

MINUTES
REGULAR COUNCIL MEETING

SEPTEMBER 20, 2022
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on September 20, 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. Valnetina 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.

Four (4) residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
#20220920-001

The Mayor called the Meeting to order at 8:02 p.m.

2. Acknowledgement of Visitors

There was nothing under this item.

3. Adoption of the Agenda

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

To adopt the Agenda of the Regular Meeting of Tuesday, September 20, 2022 as presented.

Carried unanimously
#20220920-002

4. Approval of the Minutes

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

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

- Regular Meeting of August 29, 2022;
- Special Meeting of September 15, 2022.

Carried unanimously
#20220920-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Noting that Bill 96 was voted into law on May 24, 2022 and came into effect on June 1, Mayor Masella said there are many problematic aspects to that law. As president of the Association of Suburban Municipalities (ASM), he presented its brief to the committee studying Bill 96 in September 2021. Some of the questionable aspects deal with access to English CEGEPs by francophone and allophone students that may put the future of these institutions at risk. As well, there is a provision in the law that can cause a municipality to lose its bilingual status if the percentage of residents with English as their mother tongue falls below 50%. Montreal West is still far away from that situation. The law allows a municipality in such a situation to keep its bilingual status simply by adopting a resolution to that effect, and some of those in the ASM have already adopted such a resolution. However, according to a legal opinion obtained from one of the predominant law firms in Quebec, a resolution to maintain bilingual status is only valid after the municipality has been advised by the Office Québécois de la langue française that its status will be removed. In other words, all the resolutions already adopted are of no use right now. The Mayor assured that if ever the Town is advised that it could lose its bilingual status, it will immediately adopt a resolution to maintain it. Concerning the Sports and Recreation Centre, he noted that the residents who have always been firmly against the project are becoming vocal again. On this subject, he expressed the view that the Town must move forward, of course with a transparent and gated process that includes good governance and due diligence. This being said, the existing arena is months, not years, away from needing to be shuttered. Without a replacement plan, the Town will be left without an arena, which will lead to a decrease in services for residents and a decrease in the value of properties. The answer cannot lie in sharing resources with neighbouring towns, nor in offering other recreation services in the Town Hall, the Community Centre, and in the schools. These options offer no universal access nor climate-controlled facilities and greatly limit the ability to diversify recreational offerings. In fact, the current Community Centre is itself in dire need of investment. The Mayor pointed out that, since his time on Council, the Town has invested over \$30 million in road, building, and recreational infrastructure to try and nibble away at long-standing deficits, while keeping the debt at a reasonable level and even managing to accumulate a surplus. The Town's good record of sound financial management and fiscal rigour for these past investments, will continue for future ones. This Town, this community, needs this generational project that will ensure that it continues to thrive, to be a place where young families want to settle and continue to renew our community. Of course, that does not mean it is a fait accompli. Council must see the final plans, to develop the final construction and operational budget before issuing a call for tender. The call for tender must also yield an acceptable bidder. Finally, he said that the Montreal Westward Rotary Club is hosting candidates this Friday the 23rd at 6:30 p.m. in the Assembly Hall, and he was asked to moderate the debate. He hoped residents will find the time to attend to hear the different candidates take on important issues in the provincial election.

7. Councillors' Reports

a) Seat Number 4

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

b) Seat Number 1

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

c) Seat Number 2

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

d) Seat Number 3

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

8. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:28 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 Boulerice

Asked if the Mayor followed up with the Agglomeration concerning the file of the bike path that was raised in a previous Council meeting's question period. Also, wondered if the Town could decide to have its own bike path without getting the Agglomeration's approval, provided that it would not be connected to the neighboring boroughs.

2. Kevin Alladin

Asked if the Easton project is on schedule, and what is the completion date. Complained that traffic is a disaster on that part of Westminster Avenue. Asked what the Town is doing to mitigate the traffic and keep the area safe for pedestrians.

3. Merle Mc Phail

Concerning a green drum littering the area around the train tracks, asked who does it belong to, and said it should be removed and the area cleaned up. Asked when will there be solar panels installed on the roof of the Town Hall, and that this idea be considered.

4. Mike Elie

Had two questions regarding the vacant lots north/south of 151 Brock South near condos at the corner of Ronald, and about traffic. First, the development has been completed for years, but temporary fencing and weeds remain. They are not kept up at all. Secondly, the developers of Bellevue apartments were always supposed to have connected their underground parking with Ste. Anne de Bellevue street so that their renters would not always have to both enter/exit on Ronald. Asked the Town for help.

