

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, January 26, 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:

Denis Chabot, Director, Urban Planning and Municipal patrol, replacing Patrice Boileau, Director General, 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 January 26, 2026

2026-01-016 It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of January 26, 2026, as presented.

5. **PUBLIC QUESTION PERIOD**

Mayor St-Jean invites the PDQ1 Commander, Eric Gosselin, to provide updates and information regarding citizen safety in Beaconsfield.

Mayor St-Jean invites Councillors to make an announcement if they wish. Councillor Godin indicates that the Culture and Leisure Committee is looking for a new member. Councillor Newell indicates that the objective of the Traffic Advisory Committee (TAC) is to use best practices wherever possible to improve traffic flow. He invites Beaconsfield residents that have a concern related to traffic to email the Committee. Councillor Rossie explains the process for choosing two new members of the TAC. Councillor Mercuri talks about the project known as Adamus, indicating that the new developer's permit is issued, he expects the works to start soon.

Mr. Mayor reviews the main points of the 2026 budget. He explains that the 2026 budget reflects Council's commitment to managing the City with determination, discipline, sound judgment and proactivity, in a particularly demanding context in which many of the City's buildings and infrastructure assets are reaching the end of their useful life and require significant investments. Mayor St-Jean reminds everyone that nearly 70 % of properties will see their 2026 tax adjustment remain below 3.8 % and nearly 2/3 of property owners will see their tax bill coming below the inflation rate of 3 %. He also adds that the City has managed to preserve financial flexibility to carry out essential community building projects, including the future Cultural Centre, important renovation to the Recreation Centre and the complete redevelopment of Windermere Park while limiting reliance on borrowing through grants and diversified funding. A 10-year strategic planning process is being worked on to guide decisions in key areas such as financial, infrastructural, organizational and service development. He indicates that with the upcoming opening of the REM, L'Anse-à-l'Orme branch, the STM is adjusting its routes to improve access to Kirkland station. A meeting with STM and Montrose Street residents is planned on Monday to respond to their questions. Lastly, the City will undertake a public engagement process focusing on land-use planning and urban planning. This consultation will be an important tool to define the planning rules for the territory in order to maintain, preserve, and improve quality of life in Beaconsfield.

Mr. Mayor announces the beginning of the public question period.

A resident indicates that her and others on Montrose have been active concerning the bus running on Montrose since the summer, they have asked the City, the STM, the Agglomeration and Exo for the details of the safety studies and have been denied by all.

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Mr. Mayor answers that the City has not conducted safety studies, the STM has. He indicates that the resident should be present at the meeting tomorrow night, he believes her questions will be answered.

A resident indicates that concrete blocks on Elm near JFK school, could cause an accident, she asks the Traffic committee to take a look and remove them.

Mayor St-Jean thanks the resident.

A resident asks for the legal definition of vermin. She suggests that the word vermin be replaced by the word wildlife or fauna. She would also like to clarify that the term "wildlife" refers to all animals except domesticated animals. She suggests that if any animal needs to be removed that it is done without harming the animal.

The Mayor indicates that it is a good question, and that there will be a public consultation next month, where her questions will be answered. The City will take note of your suggestions.

A resident shares his frustration with being shut down in every way concerning his request for the safety studies on the Montrose bus route.

Mr. Mayor explains that it is not the City's role to disclose information belonging to the STM. He indicates that the process is not in their hands, although the City is pleased it was able to organize a meeting between the STM and the Montrose residents.

A resident asks where the meeting on the bus route will be tomorrow.

Mr. Mayor indicates the details.

A resident has a question regarding the 211-bus route. She has heard it will be changed and wonders if the citizens will be informed of the changes or will they know only once it is done.

Mayor St-Jean indicates that STM will be announcing the new schedule in preparation of the REM and they will be the ones sharing that information.

The written questions were answered after the adoption of item 10.1.

A resident asks when will the by-law on Leaf blowers be revised. He indicates that there must be a way to ensure that these useful tools are not bothering residents any more than a lawn mower or chain saw.

The Mayor indicates that no timeline has been set for this matter yet. The subject will be discussed with Council, and if changes are required, the City will consider if and how it can be done.

