Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, July 15, 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

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 July 15, 2024

2024-07-239 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 July 15, 2024, with the following modification:

- Withdrawal of item 40.5: Authorization to correct nuisances at 285 Westcroft and to bill the costs to the owner, in virtue of By-law BEAC-033

5. PUBLIC QUESTION PERIOD

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

A resident asks whether the proposed minor exemption for the property at 215 Elm is meant to allow the extension of the building in question. The resident explains that if this is the case, it will be difficult to plant as many trees as there are now on the property following this proposed work. She asks whether the City would require that the roof of this extension be covered with plants as an educational project for students who attend the school on the property.

His Honour the Mayor explains that, regarding the request for a minor exemption at 215 Elm, namely, to replace trees at a lesser ratio than the 1:1 ratio required by the by-law, the site does indeed have constraints that make it difficult to achieve full replacement as stipulated in the by-law. Nonetheless, the objective behind this standard in the by-law is to limit the loss of canopy provided by trees in the City and near heat islands. The Centre de services scolaire is therefore studying alternatives for this school to minimize the loss of canopy, while at the same time allowing the modernization of the site's facilities and infrastructure and meeting the needs of the school's clientele.

The same resident asks whether the minor exemptions proposed for the property located on lot 6 576 815 (Larch) are reasonable, given that the intention is to construct a building larger than permitted on a surface area smaller than permitted.

His Honour the Mayor responds that the standards currently in force in the City's urban planning by-laws were established by considering that more than the majority of the City's territory is made up of isolated single-family dwellings. The standards are therefore ill suited to multi-family building projects close to public transport infrastructure such as the commuter train. This explains the minor exemption requests required to move forward. The requests correspond to a similar project that was approved in 2023. In the current project, there is an improvement in the percentage of green space on the site as well as the number of parking

spaces based on both proximity to public transport and the use of parking spaces in neighbouring buildings of the same type. It should also be noted that this type of infrastructure meets a growing need for housing on the island of Montreal.

A resident indicates her objection to the minor exemption request at 215 Elm for the replacement of sixty (60) felled trees by 7 trees due to the possible negative impacts this derogation may have on school children. She also indicates her objection the construction of new buildings at 10 Madsen, 66 St-Louis, 524 Rockhill, and the new extension at 79 St-Andrew.

His Honour the Mayor indicates that the resident's objection to the minor exemption request is noted, and her comments will be transferred to the administration.

A resident notes that items 20.3 and 20.4 on the agenda appear to be linked. The resident asks Council to explain in transparent terms the location of the deep-water shore lot that the City wishes to lease from the Quebec Government, as well as the intended purpose of the leasing. The resident then asks how the City can request an approval for a deed of sale which cedes lots 1 416 984 and 1 417 002 when they have been part of the Beaconsfield Yacht Club for decades and under City ownership

His Honour the Mayor explains that items 20.3 and 20.4 are not linked. Item 20.3 refers to the deep-water shore lot located at the Beaconsfield Yacht Club ("BYC"). The City must lease the deep-water, not the land, adjacent to the BYC property where the breakwater is located because it is the property of the Government of Québec. The City's previous lease had expired and therefore this resolution is required to request authorization to sign a new lease. In turn, item 20.4 refers to the sale of lots located on Lakeview north which were sold in 2023 during the auction sale for the non-payment of taxes which took place in June 2023. These lots were sold to an individual who purchased them at the cost of the unpaid taxes, plus certain fees. The law provides a one-year period during which the previous owners can buy back the lot. The previous owners have not done so and, since the one-year period is now over, the buyer can therefore sign the deed of sale to become the official owner of the lots.

The same resident then asks Council to provide the total unappropriated surplus as of December 31, 2023, and whether this amount be combined with the $14,491,000 bond to finance the Recreation Centre restoration project. If it will not be used for this project, the resident asks how it will be used.

His Honour the Mayor indicates that the amount of the unappropriated surplus being transferred is 1,5 M$ as follows:
- $1,000,000 for Balanced Budget,
- $400,000 for Place Centennial,
- $100,000 for Professional Services; and
- $91,820 from the Boisé Angell reserve to the Professional Services reserve

This amount is not combined with the bond. Neither are used to finance the Recreation Centre restoration project as they are unrelated. The bond is used to refinance past projects and debt.

A resident explains that Stonehenge Drive resembles a highway given the speed at which cars are driving on it. He asks what the City will do to address this concern.

His Honour the Mayor advises the resident to call the SPVM to report traffic and speeding concerns as the matter falls under their competency. Mr. Martin St-Jean, Councillor for District 2, also adds that there has been a request lodged with the Traffic Advisory Committee on the matter. The Traffic Advisory Committee will begin a survey and, as the case may be, certain precautionary measures may be implemented.

The question period ends at 8:16 p.m.

MAYOR

CITY CLERK

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of June 17, 2024

2024-07-240 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of June 17, 2024, at 8:00 p.m.

20. CONTRACTS

20.1 Awarding of a mandate by mutual agreement for the supervision of mechanical and electrical renovations of the ice rink, to Services EXP Inc., in the amount of $53,256.42, all taxes included (RGC 2024-11)

2024-07-241 CONSIDERING that Services EXP Inc. is the firm that designed the arena renovations;

CONSIDERING that the first mandate was only to replace the boards in 2022, but that their mandate was changed in 2023;

CONSIDERING that Services EXP Inc. participated in all studies during the design phase;

CONSIDERING that the complexity of the work to be carried out requires specialized support;

CONSIDERING the short lead times and that the possibility of having to issue a call for tenders by invitation would delay the work by more than 6 months;

CONSIDERING the possibility of not receiving any bids, since this is a supervision-only mandate;

It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award a mandate by mutual agreement for the supervision of mechanical and electrical renovations of the ice rink, to Services EXP Inc., $53,256.42, all taxes included (RGC 2024-11); and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-729-00-722. As provided for in the budget for the current fiscal year, this expense will be financed under By-law BEAC-150.

