

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

**JANUARY 30, 2023**  
**8:00 p.m.**

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

Absent:	Ms. Maria Torres	Seat 4
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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.

Ten (10) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20230130-001

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

To adopt the Agenda of the Regular Meeting of Monday, January 30, 2023 modified as follows:

- by the addition of item 9 a): **Support for a fund raiser to repatriate a Town employee hospitalized abroad;**
- by the addition of item 10 f): **Grants 2023;**
- by the deferral of item 11 b): **Payment of a compensation for parking places – lot 1 292 196.**

Carried unanimously  
#20230130-002

**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:

- Special Meeting of December 19, 2022;
- Regular Meeting of December 19, 2022.

Carried unanimously  
#20230130-003

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

Mayor Masella noted that the Town begun an important phase of the path towards the construction of a new Sports and Recreation Centre by launching the call for tenders. As for the financing process to complete such a project, he explained the particulars of loan by-laws. As is often the case with such by-laws, there is a possibility that residents can sign a register to force a vote. Given the timeline of this process which involves requiring the government's approval, the signing of the register will take place before the opening of tenders by the end of February. In effect, it would be based on the estimated costs according to the loan by-law. Because of the amplitude of this project, Council has decided to conduct a vote, even if there are not enough signatures on the register. The Town will hold a vote after the bids are opened. In this vote, people will have all the information in hand to make an informed decision and, at that vote, the majority wins. The Mayor emphasized that Council has been very clear in its support of this project. The existing facilities (arena, pool, and north chalet) have vastly outlived their useful lives and require either massive investment or to be completely shuttered and demolished. Council strongly believes the project it has proposed and consulted the public upon is the right one for Montreal West and ensures the vitality of the community. It meets environmental goals and satisfies the Town's needs for a multi-function, multi-generational facility. The Mayor called upon the silent majority to mobilize and openly support this new centre. If the Town walks away from a \$12 million grant and from \$2.5 million in committed donations from major donors, it will never be able to construct this centre again.

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**

In the absence of Councillor Maria Torres, there was no report 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 8:28 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. **Nick Giannias**

Wondered about the progress of the construction work at The Easton. Questioned the planning of partial road closures, which do not seem too well publicized by the Town. Asked the Town to try mitigating the impact on regular traffic at Westminster and Avon.

2. **Daniel Markuze**

Said that the Town could save money if it was not too quick to clear snow (especially during weekends), but asked the Town to use more road salt. Also asked the Town to consider adjustments for taxes on senior residents, or to give them certain payment facilities.

3. **Kathy Minorgan**

Said she was pleased with snow removal on sidewalks, but not so much on Broughton Road and some other streets on the North side of Avon.

4. **Andre Chenier**

Wanted to know if the grant for the new sports center is supposed to be paid up front by the government or if it will be received over a certain number of years.

**5. Robert Deslauriers**

Asked how much time there will be between the moment the information concerning project costs is communicated to the residents and the moment they will vote on the project. Also asked what percentage of ice time at the rink is used by residents and non-residents.

**6. Nick Giannias**

Asked what would happen if there is only one bidder for the sports center building project.

**7. Peter Kerr**

Asked if it would be possible for the Town to deposit the snow on the South side of Northview, before the snow is trucked away. There are no houses or driveways on that side of the street, whereas there are numerous driveways on the North side of the street.

**8. Marian Lennon**

Asked to be informed of the minor exemption process, if any, regarding a neighbor's home extension project that would impact her. The public notice would be posted in The Suburban, but she does receive it.

**9. Soomatie Alladin**

Asked Council to comment on the presence of a bus from the Société des Transports de Montréal which passed by her street on a Sunday afternoon.

**10. Paul Kenton**

When the revised tax implications of the Recreation Center project based on the construction bids are presented to residents along with any projected increase, asked if additional expenditures will be funded from the accumulated surplus above the original \$1.5 million commitment.