A resident indicates that a formal request was submitted to the City Clerk, suggesting that proposed amendments to the leaf blower by-law be added to the January 26, 2026, Council meeting. As this proposed by-law amendment has not been placed on the agenda of tonight's meeting, when and at which specific Council meeting will it be considered

Mr. Mayor indicates that there is no time line at this point in time.

A resident asks if the City will commit to publishing verbatim Council meeting transcripts. The City already provides live or on demand webcast, a verbatim transcript would seem non-problematic to produce. If the answer is no, he asks that the City please provide the specific cost estimate and staff hours required to implement this, so residents can assess whether this expense aligns with the stated commitment to transparency.

Mayor St-Jean indicates that at this time, the City does not have a specific cost estimate or staff-hour calculation for producing and publishing verbatim Council meeting transcripts. He will discuss the matter with administration and evaluate the possibility.

A resident asks why the secondary streets are not salted or that grit is not laid down this winter. She recalls that in past winters the secondary streets had grit laid down, especially during freezing rain situations.

Mr. Mayor indicates that secondary streets are not systematically salted

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because the City follows an environmental “White Road” policy that prioritizes targeted use of de-icing products on main roads, intersections, bus stops, steep streets, and sharp curves. He encourages residents to contact Public Works or their Councillor if there are any issues.

The Mayor indicates that a question from a resident that was asked verbally earlier has also been submitted online. He believes the question was answered.

A resident indicates that at the January 19, 2026, budget meeting, it was stated that a year-round bike path, including winter snow removal, is planned on Montrose, from Chemin Ste-Marie to the Montrose/Windermere corner. However, construction plans and timelines are not yet available, she asks what else is planned for Montrose. She asks whether residents have been consulted to justify the need for a bike path and seeks details on impacts (tree/vegetation removal, drainage), potential taking over of land in front of homes, and the total cost, including ongoing maintenance.

Mayor St-Jean indicates that a consultation in a survey format was conducted and the City has received a recommendation from Velo Québec to do so. He adds that the location has not yet been determined; therefore, it is too early to specify the impacts, including any vegetation removal. He indicates that nothing else is planned on Montrose beside the known projects.

The question period ends at 8:16 p.m

10. MINUTES

- 10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of December 15, 2025

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- 2026-01-017 It is moved by Councillor Tim Quinn, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of December 15, 2025, at 8:00 p.m.

20. CONTRACTS

- 20.1 Award of contract TP 2025-18 for the collection and transport of recyclable materials by crane loading of semi-buried containers, for the cities of Dorval, Kirkland and Sainte-Anne-de-Bellevue, from March 30, 2026, to May 28, 2027, with two (2) renewal options of one year each, to the lowest conforming bidder, Enviro Connexions, in the amount of \$127,354.65, all taxes included (no expense for the City of Beaconsfield)

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- 2026-01-018 WHEREAS Éco Entreprises Québec (ÉEQ) is the management organization designated by the Government of Quebec to develop, implement and financially support the selective collection of recyclable materials throughout the Province of Quebec, under the Regulation respecting a system of selective collection of certain residual materials (CQLR, c. Q-2, r. 46.01) (the "Regulation");

WHEREAS the resolution 2023-10-682, concerning the creation of the group of municipalities comprising the cities of Beaconsfield, Dorval, Kirkland and Mont-Royal for the collection and transport of recyclable materials, designates the City of Beaconsfield as the signatory municipal body to an agreement with Éco Entreprises Québec;

WHEREAS resolution 2024-03-067 aims to modify the group of municipalities for the collection and transport of recyclable materials and to amend the intermunicipal agreement relating to the group in order to include the city of Sainte-Anne-de-Bellevue;

WHEREAS the agreement signed with Éco Entreprises Québec specifies that the City of Beaconsfield, as the signatory municipal body, is required to launch any call for tenders on behalf of the group of municipalities for the provision of collection and transportation services for recyclable materials.

It is moved by Councillor Dominique Godin, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED that the contract TP 2025-18

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for the collection and transport of recyclable materials by crane loading of semi-buried containers for the cities of Dorval, Kirkland, and Sainte-Anne-de-Bellevue from March 30, 2026 to May 28, 2027 with two (2) renewal options of one year each, be awarded to the lowest conforming bidder, namely Enviro Connexions, for the sum of \$127,354.65 \$, all taxes included (no expense for the City of Beaconsfield);

THAT the quantities specified on the tender form be approximate;

THAT for each renewal of the contract the unit prices will be adjusted according to the consumer price index, as well as the corresponding clauses of the tender documents.

