

July 13, 2026

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, July 13, 2026, at 7:30 P.M.

WERE PRESENT:

Mr. Mayor Martin St-Jean and Councillors Dominique Godin, Marie Léveillé, Robert Mercuri, David Newell, Jason Rossie, Tim Quinn

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

Mr. 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 13, 2026 at 7 : 30 p.m.

2026-07-339 It is moved by Councillor Jason Rossie, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of July 13, 2026, at 7:30 p.m., as presented.

- The withdrawal of item 45.3: Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application to modify the already approved plan at 246 Beaconsfield;
- The addition of item 45.14: Request for the approval of the Site Planning and Architectural Integration Program (SPAIP) relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B).

5. PUBLIC QUESTION PERIOD

Mr. Mayor calls the public question period meeting at 7:33 p.m.

A resident asks why he must apply for a permit every time he wishes to cut down trees on his private property, particularly when the trees are, in his view, a nuisance or dangerous and may affect his home's foundation. He adds that he was denied a permit because the tree was not diseased, whereas he believes other factors should be considered. He also criticizes the associated costs (e.g., having to hire professionals) and compares the situation to trees the City fells on public property.

Mr. Mayor St-Jean replies that this issue has already been raised over the past year. He explains that the by-law governing tree felling was adopted by Council and applies to the entire population. He specifies that if a tree is causing damage to a property, the by-law provides the possibility of having the situation corroborated by an arborist, and the permit application is then assessed accordingly. He adds that the resident refused to proceed in that manner, which explains the current situation. Mr. Mayor St-Jean states that the administration must apply the by-law as written. He notes the resident's comments that the by-law should be reviewed and invites him to submit his questions and his report to the City Clerk.

A resident notes that traffic and speeding on Jasper are an issue and that she has observed dangerous driving behaviours, notably due to the configuration of the area. She submits a petition with approximately 40 signatures requesting mitigating measures. She also makes a second request regarding a missing streetlight between 72 and 76 Jasper (pole 1648), stating that the street is dark and that evening speeding increases the risk.

Mr. Mayor St-Jean thanks the resident and indicates that the petition will be taken into consideration. He specifies that a meeting of the Traffic

July 13, 2026

Minutes of the Council of Beaconsfield

Advisory Committee was held the previous Friday and that the Jasper file was discussed and reviewed; recommendations will be made. He adds that past speed surveys had not been conclusive, but that the City will reassess the situation and determine whether measures are necessary. He emphasizes that resident safety is a priority. Follow-up will be done regarding the streetlight.

A resident complains about the condition of the Elm Plaza property (weeds, garbage, bins, cardboard, bags), which she says has been problematic for several years. She asks the City to intervene with the owner so the site is cleaned and maintained, and mentions recurring issues related to collection and cleanliness. She also states that she has observed an increase in wildlife (raccoons, skunks, groundhogs, rabbits, etc.) in her area and asks whether the City can do something.

Mr. Mayor St-Jean replies that the City has a nuisance by-law as well as a recently adopted by-law concerning sanitation and the maintenance of buildings. He indicates that the administration may send the municipal patrol to verify the situation and see what can be done. With respect to wildlife, Mr. Mayor St-Jean explains that provincial wildlife protection legislation limits direct interventions by the City and that it cannot intervene in the manner requested. He notes the comments.

A resident also raises the issue of speeding and suggests the use of unmarked police cars to better control speeding.

Mr. Mayor St-Jean replies that the suggestion can be forwarded to the SPVM. He mentions that police resources are shared among several municipalities and that the City does not directly control these resources, but the recommendation is noted. Councillor Mercuri adds that road safety interventions have been implemented over the years (raised intersections, improved signage and pedestrian crossings, speed display signs, etc.), and encourages residents to continue reporting issues.

A resident asks for the reasons behind the demolition of the building located at 62 Fairlawn (item 40.6). He mentions having written to the City and not receiving a concrete response.

