



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, November 18, 2024, at 8:00 p.m.

WERE PRESENT:  
His Honour the Mayor Georges Bourelle and Councillors Dominique Godin, Martin St-Jean, David Newell, Peggy Alexopoulos

ABSENT:  
Councillors Robert Mercuri, Roger Moss

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.	<u>AGENDA</u>
2.1	Adoption of the agenda of the City of Beaconsfield's regular Council meeting of November 18, 2024
2024-11-380	It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of November 18, 2024, as presented.
5.	PUBLIC QUESTION PERIOD
	<p>The City Clerk announces the beginning of the public question period.</p> <p>A resident, living in Beaconsfield for over 25 years, asks that an amendment to the park fees by-law be done to exempt from park fees, the residents who have lived in their Beaconsfield home for more than 5 years and that do not plan to sell in the near future. His home has outgrown his family, the best solution is to build but the additional fees related to the park fees make this unattainable.</p> <p>His Honour the Mayor indicates that the rules regarding park fees are governed by the provincial Act respecting land use planning and development. These types of exceptions are not provided in the Act. He adds that the City 's latitude on this matter is very limited.</p> <p>A resident asks to reduce the speed limit on A-20, in the Beaconsfield sector, from 100 km/hr to 70 km/hr and installing photo radar. He provides detailed background information related to Highway 20 and the sound wall.</p> <p>His Honour the Mayor indicates that at the October meeting, he has already explained that the City made a request to the MTQ in 2012 and again in 2019 for photo radars on A-20 and the MTQ indicated both times that the request did not meet the applicable criteria for the installation of photo radars. He adds that the City does not plan on making another request. His Honour the Mayor invites the resident to contact the MTQ directly to make his request.</p> <p>A resident indicates that, to cut down on fossil fuels, landsape contractors should use electric, battery, or mechanical mowers that would be quieter, and use rakes and brooms instead of leaf blowers. She adds that there are far too many demolitions and rebuilding in Beaconsfield. These rebuild go on for months, subjecting residents to a lot of noise and dust. It is also a waste of resources and puts trees at risk. The resident expresses her disappointment concerning Friends for Mental Health, that deny services to anyone with a mental health condition or a neurodivergent condition, if they live on their own. She acknowledges that as an autistic herself, she needs support because being her own caregiver is tiring. She suggests considering other organizations, which are inclusive when it comes to tax</p>



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exemption. She also suggests including ectothermic animals, like reptiles and fishes in the emergency plan in case of a power outage in the winter. She adds that guardians of vulnerable animals could voluntarily register their animals with the City. A window sticker posted would inform the City of the support needed during a power outage.

His Honour the Mayor thanks the resident for her suggestions, they will be transmitted to the administration. His Honour the Mayor indicates that tax exemptions are requested by building owners, he adds that churches are considered a non-profit organization which qualifies for tax exemption. His Honour the Mayor indicates that the City has an agreement with Humane Society International to provide assistance in case of natural disaster.

A resident asks if there is an action plan to address liquid leaks from garbage collection trucks that regularly soil the streets.

His Honour the Mayor thanks the resident for bringing this issue to the City's attention. He adds that the Public works Department will follow up with the supplier on this subject.

A resident speaks about seniors at the Beaconsfield shopping center being targeted by theft carried out by criminals. She indicates that the Police station is aware of this specific situation as the criminals are hard to track down and that Metro is very supportive. She proposes setting up a program for seniors to educate them and make them aware of their vulnerability. She also points out that weapons were found in a forest situated on the property of Sherbrooke Academy Senior.

His Honour the Mayor agrees with the resident. He indicates that the City has a vulnerable person registry and are in contact with these residents. He also mentions the new program called "Connecting Beaconsfield" for which the objective is to bring residents together to work together.

A resident indicates that she is of the same opinion as the previous resident and that she would like to see more surveillance. She indicates that the vulnerable person registry is not only for seniors, but also for anyone that has special needs. She also mentions that the SPVM and the SIM should expand the registry for vulnerable people to include the whole island of Montreal.

His Honour the Mayor indicates that Beaconsfield has a vulnerable person registry and that she should communicate with the Agglomeration Council to propose an extended registry.

A resident of Pierrefonds asks a question regarding item 40.3 entitled "Request for a review of the Demolition Committee's decision of October 1, 2024, pertaining to the building located at 7 Kirkwood". She reads a document which explains the reasons for her opposition to the building demolition. Finally, she asks if Council will preserve the historical building or will Council be remembered for demolishing the oldest house on Kirkwood Road. She also asks why a certain report was not made public.