- 20.2 Ratification of the renewal of the City of Beaconsfield's general liability insurance contract for the period of January 1, 2026, to January 1, 2027, authorization for payment of the premium of BFL Canada risques et assurances Inc., for a total amount of \$92,883.93, all taxes included

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- 2026-01-019 CONSIDERING the conditions and renewal premiums filed by BFL Canada risques et assurances Inc. relating to civil liability insurance, municipal liability insurance, and excess and umbrella liability insurance (Block B) for the term 2026 –January 2027;

CONSIDERING the recommendations by Martin Grandchamp, of Fidema Groupe Conseils Inc., UMQ consultant, following his analysis of the conditions and renewal premiums which were filed;

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

WHEREAS the City of Beaconsfield accepts the renewal conditions filed by BFL Canada risques et assurances Inc. relating to the general liability insurance portfolio for the 2026 - January 2027 term for a total amount of \$92,883.93, all taxes included.

It is moved by Councillor Jason Rossie, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED:

To include the preamble as an integral part herein, as if recited at length and to authorize the renewal of the contract for general liability insurance January 2026 – January 2027, to the following insurance companies, depending on the type of insurance and the premiums mentioned, in accordance with the law:

Primary civil liability insurance Comprehensive General Liability
Insurer: Lloyd's
Amount of premium, taxes not included: \$60,262

Umbrella liability insurance
Insurer: Lloyd's
Amount of premium, taxes not included: \$6,517

Municipal liability insurance Insurer: Lloyd's
Amount of premium, taxes not included: \$12,597;

Brokerage fee (9%): \$6,363

To authorize the Finance and Treasury Department to charge the total expense, including credits, of \$92,883.93 to budget code 02-141-00-420 for the year January 1, 2026 to January 1, 2027; and

To authorize the Mayor and the City Clerk to sign, for and in the name of the City, all documents giving effect to this resolution.

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of January 26, 2026, and of the list of pre-authorized payments for the period of December 4, 2025, to December 14, 2025, and for the period of December 16, 2025, to January 15, 2026, for a total disbursement of \$6,990,612.24
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- 2026-01-020 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 January 26, 2026, regarding expenses for financial and investment activities totalling \$1,362,828.20; and

To approve the list of pre-authorized payments from December 4, 2025, to December 14, 2025, and for the period of December 16, 2025, to January 15, 2026, totalling \$4,790,185.87 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$837,598.17; and

That all these disbursements totalling \$6,990,612.24 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

- 30.2 Approval of a \$250 contribution to the Beaconsfield-Kirkland Ringette Association (BKRA) for the purchase of an advertisement in their 44th Annual Ringette Tournament programme for the year 2026
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- 2026-01-021 It is moved by Councillor Dominique Godin, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to approve a \$250 contribution to the Beaconsfield-Kirkland Ringette Association (BKRA) for the purchase of an advertisement in their 44th Annual Ringette Tournament programme for the year 2026; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-722-10-992.

40. BY-LAWS

- 40.1 Filing, notice of motion and adoption of Draft By-law BEAC-175 entitled "By-law on sanitation, occupancy and maintenance of buildings" and submission of the draft by-law to a public consultation on February 23, 2026, at 7 p.m.
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- 2026-01-022 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Marie Léveillé for Draft By-law BEAC-175 entitled "By-law on sanitation, occupancy and maintenance of buildings" in compliance with the *Cities and Towns Act*, *Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-175 entitled "By-law on sanitation, occupancy and maintenance of buildings" and to submit the Draft By-law to a public consultation on February 23, 2026, at 7 p.m., in compliance with the *Act respecting land use planning and development*.

45. URBAN PLANNING

- 45.1 Request for minor exemptions for the property located at 2 Jasper
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- 2026-01-023 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on January 8, 2026, for the property located at 2 Jasper;

CONSIDERING THAT the request for minor exemptions is:

- to authorize that the main building be located at 5.35 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 0.65 metres in the front setback.
- to authorize that the main building be located at 2.83 metres from the right lateral landsite line, whereas the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 1.67 metres in the right lateral setback.;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemptions request:

- to authorize that the main building be located at 5.35 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 0.65 metres in the front setback;

- to authorize that the main building be located at 2.83 metres from the right lateral landsite line, whereas the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 1.67 metres in the right lateral setback for the property located at 2 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemptions:

- to authorize that the main building be located at 5.35 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 0.65 metres in the front setback;

- to authorize that the main building be located at 2.83 metres from the right lateral landsite line, whereas the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 1.67 metres in the right lateral setback for the property located at 2 Jasper.