Mr. Mayor St-Jean confirms that the letter is on file and indicates that the reasons are set out in the minutes of the Demolition Committee. He proposes retrieving the minutes and invites the resident to return when the item is brought forward for a vote so it can be discussed in more detail.

A resident asks a question about diversifying municipal revenues, an issue discussed during the election campaign. She asks where the file stands, whether short-, medium-, and long-term scenarios are being considered, and whether Council is open to receiving ideas from residents.

Mr. Mayor St-Jean replies that the matter was discussed at the Finance Committee and that another committee meeting will be held in the coming days, where the topic will again be on the agenda. He notes that the City is exploring options prudently, taking into account legal limitations. By way of example, he mentions that some municipalities are discussing eco-taxation, but that this type of measure is not necessarily a long-term solution. He adds that the idea of soliciting citizen ideas could be considered within the Finance Committee or discussed in caucus, but any option must comply with the legal framework and be validated by the administration and the Treasury Department.

Mr. Mayor St-Jean then proceeds with the written questions.

A resident requests cancellation of a \$14.64 penalty related to a late tax payment, arguing that he paid the second instalment in advance. Mr. Mayor St-Jean explains that the penalty stems from the taxation by-law and applies to any instalment not paid by its due date; paying the second instalment early does not cancel the late payment of the first. He states that Council cannot cancel the penalty without amending the by-law.

A resident asks whether Council considered adding permanent recognition of mandatory contributions paid through annual taxes, in addition to the "Community Wall" that recognizes voluntary donations to the cultural centre.

July 13, 2026

Minutes of the Council of Beaconsfield

Mr. Mayor St-Jean replies that all City expenditures exist because of municipal taxation and that this mandatory contribution is fundamental, but that the Community Wall is specifically intended to recognize voluntary donations made above and beyond taxation, which also help reduce the collective burden.

A resident asks what the next steps are for the 15-unit building project replacing the tennis courts (H336 zone), including SPAIP steps, parking, architectural integration, and whether residents will be notified by letter.

Mr. Mayor St-Jean replies that the zoning amendment has been approved, that a permit application that complies with the by-law and is subject to SPAIP may be filed at any time, and that no application is currently on file. He specifies that residents will be informed through the inclusion of the application in the Council agenda, not by letter.

A resident questions Borrowing By-law BEAC-185 for professional services related to intersections (for example, Elm/Montrose) and a cycling link, requesting a detailed justification.

Mr. Mayor St-Jean clarifies that no construction work is involved at this stage; it is a mandate for analysis and preliminary design. He explains that the Elm/Montrose intersection has been part of the City's road safety program since 2018, was identified as a priority in 2023, and that the study will examine available right-of-way, design options, and impacts on parking and existing infrastructure. He adds that Council may decide not to proceed depending on results and costs.

A resident asks what proportion of the professional project management mandate related to the cultural centre and the expansion of the Recreation Centre will be allocated to the cultural centre.

Mr. Mayor St-Jean specifies that, of the total mandate awarded of \$537,220.69, an amount of \$288,682.11 (taxes included) is allocated to the cultural centre project.

A resident asks for an update on the Elm Plaza development and on the City's oversight to ensure a minimum level of maintenance (garbage, risk of vermin).

Mr. Mayor St-Jean indicates that there is currently no permit application on file for Elm Plaza. He indicates that the City has a nuisance by-law and a by-law on sanitation, occupancy and building maintenance, and that the administration will be asked to review the situation.

A resident expresses opposition to a project at 111 St-Andrew and asks that the requirements imposed on contractors (environment and wildlife) be further defined, notably by prohibiting the use of rodenticides or glue traps. Mr. Mayor St-Jean thanks the resident for her comments.

The public question period ends at 8:15 p.m.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of June 15, 2026

2026-07-340 It is moved by Councillor Marie Léveillé, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of June 15, 2026, at 7:30 p.m.

