

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

**NOVEMBER 28, 2022**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on November 28, 2022 at the Town Hall located at 50 Westminster Avenue South.

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

Absent:		Ms. Elizabeth Ulin	Seat 2
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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.

Four (4) 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  
#20221128-001

The Mayor called the Meeting to order at 8:03 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, November 28, 2022 modified as follows:

- by the addition of item 15 a) : **Petition – winter path (Courtney Ronald)**;
- by the addition of item 15 b) : **Statements of Pecunairy Interests.**

Carried unanimously  
#20221128-002

**4. Approval of the Minutes**

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

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

- Regular Meeting of October 24, 2022;
- Special Meeting of November 3, 2022.

Carried unanimously  
#20221128-003

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

Mayor Masella noted that, at the launch of the public portion of the campaign to raise fund for the New Sports and Recreation Centre, Mr. Andy Michelin reported commitments of \$1.5M going to the \$2.5M overall objective. The committee headed by Mr. Scott MacKenzie is to be commended for their efforts. To raise the next \$1M, we need 1000 people to each donate \$1000 or 2000 people to each donate \$500. The public portion will be a multi-year effort. On another subject, tomorrow the City of Montreal will deposit its 2023 budget. There is no hiding that it is extremely ugly for Montreal West and for all of the suburban municipalities. Because their evaluations have grown more than in Montreal, their portion of Agglomeration expenses has also grown more. The Town's administration went back to the drawing board to do what it can to minimize effects upon residents but at one point, there is no more space left to cut without affecting services. The Association of Suburban Municipalities will be releasing its statement right after the budget has been deposited. On another point, the Mayor welcomed Mr. Fady Dagher who will take over as the Police Chief for the SPVM. As a member of the selection committee, he had a chance to speak to him and was thoroughly impressed by his vision for the department. Finally, the Mayor said that, in spite of the rain, the spirits of the participants were not dampened at CP Holiday Train as it made its stop in Montreal West. Thousands of spectators were treated to a great show by the performers on stage and by the decorated train itself. The Mayor thanked the Recreation, Public Security and Public Works departments for organizing the off-train activities. CP generously donated a cheque of \$5,000 to The Depot Community Food Centre, an amount very much needed in these trying times of food insecurity.

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**

In the absence of Councillor Elizabeth Ulin, Mayor Masella read her report 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 8:17 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**

Complained that his street was not cleaned by the Town sweeper, and this month was the last time it could be this year. Also asked for an update on the cost estimate for the new recreation center, in view of the agglomeration bill increase that is now expected.

2. **Kevin Alladin**

Asked if there is any possibility to have a list of dates from the Easton construction team for a few weeks in advance. Also wondered if the project completion date is known.

3. **Sylvia Gervais**

Thanked the Town for addressing her situation after last Council meeting.

4. **Judy Kennedy**

Asked if she could use one or two 120 L gray plastic garbage pail to put her garbage in, as the maximum is 240 L per single dwelling and she does not have a 240 L bin on wheels.

**5. Susan Elgie**

Said it would be beneficial if wood burning stoves and fireplaces were banned, and asked for information from Council on this topic.

**6. Farah Issa**

Said that on Ronald Drive there are five streetlights which must be repaired or replaced to avoid accidents and danger to public. Also asked if the Town ever inspected the ventilation and odor filtration system of the approved Grow Up on Ronald Drive. The smell is often overwhelming.

**7. James Mullaly**

Asked if the Town has an estimate of what the new recreation center is going to cost. Said he heard that based on the architectural plans it could be around \$40,000,000.

**8. Andre Chenier**

Noted that over 2000 residents received a survey on the arena project, but there are only 1576 taxpayers in Montreal West. Asked Council to tell how much the recreation center will cost them.

**9. Linda Hammerschmid**

Asked for an extension from November 30 to December 15 of the grace period during which leaf blowers are allowed in Montreal West, and that this extension be permanent.

**10. Harold Knowles**

Wanted to know the reason for changing the rules on garbage collection.

**11. Eliane Maire**

Suggested that the Town consider bringing a truck to shred residents' personal documents, the next time there is a collection of domestic hazardous waste. Also asked that sidewalks be repaired as soon as possible for the sake of elders' safety.

**12. Mike Elie**

Submitted a petition of 86 signatures of parents, citizens and educators asking the Town to reopen the pathway between Courtney and Ronald during the winter. It is said to have been closed only for the past few years and that this path is a fire escape for the youngest students at the daycare and a vital route for kids sledding.

**13. Marie Béland**

Asked Council to revisit the current method of leaf pick-up which involves motorized vehicles stacking the leaves into a giant pile in selected places only to get shoveled into trucks at two week intervals. There must be a better solution.

**14. Alistair O'Hara**

Asked if a tempo shelter can be erected in backyard parking place.

**15. Katherine Lund**

Asked if Montreal West will sign the Montreal biodiversity pledge in preparation for the COP15 Biodiversity Conference. The challenge is to take fifteen tangible actions towards pursuing and accelerating efforts to preserve ecosystems.

**16. Peter Cooney**

Thanked the Town employees who usually help direct traffic on Avon during the Christmas train. The police officers on the corner of Avon and Brock did not once get out of their car and direct the traffic mess.

**17. Ann McLaughlin**

Asked that a garbage/recycling bin be installed in the public parking lot on the corner of Percival and Milner, similar to the one in the Strathearn lot.

**18. Laura Cousineau**

Asked if Montreal West by-laws forbid residents from leaving household hazardous waste for garbage pickup. If it is allowed to leave computers, television sets, and paint cans at the curb, she wondered if these items are dropped at the Eco-centre.