His Honour the Mayor asks the Chairman of the Demolition Committee to answer the question. Councillor St-Jean explains the process, the criteria and documents that the Demolition Committee must consider before taking a decision. He adds that since the building showed a heritage value, the Committee asked for a deeper assessment of the immovable to get a clearer understanding of the actual heritage value.

A resident indicates that she has already asked for a copy of the additional report and was refused. She understands now that she will be able to get it, once tonight's voting is over.

Councillor St-Jean explains that he believes that information reviewed by Councillors before a meeting should be available once a meeting is over. The City Clerk, M<sup>e</sup> Libersan-Laniel explains that as this house is built before 1940, the file must be presented to the provincial government for approval. The Government has 90 days to review the complete file submitted before rendering their decision.

His Honour the Mayor announces the Holiday train event, he invites everyone to participate. He also mentions the Marché Beau event which



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will be taking place this weekend.

The question period ends at 8:40 p.m.

10. MINUTES

- 10.1 Approval of the minutes of the City of Beaconsfield's special Council meeting of October 11, 2024, at 8:15 a.m.

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2024-11-381 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of October 11, 2024, at 8:15 a.m.

- 10.2 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of October 21, 2024

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2024-11-382 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of October 21, 2024, at 8:00 p.m.

20. CONTRACTS

- 20.1 Awarding of contract GRE-COMM 2024-02 for the printing of the City of Beaconsfield's communication tools for 2025 (Contact and Info-flash) to the lowest conforming bidder, Accent Impression Inc., in the amount of \$58,321.06, all taxes included

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2024-11-383 It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award contract GRE-COMM 2024-02 for the printing of the City of Beaconsfield's communication tools for 2025 (Contact and Info-flash) to the lowest conforming bidder, Accent Impression Inc., in the amount of \$58,321.06, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-145-00-441.

- 20.2 Awarding of contract TP 2024-10 for the supply of one (1) electric ice resurfacer to the sole conforming bidder, Engo Equipment Sales Inc., in the amount of \$146,364.75, all taxes and trade-in included

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2024-11-384 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award contract TP 2024-10 for the supply of one (1) electric ice resurfacer to the sole conforming bidder, Engo Equipment Sales Inc., in the amount of \$146,364.75, all taxes and trade-in included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-721-00-724. This expense is financed by the Working Fund and will be reimbursed in ten yearly instalments starting the year following the disbursement.

- 20.3 Awarding of contract 24-SP-206-EL for services to hook up a generator to the lowest conforming bidder, Poulin Électrique Inc., in the amount of \$86,001.30, all taxes included

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2024-11-385 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract 24-SP-206-EL for electrical services to hook up the new generator at Public Works to the lowest conforming bidder, Poulin Électrique Inc., in the amount of \$86,001.30, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-319-00-725. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for civil security.



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- 20.4            Renewal of contract TP 2023-02 for the mowing and cleaning the City's green spaces for the year 2025 with Lee Ling Paysagement, at an approximate cost of \$215,000, all taxes included
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- 2024-11-386    It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2023-02 for the mowing and cleaning the City's green spaces for the year 2025 with Lee Ling Paysagement, at an approximate cost of \$215,000, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2023-02; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-725-55-574. The treasurer must foresee sufficient funds in the forthcoming 2025 budget to provide for this expense.

- 20.5            Authorization of a payment to the Union des municipalités du Québec (UMQ) for the sum of \$64,859 non-taxable, representing the City's share of the group's deductible for civil liability insurance and payment of an amount equivalent to 1% of the premium's cost (\$2,631.62, all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM) for the year 2024
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- 2024-11-387    WHEREAS resolution 2024-02-036 regarding the renewal of insurance contract for property, equipment breakage, crime and fraud and civil liability for 2024;

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

WHEREAS the City of Beaconsfield authorizes a payment to the UMQ in the amount of \$64,859, representing its awarded share of the liability insurance's collective deductible, and authorizes the Finance and Treasury Department to charge the expense to budget code 02-141-00-420 for the year 2024;

WHEREAS the City of Beaconsfield also authorizes a payment to the UMQ in the amount of \$2,631.62 all taxes included, representing UMQ fees in order to act as agent for the members of the group, this amount corresponding to 1% of the total premiums tax-included paid by the municipality, and authorizes the Finance and Treasury Department to charge the expense to budget code 02-141-00-420 for the year 2024;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize a payment to the Union des municipalités du Québec (UMQ) for the sum of \$64,859 non-taxable, constituting the City's share of the civil liability group deductible coverage and payment of an amount equivalent to 1% of the premium's cost (\$2,631.62, all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM)

