

**MINUTES**  
**REGULAR COUNCIL MEETING**

**OCTOBER 24, 2022**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on October 24, 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.

Eight (8) 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  
#20221024-001

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 Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Monday, October 24, 2022 modified as follows:

- by deferring item 12 c): **Supply of road salt.**

Carried unanimously  
#20221024-002

**4. Approval of the Minutes**

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

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

- Regular Meeting of September 20, 2022;
- Special Meeting of October 6, 2022.

Carried unanimously  
#20221024-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Concerning the new property valuations for the valuation roll coming into effect January 1, 2023, Mayor Masella remarked that, in essence, the values are supposed to reflect market values from July 2021 more accurately. However, though property values in Montreal West have increased 41%, it does not mean property taxes will go up by the same amount. Municipal taxes are based on the amount of money needed to run the Town and the amount of money needed to fork over to the Agglomeration for shared services. While Montreal West always managed to trim our costs and keep overall increases reasonable, it cannot be said the Agglomeration has done the same. Even before knowing what the new agglomeration budget will resemble, it is known the Town will pay a larger share of the shared expenses. In fact, in 2022, Montreal West paid 0.235% of shared services. With the new roll, it will pay about 0.255% ; that's an increase of 8.3%. In an ideal world, if Montreal was able to accurately control their budgets with the same rigour the local budget is controlled in Montreal West, the Town would still be paying that 8.3% more. However, the agglomeration is far from ideal, and it is expected that the invoice for shared services provided will increase about \$650,000. On another topic, the Mayor said the CP Holiday Train will make a stop again in Montreal West on Sunday, November 27. As usual, they will provide a beautiful experience with the train decorated for the holidays and some great live music. And, as is always the case, there will be places to donate money that will be coupled with a check from CP to help a local food bank. The Mayor invited all residents to attend this event and support this cause.

**7. Councillors' Reports**

**a) Seat Number 1**

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

**b) Seat Number 2**

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

**c) Seat Number 3**

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

**d) Seat Number 4**

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

**8. First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:27 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. James Mullaly**

Wondered why the Town is reluctant to put a crosswalk on the North side of Westminster on Sherbrooke Street. Also wanted to know the logic of not allowing the use of leaf blowers in October. Asked for the statistics about tickets issued against contractors that do not comply with the by-law restrictions.

**2. Gerry Ahronheim**

Asked if the rules on leaf disposal are new. Said that stopping the use of mowers and blowers using gas makes sense, but battery-powered replacements are expensive and gardeners are angry if homeowners rake the leaves. Also asked if mulching the leaves and spreading them over the lawn is safe given the recent lawn pest epidemic. Wondered if leaves from public trees could be picked up at the curb, and disposed of by the Town.

**3. Katherine Lund**

Asked if there is some way to design a safe path for bikes along Westminster Avenue or adjacent streets.

**4. Odile Liboiron-Ladouceur**

Asked what events triggered the new no-bike signs painted on the sidewalks on Westminster near the train tracks, and what safe route by bike is proposed to get onto Broughton, considering that some bikers cannot easily walk due to mobility issues or because they wear bike shoes with metal cleats that make walking slippery.

**5. Kevin Alladin**

As it was mentioned last month that the Easton project will be completed in June instead of March, asked if there will be penalties paid by the developer to the Town for this lateness. Traffic on Avon Road is a mess because of the situation at the Westminster corner, and to have to deal with it for three more months is already unacceptable.

**6. Robert Barnes**

On several occasions during regular daylight working hours these last weeks, he observed exactly zero activity at the Easton construction project. Asked why the Town is tolerating the ongoing loss of a lane (and a very blind corner) at the Avon-Westminster intersection for a construction trailer, when it seems there is no construction.

**7. Allan Cyril**

Asked what recourse the Town has if the developer of the Easton project were to go bankrupt, and if the Town would bear the cost of remediating the site. Also asked at what point will the Town tell the developer to liberate public land, since the construction blocks lanes of traffic and sidewalks.

**8. Peter Cooney**

Complained of traffic issues on Avon from trailer trucks to delivery trucks in most cases not delivering in the area. Said that maintenance trucks with trailers bouncing on the road is a real noise maker. Also asked when the condo developer will stop holding up traffic.

**9. Rebecca Vanderelst**

Wondered if the Town has considered bringing back the haunted house in the community center, as it was a huge success years ago.

**10. Norbert Bedoucha**

Said that the rail crossing at Westminster is an ongoing major disaster. Advised closing the crosswalk at Sherbrooke Street, pushing both Federal and Provincial governments to rebuild the crossing, and providing proper traffic policing to minimize potential accidents.