20.2 Authorization for Métro Optic to install the passage of fiber optic in the City's right-of-way

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2024-07-242 WHEREAS Métro Optic requests to install a fiber optic main passage to several centres;

WHEREAS to carry out this project, the fiber optic must pass within the City's right-of-way;

WHEREAS the City is receiving a financial contribution as a counterpart;

It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize the City Clerk to sign all related documents in order to give effect hereto concerning Métro Optic's request to install a main fiber optic passage in the City of Beaconsfield’s right-of-way.

20.3 Authorization to sign a lease on water property with the Québec government for a deep-water shore lot (Beaconsfield Yacht Club) and confirmation of its purpose

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MAYOR

CITY CLERK

2024-07-243 CONSIDERING that lease 8990-23 between the City of Beaconsfield and the Government of Québec has expired and cannot be renewed;

CONSIDERING that a new lease is necessary to regularize the presence of the City's structures on the Government's waterfront at the Beaconsfield Yacht Club;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the City Clerk be authorized to sign the lease between the Government of Québec (domaine hydrique) and the City of Beaconsfield;

That the City confirms that the premises will be used for non-profit purposes, managed by management agreement for use with private access by members.

20.4 Request for approval of a deed of sale project by which the City of Beaconsfield cedes lots 1 416 984 and 1 417 002 in accordance with sections 511 and following of the *Cities and Towns Act* following the sale for non-payment of taxes process of 2023

2024-07-244 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a deed of sale project by which the City of Beaconsfield cedes lots 1 416 984 and 1 417 002 in accordance with sections 511 and following of the *Cities and Towns Act* following the sale for non-payment of taxes process of 2023, and

To mandate the Mayor and the City Clerk to sign all documents required for the sale of these lots.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of July 15, 2024, and of the list of pre-authorized payments for the period of June 6, 2024, to June 16, 2024, and for the period of June 18, to July 3, 2024, for a total disbursement of $3,649,383.81

2024-07-245 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of July 15, 2024, regarding expenses for financial and investment activities totalling $426,170.73; and

To approve the list of pre-authorized payments from June 6, 2024, to June 16, 2024, and for the period of June 18, 2024, to July 3, 2024, totalling $2,626,351.90 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling $596,861.18; and

That all these disbursements totalling $3,649,383.81 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Awarding of a bond issue of $14,491,000 following a public call for tenders

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2024-07-246 WHEREAS, in conformity with Loan By-laws BEAC-040, BEAC-056, BEAC-023, BEAC-039, BEAC-057, BEAC-069, BEAC-078, BEAC-084, BEAC-075, BEAC-119, BEAC-112, BEAC-150, BEAC-134, BEAC-139, BEAC-138, BEAC-145 and BEAC-148, the City of Beaconsfield intends to issue a series of term bonds, being one bond per due date;

WHEREAS the City of Beaconsfield has called for tenders, in this matter, through the electronic system "Service d’adjudication et de publication

MAYOR

CITY CLERK

des résultats de titres d'emprunts émis aux fins du financement municipal", for the sale of a bond issue in the amount of $14,491,000, dated July 25, 2024;

WHEREAS further to this call for tenders, for the sale of the above-mentioned program, the Ministry of Finances received four compliant bids, all in accordance with section 555 of the *Cities and Towns Act* (CQLR, chapter C 19) or section 1066 of the *Municipal Code of Québec* (CQLR, chapter C 27.1) and the resolution adopted under that section.

1 - VALEURS MOBILIÈRES DESJARDINS INC.
902 000 $- 4,50000 % - 2025
943 000 $ - 4,15000 % -2026
986 000 $ - 4,05000 % - 2027
1 031 000 $ - 4,05000 % - 2028
6 972 000 $ - 4,05000 % - 2029
3 657 000 $ - 4,35000 % - 2034
Prix : 98,60400
Coût réel : 4,47676 %

2 - VALEURS MOBILIÈRES BANQUE LAURENTIENNE INC.
902 000 $ - 4,45000 % - 2025
943 000 $ - 4,10000 % - 2026
986 000 $ - 4,00000 % - 2027
1 031 000 $ - 4,05000 % - 2028
6 972 000 $ - 4,05000 % - 2029
3 657 000 $ - 4,50000 % - 2034
Prix : 98,82416
Coût réel : 4,49016 %

3 - RBC DOMINION VALEURS MOBILIÈRES INC.
902 000 $ - 4,50000 % - 2025
943 000 $ - 4,25000 % - 2026
986 000 $ - 4,00000 % - 2027
1 031 000 $ - 4,00000 % - 2028
6 972 000 $ - 4,00000 % - 2029
3 657 000 $ - 4,50000 % - 2034
Prix : 98,71000
Coût réel : 4,49355 %

4 - FINANCIÈRE BANQUE NATIONALE INC.
902 000 $ - 4,25000 % - 2025
943 000 $ - 4,10000 % - 2026
986 000 $ - 4,05000 % - 2027
1 031 000 $ - 4,05000 % - 2028
6 972 000 $ - 4,00000 % - 2029
3 657 000 $ - 4,40000 % - 2034
Prix : 98,31100
Coût réel : 4,53293 %

5 - BMO NESBITT BURNS INC.
902 000 $ - 4,50000 % - 2025
943 000 $ - 4,25000 % - 2026
986 000 $ - 4,00000 % - 2027
1 031 000 $ - 4,00000 % - 2028
6 972 000 $ - 4,00000 % - 2029
3 657 000 $ - 4,60000 % - 2034
Prix : 98,67300
Coût réel : 4,54377 %