**19. Kathleen Douglas**

Asked if Montreal West could arrange for water testing for all homes likely to have lead in their drinking water from Town supply pipes. Residents seem expected to accept having to filter drinking water. Those who wish testing first must arrange such privately. However, it seems that the Town does test drinking water of 10-20 properties/year. Asked if there could be a report on this, like the results, the company used, the cost and so on.

The First Question Period ended at 9:00 p.m.

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

There was nothing under this item.

**10. Administration and finances**

**a) Approval of disbursements – October 22 to November 25, 2022**

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

That the list of accounts payable from October 22 to November 25, 2022 totaling \$711,343.03 be approved and paid as listed.

Carried unanimously  
#20221128-004

**b) Delegation of powers for the month of November 2022**

It was moved by Councillor Maria Torres, seconded by Councillor Lauren Small-Pennefather 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 November 2022.

Carried unanimously  
#20221128-005

**c) Budget transfer – municipal elections**

WHEREAS a budget amount of \$105,000 is estimated for election costs in 2025;

WHEREAS there is a balance of \$32,806.07 from the allocated surplus that was marked for the elections in 2021;

THEREFORE:

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

That an amount of \$18,048.48 from the unallocated surplus (55-991-00-000) be transferred to the allocated surplus (55-992-00-000) and marked for the next elections.

Carried unanimously  
#20221128-006

**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 November 23, 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:

<b>Address</b>	<b>Project</b>
10-12 Wolseley S.	Removal of the main entrance columns;
246 Westminster N.	Replacement of the front stairs and landing;
16-18 Radcliffe	Replacement of four basement windows;
24 Garden	Reconstruction of the front landing, stairs and railings.

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:

<b>Address</b>	<b>Project</b>
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220 Bedbrook Construction of a new recreation centre building.

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:

<b>Address</b>	<b>Project</b>
75 Ballantyne N. 10-12 Wolseley S.	Replacement of the front door and painting of the back door; Replacement of two patio doors and twenty-three windows and removal of two windows;
10 Fairfield	Replacement of five windows and the front door unit (including transom and side lite).

Carried unanimously  
#20221128-007

**b) Minor exemption request – 20 Fenwick**

*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 Maria Torres, seconded by Councillor Lauren Small-Pennefather and resolved:

That the plans and request submitted to the November 2, 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 paragraph 6 of section 4.1.10 and the schedule of uses and standards in effect under section 3.2.2 of the Zoning By-Law, regarding the immovable located at 20 Fenwick in zone RB-7 to:

- Normalize a deck located in the front setback of the main building, despite the prohibition in that zone, the consequence being to overlook it.
- Normalize the setback in the front yard of the deck attached to the main building, which is 4.2 metres instead of the minimum 4.57 metres required in that zone, the consequence being to reduce this requirement by 0.37 metre.

Carried unanimously  
#20221128-008

**12. Public Works**

**a) Subsidy application – gas excise tax (update)**

WHEREAS the Town has taken cognizance of the Guide concerning the Payment Terms of the Government's Contribution within the scope of the Program regarding Gasoline Tax and the Contribution of Quebec (TECQ) for the years 2019 to 2023;

WHEREAS the Town must follow the applicable terms of this Guide in order to receive a contribution in the amount of \$ 2,414,686.00, as confirmed by the Ministry of Municipal Affairs and Housing, for the upgrading of sewer and aqueduct equipment (priority 1) and the carrying out of sewer and aqueduct lines renewal work (priority 3);

THEREFORE:

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

- 1) That the Town of Montreal West undertake to comply with the applicable content of the Guide mentioned in the preamble.
- 2) That the Town accept and agree to be fully and solely liable and to exonerate the Canadian and Quebec Governments as well as their ministers, officers, employees and agents in the event of any claims, requests, losses, damages and costs of whatever nature arising from bodily injuries to third parties (including death) and material losses or damages to property that may be attributed to a deliberate or negligent behavior directly or indirectly linked to capital expenditures realized with the proceeds from the funding received under the TECQ 2019-2023 program.
- 3) That the Town approve and authorize the sending of the partial work planning enclosed with this resolution (file number 1166047 – version number 4) and of all the required documentation to the Ministry of Municipal Affairs and Housing, in order to receive the contribution of which it was notified, as mentioned in the preamble.

4) That the Town undertake to reach the minimum level of investment in terms of municipal infrastructure, that is, to spend at least \$50 / person / year during each one of the five years of the program, meaning a total of \$250 per person.

5) That the Town also undertake to inform the Ministry of Municipal Affairs and Housing of any modification that may be brought to the said work planning approved by the present resolution.

6) That the Town certify that the attached work planning as approved by the present resolution (version number 4) includes true completed expenses and reflects cost estimates for eligible works.

Carried unanimously  
#20221128-09

**13. Human Resources**

There was nothing under this item.

**14. Appointments**

There was nothing under this item.

**15. Deposit of Documents**

**a) Petition – winter path (Courtney Ronald)**

A petition was filed on behalf of 86 residents, educator and users of The Little Learners Daycare who signed it in order to ask for the Town to keep open in winter time the public stairs between the two streets mentioned in title of this item.

**b) Statements of Pecuniary Interests**

Mayor Masella and Councillors Lauren Small-Pennefather, Colleen Feeney and Maria Torres filed their statements of pecuniary interest.

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

There was nothing under this item.

**17. Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:09 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.

Julian Mazzone asked if he will be allowed to use a 360 liter garbage bin after the coming into effect of the prospective amendments to the by-law on residual matters, since he purchased it before they were adopted.

Daniel Markuze suggested that the Town supply garbage bins itself, this way it would ensure the model used is standard. Also wanted to know if one of the projects approved under the SPAIP tonight was the new recreation center.

**18. Termination of the Meeting**

At 9:14 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20221128-010

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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-20221128*