**11. Kevin Brothaler**

Recalled there was a petition last year that gathered the support of half of residents on Ballantyne about speeding and cutting traffic. Asked for the addition of a speed bump.

**12. Lauren Pochereva**

Asked if it is possible to reopen the conversation about off leash dogs and proposed to allow them in parks during periods when no other users are there. Some parks in Montreal have off leash hours in specific times, like before 9 am and after 6 pm.

**13. Daniel Boulerice**

Recalled that at the last Council Meeting, the Mayor said that he was going to bring up the question of bike lanes in Montreal West with the Agglomeration Council. Wondered about the response he received from the Agglomeration.

**14. Marlene Cousins**

Asked for the status of a file that was mentioned last month in The Informer, concerning a plan to help with the purchase of water filters for homes where there may be lead pipes on the public side. Also asked when Rennie Avenue's infrastructure will be replaced.

**15. Marie Béland**

Since public work trucks regularly pass to clean and pick up leaves on the streets, asked the Town to reinstate the leaf vacuuming service that allowed residents to rake leaves onto the street for regular collection.

**16. Mike Elie**

Said that the street lights on Ronald near Avon have been broken for weeks. Until it can be fixed, he asked for some temporary solution as soon as possible, because no lighting whatsoever is a liability and a danger. Also, concerning the vacant lots on Brock South, he asked if the owners have been fined for the lack of safe fencing and ragweed.

**17. Barbara Jones**

Noted that the Davies Park has only one bench available in the shade during the summer months, which is not enough.

**18. Valmar Kurol**

Asked if there are any plans to fill holes or for repaving the worst sections of Westminster Avenue, from Sherbrooke Street to Côte St. Luc Road. Also asked if Montreal West has an emergency measures plan in case of large-scale emergency events.

**19. Petrina Lee Poy**

Asked the Town to consider the installation of a glass only recycling bin, since it is known that the presence of glass in mixed recycling has the greatest negative impact on the other materials in the bin.

**20. Sylvia Gervais**

Said that she is living between two houses that are in disaster state. Asked the Town to take action.

**21. David Bronstetter**

Asked why the streets in Montreal West are in such awful condition.

The First Question Period ended at 9:17 p.m.

**9. Contracts and Town Clerk's Office**

**a) Regular Council meetings in 2023 – calendar**

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

1) That the regular meetings of Council in 2023 be held in the Music Room of the Town Hall on the last Monday of the following months at 8:00 p.m., except in June and September (last Tuesday) and in December (third Monday), on these dates:

- January 30;
- February 27;
- March 27;
- April 24;
- May 29;
- June 27;
- August 28;
- September 26;
- October 30;
- November 27;
- December 18.

2) That this calendar be posted in The Suburban and on the Town website.

Carried unanimously  
#20221024-004

**b) Amendment to Resolution # 20220425-006 (Ronald Park)**

WHEREAS the Town of Montreal West, by virtue of Resolution #20220425-006, agreed to sell Lot 5 903 679 to the Ministère des Transports du Québec (MTQ), and to assign a perpetual construction easement on a part of lot 5 903 678 for the installation and maintenance of a rigid insulator;

WHEREAS this agreement does not change the vocation of the remaining land which constitutes Ronald Park;

WHEREAS a technical requirement is that those parcels sold and assigned to the MTQ must be officially subtracted from the municipal public domain;

THEREFORE:

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

To amend Resolution #20220425-006 by adding the following paragraph:

“9) That lot 5 903 679 be withdrawn from the public domain of the municipality for any and all legal intents and purposes, as well as a part of lot 5 903 678 described in a land surveying plan prepared by Mr. Philippe Amyot on March 15, 2022 under Minute No. 436.”

Carried unanimously  
#20221024-005

**c) Recognition of Foundation Place Coco as resident non-profit organization**

WHEREAS the Town is part of a province-wide group of municipalities headed by the Union des Muncipalités du Québec (UMQ) for the purpose of obtaining affordable

insurance coverages for non-profit organizations (NPO) that are operating within the territory of these municipalities;

WHEREAS this insurance program is a distinct contract from the Town's own insurance coverages, so that the experience of the participating NPO does not impact on the Town's record and premiums;

WHEREAS the Foundation Place Coco is supporting The Little Red Playhouse's activities, as a preschool in Montreal West, and wishes to be enrolled in the UMQ program;

THEREFORE:

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

1) That the Town acknowledge the Foundation Place Coco as a resident organization in Montreal West for the sole purpose of enabling it to be enrolled in the UMQ insurance program for NPO.

2) That this recognition do not imply any further entitlements for the Foundation Place Coco nor any other commitments on the part of the Town, it being understood that the said NPO, in particular, shall assume the payment of insurance premiums and comply with any obligations imposed by the UMQ program.