20. CONTRACTS

20.1 Awarding of mandate DD 2026-01 for Professional project management services for the construction of a new multifunctional cultural centre and for the expansion of the Beaconsfield Recreation Centre to the tender having obtained the best final score, C&C Immobilier s.e.c., in the amount of \$537,220.69, all taxes included

July 13, 2026

Minutes of the Council of Beaconsfield

- 2026-07-341 It is moved by Councillor Tim Quinn, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to award mandate DD 2026-01 for Professional project management services for the construction of a new multifunctional cultural centre and for the expansion of the Beaconsfield Recreation Centre to the tender having obtained the best final score, C&C Immobilier s.e.c., in the amount of \$537,220.69, all taxes included, conditional to the approval of the Borrowing by-law BEAC-184; and

To authorize the Finance and Treasury Department to charge the expense related to the Beaconsfield Recreation Centre to budget code 26-729-01-722 financed under By-law BEAC-184.

To authorize the Finance and Treasury Department to charge the expense related to the new multifunctional cultural centre to budget codes 02-491-10-419 and 26-729-02-722 financed under By-Law BEAC-181.

- 20.2 Awarding of a mandate by mutual agreement (RGC 2026-15) for the site supervision mandate for hazardous materials relating to the expansion and code compliance upgrade of the Beaconsfield Recreation Centre, to Gestion Environnementale T. Harris inc., in the amount of \$134,693.21, all taxes included
-

- 2026-07-342 It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and RESOLVED to award a mandate by mutual agreement for site supervision mandate for hazardous materials, to Gestion Environnementale T. Harris inc., \$134,693.21, all taxes included conditional to the approval of the Borrowing by-law BEAC-184; and

To authorize the Finance and Treasury Department to charge the expense to budget code 26-729-01-722.

VOTES IN FAVOUR:

Dominique Godin, Marie Léveillé, David Newell, Jason Rossie, Tim Quinn

VOTE OPPOSED:

Robert Mercuri

MOTION CARRIED. THE MANDATE FOR SITE SUPERVISION FOR HAZARDOUS MATERIALS RELATING TO THE EXPANSION AND CODE COMPLIANCE UPGRADE OF THE BEACONSFIELD RECREATION CENTRE, TO GESTION ENVIRONNEMENTALE T. HARRIS INC. \$134,693.21, ALL TAXES INCLUDED CONDITIONAL TO THE APPROVAL OF THE BORROWING BY-LAW BEAC-184 IS AWARDED.

- 20.3 Awarding of mandate TP 2026-34 for laboratory services for the expansion and code compliance upgrade of the Beaconsfield Recreation Centre to the tender having obtained the best final score, ABS, in the amount of \$241,010.60, all taxes included
-

- 2026-07-343 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and RESOLVED to award mandate TP 2026-34 for laboratory services for the expansion and code compliance upgrade of the Beaconsfield Recreation Centre to the tender having obtained the best final score, ABS, in the amount of \$241,010.60, all taxes included conditional to the approval of the Borrowing by-law BEAC-184; and

To authorize the Finance and Treasury Department to charge the expense to budget code 26-729-01-722.

VOTES IN FAVOUR:

Dominique Godin, Marie Léveillé, David Newell, Jason Rossie, Tim Quinn

VOTE OPPOSED:

Robert Mercuri

MOTION CARRIED. THE MANDATE FOR LABORATORY SERVICES FOR THE EXPANSION AND CODE COMPLIANCE UPGRADE OF THE BEACONSFIELD RECREATION CENTRE TO THE TENDER HAVING OBTAINED THE BEST FINAL SCORE, ABS, IN THE AMOUNT OF \$241,010.60, ALL TAXES