WHEREAS the result of the calculation of actual costs indicates that the submission submitted by VALEURS MOBILIÈRES DESJARDINS INC. is the most advantageous;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the preamble of this resolution be an integral part of it as if it were here reproduced in full;

THAT the bond issue in the amount of $14,491,000 of the City of Beaconsfield be awarded to VALEURS MOBILIÈRES DESJARDINS INC.;

MAYOR

CITY CLERK

THAT the latter be requested to mandate Clearing and Depository Services Inc. (CDS) to register this bond issue;

THAT CDS shall act on behalf of its members as the account registration agent, as the bond holding agent and as the financing agent responsible for bond holder transactions to be carried out for its members;

THAT CDS shall proceed with the transfer of bonds in conformity with the bond legal requirements, to that effect, Council hereby authorizes the Treasurer to sign the document required by the Canadian banking system, entitled "Authorization for Pre-authorized Debit Plan for Enterprises"; and

THAT the Mayor and the Treasurer be authorized to sign the bonds covered by this term bond issue, being one bond per due date.

30.3 Resolution of concordance, short term and extension relating to a loan through bonds in the amount of $14,491,000 which will be carried out on July 25, 2024

2024-07-247 WHEREAS, in conformity with the loan by-laws mentioned hereafter and for the corresponding amounts indicated, the City of Beaconsfield wishes to issue a series of term bonds, one bond per due date, in the total amount of $14,491,000 which will be carried out on July 25, 2024, broken down as follows:

Loan By-law	**For an amount of**
BEAC-023	$219 400
BEAC-040	$481 600
BEAC-056	$150 500
BEAC-056	$269 300
BEAC-023	$175 200
BEAC-039	$1 039 100
BEAC-057	$335 400
BEAC-069	$496 400
BEAC-069	$94 100
BEAC-078	$1 307 300
BEAC-078	$139 500 $
BEAC-084	$1 105 000
BEAC-084	$368 400
BEAC-075	$129 200
BEAC-075	$667 400
BEAC-075	$223 200
BEAC-119	$556 500
BEAC-119	$1 232 000
BEAC-112	$851 100
BEAC-112	$1 290 400
BEAC-150	$124 858
BEAC-134	$1 385 132
BEAC-139	$281 073
BEAC-138	$596 959
BEAC-145	$240 283
BEAC-148	$731 695

WHEREAS, loan by-laws need to be amended accordingly;

WHEREAS, pursuant to the first paragraph of Section 2 of the *Municipal Debt and Loans Act* (R.S.Q., Chapter D-7), for the purposes of this bond issue and for Loan By-laws BEAC-040, BEAC-056, BEAC-023, BEAC-039, BEAC-057, BEAC-069, BEAC-078, BEAC-084, BEAC-075, BEAC-119, BEAC-112, BEAC-150, BEAC-134, BEAC-139, BEAC-138, BEAC-145 and BEAC-148, the City of Beaconsfield wishes to issue for a shorter term than originally set out in these by-laws;

WHEREAS, the City of Beaconsfield will have, as of July 22, 2024, a loan in the amount of $3,930,000 on an original loan of $7,937,000, concerning Loan By-laws BEAC-119, BEAC-119 and BEAC-112;

MAYOR

CITY CLERK

WHEREAS, as of July 22, 2024, this loan will not have been renewed;

WHEREAS, the issuance of term bonds to be realized on July 25, 2024, includes amounts required for that refinancing;

WHEREAS, pursuant to the second paragraph of fore-mentioned section 2, terms of Loan By-Laws BEAC-119, BEAC-119 and BEAC-112 must be extended;

It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the above-mentioned loan by-laws referred to in the first paragraph of the preamble be financed by bonds in accordance with the following:

1. The term bonds, being one bond per due date, shall be dated July 25, 2024;

2. The interest shall be payable semi-annually on January 25 and July 25 of each year;

3. The bonds shall not be redeemable prior to maturity; however, they may be redeemed with the consent of the holders in accordance with *An Act Respecting Municipal Debts and Loans* (R.S.Q., Chapter D-7);

4. Said bonds shall be registered on behalf of CDS Clearing and Depository Services Inc. (CDS) and will be deposited with CDS;

5. CDS shall act on behalf of its members as the account registration agent, as the bond holding agent and as the financing agent responsible for bond holder transactions to be carried out for its members;

6. CDS shall proceed with the transfer of funds in accordance with the legal obligations of the bond, to that effect, Council authorizes the Treasurer to sign the document requested by the Canadian banking system entitled "Authorization for Pre-authorized Debit Plans for Enterprises";

7. CDS shall make principal and interest payments to members through electronic funds transfers and, for this purpose, CDS shall directly withdraw the required amounts from the following account:

ROYAL BANK OF CANADA
BEACONSFIELD BRANCH
BEACONSFIELD SHOPPING CENTRE
106 BEAUREPAIRE DR
BEACONSFIELD, QC
H9W 0A1

8. THAT the bonds be signed by the Mayor and the Treasurer. The City of Beaconsfield, as permitted by Law, has mandated CDS in order to act as authenticate financial agent and the bonds shall enter into effect at the time they are authenticated;

THAT, concerning the annual capital depreciation expected for the years 2030 to 2034, the provided term in the Loan By-laws BEAC-040, BEAC-056, BEAC-023, BEAC-039, BEAC-057, BEAC-069, BEAC-078, BEAC-084, BEAC-075, BEAC-119, BEAC-112, BEAC-150, BEAC-134, BEAC-139, BEAC-138, BEAC-145 and BEAC-148 be shorter than the one originally set, which is for a (5) five-year term (from July 25, 2024), instead of the term prescribed for the said depreciation, each subsequent issuance will be for the balance or part of the balance owed on the loan;

THAT, concerning the annual capital depreciation expected for the years 2035 and following, the provided term in the Loan By-laws BEAC-119, BEAC-112, BEAC-150, BEAC-134, BEAC-139, BEAC-138, BEAC-145 and BEAC-148 be shorter than the one originally set, which is for a (10) ten-year term (from July 25, 2024), instead of the term prescribed for the said depreciation, each subsequent issuance will be for the balance or part of the balance owed on the loan;

THAT, considering July 25, 2024, bonds loan, the original term of Loan By-Laws BEAC-119, BEAC-119 and BEAC-112, be extended for 3 days.

