

MINUTES
REGULAR COUNCIL MEETING

AUGUST 29, 2022
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on August 29, 2022 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Ms. Lauren Small-Pennefather	Seat 1
		Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

Also present: Ms. Valentina Maria Todoran, Director General by Interim
Me Claude Gilbert, Town Clerk
Ms. Elisabeth Roy, Communications Officer

Mayor Beny Masella acted as chairperson of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Nine (9) residents and visitors were in attendance.

1. Opening of the Meeting

It was moved by Councillor Maria Torres, seconded by Councillor Colleen Feeney and resolved:

That the Meeting be declared open.

Carried unanimously
#20220829-001

The Mayor called the Meeting to order at 8:00 p.m.

2. Acknowledgement of Visitors

There was nothing under this item.

3. Adoption of the Agenda

It was moved by Councillor Colleen Feeney, seconded by Councillor Lauren Small-Pennefather and resolved:

To adopt the Agenda of the Regular Meeting of Monday, August 29, 2022 as presented.

Carried unanimously
#20220829-002

4. Approval of the Minutes

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Elizabeth Ulin and resolved:

To approve the Minutes of the Council Meetings held on the following dates:

- Regular Meeting of June 27, 2022;
- Special Meeting of July 13, 2022;
- Special Meeting of August 4, 2022.

Carried unanimously
#20220829-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella provided an update on the Sports and Recreation Centre. The Town is in the process of tuning the proposed plans for the building. When it gets closer to a final plan, at that time Council will have a better idea of the budget. If everything goes as planned, final plans will allow launching a call for tenders at the end of this year or early in the new year. Then if there is an acceptable bid, the contract would be awarded and hopefully one can look to break the ground in the spring. On another point, the Mayor said that, this past month, he met with the Mayor of Laval, Mr. Stephane Boyer, to discuss the realities that Montreal West face as a small municipality. As president of the Association of Suburban Municipalities, he also met the president of the Union des Municipalités du Québec, Mr. Daniel Cote, to express his opinions on their needs ahead of the provincial elections.

7. Councillors' Reports

a) Seat Number 3

Councillor Colleen Feeney reported on matters pertaining to Finance, Recreation and topics related to the status of Age Friendly Municipality.

b) Seat Number 4

Councillor Maria Torres reported on matters pertaining to Urban Planning (1) and Environment (2).

c) Seat Number 1

Councillor Lauren Small-Pennefather reported on matters pertaining to Public Security and Urban Planning (2).

d) Seat Number 2

Councillor Elizabeth Ulin reported on matters pertaining to Public Works, Communications and Environment (1).

8. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:25 p.m.

Residents in attendance were invited to ask the Mayor and Councillors questions concerning matters of general interest. Questions submitted in advance were also taken.

1- Daniel Markuze

Asked if the Town could only pick up garbage in boxes, not in plastic bags, which is not sanitary. Côte Saint-Luc does this already. Also, concerning a pedestrian crossing, he asked if one could be set up near Burger de Ville on Westminster Avenue, because people cross the street over there anyway, to prevent an accident.

2- Bianca Rinaldi

Asked if the Town could answer a claim for damages related to a linden tree putting out a kind of sap on the driveway of her house.

3- Lucy Rinaldi

Asked if the Town could do something to prevent long-standing confusion when looking from the street between her house and another one located on a different street that bears the same civic number, possibly by installing a sign.

4- Daniel Markuze

Asked how long someone can leave a dumpster in front of one's house during construction work. Also complained about bushes growing at a street corner in front of a house that block the view which can be dangerous for safety purposes.

5. Sherri McGurnaghan

Followed up on two previous questions. First, concerning the lane behind her home, which she says is public and not properly maintained. Secondly, concerning the fences on the West side of that lane which are located beyond its limits and make it difficult to park her vehicle.

6. Eric Dupont

Was concerned with public safety in the area, considering there have been two murders, car thefts and Amazon packages stolen. Asked if the Town has a plan to increase security.

7. Mark Johnson

Asked if one should be concerned with the slow progress of the Easton development. Also asked if the developer committed to a construction schedule and if the Town has concerns relative to the developer's financial stability.

8. Donna McLaughlin

Asked if the Town could host a meeting of the candidates for provincial election. Also asked if there will be a second dog park in the area of the arena.

9. Caroline Combes

Complained about the presence of several raccoons near her home. Raised sanitary and safety concerns for her children.

10. Matthew Sherrard

Asked if there is a plan to have a bike path, for instance on Brock South and/or Ballantyne South, connecting Montreal West to the Falaise St-Jacques and across the Turcot Interchange to the Lachine Canal.

11. Susan Superstein

Since Montreal West is now recognized as Age Friendly Municipality, asked when the sidewalks will be repaired so that it is safe to walk in this town.

12. Judy Kennedy

Now that Montreal West is officially an Age Friendly Municipality, wondered if there could be tempos put on properties. It would save a lot of money and physical labor. Also asked the Town to pay for lead tests and water filters to have safe drinking water.

