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 285 Westcroft;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 285 Westcroft.

- 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 180 Sherwood
-

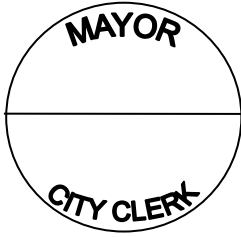
- 2024-03-101 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 180 Sherwood;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the March 6, 2024, 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 180 Sherwood;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos 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 180 Sherwood.



Minutes of the Council of Beaconsfield

- 45.8 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 224 Sherwood
-

- 2024-03-102 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 224 Sherwood;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the March 6, 2024, 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 224 Sherwood;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos 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 224 Sherwood.

- 45.9 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 the main building located at 361 Robin
-

- 2024-03-103 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 361 Robin;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the March 6, 2024, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the following criterion on the exterior cladding materials being durable, with sober colours and compatible with the surrounding buildings is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 361 Robin;

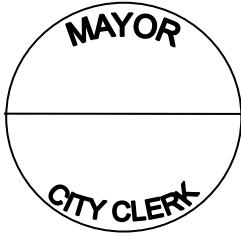
It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 361 Robin according to the vinyl clapping material presented.

- 45.10 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 30 Madsen
-

- 2024-03-104 CONSIDERING THAT on September 25, 2023, Council adopted resolution 2023-09-616 approving the site planning and architectural integration programme for a building permit application at 30 Madsen;

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

CONSIDERING THAT this modification application must respect the



Minutes of the Council of Beaconsfield

applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING that the Planning Advisory Committee is of the opinion that modification of the rear facade by the removal of a window and the modification of the lateral facade by the installation of a window proposed on March 6, 2024, respects 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 permit application at the March 6, 2024, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the criteria on (i) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (ii) the exterior cladding materials and architectural components match together, in form, texture and colour is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application to modify the already approved plan at 30 Madsen;

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 to modify the already approved plan at 30 Madsen.

- 45.11 Request for the issuance of a certificate of authorization for the installation of a sign for the business located at 482 Beaconsfield - Suite 203

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- 2024-03-105 CONSIDERING THAT a certificate of authorization application was filed for the installation of a sign at 482 Beaconsfield - Suite 203;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the March 6, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the issuance of a certificate of authorization for the installation of a sign at 482 Beaconsfield - Suite 203;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the issuance of a certificate of authorization for the installation of a sign at 482 Beaconsfield - Suite 203, according to the white background option.

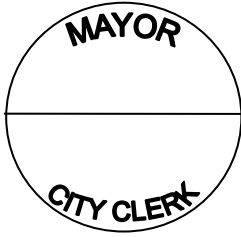
50. HUMAN RESOURCES

- 50.1 Permanent nomination as Chef de section, bâtiments to position 5105

-
- 2024-03-106 It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the permanent nomination of Dominic Chèvrefils as Chef de section, bâtiments, be approved as of April 8, 2024;

THAT his salary be established at the level 5 and 6 of group 5 of the management salary scale.

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



Minutes of the Council of Beaconsfield

2024-03-107 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the nomination in view of permanency of François Joly as Contremaître, égouts et aqueducs, be approved as of April 8, 2024;

THAT his salary be established at level 3 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.

50.3 Nomination in view of permanency as Agente, paie et avantages sociaux to position 2002

2024-03-108 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Souad Guasbaoui to position 2002, as Agente, paie et avantages sociaux, be approved as of April 8, 2024;

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

THAT her salary be established at level 1 of salary group 10 of the White Collar Collective Agreement; and

THAT her seniority be recognized as of April 8, 2024.

50.4 Nomination in view of permanency as Inspectrice en canopée to position 7108

2024-03-109 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Ashley St-Juste to position 7108, as Inspectrice en canopée, be approved as of April 29, 2024;

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

THAT her salary be established at level 1 of salary group 8 of the White Collar Collective Agreement; and

THAT her seniority be recognized as of April 29, 2024.

50.5 Suspension of an employee

2024-03-110 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that employee number 75120895 be suspended for a duration of one (1) day without pay.

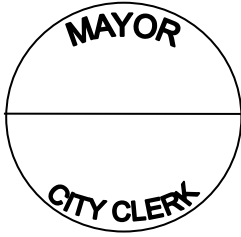
53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of March 6, 2024

2024-03-111 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 March 6, 2024.

53.2 Renewal of the mandate of a member of the Traffic Advisory Committee

2024-03-112 It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the renewal of Daphnée Lalonde as a member of the Traffic Advisory Committee, effective March 25, 2024, until 31 December 2025.