30.4 Transfers from unappropriated surplus as of December 31, 2023, to appropriated surplus (upon recommendation of the Finance Committee)

2024-07-248 CONSIDERING the recommendation by the Finance Committee to approve a distribution of the unappropriated surplus, as indicated in the minutes of the meeting held on May 21, 2024;

It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that Council transfers from the unappropriated surplus as of December 31, 2023, $1,000,000 for Balanced Budget, $400,000 for Place Centennial, $100,000 for Professional Services and finally the Council transfers $91,820 from the Boisé Angell reserve to the Professional Services reserve.

40. BY-LAWS

40.1 Adoption of By-law BEAC-158 entitled "By-law to exempt the territory of the City of Beaconsfield from the authorization of an accessory dwelling unit"

A resident intervened to express certain concerns regarding the request for a minor exemption.

2024-07-249 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 Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt By-law BEAC-158 entitled "By-law to exempt the territory of the City of Beaconsfield from the authorization of an accessory dwelling unit".

40.2 Authorization to correct nuisances at 106 Florida and to bill the costs to the owner, in virtue of By-law BEAC-033

2024-07-250 CONSIDERING that a 10-day notice to correct nuisances at 106 Florida was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work at 106 Florida and that the City bill the costs to the owner.

40.3 Authorization to correct nuisances at 134 Fairlawn and to bill the costs to the owner, in virtue of By-law BEAC-033

2024-07-251 CONSIDERING that a 10-day notice to correct nuisances at 134, Fairlawn was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work at 134 Fairlawn and that the City bill the costs to the owner.

40.4 Authorization to correct nuisances at 275 Elm and to bill the costs to the owner, in virtue of By-law BEAC-033

2024-07-252 CONSIDERING that a 10-day notice to correct nuisances at 275 Elm was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

MAYOR

CITY CLERK

It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work at 275 Elm and that the City bill the costs to the owner.

40.5 Authorization to correct nuisances at 285 Westcroft and to bill the costs to the owner, in virtue of By-law BEAC-033

2024-07-253 Withdrawn.

40.6 Authorization to correct nuisances at 460 Beaconsfield and to bill the costs to the owner, in virtue of By-law BEAC-033

2024-07-254 CONSIDERING that a 10-day notice to correct nuisances at 460 Beaconsfield was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work at 460 Beaconsfield and that the City bill the costs to the owner.

40.7 Authorization to correct nuisances on the vacant lots 6 266 981 and 6 266 982 (79 Elm) and to bill the costs to the owner, in virtue of By-law BEAC-033

2024-07-255 CONSIDERING that a 10-day notice to correct nuisances on the vacant lots 6 266 981 and 6 266 982 (79 Elm) was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work on the vacant lots 6 266 981 and 6 266 982 (79 Elm) and that the City bill the costs to the owner.

40.8 Authorization to correct nuisances on the vacant lot 6 266 766 (205 Alton, north side) and to bill the costs to the owner, in virtue of By-law BEAC-033

2024-07-256 CONSIDERING that a 10-day notice to correct nuisances on the vacant lot 6 266 766 (205 Alton, north side) was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work on the vacant lot 6 266 766 (205 Alton, north side) and that the City bill the costs to the owner.

45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 215 Elm

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2024-07-257 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 26, 2024, for the property located at 215 Elm;

CONSIDERING THAT the request for a minor exemption is: - To authorize the cutting of 60 trees on the private property and to replace 7 trees, whereas the zoning by-law prescribes that any tree cut down must be replaced, representing a difference of 53 trees non-replaced;

MAYOR

CITY CLERK

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not respected, and this because:
- the objective to maximize the presence of trees on the property and the quality of landscaping is not respected, because the criterion of landscaping provides the greatest number of new planting of hardwoods and conifers in order to increase the continuity of vegetation along streets is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemption request to:
- authorize the cutting of 60 trees on the private property and to replace 7 trees, whereas the zoning by-law prescribes that any tree cut down must be replaced, representing a difference of 53 trees non-replaced for the property located at 215 Elm;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to REFUSE the request for a minor exemption to:
- authorize the cutting of 60 trees on the private property and to replace 7 trees, whereas the zoning by-law prescribes that any tree cut down must be replaced, representing a difference of 53 trees non-replaced and this for the property located at 215 Elm.

45.2 Request for a minor exemption for the property located at 533 Church

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2024-07-258 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 26, 2024, for the property located at 533 Church;

CONSIDERING THAT the request for minor exemption is:
- To authorize that the pave uni to be installed at 0.71 metres along the side landsite line, whereas the zoning by-law prescribes a minimum width of 2 metres along the property limit of the back yard and side yard of a single-family dwelling must be preserved and maintained with grass, vegetation, crushed stone, or river stone, representing a difference of 1.29 metres;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request:
- To authorize that the pave uni to be installed at 0.71 metres along the side landsite line, whereas the zoning by-law prescribes a minimum width of 2 metres along the property limit of the back yard and side yard of a single-family dwelling must be preserved and maintained with grass, vegetation, crushed stone, or river stone, representing a difference of 1.29 metres for the property located at 533 Church;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption:
- To authorize that the pave uni to be installed at 0.71 metres along the side landsite line, whereas the zoning by-law prescribes a minimum width of 2 metres along the property limit of the back yard and side yard of a single-family dwelling must be preserved and maintained with grass, vegetation, crushed stone, or river stone, representing a difference of 1.29 metres for the property located at 533 Church.