13. Kate Brayley

Can you please provide an update about the status of the pool/arena revamp and if the pool will be closed the summer of 2023? Thank you

14. Jeremiah Kane

1) Have we considered building a pedestrian bridge between David Reid Park and Roxton? Edinburgh students could use it to avoid Westminster during rush hour and it would provide easy access to the pool. 2) Has there been any progress on the plan to build a bike path behind Roxton under the hydro lines? With the aforementioned pedestrian bridge, all residents would have easy access to this bike path. Thank you!

15. Erle Schneidman

Why are there no Bixi bike stands in Montreal West? Maybe we should have one at the arena.

16. Gerald Ahronheim

Our house's French drain discharged into a town drain under the street for many years. Over the past several years this drain became progressively and then completely blocked off, with leakage into the basement. A plumber used a telescope to inspect the drain, and found it completely blocked. It is likely that a linden tree planted by the town some 30 years ago eventually blocked the drain which is now unusable. Despite several requests, no-one from public works has come to look at the problem with me. Will someone come?

The First Question Period ended at 8:58 p.m.

9. Contracts and Town Clerk's Office

a) Support for the request of the City of Dorval to the Government of Canada for the recognition of the ecological value and importance in terms of biodiversity of federal land known as Golf Dorval

WHEREAS north of Montreal's Pierre-Elliott-Trudeau International airport, there is an invaluable integrated 215-hectare wetland ecosystem consisting of fields, forests, and marshes which are the property of the Government of Canada and which are leased to the Aéroport de Montréal (ADM), hereafter « the Federal lands »;

WHEREAS part of the Federal lands is situated in the Borough of Saint-Laurent in the City of Montreal, and the other one in the City of Dorval (known as Golf Dorval);

WHEREAS this integrated wetland ecosystem includes the ecologically important Monarch Butterfly Fields used by the Monarchs to feed and reproduce during their migration to and from Montreal, a city that has been named a Monarch Gold metropolis;

WHEREAS more than 200 species of birds have been sighted in the Federal lands, as well as great numbers of other animals that make the 215 hectares a hub of biodiversity;

WHEREAS this entire 215-hectare ecosystem is the last of its kind still existing on the Island of Montreal, and hence a part of the natural heritage, which merits being protected for all residents of the Agglomeration;

WHEREAS the Cities and Towns on the Island of Montreal are all striving to redress its deficit in protected natural spaces compared to other Canadian cities, and this last large marshland and riverine ecosystem, composed of 215 hectares of rare wildlife habitats, is the size of Mount Royal Park;

WHEREAS in June 2021, the Town of Montreal West, among other municipalities, has adopted Resolution #20210628-011 by which it committed itself to making Montreal West a Monarch Friendly Town and helping to restore monarch habitats;

WHEREAS in December 2021, the Minister of Environment and Climate Change has been mandated by the Prime Minister to ensure that all Canadians have access to green spaces, and in particular to establish at least one new national urban park in every province and territory, with a target of fifteen new urban parks by 2030;

WHEREAS, in August 2022, the City of Dorval has adopted Resolution CM2208 398 to request that the Government of Canada;

- a. recognize and acknowledge the ecological value and biodiversity of the Federal lands, including the Monarch Butterfly Fields located in Dorval, all of which are under lease to ADM;
- b. advise and require ADM, by way of Transport Canada, to halt all and any development on the Federal lands with immediate effect;
- c. provide for the preservation and the conservation of the Federal lands in perpetuity, in line with its stated objective to create or contribute to the creation of an urban park in Quebec by 2030;
- d. work with the Borough of Saint-Laurent, the City of Montreal and the City of Dorval to create a legacy for future generations, by creating such an urban park on the Island of Montreal;

THEREFORE:

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

1) That the Town of Montreal West fully support the demands made by the City of Dorval through Resolution CM2208 398 concerning the future of Golf Dorval, as well as of all the Federal lands described in the first paragraph of the present resolution.

2) That the present resolution be forwarded to the Federal Minister of Transport, Omar Alhabara, the Federal Minister of Environment and Climate Change, Steven Guilbeault, all Federal Members of Parliament representing ridings on the island of Montreal, and to the Mayors of all Cities and Towns in the Agglomeration of Montreal.

Carried unanimously
#20220829-004

10. Administration and finances

a) Approval of disbursements – June 24 to August 26, 2022

It was moved by Councillor Colleen Feeney, seconded by Councillor Lauren Small-Pennefather and resolved:

That the list of accounts payable from June 24 to August 26, 2022 totaling \$1,607,829.38 be approved and paid as listed.

Carried unanimously
#20220829-005

b) Delegation of powers for the months of July and August 2022

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the months of July and August 2022.

Carried unanimously

#20220829-006

c) Allocation of donations for the new recreation center

It was moved by Councillor Maria Torres, seconded by Councillor Lauren Small-Pennefather and resolved:

That all donations received by the Town under budget code 01-234-78-000 which are dedicated towards the construction of a new recreation center be allocated to the surplus under budget code 55-992-00-000.