Carried unanimously  
#20221024-006

**10. Administration and finances**

**a) Approval of disbursements – September 20 to October 21, 2022**

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

That the list of accounts payable from September 20 to October 21, 2022 totaling \$799,488.71 be approved and paid as listed.

Carried unanimously  
#20221024-007

**b) Delegation of powers for the month of October 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 October 2022.

Carried unanimously  
#20221024-008

**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 October 19, 2022.

2) 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:

<b>Address</b>	<b>Project</b>
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301 Strathearn N.	Replacement of four windows.
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3) 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:

<b>Address</b>	<b>Project</b>
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147 Brock S. 2 Easton	Replacement of the railings on the front stairs and landing; Replacement of nineteen windows, the front door, two patio doors and a basement door and modifications of openings;
209 Strathearn N.	Reconstruction of front stairs and landing.

Carried unanimously  
#20221024-009

**b) Minor exemption request – 123 Westminster North**

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

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

That the plans and request submitted to the September 14, 2022 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 and G-18-0005, for the following minor exemption from the schedule of uses and standards in effect under section 3.2.2 of the Zoning By-Law, regarding the immovable located at 123 Westminster North in zone RD-1 to:

- Authorize the addition of a second floor on top of an existing extension in the rear at ground level, with a zero (0) metre lateral setback on the North side, instead of the minimum 1.2 metres required for a detached building, the consequence being to reduce this requirement by 1.2 metres.

Carried unanimously  
#20221024-010

**c) Payment of a compensation for a parking place – 329-331 Westminster North**

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

To accept the request presented by the owner of the immovable quoted in title (lot number 1 292 058) in order to compensate for one (1) missing parking place for the regularisation of a triplex building, subject to the payment of a total sum of \$5,000.00, in accordance with section 5.1.5 of Zoning By-Law No. 2020-002.

Carried unanimously  
#20221024-011

**12. Public Works**

**a) Organic waste collection contract – renewal**

WHEREAS the current contract was awarded to Entreprises Multi PM Inc. by Resolution # 20201130-009 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 Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

- 1) That the contract for the collection and transportation of organic waste on Tuesdays of Entreprises Multi PM Inc. be extended for another year starting January 1 and ending December 31, 2023 for a price of \$108,735.48 before taxes, to be indexed over a year as of January 1, 2022 following the Montreal CPI.
- 2) That this expense be charged to budget code 02-470-00-490.
- 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  
#20221024-012

**b) Awarding of contract – snow removal (Notre-Dame West)**

WHEREAS the Town launched a call for tenders by invitation for the purpose of a snow removal contract on the section of Notre-Dame Street West which is in Montreal West;

WHEREAS three (3) contractors were invited and two (2) ordered the tender document;

WHEREAS one (1) tender was received and evaluated;

THEREFORE:

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

1) That this snow removal contract be awarded to Entreprises Canbec Construction Inc., being the lowest conforming bidder, on the basis of a lump sum of \$44,610.30 (including taxes) in 2022-2023, with one renewal option, for a five-month winter period.

2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously  
#20221024-013

**c) Supply of road salt**

This item was deferred to another meeting.

**13. Human Resources**

**a) Hiring of a forewoman**

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

That Ms. Lana-Lee Poirier be hired as forewoman, with a probation of six months starting October 25, 2022.

Carried unanimously  
#20221024-014

**14. Appointments**

**a) Designation of the Pro-Mayor**

*NOTE* The last persons who held the office of Pro-Mayor, starting with the most recent incumbent, were Councillors Lauren Small-Pennefather, Maria Torres, Elizabeth Ulin, and Colleen Feeney.

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

1) That Councillor Colleen Feeney be appointed Pro-Mayor for the months of December 2022, and January, February and March 2023.

2) That Councillor Colleen Feeney be designated to replace Mayor Beny Masella on the Agglomeration Council as necessary, and that a copy of this resolution be forwarded, if needed, to the Agglomeration Council.

3) That this appointment take effect on December 1, 2022.

Carried unanimously  
#20221024-015

**15. Deposit of Documents**

**a) Statement of comparative financial results**

A comparative statement of financial results as of September 30, 2022 was tabled with Council.

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

**a) Adoption of By-Law No. 2022-005 – By-Law Creating a Water Filter Rebate Programme**

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 Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

That By-Law No. 2022-005 entitled “By-Law Creating a Water Filter Rebate Programme” be adopted.

Carried unanimously  
#20221024-016

**17. Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:32 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.

Peter Kucer Dougherty asked why not allow electric leaf blowers all the time, instead of gas ones at certain times.

**18. Termination of the Meeting**

At 9:35 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20221024-017

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Beny Masella  
Mayor

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Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20221024*