MAYOR

CITY CLERK

45.3 Request for minor exemptions for the property located at projected lot 6 576 815 (between 134 Larch and 144 Larch)

2024-07-259 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on June 26, 2024, for the property located at projected lot 6 576 815 (between 134 Larch and 144 Larch);

CONSIDERING THAT the request for minor exemptions is:
- To authorize a minimum lot size of 2,137 square metres, whereas the H324 specification schedule prescribes a minimum lot size of 2,787 square metres, representing a difference of 649 square metres.

- To authorize the recreational area of the common yard to be 4.9% of the total lot area whereas the zoning by-law requires a minimum outdoor amenity area of 10% of the total lot area, representing a difference of 5.1%.

- To authorize a slope of 12% for the proposed access ramp, while the zoning by-law requires that the slope of an access ramp may not exceed 8%, representing a difference of 4%.

- To authorize the number of parking spaces required for a residential use to be 26 spaces, whereas the zoning by-law prescribes a minimum of 27 spaces, representing a difference of 1 space;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemptions request:
- To authorize a minimum lot size of 2,137 square metres, whereas the H324 specification schedule prescribes a minimum lot size of 2,787 square metres, representing a difference of 649 square metres.

- To authorize the recreational area of the common yard to be 4.9% of the total lot area whereas the zoning by-law requires a minimum outdoor amenity area of 10% of the total lot area, representing a difference of 5.1%.

- To authorize a slope of 12% for the proposed access ramp, while the zoning by-law requires that the slope of an access ramp may not exceed 8%, representing a difference of 4%.

- To authorize the number of parking spaces required for a residential use to be 26 spaces, whereas the zoning by-law prescribes a minimum of 27 spaces, representing a difference of 1 space;

for the property located at projected lot 6 576 815 (between 134 Larch and 144 Larch);

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and RESOLVED to APPROVE the request for minor exemptions:
- To authorize a minimum lot size of 2,137 square metres, whereas the H324 specification schedule prescribes a minimum lot size of 2,787 square metres, representing a difference of 649 square metres.

- To authorize the recreational area of the common yard to be 4.9% of the total lot area whereas the zoning by-law requires a minimum outdoor amenity area of 10% of the total lot area, representing a difference of 5.1%.

- To authorize a slope of 12% for the proposed access ramp, while the zoning by-law requires that the slope of an access ramp may not exceed 8%, representing a difference of 4%.

MAYOR

CITY CLERK

- To authorize the number of parking spaces required for a residential use to be 26 spaces, whereas the zoning by-law prescribes a minimum of 27 spaces, representing a difference of 1 space;

for the property located at projected lot 6 576 815 (between 134 Larch and 144 Larch)

VOTES IN FAVOUR:
Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Peggy Alexopoulos

VOTE OPPOSED:
Councillor Roger Moss

THE MOTION IS CARRIED. THE REQUEST FOR MINOR EXEMPTIONS FOR THE PROPERTY LOCATED AT PROJECTED LOT 6 576 815 (BETWEEN 134 LARCH AND 144 LARCH) IS APPROVED.

45.4 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at 10 Madsen

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2024-07-260 CONSIDERING THAT a building permit application was filed for a new main building located at 10 Madsen;

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 June 26, 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 criterion of all the walls of one building which are visible from one or more streets present a harmonious architecture. is 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 10 Madsen;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 10 Madsen.

VOTES IN FAVOUR:
Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Roger Moss

VOTE OPPOSED:
Councillor Peggy Alexopoulos

THE MOTION IS CARRIED. THE 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 10 MADSEN IS REFUSED.

45.5 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 66 St-Louis

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MAYOR

CITY CLERK

2024-07-261 CONSIDERING THAT a building permit application was filed for a new main building located at 66 St-Louis;

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 June 26, 2024, meeting and is of the opinion that:
- the objective to mitigate the impact of garages on the facade of the main building is not respected, because criterion of the width of a building must harmonize with neighbouring buildings is not fulfilled;

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

- the objective to mitigate the impact of garages on the facade of the main building is not respected, because the criteria on a setback, in the form of a notch, is provided between an integrated or attached garage and the entire building facade is 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 66 St-Louis;

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 66 St-Louis.

45.6 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 on a projected lot 6 576 815 (between 134 Larch and 144 Larch)

2024-07-262 CONSIDERING THAT a building permit application was filed for a new main building located on a projected lot 6 576 815 (between 134 Larch and 144 Larch);

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 a new main building located on a projected lot 6 576 815 (between 134 Larch and 144 Larch);

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 a new main building located on a projected lot 6 576 815 (between 134 Larch and 144 Larch).

45.7 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 1 Angell

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2024-07-263 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 1 Angell;

MAYOR

CITY CLERK

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 1 Angell, according to option 2;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 1 Angell, according to option 2.

45.8 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 79 St-Andrew

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2024-07-264 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 79 St-Andrew;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 criteria on (1) the building is inspired by the dominant architectural styles on that stretch of street and (2) The main entrance of the building is enhanced by a distinctive architectural composition (e.g. addition of a cornice) and (3) exterior cladding materials and architectural components match together, in form, texture and colour and (4) all the walls of one building which are visible from one or more streets present a harmonious architecture are not fulfilled;

- the objective to mitigate the impact of garages on the facade of the main building is not respected, because the criterion on a setback, in the form of a notch, is provided between an integrated or attached garage and the entire building facade 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 79 St-Andrew;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 79 St-Andrew.