July 13, 2026

Minutes of the Council of Beaconsfield

**INCLUDED, CONDITIONAL TO THE APPROVAL OF THE BORROWING
BY-LAW BEAC-184 IS AWARDED**

- 20.4 Rejection of bids for contract TP 2026-29 for interior renovation project for City Hall (breakroom)
-
- 2026-07-344 It is moved by Councillor Jason Rossie, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to reject bids for contract TP 2026-29 for interior renovation project for City Hall (breakroom).
30. FINANCE AND TREASURY
- 30.1 Approval of the list of accounts payable as of July 13, 2026, and of the list of pre-authorized payments for the period of June 3, 2026, to June 14, 2026, and for the period of June 16, 2026, to June 30, 2026, for a total disbursement of \$2,728,923.29
-
- 2026-07-345 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 David Newell and UNANIMOUSLY RESOLVED:
- To approve the list of accounts payable as of July 13, 2026, regarding expenses for financial and investment activities totalling \$1,045,177.00; and
- To approve the list of pre-authorized payments from June 3, 2026, to June 14, 2026, and for the period of June 16, 2026, to June 30, 2026, totalling \$995,291.76 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$688,454.53; and
- That all these disbursements totalling \$2,728,923.29 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.
- 30.2 Authorization of a payment to the Union des municipalités du Québec (UMQ) for the sum of 74 930.00\$ 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 and publishing fee (2 032,09 \$ all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM) for the year 2026
-
- 2026-07-346 WHEREAS resolution 2026-02-065 regarding the renewal of insurance contract for property, equipment breakage, crime and fraud and civil liability for 2026 (A Block);
- 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 \$74,930.00, 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 2026;
- WHEREAS the City of Beaconsfield also authorizes a payment to the UMQ in the amount of \$2,032.09, 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 and publishing fee, 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 2026;
- It is moved by Councillor Godin, seconded by Councillor Quinn and UNANIMOUSLY RESOLVED to authorize a payment to the Union des municipalités du Québec (UMQ) for the sum of \$74,930.00 non-taxable, constituting the City's share of the civil liability group deductible coverage

July 13, 2026

Minutes of the Council of Beaconsfield

and payment of an amount equivalent to 1% of the premium's cost and publishing fee (\$2,032.09, all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM) and to authorize the Finance and Treasury Department to charge the expenses to budget code 02-141-00-420 for the year 2026.

40. BY-LAWS

40.1 Filing and notice of motion of Draft By-law BEAC-186 entitled "By-law regarding contract management"

2026-07-347 Councillor Tim Quinn files Draft By-law BEAC-186 entitled "By-law regarding contract management" 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-082-2 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to the officers and employees of the City of Beaconsfield in order to amend the delegation thresholds, specify payment authorizations, and ensure compliance with the Contract management by-law and the Act respecting contracting by municipal bodies (LCOM)"

2026-07-348 Councillor Marie Léveillé files Draft By-law BEAC-082-2 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to the officers and employees of the City of Beaconsfield in order to amend the delegation thresholds, specify payment authorizations, and ensure compliance with the Contract management by-law and the Act respecting contracting by municipal bodies (LCOM)" 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 Filing and notice of motion of Draft By-law BEAC-029-2 entitled "By-law modifying By-law BEAC-029 regarding budget control and monitoring in order to ensure compliance with the By-law on delegation of powers to the officers and employees of the City of Beaconsfield"

2026-07-349 Councillor Tim Quinn files Draft By-law BEAC-029-2 entitled "By-law modifying By-law BEAC-029 regarding budget control and monitoring in order to ensure compliance with the By-law on delegation of powers to the officers and employees of the City of Beaconsfield" 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*.

40.4 Adoption of By-law BEAC-172-1 entitled "By-law modifying By-law BEAC-172 on tariffs"

2026-07-350 Councillor Godin mentions the by-law's subject:

The subject of the by-law is clearly indicated in the title. It applies to the entire territory of the City of Beaconsfield;

It is moved by Councillor Dominique Godin, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to adopt By-law BEAC-172-1 entitled "By-law modifying By-law BEAC-172 on tariffs".

