



Minutes of the Council of Beaconsfield

Minutes of the City of Beaconsfield's public consultation Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, January 20, 2025, at 6:30 p.m.

WERE PRESENT:

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

ALSO PRESENT:

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

1. OPENING OF MEETING

His Honour the Mayor calls the meeting to order.

2. AGENDA

2.1 Adoption of the agenda of the City of Beaconsfield's Public Consultation of January 20, 2025, at 6:30 p.m.

2025-01-001 It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's Public Consultation of January 20, 2025, at 6:30 p.m., as presented.

5. PUBLIC QUESTION PERIOD

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

A resident indicates that the community is unanimous concerning the conservation of Angell Woods and asks if the next step is for the City to define the zoning.

Denis Chabot, Director Urban Planning and Municipal patrol and Mireille Gascon, Division Head, Urban Planning and Municipal Patrol explain that one part of Angell Woods is established as a "Conservation zone" and once the conformity certificate is received, the City has the obligation to make sure that all City by-laws comply with the Master Plan. In a secondary phase, the zoning of the south part of Angell Woods will be established as a "Conservation zone".

A resident asks a question if the parks and green spaces will comply with the Master plan. She asks if the area north of Sunrise Senior Home will be accessible to the public.

Denis Chabot and Mireille Gascon mention that the area in particular is established as a "a lot that needs to be redeveloped". The existing subdivision leads to the intersection of Woodland the area may need to be reopened for accessibility reasons. Other concordances are required to be done soon, parks and green spaces are included.

A resident shares his concern with tree felling in Angell Woods, he would like to know who is monitoring the contractor.

Denis Chabot says that the monitoring is done under the supervision of the specialists of Service des grands parcs de Mont-Royal of the Ville de Montréal. He explains that their mandate is to secure 30 metres around the trails. He indicates that Montreal owns the land. He gives an example of work being done by Service des grands parcs de Mont-Royal which eradicated buckthorn in Angell Woods.

A resident asks why saving Heritage buildings is not included in the Urban Masterplan.



Minutes of the Council of Beaconsfield

Denis Chabot and Mireille Gascon explain that there is a new process that has been implemented concerning houses built before 1940. The experts from the Ministère de la Culture et des Communications analyze the file and determine if heritage components are still present, and if so, what is its heritage value. They indicate that the City is working on adding parameters to the by-law to be more precise. In particular adding parameters such as "Heritage and architectural interest" and "Exceptional value sector".

A resident would like to see maps of the underground rivers. She asks if an analysis is done when a project is submitted to the City and if it is taken into consideration that Beaconsfield is built on marsh and wet land.

His Honour the Mayor indicates that the density will be dictated by the Provincial Government and that an analysis is done for each project submitted.

A resident asks why there will not be a referendum

Denis Chabot explains that the modifications are mandatory and required to conform to the Agglomeration, which means that the draft by-laws do not need to be submitted to a referendum process. He indicates that the modifications are done exclusively for Concordance purposes.

A resident indicates that the presentation refers to 40 dwellings per hector near the train stations, although he reads elsewhere that the density is rather of 140 dwellings per hector.

Mireille Gascon answers that the number 40 is the one prescribed in the 2015 Schéma d'aménagement et de développement and that eventually the City will have to comply with the Plan métropolitain d'aménagement et de développement du Grand Montréal which will be adopted in the coming years, its currently adopted projects prescribe a minimum of 140 dwellings.

The question period ends at 8:02 p.m.

40. BY-LAWS

- 40.1 Public consultation on the effects and consequences of the Draft By-law BEAC-043-01 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield"
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2025-01-002

- 40.2 Public consultation on the effects and consequences of the Draft By-law BEAC-045-19 entitled "By-law amending By-law BEAC-045 on permits and certificates in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield"
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2025-01-003

- 40.3 Public consultation on the effects and consequences of the Draft By-law BEAC-098-4 entitled "By-law amending By-law BEAC 098 on Site planning and architectural integration programmes in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield"
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2025-01-004



Minutes of the Council of Beaconsfield

- 40.4 Public consultation on the effects and consequences of the Draft By-law BEAC-165 entitled "By-law concerning the Urban Masterplan"
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2025-01-005

- 40.5 Public consultation on the effects and consequences of the Draft By-law 720-129 entitled "By-law amending Zoning By-law 720 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield"
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2025-01-006

- 40.6 Public consultation on the effects and consequences of the Draft By-law 728-01 entitled "By-law amending By-law 728 respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI) in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield"
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2025-01-007

95. CLOSING OF PUBLIC CONSULTATION
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It is moved by Councillor David Newell , seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to close the Public consultation at 8:04 p.m.

MAYOR

CITY CLERK