45.9 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 148 Evergreen

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2024-07-265 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 148 Evergreen;

MAYOR

CITY CLERK

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 2024, meeting and is of the opinion that:
- the objective to mitigate the impact of garages on the facade of the main building is not respected, because the criteria on a setback, in the form of a notch, is provided between an integrated or attached garage and the entire building facade is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should modify the location of the proposed garage, so that it is built in line with the wall situated in the secondary front yard on Juniper street;

WHEREAS new plans were submitted on July 8, 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 148 Evergreen;

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 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 148 Evergreen, according to the plans filed on July 8, 2024.

45.10 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 367 Balmoral

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2024-07-266 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 367 Balmoral;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 367 Balmoral;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 367 Balmoral.

45.11 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 83 Charleswood

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2024-07-267 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 83 Charleswood;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and

MAYOR

CITY CLERK

criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 83 Charleswood;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 83 Charleswood.

45.12 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 373 Beaurepaire

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2024-07-268 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 373 Beaurepaire;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 373 Beaurepaire;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean 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 373 Beaurepaire.

45.13 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

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2024-07-269 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 on December 18, 2023, Council adopted resolution 2023-12-744 approving the SPAIP relating to a building permit application to modify the already approved plan at 30 Madsen;

CONSIDERING THAT after these resolutions were adopted, an application to modify the approved plan was filed;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 to modify the already approved plan at 30 Madsen;

MAYOR

CITY CLERK

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 30 Madsen.

45.14 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 57 Beaconsfield

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2024-07-270 CONSIDERING THAT on September 25, 2023, Council adopted resolution 2023-09-617 approving the site planning and architectural integration programme for a building permit application at 57 Beaconsfield;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 to modify the already approved plan at 57 Beaconsfield;

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 to modify the already approved plan at 57 Beaconsfield.

45.15 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 519 Westhill

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2024-07-271 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 519 Westhill;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 519 Westhill;

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 519 Westhill.

45.16 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 599 Chester

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2024-07-272 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 599 Chester;

MAYOR

CITY CLERK

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 26, 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 599 Chester;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin 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 599 Chester.

45.17 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) for the subdivision of projected lots 6 576 815, 6 576 816 and 6 576 817 (132 to 146 Larch)

2024-07-273 CONSIDERING THAT a subdivision permit application was filed for the projected lots 6 576 815, 6 576 816 and 6 576 817 (132 to 146 Larch);

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 June 26, 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 permit application for the subdivision of projected lots 6 576 815, 6 576 816 and 6 576 817 (132 to 146 Larch);

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application for the subdivision of projected lots 6 576 815, 6 576 816 and 6 576 817 (132 to 146 Larch).

45.18 Acceptance of an amount of $330,924.00 for park fees to be paid by the owner of lot 2 424 121 (132-146 Larch) (projected lots 6 576 815, 6 576 816 and 6 576 817) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield’s territory

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2024-07-274 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to ACCEPT the amount of $330,924.00 for park fees to be paid by the owner of lot 2 424 121 (132-146 Larch) (projected lots 6 576 815, 6 576 816 and 6 576 817 to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield’s territory, equivalent to 10% of the $3,309,240.00 standardized municipal value of lot 2 424 121 (132-146 Larch) (projected lots 6 576 815, 6 576 816 and 6 576 817, and to transfer this sum to a fund specially reserved for park fees.

45.19 Request to the Ministère des Affaires municipales et de l'Habitation for extension of deadlines under the *Act respecting land use planning and development*

2024-07-275 CONSIDERING that the Agglomération de Montréal adopted its Land use planning and development concept in 2015, containing urban planning requirements with which the City had to comply through its planning tools and municipal urban planning by-laws, within a 2-year timeframe;

MAYOR

CITY CLERK

CONSIDERING that the requirements of the Land use planning and development concept with which the City had to comply changed the vocation of some of the City's private lands from residential to conservation in the Angell Woods sector;

CONSIDERING that, in order to avoid being sued for disguised expropriation by private landowners following compliance with the Land use planning and development concept, the City's planning tools and urban planning by-laws were not subjected to the concordance exercise imposed by the *Act respecting land use planning and development;*

CONSIDERING that several municipalities have been prosecuted for not complying with the land use planning and development concept to which they were subject;

CONSIDERING the new provisions of Bill 39 amending the *Act respecting municipal taxation and other legislative provisions* adopted in December 2023, allowing the City of Beaconsfield to make concordance modifications to its urban planning plan and urban planning by-laws while removing the risk of being prosecuted for disguised expropriation;

CONSIDERING the new provisions of the *Act respecting land use planning and development* that came into force in December 2023, which provide a mechanism for suspending notices of conformity for any organization in default of concordance so that it can no longer, with certain exceptions, make changes to its planning or planning by-laws, until the default is resolved;

CONSIDERING that the City wishes to avail itself of the provisions of the *Act respecting land use planning and development*, which allow a period of time for compliance, in order to regularize the compliance situation of its tools;

CONSIDERING that the Master Plan currently in force was adopted in 2005, and the urban planning by-laws, including the zoning by-law, in 1990, the City wishes to proceed with a global overhaul of its urban planning tools and by-laws, and not just adopt a concordance by-law, in order to plan the development of the territory in a global and up-to-date approach;

It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to apply to the Ministère des Affaires municipales et de l'Habitation for a time extension under the *Act respecting land use planning and development.*

50. HUMAN RESOURCES

50.1 Nomination in view of permanency as Agent de patrouille municipale to position 7002

2024-07-276 It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Nicholas Désormeaux as Agent de patrouille municipale, be approved as of July 15, 2024;

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

THAT his salary be established between level 2 and 3 of salary group 7 of the white collar employees collective agreement.