Minutes of the Council of Beaconsfield

- 53.3 Appointment of a manager of the City of Beaconsfield to the pension Fund Committee
-

2024-03-113 It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the nomination of Robert Lacroix, Director and Treasurer of the City of Beaconsfield, as a member of the Pension Fund, effective as of March 25, 2024, in replacement of Dominique Provencher St-Cyr.

60. GENERAL

- 60.1 Federal infrastructure funding not keeping pace with population growth
-

2024-03-114 WHEREAS, Canada is experiencing record population growth, having welcomed 1.25 million new Canadians last year alone;

WHEREAS, according to the Canada Mortgage and Housing Corporation (CMHC) we need to build at least 3.5 million additional homes by 2030, and municipalities need to build or expand the infrastructure to accommodate this growth;

WHEREAS, FCM has estimated that the cost of the municipal infrastructure required support housing development is, on average, in the range of \$107,000 per unit;

WHEREAS, according to Statistics Canada the cost of upgrade existing municipal infrastructure so that it is in a state of good repair is in the range of \$170 billion;

WHEREAS, non-residential construction price inflation has risen by 29% since the end of 2020 and municipalities are facing soaring costs for infrastructure projects without a corresponding growth in revenue;

WHEREAS, unlike federal and provincial revenue, municipal tax revenue has not increased in recent years along with inflation, economic growth or population growth;

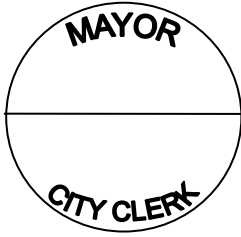
WHEREAS, Municipalities are facing a shortfall in federal infrastructure funding as the Investing in Canada Infrastructure Program has come ended, the Canada Community-Building Fund also known as Taxe sur l'essence et de la contribution du Québec (TECQ) is being renegotiated and where the Permanent Public Transit Fund is set to start in 2026;

WHEREAS, the Canada Community-Building Fund (TECQ) which was formerly known as the Federal Gas Tax Fund, provides more than \$2 billion in annual capital funding directly to municipalities through a predictable allocation mechanism, and municipalities of all sizes use the CCBF to deliver direct results for Canadians by building and renewing critical core public infrastructure, including water infrastructure, local roads, public transit and community, and cultural and recreational facilities; now therefore be it;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the Federal Government work with agreement signatories and municipalities to maintain the Canada Community-Building Fund (TECQ) as a source of direct, predictable, long-term funding for local infrastructure priorities; and be it further;

That the Federal Government commits, in Budget 2024, to the next generation of infrastructure programs, including a new program for water and wastewater infrastructure and an increase to the Disaster Mitigation and Adaptation Fund; and be it further;

That the Federal Government convenes provinces, territories and municipalities to negotiate a "Municipal Growth Framework" to modernize the way that municipalities are funded in order to enable Canada's long-term growth.



Minutes of the Council of Beaconsfield

- 60.2 Deposit of the annual report on the application of BEAC-151 contract management by-law for the year 2023
-

- 2024-03-115 CONSIDERING that section 573.3.1.2 of the *Cities and Towns Act* stipulates that municipalities must produce an annual report on the application of their contract management by-law at a council meeting at least once a year.

Council takes note of the registry's report on the application of the contract management by-law BEAC-151 for the year 2023.

- 60.3 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding the private property located at 372 Chantilly
-

- 2024-03-116 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of 2,000.00\$ to be defined, to engage in legal proceedings regarding the private property located at 372 Chantilly.

- 60.4 Request to authorize night operations for a film shooting at 313 Pinetree on May 2, 2024
-

- 2024-03-117 CONSIDERING that the City has adopted a film shooting policy;

CONSIDERING that, according to this policy, cinematographic filming operations are prohibited between 10 p.m. and 7 a.m. unless Council expressly authorizes it;

CONSIDERING that these filming operations will take place from 6 a.m. to 11 p.m. on May 2, 2024;

CONSIDERING that residents of the neighbourhood directly affected by this filming operation have been informed of the night operation;

CONSIDERING that a majority of residents of the neighbourhood have signified their agreement by signing a document to this effect;

CONSIDERING that the company responsible for these operations will undertake measures in order to minimize the impacts on the neighbourhood;

It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize the filming operations located at 313 Pinetree from 6 a.m. to 11 p.m. on May 2, 2024.

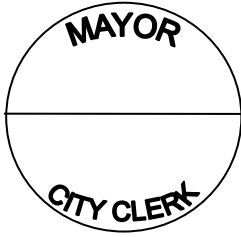
- 60.5 Authorization for street closure for the event Beau Market, on Fridays between May 31 and September 13, 2024, from 2 p.m. to 6:30 p.m.
-

- 2024-03-118 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to authorize the street closure of Fieldfare, north of Beaconsfield Boulevard, between Duke & Devine Pub and the Esso Gas Station for the event Beau Market, on Fridays between May 31 and September 13, 2024, from 2 p.m. to 6:30 p.m.