**11. Brian Benedetti**

At the December council meeting, Councillor Feeney stated that a bit less than \$1.5 million has been spent on the Recreation Center project in 2021 and 2022. Considering that this project has been ongoing since around 2016, he asked what is the accumulated total expenditure since its inception.

**12. Harold Knowes**

Asked for a traffic camera to be put at the Westminster/Sherbrooke intersection. Also asked what steps have been taken by the Town to protect against ransomware attacks and data breaches.

**13. Robert Deslauriers**

Asked what is the closing deadline to receive tenders for the construction of the new recreation center.

**14. Julie Ducharme**

Asked for an update on the quote process for the new sports and recreation center. Since it is possible for potential bidders to visit the current site, wondered if there have been many expressions of interest to evaluate the current infrastructure and see what they have to work with.

**15. Linda Hammerschmid**

Asked if the Town has voted to retain bilingual status, as Dollard-des-Ormeaux, Kirkland and Pierrefonds have.

**16. Kathryn Sherrard**

Said that after snowfalls, intersections at Milner / Westminster and Broughton / Westminster are full of snow at crosswalk curbs making it dangerous for pedestrians. Asked why crosswalk intersections are not plowed out when plowing sidewalks and streets. Also mentioned that crosswalk signal at intersection of Broughton and Westminster East side has been broken for many months.

**17. Sonya Page**

Asked when Montreal west will be getting a bixi stand.

**18. Anna Reiter**

Since there are two dog parks in Montreal West, one near Royal West and the other near the arena, asked if it would be possible to designate one of the dog parks to be for small dogs and the other for large dogs.

**19. Stan Carny**

Said that the Legault government has mandated all municipalities to reduced waste, but no target has been set leaving it to each municipality. Asked Council to give a target

percentage from the actual tonnage that the Town would like to implement. Proposed to approach this in increments, maybe 10% per year, over three years.

**20. Deborah Alper**

Asked the Town to consider making a dog park in Rugby Park.

The First Question Period ended at 9:05 p.m.

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

**a) Support for a fund raiser to repatriate a Town employee hospitalized abroad**

WHEREAS during Christmas holidays, long-term Public Security Officer Clifford Jordan was struck by an unexpected life threatening illness and had to be hospitalized outside the country, where he was taking care of his family;

WHEREAS in addition to his work as a PSO, Mr. Jordan is also a volunteer EMS First Responder in Côte Saint-Luc;

WHEREAS colleagues have set up a donation page online for fundraising the necessary amount to repatriate him;

WHEREAS paragraph 1 of section 91 of the Municipal Powers Act states that a municipality may grant assistance to natural persons in need, which appears to be warranted in this particular case for humanitarian reasons;

THEREFORE:

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

That the Town of Montreal West undertake to match the contributions made by its employees to the GoFundMe page "Medic In Distress! - Helping Clifford Jordan" up to a maximum amount of \$ \_\_\_\_\_.

Carried unanimously  
#20230130-004

**10. Administration and finances**

**a) Approval of disbursements – December 17, 2022 to January 27, 2023**

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

That the list of accounts payable from December 17, 2022 to January 27, 2023 totaling \$854,965.80 be approved and paid as listed.

Carried unanimously  
#20230130-005

**b) Delegation of powers for the month of January 2023**

It was moved by Councillor Colleen Feeney, 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 January 2023.

Carried unanimously  
#20230130-006

**c) Amendment to Resolution #20210426-009**

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

That the first paragraph of Resolution #20210426-009 to earmark an amount for infrastructure work from the unallocated surplus to the allocated surplus be modified by increasing this amount from \$1,600,000 to a total of \$1,945,000.