40.5 Adoption of By-law BEAC-187 entitled "By-law concerning agreements relating to municipal works"

2026-07-351 Councillor Rossie mentions the by-law's subject.

The subject of the by-law is to subordinate the issue of a building or subdivision permit or a certificate of authorization or occupancy to the conclusion of an agreement between the applicant and the City on the carrying out of work relating to municipal infrastructures or equipment and on the payment or sharing of the costs related to such work. By-law

July 13, 2026

Minutes of the Council of Beaconsfield

BEAC-187 replaces an existing by-law which needed to be updated. It applies to the entire territory of the City of Beaconsfield.

It is moved by Councillor Jason Rossie, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to adopt By-law BEAC-187 entitled "By-law concerning agreements relating to municipal works".

40.6 Request for a review of the Demolition Committee's decision of May 5, 2026 pertaining to the building located at 62 Fairlawn

2026-07-352 It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to the Demolition Committee's decision of May 5, 2026, and to the application for a certificate of authorization to demolish a building located at 62 Fairlawn considering.

- The poor state of the immovable;
- The heritage value of the immovable identified as low;
- The estimated high costs of eventual restoration of the immovable with respect to its current value and the demonstration that demolition is unavoidable;
- The deterioration of the architectural appearance.

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.

45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 246 Beaconsfield

2026-07-353 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 23, 2026, for the property located at 246 Beaconsfield;

CONSIDERING THAT the request for minor exemption is to authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials for the property located at 246 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials for the property located at 246 Beaconsfield.

July 13, 2026

Minutes of the Council of Beaconsfield

45.2 Request for a minor exemption for the property located at 72 St-Louis

2026-07-354 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 23, 2026, for the property located at 72 St-Louis;

CONSIDERING THAT the request for minor exemption is to authorize that the projected main building be located at 5.80 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.20 metre in the 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 projected main building be located at 5.80 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.20 metre in the front setback for the property located at 72 St-Louis;

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 projected main building be located at 5.80 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.20 metre in the front setback for the property located at 72 St-Louis.

45.3 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 246 Beaconsfield

2026-07-355 Withdrawn

45.4 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 122 Fairlawn

2026-07-356 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 122 Fairlawn;

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 23, 2026, 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 122 Fairlawn;

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 122 Fairlawn.

45.5 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 216 Evergreen

July 13, 2026

Minutes of the Council of Beaconsfield

- 2026-07-357 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 216 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 accompanying the building permit application at the June 23, 2026, 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 216 Evergreen;
- 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 216 Evergreen.
- 45.6 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 255 Nassau
-
- 2026-07-358 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 255 Nassau;
- 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 23, 2026, 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 255 Nassau;
- 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 255 Nassau.
- 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 539 Cypress
-
- 2026-07-359 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 539 Cypress;
- 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 23, 2026, meeting and is of the opinion that :
- the objective to propose the construction project, extension or modification respects the character of the place and the dominant characteristics is not respected, because the criterion on the construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured is not fulfilled;
- WHEREAS to comply with these objectives and criteria, the applicant should install a brick cladding of the same color at the corner of the front

July 13, 2026

Minutes of the Council of Beaconsfield

and left-side façades, extending over the full height of the wall up to the garage access door located on the left-side façade;

WHEREAS new plans were submitted on the July 7, 2026 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 539 Cypress;

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 Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 539 Cypress, according to the plans filed on July 7, 2026.

- 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 67 Gables Court
-

- 2026-07-360 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 67 Gables Court;

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 24, 2026, 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 67 Gables Court;

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 67 Gables Court.

- 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 109 Michael
-

- 2026-07-361 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 109 Michael;

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 23, 2026, 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 109 Michael;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating

July 13, 2026

Minutes of the Council of Beaconsfield

to the building permit application for the modification of the facade of a main building located at 109 Michael.

- 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 486 Lakeshore
-

- 2026-07-362 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 486 Lakeshore;

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 23, 2026, 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 486 Lakeshore;

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 486 Lakeshore.