- 60.6 Authorization for the Friends of Beaurepaire Village to organize a community garage sale (Big Beau) in the Beaurepaire Village on May 11, 2024, from 10:30 a.m. to 7:30 p.m. and authorization for street closure
-

- 2024-03-119 CONSIDERING that this activity promotes reuse and is a social event for the community;

CONSIDERING that 5% of the profit will be given to NOVA West Island;



Minutes of the Council of Beaconsfield

It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to authorize a community garage sale (Big Beau) organized by the Friends of Beaurepaire Village to take place on May 11, 2024;

TO approve that the cost of one (1) permit be charged on behalf of all registered participants of this community garage sale; and

TO authorize the street closure of Fieldfare, north of Beaconsfield Boulevard on May 11, 2024, from 10:30 a.m. to 7:30 p.m.

- 60.7 Authorization to sign professional services agreements with the finalists of the architectural competition as part of the Imagine Centennial project
-

- 2024-03-120 WHEREAS during the meeting of April 24, 2023, Council granted a mandate to a professional advisor for the preparation and supervision of an architectural competition with a view to the construction of a new multipurpose cultural centre, as part of the Imagine Centennial project to revitalize Centennial Park, its Cultural Centre and the adjacent Centennial Marina property;

WHEREAS during the meeting of January 22, 2024, Council approved the appointment of eight people as members of the jury to evaluate the designs submitted as part of the competition under the direction of the professional advisor;

WHEREAS the jury of the architecture competition, launched in January 2024, will select four finalists from the applications submitted during the first stage of the competition;

WHEREAS during the second stage of the architectural competition, each of the four finalists will receive fees for the production of detailed designs, in accordance with the rules approved by the Ministry of Municipal Affairs and Housing specifically for this architectural competition for the construction of a new Multipurpose Cultural Centre.

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize the payment of professional fees to each of the four finalists for the production of detailed designs, according to the terms described in the rules of the architectural competition approved by the Ministry of Municipal Affairs and Housing for the construction of a new Multifunctional Cultural Centre;

TO authorize the Finance and Treasury Department to charge the expense to the reserve for professional services.

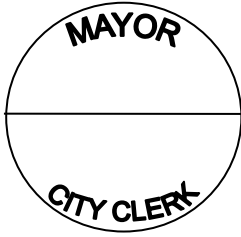
- 60.8 Municipalization of part of road open to public traffic for at least ten years under article 72 of the *Municipal Powers Act* (Lakeshore, Thompson Point sector)
-

- 2024-03-121 WHEREAS lot 1 418 653 (part of Lakeshore Road) was not properly renovated during the cadastral renovation and that the title of the City must be confirmed;

WHEREAS under article 72 of the *Municipal Powers Act* (R.L.R.Q. c. C-47.1), the City may become the owner of any road open to public traffic for at least 10 years;

WHEREAS this a portion of this lot, identified in the technical description provided in Appendix A of this resolution, has been considered a municipal street for at least ten years, that it is maintained and landscaped as such and that no tax has been collected on this portion of lot in the last ten years;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize the City Clerk and the Mayor to sign, for and on behalf of the City, all the documents required for the City to become the owner of the lot identified in Appendix A of this resolution (technical description by Mr. François Danis, land



Minutes of the Council of Beaconsfield

surveyor, minute 4649);

To appoint a notary to publish in the land register the declaration of municipalization of the lot identified in Appendix A as provided for in paragraph 4 of article 72 of the *Municipal Powers Act*.

- 60.9 Authorization to request a financial support for the free training leading to national lifeguard and aquatic instructor for the period of April 1, 2024, to March 31, 2025

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- 2024-03-122 It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize Mayor Georges Bourelle or a designated representative to sign a grant request to the ministère de l'Éducation, du Loisir et du Sport in order to offer free training leading to the national lifeguard and aquatic instructor certificate for the period of April 1, 2024, to March 31, 2025.

70. AGGLOMERATION COUNCIL

- 70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of March 21, 2024

-
- 2024-03-123 His Honour the Mayor indicates that the mayors of the Association of Suburban Municipalities continue voting against any item on the agenda of the Agglomeration Council meeting that suggests sharing expenses between Montreal and the Suburban cities.

80. DIRECTORS REPORTS

- 80.1 Deposit of the Directors reports

-
- 2024-03-124 Are received and accepted for information purposes:

Urban Planning Department's building report for February 2024;
DDO dispatch centre's report for January 2024;
Municipal Patrol's monthly report for February 2024;
Report on live and deferred viewing of Council meetings via webcast.

95. CLOSING OF MEETING

It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to close the regular meeting at 10:00 p.m.

MAYOR

CITY CLERK