45.2 Request for a minor exemption for the property located at 83 Burns

2026-01-024 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 8, 2026, for the property located at 83 Burns;

CONSIDERING THAT the request for minor exemption is to authorize that the main building be located at 5.41 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 0.59 metres 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 main building be located at 5.41 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 0.59 metres in the front setback. for the property located at 83 Burns;

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 5.41 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 0.59 metres in the front setback. for the property located at 83 Burns.

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 187 Chestnut

2026-01-025 CONSIDERING THAT a building permit application was filed for a new main building located at 187 Chestnut;

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;

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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the January 8, 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 187 Chestnut;

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 187 Chestnut.

- 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 516 Lakeshore
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- 2026-01-026 CONSIDERING THAT a building permit application was filed for a new main building located at 516 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 submitted with the building permit application at the January 8, 2026, meeting and is of the opinion that:

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

WHEREAS to comply with these objectives and criteria, the applicant should Select option A as presented in the plans submitted with the proposal for two separate garage doors;

WHEREAS new plans were submitted on the January 9, 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 the building permit application for a new main building located at 516 Lakeshore;

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 the building permit application for a new main building located at 516 Lakeshore.

- 45.5 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 180 Woodside
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- 2026-01-027 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 180 Woodside;

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 January 8, 2026, 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 180 Woodside;

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 180 Woodside.

- 45.6 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 267 Sherbooke
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- 2026-01-028 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 267 Sherbooke;

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 January 8, 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 267 Sherbooke;

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 267 Sherbooke.

- 45.7 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 424 Walpole
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- 2026-01-029 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 424 Walpole;

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 January 8, 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 424 Walpole;

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 424 Walpole.

- 45.8 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 84 Woodland
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- 2026-01-030 CONSIDERING THAT on January 26, 2026, Council adopted resolution 2022-09-379 approving the site planning and architectural integration programme for a building permit application at 84 Woodland;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the January 8, 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 to modify the already approved plan at 84 Woodland;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 84 Woodland.

- 45.9 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 184 Acres
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- 2026-01-031 CONSIDERING THAT on January 26, 2026, Council adopted resolution 2020-03-092 approving the site planning and architectural integration programme for a building permit application at 184 Acres;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the January 8, 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 to modify the already approved plan at 184 Acres;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 184 Acres.

- 45.10 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 535 Cedar
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- 2026-01-032 CONSIDERING THAT on January 26, 2026, Council adopted resolution 2024-12-457 approving the site planning and architectural integration programme for a building permit application at 535 Cedar;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the January 8, 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 to modify the already approved plan at 535 Cedar;

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

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to a building permit application to modify the already approved plan at 535 Cedar.

- 45.11 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 554 Beaurepaire
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- 2026-01-033 CONSIDERING THAT on January 26, 2026, Council adopted resolution 2019-06-223 approving the site planning and architectural integration programme for a building permit application at 554 Beaurepaire;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the January 8, 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 to modify the already approved plan at 554 Beaurepaire;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 554 Beaurepaire.

- 45.12 Request for a minor exemption for the property located at 335 Windermere
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- 2026-01-034 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 8, 2026, for the property located at 335 Windermere;

CONSIDERING THAT the request for a minor exemption is:
- to authorize a single parking access point with a width of 7.85 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.35 metre;

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 and this because the application of the provision of the zoning by-law in cause does not create a serious prejudice to the applicant;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemption request:
- to authorize a single parking access point with a width of 7.85 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.35 metre for the property located at 335 Windermere;

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 a single parking access point with a width of 7.85 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.35 metre and this for the property located at 335 Windermere.

- 45.13 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 3 Legault Place
-

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2026-01-035 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 3 Legault Place;

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 January 8, 2026, meeting and is of the opinion that :

- the objective to propose sustainable, quality architecture is not respected, because the criteria on (1) blank walls and large surfaces include architectural elements, as well as variations in colour and orientation of exterior cladding materials (2) exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 3 Legault Place;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 3 Legault Place.