Carried unanimously
#20220829-007

d) Internet services contract – amendment

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Colleen Feeney and resolved:

1) That the contract accepted by virtue of Resolution #20210920-008 under which Videotron agreed to provide the Town with internet services be amended by withdrawing the Community Center from the four locations initially included in this contract.

2) That paragraph 2 of the said resolution be replaced with the following:

- Block Tower: \$1,820.16 (budget code 02-716-00-335);
- Town Hall: \$4,318.20 (budget code 02-130-00-335);
- Public Works Department: \$3,598.20 (budget code 02-310-00-335);
- TOTAL: \$9,736.56

3) That the ending date of the contract be extended from August 31, 2024 to August 25, 2025.

Carried unanimously
#20220829-008

e) Loan by-laws – unused balance

WHEREAS the Town of Montreal West has completed the work authorized and decreed in the two loan by-laws listed below in this resolution;

WHEREAS these by-laws have already been financed on a long-term basis without reaching the total authorized loan amount;

WHEREAS there is an unused balance in each of these by-laws and the amount of the loan that was approved by the Minister of Municipal Affairs and Housing cannot be used for any other purpose;

WHEREAS it will not be necessary to use these loan amounts and they should no longer be on the Ministry's records for the Town;

WHEREAS, for this purpose, the by-laws listed in appendix must be amended to reconcile the total amount spent with the actual amount borrowed and, as the case may be, to appropriate monies from the general fund or a subsidy to bridge the difference, if any;

THEREFORE:

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

1) That the Town of Montreal West modify as follows the three loan by-laws listed in appendix and quoted in article 3 of this resolution:

A. by replacing the amount of the expenditure or of the loan with those shown under "Amount of actual expenditure" and "Financed amount" in the appendix;

B. by adding a provision to authorize the appropriation of the amount shown under "General Fund" and "Subsidy" in the appendix for the purpose of paying a portion of the expenditure.

2) That the Town notify the Ministry of Municipal Affairs and Housing that the loan powers of the by-laws listed in appendix will not be fully used, as a result of the modifications brought above to these by-laws.

3) That the Town request the Ministry to write off the unused loan balance in each of these by-laws:

By-Law No.	Unused balance to cancel (\$)
2018-003	1,138,744
2019-001	1,388,327

4) That a certified copy of this resolution be forwarded to the Minister of Municipal Affairs and Housing.

Carried unanimously
#20220829-009

f) New tariff proposals

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

That revised tariffs be charged for the following services:

- Culture, Sports and Leisure – ice rental (excluding taxes)
 - Regular
\$173.00 /hour
 - Youth
\$120.00 /hour
 - CRA minor
\$60.00 /hour

Carried unanimously
#20220829-010

11. Urban Department

a) Site Planning Projects and Architectural Integration Programs (SPAIP)

It was moved by Councillor Maria Torres, seconded by Councillor Lauren Small-Pennefather and resolved:

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on August 24, 2022.

2) To approve as presented under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
91-93 Ronald	Replacement of front doors;
10-12 Strathearn S.	Replacement of the garage door;
455 Westminster N.	Installation of a garden shed in the backyard;
68 Courtney	Replacement of the front door and three windows;
152 Percival	Replacement of two windows.

3) To approve with conditions under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
60 Rugby	Capping the front stairs and landing in pavers.

4) To defer the examination of the following plans to a next meeting of this Council, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
91-93 Ronald	Replacement of railings;
337-339 Westminster N.	Replacement of the front door and painting of the wood trims around the front door and window above.

Carried unanimously
#20220829-011

12. Public Works

There was nothing under this item.

13. **Human Resources**

There was nothing under this item.

14. **Appointments**

There was nothing under this item.

15. **Deposit of Documents**

There was nothing under this item.

16. **Notice of Motion, Reading and Adoption of By-Laws**

a) **Notice of Motion and Deposit of Draft By-Law for a By-Law Amending By-Law No. 456 Concerning Nuisance, Noise and Public Security**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law By-Law Amending By-Law No. 456 Concerning Nuisance, Noise and Public Security".

The said By-Law, in draft version, was tabled with Council and made available to the public.

17. **Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:13 p.m.

People in the room were invited to ask the Mayor and Councillors questions concerning the matters on the agenda of this meeting. Questions submitted on line were also taken.

1- Daniel Markuze

Asked if the construction of new Sports and Recreation Center is now to be considered a certainty, given the update on this project by the Mayor during his report tonight, or if it could change depending on the prices that will come out of the call for tenders.

2- India Ciamberlano

Asked if it is still possible for residents to contribute their opinions about the Sports and Recreation Center project. Also wondered if the promoter of The Easton did foundation work during the last winter.

3- Robert Deslauriers

Having read the letter of Mr. Howard Barza in The Informer concerning the Sports and Recreation Center, he wondered if it is true that the Town has only collected \$700,000 within the scope of its fund-raising campaign.

18. **Termination of the Meeting**

At 9:18 p.m., no other questions being asked,

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Maria Torres and resolved:

That the Meeting be terminated.

Carried unanimously
#20220829-012

Beny Masella
Mayor

Claude Gilbert
Town Clerk

The annexes mentioned above are deposited

in the municipal archives in File Archives-20220829