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of June 26, 2024

MAYOR

CITY CLERK

2024-07-277 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 June 26, 2024.

53.2 Deposit of the minutes of the Demolition Committee meeting of May 14, 2024

2024-07-278 Council takes act of the minutes of the Demolition Committee meeting of May 14, 2024.

53.3 Appointment of a member to theTraffic Advisory Committee

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2024-07-279 It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to appoint: Michael Tinmouth, as a member of the Traffic Advisory Committee, from July 15, 2024, until December 31, 2025.

53.4 Authorization to create and set up a Steering Committee for the renewal of the 2023-2027 Age-Friendly Municipality Policy and Action Plan

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2024-07-280 CONSIDERING THAT the City of Beaconsfield submitted on October 13, 2023, a request for financial support for the renewal of an Age-Friendly Municipality (AFM) policy and its related action plan within the scope of volet 1 of the ″Programme de soutien à la démarche Municipalité amie des aînés, édition 2023-2024 (MADA) - soutien à la réalisation de politiques et de plans d'action en faveur des aînés″;

CONSIDERING THAT following the acceptance of the grant awarded by the Ministère de la Santé et des Services sociaux within the framework of volet 1 of the ″Programme de soutien à la démarche Municipalité amie des aînés, édition 2023-2024 (MADA) - soutien à la réalisation de politiques et de plans d'action en faveur des aînés″ the City of Beaconsfield wishes to carry out the AMF process;

CONSIDERING THAT the renewal and development of an Age-Friendly Municipality policy and its related 2023-2027 action plan requires a great deal of concerted effort on the part of various community players;

CONSIDERING THAT the participation of seniors is essential to the development of a meaningful action plan aimed at improving the living conditions of seniors living in Beaconsfield;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to authorize the creation of the AFM steering committee, chaired by the elected official in charge, to update the Age-Friendly Municipality policy and related action plan.

The committee's mandate is to:
- Carry out the stages of the process in accordance with the principles inherent in consultation and citizen and social participation;
- Recommend the Age-Friendly Municipality policy and its action plan to the municipal council;
- Act as liaison between municipal authorities and the community regarding this policy;

THAT the members of the AFM steering committee be as follows:
- Peggy Alexopoulos, Councillor (Role: elected representative responsible for seniors' questions, president of the Steering Committee. Mandate: Provide leadership in updating the policy and action plan. Represent the interests of seniors to City Council and the community. Act as liaison between the Steering Committee and City Council.)

- Roger Moss, Councillor (Role: co-chair of the steering committee. Mandate: Support the President. Act on behalf of President in case of absence.)
- Mélanie Côté, Director – Culture and Leisure (Role: Administrative representative. Mandate: Act as representative of the

municipal administration. Sign project documents.)
- Élizabeth Lemyre, Division Head - Library and Culture (Role: Administrative Representative. Mandate: Act as representative of the municipal administration.)
- Judith Caron, Section Head - Services to the Public (Role: Project Manager. Mandate: Coordinate the Age-Friendly Municipality process. Ensure the smooth running of the committee and the progress of the project.)
- Nancy Acemian, citizen (Role: community representative)
- Alison Smiley, citizen (Role: community representative)
- Sophia Xue, citizen (Role: community representative)
- Christiane Jouanet, citizen (Role: Senior representative)
- Luis Viriato, citizen (Role: Senior representative)
- Raimo Heyduck, citizen (Role: Senior representative)
- Pietro Rizzo, Community organizer - CIUSSS de l'Ouest-de-l'île (Role: institutional representative)
- Denise Hupé, Executive Director, ABOVAS (Role: community organization representative)
- Sandra Watson, Program Coordinator, West Island Community Resource Centre (Role: community organization representative)

THAT the precise responsibilities of each member be determined according to their strengths and interests at the project kick-off meeting.

60. GENERAL

60.1 Modification to resolution 2024-06-236 authorizing the partial street closure for the swimmers' competition event at the Beaurepaire Swim Club on August 8, 2024, from 7 a.m. to 8 p.m. in order to modify the partial closure to a complete closure and to specify the sanitary costs

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2024-07-281 CONSIDERING resolution 2024-06-236 authorizing the partial closure of Beaurepaire between Rockhill and Lakeview during the swimmers' competition at Club de Natation Beaurepaire on August 8, 2024, from 7 a.m. to 8 p.m.;

CONSIDERING that the request was for a complete closure of Beaurepaire between Rockhill and Lakeview;

CONSIDERING the need to add the undertaking concerning the payment of sanitary costs;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to modify resolution 2024-06-236 by replacing the notion of "partial closure" by "complete closure" of Beaurepaire between Rockhill and Lakeview during the swimmers' competition event at Beaurepaire Swim Club on August 8, 2024, from 7 a.m. to 8 p.m.; and

To specify that the cost of sanitary services will be paid by the City.

60.2 Rescinding of resolution 2024-04-166 regarding the lease agreement with Beaurepaire Nursery Group for the use of the Beacon Hill chalet for the school year 2024-2025

2024-07-282 CONSIDERING resolution 2024-04-166 regarding the lease agreement with Beaurepaire Nursery Group for the use of the Beacon Hill chalet for the school year 2024-2025;

CONSIDERING the needs of Beaurepaire Nursery Group have changed and no longer require the Beacon Hill chalet for the school year 2024-2025;

It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to rescind resolution 2024-04-166 regarding the lease agreement with Beaurepaire Nursery Group for the use of the Beacon Hill chalet for the school year 2024-2025.

60.3 Imagine project – decision of the jury confirming the choice of the winner of the multidisciplinary architectural competition for the construction a new multipurpose cultural centre (24-SP-195)

2024-07-283 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, selected four finalists from the applications submitted during the first stage of the competition;

WHEREAS the four finalists each submitted 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 multipurpose cultural centre;

WHEREAS the jury members of the architecture competition evaluated all the information relating to the finalists' proposals, and following the deliberations of July 2 and 3, the jury selected a winner of the architecture competition.