- 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 488 Montrose
-

- 2026-07-363 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 488 Montrose;

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 23, 2026, 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 488 Montrose;

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 488 Montrose.

- 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 99 Avondale
-

- 2026-07-364 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 99 Avondale;

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 23, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

July 13, 2026

Minutes of the Council of Beaconsfield

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 99 Avondale;

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 99 Avondale.

- 45.13 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 246 Beaconsfield
-

- 2026-07-365 CONSIDERING THAT a building permit application was filed for a new main building located at 246 Beaconsfield;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the June 23, 2026, 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 246 Beaconsfield;

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 246 Beaconsfield.

- 45.14 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B)
-

- 2026-07-366 CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B);

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 23, 2026, 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B);

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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B).

- 45.15 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C)
-

July 13, 2026

Minutes of the Council of Beaconsfield

- 2026-07-367 CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C);
- 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 23, 2026, 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C);
- 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C).
- 45.16 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D)
-
- 2026-07-368 CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D);
- 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 23, 2026, 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D);
- 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D)
- 45.17 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 111 St-Andrew
-
- 2026-07-369 CONSIDERING THAT a building permit application was filed for a new main building located at 111 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 submitted with the building permit application at the June 23, 2026, meeting and is of the opinion that:
- The objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the exterior cladding materials are durable, with sober colours and compatible with the

July 13, 2026

Minutes of the Council of Beaconsfield

surrounding buildings and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

- The objective to promote the environmentally conscious use of building materials is not respected, because the criterion on the use of "eco responsible" building materials is favoured in a construction project or extension 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 111 St-Andrew;

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 111 St-Andrew.

45.18 Request for a minor exemption for the property located at proposed lot 6 713 339 (adjacent to 314 Sherbrooke)

2026-07-370 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on June 23, 2026, for the property located at proposed lot 6 713 339 (adjacent to 314 Sherbrooke);

CONSIDERING THAT the request for a minor exemption is: to authorize that the proposed lot to have an area of 615.4 square metres, whereas the zoning specification schedule H340 of the zoning by-law prescribes a minimum lot area of 650 square metres, representing a difference of 34.6 square 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 not respected, and this because the compliance with the provisions of the zoning by-law is possible;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemption request: to authorize that the proposed lot to have an area of 615.4 square metres, whereas the zoning specification schedule H340 of the zoning by-law prescribes a minimum lot area of 650 square metres, representing a difference of 34.6 square metres. for the property located at Proposed lot 6 713 339 (adjacent to 314 Sherbrooke);

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the request for a minor exemption: to authorize that the proposed lot to have an area of 615.4 square metres, whereas the zoning specification schedule H340 of the zoning by-law prescribes a minimum lot area of 650 square metres, representing a difference of 34.6 square metres and this for the property located at proposed lot 6 713 339 (adjacent to 314 Sherbrooke).

45.19 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 239 Beaconsfield

2026-07-371 CONSIDERING THAT on August 25, 2025, Council adopted resolution 2025-08-374 approving the site planning and architectural integration programme for a building permit application at 239 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);

July 13, 2026

Minutes of the Council of Beaconsfield

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the June 23, 2026, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected, because the criterion on the main entrance of the building is enhanced by a distinctive architectural composition is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application to modify the already approved plan at 239 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application to modify the already approved plan located plans at 239 Beaconsfield.

50. HUMAN RESOURCES

50.1 Nomination in view of permanency as Bibliotechnicienne to position 6521

2026-07-372 It is moved by Councillor David Newell, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Stephanie Imrie as Bibliotechnicienne, be approved as of July 13, 2026;

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

THAT her/his salary be established at level 6 of salary group 7E of the white collar employees collective agreement.

50.2 Suspension of an employee

2026-07-373 It is moved by Councillor Jason Rossie, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that an employee be suspended for a duration of 1 day(s) without pay.