45.14 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 24 St-Louis

2026-01-036 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 24 St-Louis;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the January 8, 2026, meeting and is of the opinion that:

- the objective concerning new construction projects, expansions, or modifications respect the character of the area and its dominant characteristics respected because the criterion on the the construction or expansion project incorporates the dominant volumetric elements in the sector is not fulfilled;

- the objective in the case of an extension, respect the architectural features of the main building is not respected because the criterion on the the exterior cladding materials and openings of the extension are harmonious with those of the main building is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 24 St-Louis;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 24 St-Louis.

45.15 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 26 Manresa

2026-01-037 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 26 Manresa;

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 January 8, 2026, meeting and is of the opinion that:

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

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 26 Manresa;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 26 Manresa.

- 45.16 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 41 Circle
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- 2026-01-038 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 41 Circle;

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 January 8, 2026, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected, because the criterion on the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings is not fulfilled;
- the objective in the case of an extension, respect the architectural features of the main building is not respected, because the criterion on the exterior cladding materials and openings of the extension are harmonioust with those of the main building is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 41 Circle;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 41 Circle.

- 45.17 Acceptance of an amount of \$35,316 for park fees to be paid by the owner of lot 2 423 809 (187 Chestnut) 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
-

- 2026-01-039 It is moved by Councillor Jason Rossie, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$35,316 for park fees to be paid by the owner of lot 2 423 809 (187 Chestnut) 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 \$353,160 standardized municipal value of lot 2 423 809, and to transfer this sum to a fund specially reserved for park fees.

- 45.18 Acceptance of an amount of \$ \$169 675 for park fees to be paid by the owner of lot 1 417 351 (516 Lakeshore) 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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- 2026-01-040 It is moved by Councillor Marie Léveillé, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$169,675 for park fees to be paid by the owner of lot 1 417 351 (516 Lakeshore) 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 \$1,696,750 standardized municipal value

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of lot 1 417 351, and to transfer this sum to a fund specially reserved for park fees.

50. HUMAN RESOURCES

50.1 Confirmation of permanency for the position of Chef de section, bâtiments

2026-01-041 It is moved by Councillor Robert Mercuri, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED that Dimitrios Tsantsopoulos's permanent status be confirmed as Chef de section, bâtiments following a 12-month evaluation period.

50.2 Disciplinary dismissal of a permanent employee

2026-01-042 It is moved by Councillor Tim Quinn, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the disciplinary dismissal of a permanent employee, as indicated in the enclosed report, effective January 27, 2026.

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of January 8, 2026

2026-01-043 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 January 8, 2026.

53.2 Deposit of the minutes of the Demolition Committee meeting of December 2, 2025

2026-01-044 Council takes act of the minutes of the Demolition Committee meeting of December 2, 2025.

53.3 Renewal of the mandate of members of the Environmental Advisory Committee

2026-01-045 It is moved by Councillor Tim Quinn, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to approve the renewal of the mandate of members of the Environmental Advisory Committee as of January 26, 2026, until December 31, 2027:

Glen Choma
Alison Smiley
Katherine Pinnell
Renée Wilson

53.4 Renewal of the mandate of members of the Finance Advisory Committee

2026-01-046 It is moved by Councillor Robert Mercuri, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the renewal of Yves Bergeron and Pamela Hunt as members of the Finance Advisory Committee, effective January 26, 2026, until December 31, 2027.

53.5 Nomination of members to the Age-Friendly Municipality (AFM) Review Committee

2026-01-047 It is moved by Councillor Marie Léveillé, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the nomination of Nancy Acemian, Virginia Bell, Raimo Heyduck, Christiane Jouanet, Leona Kemp, Pietro Rizzo, Sophia Xue as members of the Age-Friendly Municipality (AFM) Review Committee effective as of January 26, 2026, until December 31, 2027.

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60. GENERAL

- 60.1 Opinion of the City of Beaconsfield on the Centre de services scolaire Marguerite-Bourgeoys' draft for consultation on the three-year Plan (2027-2030) for the allocation and destination of its immovables
-

2026-01-048 It is moved by Councillor Dominique Godin, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED that the Centre de services scolaire Marguerite-Bourgeoys' draft for consultation on the three-year plan (2027-2030) for the allocation and destination of its immovable be noted and filed.