30.            FINANCE AND TREASURY

- 30.1            Approval of the list of accounts payable as of November 18, 2024, and of the list of pre-authorized payments for the period of October 10, 2024, to October 20, 2024, and for the period of October 22, 2024, to November 6, 2024, for a total disbursement of \$4,256,832.44
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- 2024-11-388    CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED:



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To approve the list of accounts payable as of November 18, 2024, regarding expenses for financial and investment activities totalling \$995,090.85; and

To approve the list of pre-authorized payments from October 10, 2024, to October 20, 2024, and for the period of October 22, 2024, to November 6, 2024, totalling \$2,770,291.16 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$491,450.43; and

That all these disbursements totalling \$4,256,832.44 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

- 30.2 Deposit by the Treasurer of two comparative statements as of August 31, 2024, of revenues and expenses for the year 2024 in compliance with Section 105.4 of the *Cities and Towns Act*
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- 2024-11-389 WHEREAS in compliance with Section 105.4 of the *Cities and Towns Act*, the treasurer shall table two comparative statements as of August 31, 2024, of revenues and expenses for the year 2024 at the last regular sitting of the Council held at least four weeks before the sitting at which the budget for the following fiscal year is to be adopted;

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

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

Council takes note of the deposit, by the Treasurer, of two comparative statements as of August 31, 2024, of revenues and expenses for the year 2024 in compliance with Section 105.4 of the *Cities and Towns Act*.

- 30.3 Opinion provided to the Commission municipale du Québec (CMQ) by the City of Beaconsfield regarding the combined request for recognition of a property tax exemption for the immovable located at 25 Fieldfare
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- 2024-11-390 WHEREAS the 3 non-profit organizations: Les amis de la santé mentale (banlieue ouest), Volunteer West Island which oversees "Meals on Wheels" and Beaurepaire nursery group have submitted a combined request for recognition of a property tax exemption with the Commission municipale du Québec (CMQ);

WHEREAS under section 243.23 of the Act respecting Municipal Taxation (AMT), the Commission municipale must consult the municipality to know its opinion regarding the recognition request;

WHEREAS the municipality must give its opinion within 90 days of the Commission's request, if the municipality fails to transmit its opinion, the proceeding before the Commission may continue notwithstanding that failure;

WHEREAS Les amis de la santé mentale (banlieue ouest), a non-profit legal entity, owner and lessor of the immovable identified as lot 5 014 012 (25 Fieldfare), is the applicant organization for and on behalf of Volunteer West Island which oversees "Meals on Wheels" and Beaurepaire nursery group, non-profit legal entities, tenants of one part each of the aforementioned immovable;

WHEREAS the City agrees to give a favourable opinion, in the event that the CMQ also grants this recognition, in accordance with the provisions of sections 243.5 et seq. of the AMT to:



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- Les amis de la santé mentale (banlieue ouest), a non-profit legal entity that provides support to families and caregivers of a person experiencing severe mental health disorder (section 243.8 a) of the AMT);
- Volunteer West Island which oversees “meals on wheels” by delivering meals to citizens losing their independence and helps seniors remain independent by offering programs and services to break their isolation (section 243.8 c) of the AMT);

WHEREAS the City gives an unfavorable opinion to:

- Beaurepaire nursery group which is a cooperative school, run by parents, whose main goal of its programs is socialization, because:
  - i) the organization does not comply with the provisions of section 243.8 of AMT;
  - ii) the organization is not recognized as a daycare by the Ministry of Families, or by an educational daycare coordinating office;

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve to give the Commission municipale a **favourable opinion** on recognition for the purposes of exemption for all property taxes for **Les amis de la santé mentale** (banlieue ouest), a non-profit legal entity, owner and lessor of the immovable identified as lot 5 014 012 (25 Fieldfare) and **Volunteer West Island** which oversees “Meals on Wheels”, a non-profit legal entity, tenant of part of the aforementioned immovable, subject to the organizations meet the eligibility conditions for recognition for the purposes of exemption for all property taxes provided for in the LFM; and

To give the Commission municipale an **unfavorable opinion** on the recognition for the purposes of exemption for all property taxes for **Beaurepaire nursery group**, non-profit legal entity, tenant of part of the immovable identified as lot 5 014 012 (25 Fieldfare).