5. Andréanne Labbé

As a new resident, she noted that the value of her property increased by 49% in the new real estate assessment roll. Wondered if her tax bill will also increase by 49%.

6. Kevin Brothaler

Asked if the Town would consider doing a "Farmer's market" type of event every weekend, closing Westminster Avenue for a couple of hours on Sundays for example. This could give the local merchants a much needed boost while letting residents enjoy the main street without dealing with noise and traffic, at least during the warm months.

7. Santino Testani

Asked if the Town plans on adding additional charging stations for electrical vehicles in the near future.

8. Ian Robinson

Given the exceptionally high interest rates and inflation rate at this time and in the foreseeable future, both of which will adversely affect the financial viability of the arena complex and directly impact property taxes for decades, asked if Council would consider either modifying, delaying or even outright cancelling the project.

9. Ellen Moore

Asked if the Town would consider another way of helping the library, such as a bigger grant to rent a larger space, or help with purchasing a proper building.

10. Charles Leblanc

Asked when the pedestrian crossing light on Westminster at Broughton will be fixed.

11. Jim Mullaly

Had two incidents of almost being hit by cars headed North at the Sherbrooke-Westminster crossing, and was hit by a car five years ago at the Westminster-Hadley crosswalk, also by a car headed North. Each time it was because the car in the far lane did not see him. Asked that the lanes be restricted to one at both locations.

The First Question Period ended at 8:44 p.m.

9. Contracts and Town Clerk's Office

a) Approval request for a grant agreement with Heritage Canada

WHEREAS the Town Council, by virtue of Resolution #20211213-012, applied to the Department of Canadian Heritage for a grant of \$5,000 for a community project celebrating the Platinum Jubilee of Her Majesty the late Queen Elizabeth II;

WHEREAS a legal requirement for any subsidy from the Federal Government to a municipality in Quebec is to be approved by the Provincial Government;

WHEREAS a draft agreement has been prepared to sum up this file;

THEREFORE:

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

- 1) That the Town of Montreal West accept the terms and conditions of the grant agreement, which was submitted to Council for the purposes of the project quoted in the preamble of this resolution.
- 2) That the Town request the Ministry of Municipal Affairs and Housing to obtain the necessary approval of this agreement.
- 3) That the Director of Recreation and Cultural Services be authorized to sign the said agreement once the approval has been obtained.

Carried unanimously
#20220920-004

b) Committee on access to information and the protection of personal information

WHEREAS an Act to modernize legislative provisions as regards the protection of personal information (S.Q., chapter 25) has been enacted on September 22, 2021;

WHEREAS the purpose of this new law is to structure the protection of personal information in both the public and private sectors;

WHEREAS its various provisions are to come into effect over a period of three years after its enactment;

WHEREAS one of the first obligations that a public body must fulfil is the creation of a committee which is tasked with supporting the said body in the exercise of its responsibilities and the performance of its obligations regarding access to documents and protection of personal information;

WHEREAS the Town administration is recommending to set up a committee whose members will be, in addition to the Town Clerk, managers from those departments where personal information is collected;

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

- 1) That the Town of Montreal West create a Committee on access to information and the protection of personal information made of four members : the Town Clerk, the Assistant Treasurer, the Recreation Supervisor and the Urban Planning Manager.
- 2) That the Town Clerk be appointed to chair this committee, as the responsible person for access to documents and the protection of personal information.

Carried unanimously
#20220920-005

10. Administration and finances

a) Approval of disbursements – August 27 to September 19, 2022

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

That the list of accounts payable from August 27 to September 19, 2022 totaling \$301,659.51 be approved and paid as listed.

Carried unanimously
#20220920-006

b) Delegation of powers for the month of September 2022

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

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the month of September 2022.

Carried unanimously
#20220920-007

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 September 14, 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
149 Percival	Replacement of the front door;
102 Radcliffe	Capping the front stairs and landing in pavers and modification to the lower landing and stairs;
110 Westminster N.	Installation of a skylight;
139 Brock S.	Replacement of ten windows and four sills.

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
337-339 Westminster N.	Replacement of the front door and painting of the wood trims around the front door and window above.

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
123 Westminster N.	Replacement of the front door, windows, shutters, and construction of an extension on the second floor in the back;
57 Wolseley N.	Modification of the garage roof above the door for the new extension project;
37 Milner	Modification of the canopy above the front door.

5) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
124 Easton	Replacement of windows, front door, garage door, cladding, soffits, fascia and gutters.

Carried unanimously
#20220920-008

b) **Minor exemption request – 138 Brock North**

NOTE Councillor Maria Torres summarized the issues involved in the following matter. She also noted that it had been advertised in the newspaper. No comments were received since the publication (and none were made after these explanations).

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

That the plans and request submitted to the August 24, 2022 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 and G-18-0005, for the following minor exemptions from the schedule of uses and standards in effect under section 3.2.2 of the Zoning By-Law, regarding the immovable located at 138 Brock North in zone RA-5 to:

- Normalize the North lateral setback of the main building which is 0.94 metre instead of the minimum 1.2 metres required in that zone, the consequence being to reduce this requirement by 0.26 metre.
- Normalize the South lateral setback of the main building which is 1.97 metres instead of the minimum 2.8 metres required in that zone, the consequence being to reduce this requirement by 0.83 metre.
- Normalize the combined lateral setback of the main building which is 2.91 metres instead of the minimum 4 metres required in that zone, the consequence being to reduce this requirement by 1.09 metres.

Carried unanimously
#20220920-009

12. **Public Works**

a) **Streetlight Master Plan**

WHEREAS in 2021 the Town has commissioned a *Plan directeur d'éclairage* to gather information on industry lighting standards, norms and best practices used in the context of different street lighting applications;

WHEREAS the goal of this plan was also to evaluate the current state of the Town's exterior lighting network in relation to these norms and standards and to provide recommendations on how conformity can best be achieved in the future;

WHEREAS the Town administration reviewed this plan, discussed it with Council and upon consideration of the comments made by elected officials, recommends its adoption;

THEREFORE:

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

That the *Plan directeur d'éclairage* prepared by Mr. Richard Larivée, Eng., be approved.

Carried unanimously
#20220920-010

b) **Circular Economy Month (October 1 to October 31)**

WHEREAS for 20 years Waste Reduction Week in Canada has focused on the concepts of waste reduction and recycling as a key component of transition to a circular economy;

WHEREAS it is now believed that educating Canadians on this new model of consumption should involve more than just one week;

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

1) That the Town of Montreal West join Canada's First Circular Economy Public Awareness Campaign.

2) That the Town thereby commit to waste reduction, resource conservation, and community education for sustainable living.

3) That Mayor Beny Masella be authorized to sign a proclamation form to this end.

Carried unanimously
#20220920-011

c) **Garbage collection contract – renewal**

WHEREAS the current contract was awarded to WM Québec Inc. by Resolution # 20201008-004 for a period of two years ending December 31, 2022 with two renewal options of one year each;

WHEREAS the tender document provides that the applicable price during the optional year is to be increased from the previous year following the Consumer Price Index (CPI) for Montreal in the preceding twelve months;

THEREFORE:

It was moved by Councillor Lauren Small-Peenefather, seconded by Councillor Colleen Feeny and resolved:

1) That the contract for the collection and transportation of garbage on Thursdays of WM Québec Inc. be extended for another year starting January 1 and ending December 31, 2023 for a price of \$171,613.79 before taxes, to be indexed following the Montreal CPI.

2) That this expense be charged to budget code 02-420-00-491.

3) That the Mayor and the Town Clerk be authorized to execute any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously
#20220920-012

13. **Human Resources**

There was nothing under this item.

14. **Appointments**

There was nothing under this item.

15. **Deposit of Documents**

a) **Annual report on drinking water – Ministry of Municipal Affairs and Housing**

This document, which the Town is required to submit to the Ministry of Municipal Affairs and Housing, and was approved by the said Ministry, was tabled with Council.

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

a) **Adoption of By-Law No. 456-9 – By-Law Amending By-Law No. 456 Concerning Nuisance, Noise and Public Security**

WHEREAS a copy of this By-Law in draft version was previously tabled at a Council meeting when the notice of motion was given, and made available in accordance with the law;

WHEREAS the purpose and scope of this by-law were summed up at the present meeting;

THEREFORE:

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

That By-Law No. 456-9 entitled “By-Law Amending By-Law No. 456 Concerning Nuisance, Noise and Public Security” be adopted.

Carried unanimously
#20220920-013

b) **Notice of Motion and Deposit of Draft By-Law for a By-Law Creating a Water Filter Rebate Programme**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a “By-Law Creating a Water Filter Rebate Programme”.

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 9:01 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.

18. **Termination of the Meeting**

At 9:02 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20220920-014

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20220920*