- 60.2 Resolution to request the Montreal Police Service (SPVM) to install a traffic light camera at the intersection of Saint-Charles Boulevard and Highway A20
-

2026-01-049 CONSIDERING that a fatal collision occurred on September 21, 2025, at the intersection of Saint-Charles Boulevard and Highway A20;

CONSIDERING that, according to the SPVM, there were thirty (30) accidents in which citizens contacted 911 between November 1, 2023, and November 1, 2025, which is more than one accident per month;

CONSIDERING that the City has noted a problem with driver behaviour at this intersection, with frequent violations of the Traffic Safety Code, particularly when turning left from Saint-Charles Boulevard onto the eastbound ramp of Highway A20;

CONSIDERING that an increased police presence and the implementation of awareness programs by the SPVM would help improve safety at this intersection;

It is moved by Councillor David Newell, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to request that the Montreal Police Service (SPVM) install a red light camera or other red light monitoring system to issue tickets to vehicle owners who cross the intersection after the light has turned red, with the aim of improving road safety and reducing collisions.

THAT a copy of this resolution be sent to:

- Mr. Jonatan Julien, Minister of Transport and Sustainable Mobility;
- Mr. Gregory Kelley, Member of the National Assembly for Jacques Cartier;
- Mr. Claude Carette, Assistant General Director of the Urban Planning, Mobility and infrastructure Department of Montréal;
- Mrs. Caroline Braun, Mayor of the Outremont Borough, responsible of housing and urban planning at the City of Montréal Executive Committee;
- Mr. Alan DeSousa, Mayor of the Saint-Laurent Borough, responsible of mobility and infrastructure at the City of Montréal Executive Committee
- Mr. Fady Dagher, Chief of the SPVM;
- Mr. Dimitros Beis, Mayor of the Pierrefonds-Roxboro Borough, responsible of security at the City of Montréal Executive Committee;
- Mr. Ian Lafrenière, Minister of Public Security;

- 60.3 Resolution to request the Ministry of Transport and Sustainable Mobility (MTMD) to conduct a study on reconfiguring the interchange at the intersection of Saint-Charles and Highway A20
-

2026-01-050 CONSIDERING that the Saint-Charles interchange is a simple diamond configuration, and that this type of configuration has several disadvantages in high-demand urban areas, as specified in Tome 1 – Conception routière, chapitre 8 "échangeur";

CONSIDERING that a partial A4 cloverleaf configuration allows for clearer separation of traffic movements, a reduction in the number of at-grade intersections, and greater capacity for dominant movements, particularly left turns, while promoting better traffic flow and increased safety in high-volume areas;

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CONSIDERING that a study of the interchange's reconfiguration would examine the possibilities for redesigning ramps and intersections in order to increase the capacity and resilience of the configuration in response to growing traffic flows, improve pedestrian and cyclist safety at this controlled intersections, and promote better functional continuity between the highway network and the local urban grid;

CONSIDERING that a fatal collision occurred on September 21, 2025, at the intersection of Saint-Charles Boulevard and Highway A20, and that a post-fatal collision analysis report was prepared by CIMA+ at the request of the Direction de la planification et de la mise en valeur du territoire du Service de l'urbanisme et de la mobilité de Montréal;

CONSIDERING that a study to reconfigure the interchange would ensure the long-term viability of the Saint-Charles interchange as a key access point for the West island of Montreal, while meeting modern safety and sustainable mobility requirements;

CONSIDERING the regional role of Saint-Charles Boulevard and the functional limitations inherent in the current configuration of the simple diamond interchange;

It is moved by Councillor Marie Léveillé, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to request that the Ministère des Transports et de la Mobilité durable (MTMD), in collaboration with the City of Beaconsfield, undertake a study to reconfigure the interchange.