- 30.4                      Renewal of the City of Beaconsfield's membership with the Union des municipalités du Québec (UMQ) for the year 2025, in the amount of \$22,714.54, all taxes included

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- 2024-11-391            It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the City of Beaconsfield renew its membership with the Union des municipalités du Québec (UMQ) for the year 2025, at a cost of \$0.079 per resident, in the amount of \$12,930.17, all taxes included, as well as with the Carrefour du capital humain in the amount of \$ 9,784.37, all taxes included; and

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

- 30.5                      Approval of a financial contribution of \$4,750 (19 members at \$250 each) to the Beaurepaire Village Merchants Association for the year 2024

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- 2024-11-392            It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award a financial contribution of \$4,750 (19 members at \$250 each) to the Beaurepaire Village Merchants Association for 2024 representing the amount of the annual membership fees of all the members of the Association; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-651-00-499.

- 30.6                      Authorization to proceed with budgetary transfers

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- 2024-11-393            CONSIDERING section 13 of By-law BEAC-029 entitled "By-law regarding budget control and monitoring";

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to authorize the Treasurer to proceed with the budgetary transfers proposed for 2024.



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- 30.7 Modification in the financial source of resolution 2024-02-034 entitled "Awarding of contract 649-24-GC for the street repaving program to the lowest conforming bidder, Roxboro Excavation Inc., in the amount of \$1,168,462.08, all taxes included"
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- 2024-11-394 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the following modification to resolution 2024-02-034 entitled "Awarding of contract 649-24-GC for the street repaving program to the lowest conforming bidder, Roxboro Excavation Inc., in the amount of \$1,168,462.08, all taxes included":

- To replace paragraph "To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-711. As provided for in the current fiscal year budget, this expense will be financed by tax revenues." by "To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-711. This capital expenditure will be financed by the Working Fund and will be reimbursed in ten (10) yearly instalments starting the year following the disbursement."

40. BY-LAWS

- 40.1 Filing and notice of motion of Draft By-law BEAC-161 entitled "By-law on tariffs – January 2025"
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- 2024-11-395 Councillor Martin St-Jean files Draft By-law BEAC-161 entitled "By-law on tariffs – January 2025" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, said draft, in compliance with the *Cities and Towns Act*.

- 40.2 Filing and notice of motion of Draft By-law BEAC-120-1 entitled "By-law modifying By-law BEAC-120 regarding work and landscaping in the municipal right-of-way"
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- 2024-11-396 Councillor Dominique Godin files Draft By-law BEAC-120-1 entitled "By-law modifying By-law BEAC-120 regarding work and landscaping in the municipal right-of-way" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, said draft, in compliance with the *Cities and Towns Act*.

- 40.3 Request for a review of the Demolition Committee's decision of October 1, 2024, pertaining to the building located at 7 Kirkwood
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- 2024-11-397 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the Demolition Committee's decision of October 1, 2024, and to authorize the application for a certificate of authorization to demolish a building located at 7 Kirkwood, according to the reasons indicated in the Demolition Committee decision, and 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;
- That the environmental sustainability of the demolition project be demonstrated, including the opportunity to salvage and reuse the building's materials and equipment, before the issuance of a demolition permit;
- That considering the heritage value of the property, the replacement program, must take into account as much as



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possible, the general architectural style of the original building and the historical significance of the neighbourhood.

45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 109 Brentwood

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2024-11-398 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on October 30, 2024, for the property located at 109 Brentwood;

CONSIDERING THAT the request for minor exemption is to authorize that the main building be located at 5.66 metres from the secondary front landsite line, while the zoning by-law requires a secondary front setback of a minimum of 6 metres, resulting in an encroachment of 0.34 metres in the secondary front setback;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that the main building be located at 5.66 metres from the secondary front landsite line, while the zoning by-law requires a secondary front setback of a minimum of 6 metres, resulting in an encroachment of 0.34 metres in the secondary front setback for the property located at 109 Brentwood;

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 main building be located at 5.66 metres from the secondary front landsite line, while the zoning by-law requires a secondary front setback of a minimum of 6 metres, resulting in an encroachment of 0.34 metres in the secondary front setback for the property located at 109 Brentwood.

45.2 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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2024-11-399 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 accompanying the building permit application at the October 30, 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 at 10 Madsen;

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 a new main building located at 10 Madsen.