53. COMMITTEES

53.1 Minutes of the Culture and Leisure Advisory Committee meeting of June 1, 2026

2026-07-374 It is moved by Councillor Tim Quinn, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the Culture and Leisure Advisory Committee meeting of June 1, 2026.

53.2 Minutes of the Planning Advisory Committee meeting of June 23, 2026

2026-07-375 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 23, 2026.

53.3 Minutes of the Environmental Advisory Committee meeting of April 7, 2026

2026-07-376 It is moved by Councillor Tim Quinn, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to approve the minutes of the Environmental Advisory Committee meeting of April 7, 2026.

60. GENERAL

60.1 Participation in a symposium organized by the Association des directeurs généraux des municipalités du Québec (ADGMQ) for senior managers of Québec municipalities, from October 1 to 2, 2026, in Lac-Beauport

July 13, 2026

Minutes of the Council of Beaconsfield

- 2026-07-377 It is moved by Councillor Robert Mercuri, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to approve the participation of the Director General, Patrice Boileau, in the symposium for senior managers of Québec municipalities, from October 1 to 2, 2026, in Lac-Beauport, in the amount of \$525, plus applicable taxes and fees; and
- To authorize the Finance and Treasury Department to charge the expense to budget code 02-131-10-311.
- 60.2 Designation of an individual to act as the General Director
-
- 2026-07-378 CONSIDERING the need to designate an individual to act as the General Director's replacement in the event of a planned or unforeseen absence, in order to ensure the continuity of the City's operations;
- It is moved by Councillor Marie Léveillé, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED that Mr. Andrew Duffield be designated to act as the General Director's replacement in the event of a planned or unforeseen absence, in order to ensure the continuity of the City's operations.
- 60.3 Authorization to hold the event Karma Yoga for a cause organized by Energie Encorps at Centennial Park on Friday, August 7, 2026, from 4 to 8 p.m.
-
- 2026-07-379 CONSIDERING that this event is an outdoor yoga class and a fundraiser in collaboration with the Leukemia and Lymphoma Society.
- It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to authorize the holding of the event Karma Yoga for a cause organized by Energie Encorps at Centennial Park on Friday, August 7, 2026, from 4 to 8 p.m.
- 60.4 Authorization to hold the 2026 Qixi Multicultural Festival organized by C&C Cultural Exchange Association at Centennial Park on Saturday, August 22, 2026, from 10 a.m. to 7 p.m.
-
- 2026-07-380 It is moved by Councillor Robert Mercuri, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to authorize the holding of the event 2026 Qixi Multicultural Festival organized by C&C Cultural Exchange Association at Centennial Park on Saturday, August 22, 2026, from 10 a.m. to 7 p.m.
70. AGGLOMERATION COUNCIL
- 70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of June 18, 2026
-
- 2026-07-381 Mr. Mayor St-Jean reports on the decisions made by the Agglomeration Council at its June 18, 2026 meeting. He recalls that in 2025 the demerged municipalities voted against a \$20 million borrowing by-law related to the Blue Bonnets social housing project, not because of the nature of the project, but because the allocation of costs between the City of Montréal and the Agglomeration was unclear. Legal proceedings are still pending before the Superior Court and the Commission municipale du Québec. Despite this opposition, Montréal moved the project forward and, at the June 18 meeting, adopted contracts related to the file. Mr. Mayor St-Jean specifies that the demerged municipalities are not opposed to social housing, but rather to the uncertainty regarding the expenses that may be charged to them.

July 13, 2026

Minutes of the Council of Beaconsfield

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2026-07-382 Are received and accepted for information purposes:

Urban Planning Department’s building report for June 2026;

Report on live and deferred viewing of Council meetings via webcast;

List of contracts of \$25,000 or more published on SÉAO for the period from January 1 to June 30, 2026.

95. CLOSING OF MEETING

It is moved by Councillor Jason Rossie, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to close the regular meeting at 8 : 48 p.m.

MAYOR

CITY CLERK