THAT the Council takes note of the selection of the winner, Lemay / Bouthillette Parizeau / Elema, by the jury of the architectural competition, for the preparation of detailed plans and specifications for the construction of a new multifunctional cultural centre.

60.4 Imagine project - mandate to the administration regarding the architectural competition

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2024-07-284 WHEREAS the winner was selected by the jury of the architectural competition for the preparation of detailed plans and specifications for the construction of a new multipurpose cultural centre;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the Council mandates the municipal administration to undertake the measures to conclude contracts with the professionals of the winning team of the architectural competition for the preparation of detailed plans and specifications for the construction of a new multipurpose cultural centre.

60.5 Resolution concerning the position of the City of Beaconsfield regarding the increase in the costs of the registration tax on passenger vehicles of the Metropolitan Community of Montréal (CMM)

2024-07-285 WHEREAS public transportation must be considered an essential service in the fight against climate change;

WHEREAS the ″Fonds d’électrification et de changements climatiques″ (formerly Fonds vert) whose mission is, among other things, to reduce GHGs for the benefit of generations could be used partially to finance the operation of public transportation;

WHEREAS in 2022 the Government of Québec reduced the share of revenues from the carbon market intended to finance public transportation from 66% to 25%;

WHEREAS the vision of public transportation is as an essential service and all levels of government must contribute to the financing of public transportation in accordance with their responsibilities;

MAYOR

CITY CLERK

WHEREAS the Government of Canada has established a permanent public transit fund of 3 billion dollars per year starting from 2026-2027 to finance the capital assets of public transit companies in Canada;

WHEREAS the Government of Québec has signed a contract with the CDPQ-INFRA so that it is remunerated according to a predictable rate and that the cities are forced to contribute to the costs of the REM;

WHEREAS a significant portion of the public transportation operating deficit comes from government decisions, notably the commissioning of the REM;

WHEREAS the provincial government, through its new governmental orientations in land use planning, requires cities to make densification efforts and that these must be done in line with a structuring collective transport service offering for the entire territory;

WHEREAS the Société de transport de Montréal (STM) is committed to generate $100 million in recurring savings over five years by optimizing its assets, improving its productivity and efficiency, by carrying out internal and external pooling and by marketing its services;

WHEREAS independent audits of public transport companies will make it possible to identify avenues for optimization;

WHEREAS the 2024-2028 financial framework tabled in the fall of 2023 by the Government of Québec, increasing municipal contributions from 930 million dollars in 2023 to 1.453 billion dollars, that is to say from 31% to 41% of total funding contributions;

WHEREAS the Government of Québec must study new financing avenues dedicated to public transportation and allow public transport companies to join forces with developers to carry out construction work and thus promote their air rights;

WHEREAS the overall offer of public transport service and the development of this offer must be made throughout the territory of the Montréal agglomeration, bearing in mind that the development of this offer must be adapted according to the needs and of the particularities of each city on the island of Montréal.

WHEREAS the Metropolitan Community of Montréal (CMM) adopted by-law number 2023-107 amending by-law number 2019-79 concerning the registration tax on any passenger vehicle (resolution CC23-035) during the CMM council meeting held on April 27, 2023;

CONSIDERING by-law number 2023-107 establishes the registration tax on all passenger vehicles at fifty-nine dollars ($59) starting January 1, 2024, for the 82 municipalities of the CMM;

CONSIDERING that on May 30, 2024, the CMM Council adopted by majority an increase of the registration tax on passenger vehicles, increasing it to $150 as of January 1, 2025;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the above preamble forms an integral part of this resolution.

THAT the Council of the City of Beaconsfield:

- Expresses its disagreement with the decision of the CMM Council increasing the tax on the registration of passenger vehicles to $150, due to failure to explore all options with higher governments and having agreed on a financial framework;
- Asks the CMM Council to revoke its decision concerning the increase in the registration tax to $150 as of January 1, 2025;

THAT the CMM provides for a committee and a work plan including representatives from each of the sectors and each of the partners in an equitable ratio, in order to actively work on the new financing policy, as well as a realistic timetable to supervise the work in order to adopt the

MAYOR

CITY CLERK

new policy for September 2025;

THAT in the absence of proceeding with the adoption of a new policy that the CMM provides a support and arbitration mechanism in order to support the 5 sectors (Montréal Agglomeration (including Beaconsfield), Longueuil Agglomeration, south shore, north shores and Laval) in the negotiation of the new financing policy and that the exemption of the policy is maintained until consensus is reached;

THAT the City of Beaconsfield asks the Québec government to finance its fair share of public transit funding through an additional financial contribution.

THAT a copy of this resolution be sent to:

- Ms. Geneviève Guilbault, Minister of Transport and Sustainable Mobility
- Mr. Pierre Fitzgibbon, Minister responsible for the Metropolis and the Montréal Region
- Ms. Andrée Laforest, Minister of Municipal Affairs and Housing;
- Ms. Valérie Plante, Mayor of the City of Montréal and President of the CMM;
- Mr. Gregory Kelley, MNA for Jacques-Cartier;
- the Mayors of the CMM cities.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of June 20, 2024

2024-07-286 His Honour the Mayor indicates that pre-budget consultations took place from April to June 2024, which focused on public transportation. He indicates that 31 memoirs were submitted to the Commission. His Honour the Mayor deposits the "Projet de recommandations" of the Commission on Finances.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2024-07-287 Are received and accepted for information purposes:

Urban Planning Department's building report for June 2024;
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to close the regular meeting at 8:42 p.m.

MAYOR **CITY CLERK**