45.3 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 114, Brentwood

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- 2024-11-400      CONSIDERING THAT a building permit application was filed for a new main building located at 114, Brentwood;
- 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 October 30, 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 main entrance of the building is enhanced by a distinctive architectural composition (e.g. addition of a cornice) and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;
  - the objective on the construction, extension or modification project respects the character of the place and its dominant characteristics is not respected because the criterion on the construction, extension or modification project uses cladding materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences is favoured 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 114, Brentwood;
- 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 114, Brentwood.
- 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 127 Evergreen
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- 2024-11-401      CONSIDERING THAT a building permit application was filed for a new main building located at 127 Evergreen;
- 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 October 30, 2024, meeting and is of the opinion that:
- the objective to propose a building with harmonious shapes and volumes is not respected because 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, (2) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (3) exterior cladding materials and architectural components match together, in form, texture and colour 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;



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CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for a new main building located at 127 Evergreen;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 127 Evergreen.

- 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 130 Jasper

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- 2024-11-402 CONSIDERING THAT a building permit application was filed for a new main building located at 130 Jasper;

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 October 30, 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 the building is inspired by the dominant architectural styles on that stretch of street 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 130 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 130 Jasper.

- 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 at 535 Cedar

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- 2024-11-403 CONSIDERING THAT a building permit application was filed for a new main building located at 535 Cedar;

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 October 30, 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, (2) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings, (3) exterior cladding materials and architectural components match together, in form, texture and colour and (4) all the



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walls of one building which are visible from one or more streets present a harmonious architecture are not fulfilled;

- the objective on the construction project, extension or modification respects the character of the place and the dominant characteristics is not respected because the criteria on (1) the construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings, (2) the construction or extension project incorporates the dominant volumetry elements in the sector and (3) the construction, extension or modification project uses the cladding materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences 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 535 Cedar;

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 535 Cedar.

- 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 233 Cadillac

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- 2024-11-404 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 233 Cadillac;

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 October 30, 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 233 Cadillac;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 233 Cadillac.

- 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 29 Gables

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- 2024-11-405 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 29 Gables;

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 October 30, 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 29 Gables;

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 29 Gables.



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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 a main building located at 211 Westcroft

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2024-11-406 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 211 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 October 30, 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 211 Westcroft;

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 211 Westcroft.

45.10 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 261 Milton

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2024-11-407 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 261 Milton;

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 October 30, 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 261 Milton;

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 261 Milton.

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 320 Westcroft

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2024-11-408 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 320 Westcroft;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the October 30, 2024, meeting and is of the opinion that the applicable objectives and criteria are respected;



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CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 320 Westcroft;

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 320 Westcroft.

- 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 the main building located at 570 Church

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- 2024-11-409 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 570 Church;

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 October 30, 2024, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the exterior cladding materials and architectural components match together, in form, texture and colour is not respected;

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 570 Church;

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 the modification of the facade of the main building located at 570 Church.

- 45.13 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for the property located at 211 Gilford

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- 2024-11-410 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 211 Gilford;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the request to carry out backfilling work at the October 30, 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 requesting to carry out backfilling work on the property located at 211 Gilford;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application requesting to carry out backfilling work on the property located at 211 Gilford.

- 45.14 Acceptance of an amount of \$80,586.00 for park fees to be paid by the owner of lot 1 417 246 (10 Madsen ) 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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2024-11-411 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$80,586.00 for park fees to be paid by the owner of lot 1 417 246 (10 Madsen) 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 \$805,860 standardized municipal value of lot 1 417 246, and to transfer this sum to a fund specially reserved for park fees.

50. HUMAN RESOURCES

50.1 Nomination in view of permanency as Opérateur Annexe A-1 to position 5236 at the Public Works Department

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2024-11-412 It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Achilles Vriniotis as Opérateur Annexe A-1, be approved;

THAT this nomination be effective as of November 18, 2024, and subject to a probation period of 60 worked days in conformity with paragraph 17.17 of the blue collar employees collective agreement, after which the status of permanent employee will be recognized.

THAT Achilles Vriniotis's recognized seniority date be established as of April 8, 2024, date of his hiring.

50.2 Nomination in view of permanency as Préposée à la clientèle to position 5003

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2024-11-413 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Josée Brisson to position 5003, as Préposée à la clientèle, be approved as of November 18, 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 2 of salary group 4 of the White Collar Collective Agreement; and

THAT her seniority be recognized as of November 18, 2024.