Carried unanimously  
#20230130-007

**d) Loan by notes in the amount of \$1,427,800 (February 6, 2023)**

WHEREAS the Town of Montreal West intends to borrow in the long term a total amount of \$1,427,800, by way of a series of bank notes over a five-year period, instead of issuing bonds, in accordance with By-Law No. 2017-002;

WHEREAS the Town has called for tenders for the issuance of bank notes dated February 6, 2023 via the “Direction du financement à long terme et de la gestion des risques” of the Ministry of Finance of Quebec;

WHEREAS three (3) tenders were received and deemed conform by the Ministry in accordance with section 555 of the Cities and Towns Act (C.Q.L.R., chapter C-19):

**CAISSE DESJARDINS DES VERSANTS DU MONT ROYAL**

Amount (\$)	Interest rate	Year
66,500	4.54%	2024
69,700	4.54%	2025
73,100	4.54%	2026
76,800	4.54%	2027
1,141,700	4.54%	2028
Price:	\$100.00	
Real cost:	4.54%	

**BANQUE ROYALE DU CANADA**

Amount (\$)	Interest rate	Year
66,500	4.55%	2024
69,700	4.55%	2025
73,100	4.55%	2026
76,800	4.55%	2027
1,141,700	4.55%	2028
Price:	\$100.00	
Real cost:	4.55%	

**FINANCIÈRE BANQUE NATIONALE INC.**

Amount (\$)	Interest rate	Year
66,500	5.05%	2024
69,700	4.70%	2025
73,100	4.40%	2026
76,800	4.40%	2027
1,141,700	4.35%	2028
Price:	\$98.650	
Real cost:	4.69893%	

WHEREAS the offer from CAISSE DESJARDINS DES VERSANTS DU MONT ROYAL has been deemed the most advantageous, taking into account real costs;

THEREFORE:

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

- 1) That the preamble of this resolution be an integral part thereof.
- 2) That the Town of Montreal West accept the most advantageous offer, made by CAISSE DESJARDINS DES VERSANTS DU MONT ROYAL, to borrow an amount of \$1,427,800 in accordance with loan by-law 2017-002, by way of serial bank notes within five years, each being dated February 6, 2023, at a price of \$100 for a nominal value of \$100.
- 3) That the bank notes, capital and interest, be payable by cheque or by pre-authorized debit to the registered holder.

Carried unanimously  
#20230130-008

**e) Conciliation and Amendment of Loan By-Laws**

WHEREAS the Town of Montreal West intends to borrow, by way of bank notes, an amount of \$1,427,800;

WHEREAS this amount is broken down under the following loan by-law:

By-Law No.	Borrowed Amount (\$)
2017-002 (FEPTEU 2015025)	461,200
2017-002	966,600

WHEREAS the Town, for the purposes of this loan, wishes to avail itself of the provisions of the first paragraph of section 2 of the Act Respecting Municipal Debts and Loans (C.Q.L.R., chapter D-7), under which it may issue notes for shorter terms than the term originally fixed in the aforementioned by-laws;

WHEREAS the said by-law must be amended for this purpose;

THEREFORE:

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

That the aforementioned By-Law be amended to conform to the following provisions:

- 1) The preamble of this resolution shall form an integral part thereof.
- 2) The bank notes shall be dated February 6, 2023.
- 3) The bank notes shall be signed by Mr. Beny Masella, Mayor and Ms. Valentina Maria Todoran, Treasurer.
- 4) The interest on the bank notes shall be payable semi-annually on August 6 and February 6 of each year.
- 5) The capital on these bank notes will be reimbursed as per this schedule:

Year	Amount (\$)
2024	66,500
2025	69,700
2026	73,100
2027	76,800
2028	80,500
2028	1,061,200 (to be refinanced)

- 6) For the purposes of this loan, the Town of Montreal West shall issue bank notes for a shorter term than the maximum reimbursement period stipulated in Loan By-Law No. 2017-002, that is, for a term of five (5) years as of February 6, 2023.
- 7) Regarding the annual capital amortization for 2029 and the subsequent years, each subsequent loan shall apply to the balance or part of the balance of the loan.