THAT a copy of this resolution be sent to:

- Mr. Jonatan Julien, Minister of Transport and Sustainable Mobility;
- Mr. Gregory Kelley, Member of the National Assembly for Jacques Cartier;
- Mr. Claude Carrette, Assistant General Director of the Urban Planning, Mobility and infrastructure Department of Montréal;
- Mrs. Caroline Braun, Mayor of the Outremont Borough, responsible of housing and urban planning at the City of Montréal Executive Committee;
- Mr. Alan DeSousa, Mayor of the Saint-Laurent Borough, responsible of mobility and infrastructure at the City of Montréal Executive Committee;
- Mr. Fady Dagher, Chief of the SPVM;
- Mr. Dimitros Beis, Mayor of the Pierrefonds-Roxboro Borough, responsible of security at the City of Montréal Executive Committee;
- Mr. Ian Lafrenière, Minister of Public Security;
- Mrs. Geneviève Guilbault, Minister of Municipal Affairs and Housing.

60.4 Authorization for Mr. Mayor, Martin St-Jean, to file a written application with the Directeur de l'état civil to solemnize marriages or civil unions on behalf of the City of Beaconsfield

2026-01-051 CONSIDERING THAT mayors wishing to solemnize marriages or civil unions may submit a written request to the Directeur de l'état civil;

CONSIDERING THAT Mr. Mayor, Martin St-Jean, wishes to obtain official designation as an officiant;

CONSIDERING THAT the Municipal Council must authorize Mr. Mayor, Martin St-Jean, to solemnize marriages or civil unions on behalf of the City of Beaconsfield;

It is moved by Councillor Jason Rossie, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED authorize Mr. Mayor, Martin St-Jean, to solemnize marriages or civil unions on behalf of the City of Beaconsfield.

60.5 Authorization to submit an application for the 2026 Municipal Merit Award (MAMH) in the Municipality and Sustainable Development category

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2026-01-052 It is moved by Councillor Tim Quinn, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize the submission of an application for the Connecting Beaconsfield project, which aims to strengthen community resilience to the impacts of climate change through social connection, to the 2026 Municipal Merit Award of the Ministère des Affaires municipales et de l'Habitation, in the Municipality and Sustainable Development category;

To mandate Andrew Duffield, Director of Sustainable Development, to sign any documents required for this purpose.

60.6 Resolution in support of Hooked on School Days 2026

WHEREAS the Hooked on School Days (HSD) campaign, gathering several partners, will be held from February 16 to 20, 2026, on the theme "Perseverance will take you far". A highlight of the year demonstrating collective mobilization around perseverance and academic success of all students;

WHEREAS the support and caring presence of all adults are essential to academic success;

WHEREAS elected municipal officials want to show their solidarity and support for young people and all stakeholders in the education network;

WHEREAS the actions taken by elected municipal officials, through their commitment to their community, contribute significantly to educational success, notably by improving cultural and recreation services, sports facilities, and safety around schools;

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED that the City of Beaconsfield proclaims the week of February 16 to 20, 2026, as "Perseverance will take you far";

THAT the City unanimously and publicly expresses solidarity and support for all students and all stakeholders in the education network;

THAT the City support the Hooked on School Days (HSD) 2026 campaign on the theme "Perseverance will take you far" and invite elected officials to participate.

THAT a copy of the present resolution shall be transmitted to Réseau Réussite Montréal, Concertation Montréal.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meetings of December 17, 2025, and January 12, 2026

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2026-01-054 Mayor St-Jean indicates that Montreal's budget will be adopted later during the week. He explains that he has been appointed to the Finance and Administration Committee of the Agglomeration. He would like to share the Committee's recommendations, which aim to improve Agglomeration governance by strengthening communications and information-sharing among Montréal, the boroughs, and the related municipalities. He also recommends strengthening communications with the residents of the Agglomeration, so that the population is at the heart of decision-making and actions and strengthen early consultation mechanisms and coordination with the boroughs and the related cities. A meeting will be held next week with the Mayor of Montreal, she expressed the desire to collaborate with the demerged municipalities, Mr. Mayor hopes that it will eventually translate into concrete action.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2026-01-055 Are received and accepted for information purposes:

Urban Planning Department's building report for December 2025;
DDO dispatch centre's report for November 2025;

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Memo from the Director of Public Works regarding the non-renewal of TP 2024-03 for the maintenance and repair of the electrical systems in municipal buildings with Les Spécialistes AVA;
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

It is moved by Councillor Robert Mercuri, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to close the regular meeting at 8:34 p.m.

MAYOR

ASSISTANT CITY CLERK