50.3 Nomination in view of permanency as Contremaître, Bâtiments to position 5205

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2024-11-414 It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Iliesse Djelloud as Contremaître, Bâtiments, be approved as of November 18, 2024;

THAT his salary be established at level 1 of group 4 of the management salary scale;

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

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of October 30, 2024

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2024-11-415 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 October 30, 2024.

53.2 Minutes of the Culture and Leisure Advisory Committee meeting of September 25, 2024

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2024-11-416 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the Culture and Leisure Advisory Committee meeting of September 25, 2024.

53.3 Minutes of the Finance Advisory Committee meeting of October 22, 2024

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2024-11-417 It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the minutes of the Finance Advisory Committee meeting of October 22, 2024.

53.4 Deposit of the minutes of the Demolition Committee meeting of October 1, 2024

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2024-11-418 Council takes act of the minutes of the Demolition Committee meeting of October 1, 2024.

53.5 Appointment of Council members to the Demolition Committee

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2024-11-419 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to appoint:

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

to the Demolition Committee for a one (1) year period, as of November 18, 2024.

60. GENERAL

60.1 Tabling of a Particular Intervention Plan for winter power outages

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2024-11-420 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED Council takes note of the tabling, by the Director General, of a Particular Intervention Plan for winter power outages.

60.2 Adoption of a specific directive relating to the use of a language other than French, in accordance with the Charter of the French language

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2024-11-421 WHEREAS the Act respecting French, the official and common language of Québec, which modifies the Charter of the French language, came into force on June 1, 2022;

WHEREAS this law establishes a duty of exemplarity on the part of all levels of Government in order to mark the importance of the role that the Quebec Administration plays in the protection and sustainability of the French language;

WHEREAS in order to support the Administration in the exercise of these new obligations, a Government language policy was approved by the government on February 22, 2023; and

WHEREAS the specific directive provides, by contextualizing them, the nature of the situations in which the City of Beaconsfield intends to use a language other than French in cases permitted by the Charter of the French Language and its six regulations. Its aim is in particular to inform staff about the rules to follow before using a language other than French;

It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that Council confirms that the City of Beaconsfield has recourse to the faculties provided for in sections 23 to 26 of the Charter of the French language which oversees



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the use of a language other than French by an organization recognized under section 29.1 of the Charter;

THAT these sections concern the language of postings, documents, the provision of services, the use of technological means, internal communications, communications with other recognized organizations, as well as the language used in the denomination, public notices, notices of meetings, agendas, minutes of deliberative assemblies; and

THAT Council confirms that the City of Beaconsfield also intends to use a language other than French in situations which are not covered by their recognition of section 29.1, according to the terms of the specific linguistic directive and in accordance with the Charter of the French language.

60.3 Authorization to sign and deposit of the 2024 retention schedule for the City of Beaconsfield

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2024-11-422 WHEREAS under section 7 of the Archives Act (RLRQ, chapter A-21.1), every public body must establish and keep up to date a retention schedule for its documents;

WHEREAS under the third paragraph of section 8 of this Act, every public body referred to in paragraphs 4° to 7° of the schedule must, in accordance with the regulations, submit to the Bibliothèque et Archives nationales du Québec for approval its retention schedule and any changes relating to the addition of new documents or to documents intended for permanent preservation;

WHEREAS the City of Beaconsfield is a public body referred to in paragraph 4 of the schedule to this Act;

WHEREAS the delegation by-law of the City of Beaconsfield does not provide for the subject matter of this resolution;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to authorize the City Clerk to sign the retention schedule and any amendments relating to the addition of new documents or to documents intended for permanent conservation, and to submit such schedule or amendment to the Bibliothèque et Archives nationales du Québec for approval.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of October 24, 2024

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2024-11-423 His Honour the Mayor has no information to share concerning the last Agglomeration meeting. He would like to comment on the next Agglomeration meeting to be held on Thursday that has an item on the agenda entitled "Elimination of fluoridation for the west-island municipalities". He explains that Montreal uses its majority to pass through decisions since 87% of the votes are from Montreal and the other 13% is from related cities. He explains that this particular circumstance means that unilateral decisions are taken. He condemns the process, calls it a democratic failure and a lack of respect for the municipalities. He explains that the decision on fluoridation has been taken without consulting health officials, municipalities and residents. He invites residents to write to the Agglomeration to question the process.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

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2024-11-424 Are received and accepted for information purposes:

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





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90.        NEW BUSINESS
- Nil.
95.        CLOSING OF MEETING

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It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to close the regular meeting at 9:07 p.m.

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MAYOR

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CITY CLERK