Carried unanimously  
#20230130-009

f) Grants 2023

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

That the Town of Montreal West award the following grants for the year 2023:

• Montreal West Children’s Library	\$88,500
• Montreal West Public Library	94,432
• The Informer	20,000
• Community Services Council	5,000
• Dr. Robert Drummond (Roots and Remembrance)	250

Carried unanimously  
#20230130-010

11. Urban Department

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

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

- 1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on January 25, 2023.
- 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
151 Ballantyne N.	Construction of a two-storey extension in the back and porch, replacement of windows and a patio door;
10-12 Wolseley S.	Replacement of two patio doors, removal of the second-floor patio doors enclosing the deck, replacement of twenty-six windows and the garage door;
10 Fairfield	Replacement of five windows and the front door unit including transom and side lite;
29 Campbell	Modifications to openings in the back façade and replacement of a regular door;
83 Percival	Replacement of eighteen windows;
36 Courtney	Repainting of the cladding.

- 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
33-35 Northview	Replacement of three entrance doors, three patio doors and twenty windows;
136 Westminster N.	Replacement of a regular door by a patio door and closing a window.

- 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
10 Fairfield	Replacement of the cladding and fascia;
2 Easton	Replacement of twenty windows, front door canopy and front stairs, a regular door and a patio door.

- 5) To accept the following plans, notwithstanding the recommendation of the PAC as outlined in the minutes:

Address	Project
36 Courtney	Replacement of one window on the side.

Carried unanimously  
#20230130-011

**b) Payment of a compensation for parking places – lot 1 292 196**

This item was deferred to a next meeting.

**12. Public Security**

**a) Purchase contract (vehicle)**

WHEREAS the purchase of a vehicle for the Public Security Department has been scheduled for 2023 in accordance with the Program of Capital Expenditures that was adopted in December 2022;

WHEREAS this contract can be awarded following a call for tender conducted through the Québec Government purchasing services, in accordance with section 573.3.2 of the Cities and Towns Act;

THEREFORE:

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

1) That the purchase order for a Ford Explorer Police interceptor Hybrid (year 2023), be approved and processed through the Centre d'acquisitions gouvernementales, in accordance with the provisions of its call for tender 2022-8106-50, for a total price of \$55,464.00 (taxes not included).

2) That the Director General by interim, Ms. Valentina Maria Todoran, be authorized to sign the necessary documents for ordering, delivery and registration purposes.

3) That this expense be charged to the working fund.

Carried unanimously  
#20230130-012

**13. Human Resources**

There was nothing under this item.

**14. Appointments**

**a) Nomination for a representative on the Board of Directors of the Federation of Canadian Municipalities (FCM)**

WHEREAS the FCM represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government;

THEREFORE:

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

1) That the Town Council of Montreal West endorse Ms. Lauren Small-Pennefather to stand for election on FCM's Board of Directors for the period starting in January 2023 and ending on June 1, 2023.

2) That the Town assume all costs associated with Ms. Lauren Small-Pennefather attending FCM's Board of Directors meetings.

Carried unanimously  
#20230130-013

**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 Amending By-Law No. 2019-003 Establishing the Remuneration of Town Council Members**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Amending By-Law No. 2019-003 Establishing the Remuneration of Town Council Members".

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

**b) Notice of Motion and Deposit of Draft By-Law for a By-Law Ordering the Construction of a new Sports and Recreation Centre and Authorizing a Loan of \$27,318,686 for this purpose**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Ordering the Construction of a new Sports and Recreation Centre and Authorizing a Loan of \$27,318,686 for this purpose".

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 9:19 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 online were also taken.

Abby Shyavitz asked when the loan by-law for the sports center will be posted online, and where it will be available.

Daniel Markuze asked for a clarification whether the loan by-law, being for an amount of \$27,318,686 means that the Town will necessarily borrow this amount.

Andre Chenier asked how the Town would deal with cost overruns which are common in every kind of project.

**18. Termination of the Meeting**

At 9:26 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20230130-014

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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-20230130*