

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

**JUNE 27, 2023**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on June 27, 2023 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: 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.

Eleven (11) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20230627-001

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

To adopt the Agenda of the Regular Meeting of Tuesday, June 27, 2023 as presented.

Carried unanimously  
#20230627-002

**4. Approval of the Minutes**

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

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

- Regular Meeting of May 29, 2023;
- Special Meeting of June 8, 2023.

Carried unanimously  
#20230627-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

**a) Mayor's report on the financial position of the Town**

In accordance with section 105.2.2 of the Cities and Towns Act, Mayor Masella, tabled a report on the highlights of the financial report and of the external auditor's report. It was the same report that was presented by Councillor Feeney in a previous regular meeting.

**b) Publication of the Mayor's report**

WHEREAS section 105.2.2 of the Cities and Towns Act requires that the report of the Mayor on the financial position of the Town be disseminated in the territory of the municipality in the manner determined by Council;

THEREFORE:

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

That the report of the Mayor on the financial position of the Town be posted on the internet website of The Informer and on the Town's own website.

Carried unanimously  
#20230627-004

**c) Regular monthly report**

Mayor Masella said it was a long and arduous road until the referendum of June 18, and the Town still had not reached the end of the journey. By now it is known where the Montreal West community stands, that is, on the side of a generational project that will define its future. The job was not finished though, as the amended loan by-law has been sent for approval by the Ministry of Municipal Affairs. Tonight will see the awarding of the construction contract as well as the contracts for supervision and quality control. But the most important phase is the need to work together and heal the division in the community. The Mayor expressed the hope that he could count on all for this. On another related point, yesterday the Provincial Government notified the Town that it will receive an additional \$3.75M towards the project. The Mayor thanked the government for this additional financial support. The Town Council, Town administration and MNA for Notre-Dame-de-Grâce, Ms. Désirée McGraw, will continue working tirelessly to secure the largest possible share of external funding to keep the impact on residents' property taxes to a minimum. A visit of the existing facilities with Ms. Isabelle Charest, Minister responsible for Sport, Recreation and Outdoors, was held on June 20, 2023. This visit allowed her to see the state of the arena and pool and better understand the need for a new accessible, multipurpose, and intergenerational facility. Several of young athletes and residents were on hand to express their enthusiasm for the new center. Mayor Masella thanked the Minister for accepting the invitation to come visit.

**7. Councillors' Reports**

**a) Seat Number 2**

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

**b) Seat Number 3**

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

**c) Seat Number 4**

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

**d) Seat Number 1**

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

**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. Cynthia Nichols**

Wanted more information about the sinkhole on Sherbrooke Street that was mentioned by Councillor Feeney in her report. She showed a document from the Federal Government establishing that she is registered voter according to her. She also said she could not understand a notice received from the Municipal Court of Montreal concerning an infringement of Town by-laws.

**2. Anthony Seminara**

Asked for more police presence at the crosswalks on Westminster. Said that sometimes oncoming cars will only see her once they are mid-way through the crosswalk, and then stop in the middle of the road. Sometimes I also get honked at. Children who are smaller and less visible are at higher risk.

**3. Asieh Haeri**

Asked if there will be a public regular update on the recreation center project, including progress on the tasks, delays, risks, and financial matters. Also asked if the Town has a plan for traffic throughput in Brock and Ballantyne once the train station (now under construction) is fully operational. Would like those streets to become two-way.

**4. Linda Hammerschmid  
Andre Chenier**

Wanted to know the actual interest rate on the \$32,000,000 loan for the construction of the recreation center, and how much taxpayers will have to pay annually.

**5. Harold Knowles**

Wanted to know how progress on the recreation center will be reported, including whether it is on schedule or not, costs, loan status, unexpected findings during construction, and so on. Also asked if the frequency of the cutting of grass in the baseball field on Percival near Elizabeth Ballantyne School could be reduced, as it is being cut unnecessarily.

**6. Donna McLaughlin**

Said that a Town tree is touching her house, causing damage to the roof and allowing squirrels to nest. She submitted two requests for tree trimming, along with pictures, but there was no call back or on-site visit.

**7. Edward Suliteanu**

Asked when the demolition of the old arena will begin.

**8. Merle Mcphail**

Thanked the administration for holding a Town wide garage sale, which is good as many people are downsizing. Hoped it will become an annual event.

**9. Philippe Roy**

Asked when residents will have more information about day camps for the 2024 summer.

**10. Marc Thibodeau**

Given the recent closing of the outdoor pool on a very hot day due to poor air quality, asked if the Town would reconsider the importance of having an indoor pool instead of an indoor arena as the piece of resistance of the new community center. Also advised to verify the demographic of the 42% of the residents that did not vote for the referendum.

**11. Sydney Freeston  
Natasha Lam  
Talia Ralph**

Asked if porta potties could be installed at Davies and Strathearn parks. With young children, when in the park, it is off to the bushes that they go. Many parents of young children do the same. Most municipalities have proper facilities at their larger parks (and those that do not have porta potties).

**12. Roy Hoffman**

Thanked everyone for the hard work to date on the new recreation center.

**13. Harold Rosenberg**

Wanted to know a detail about the project manager for the proposed new arena. Asked if the money for the manager's salary was already included as part of the project's total cost, or if it is a separate expense.

**14. Laura Cousineau**

Wondered what could be done regarding the trash issue in Strathearn Park. Particularly during the summer months with the campers, there is always litter on the ground, and it does not get picked up before mowing and gets shredded into smaller bits. There are

ample bins so perhaps signage would be helpful. And camp councillors should be responsible for the kids picking up after themselves.

**15. Paul Kenton**

Asked if it is true that soil contamination in the vicinity of the arena has leaked onto CP Rail property, and that CP sent a formal letter asking the Town to clean it up. Also asked that the priority list of road infrastructure renewal be published.

**16. Naomi Goloff**

Asked for a new discussion about speeding on Westminster North, as well as adding safe walkways (either a sidewalk or protected walking area) to the short area with no sidewalks, to enable pedestrians to walk safely and legally.

**17. Kate Brayley**

Asked for new traffic calming measures on Westminster. Complained that the 30km limit is insufficient as people regularly speed. Requested that speed bumps be installed between Sherbrooke and Cote-St-Luc Road.

**18. Peter Cooney**

Wondered why cars without permits park on both sides of Avon between Brock South and the City of Montreal border sign and never get tickets. Said he was told it is a Montréal street and not Montreal West. Since the Town has not painted the narrowing lines and put poles up like the in the past, more cars are parking overnight.

**19. Camille Naccache**

Asked if the loan for the recreation center construction project will be lowered, as an effect of the extra grant of \$3.7 million from the Quebec Government. Encouraged the Town to continue looking for other subsidies.

The First Question Period ended at 8:55 p.m.

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

**a) Contract management by-law – annual report**

In accordance with the seventh paragraph of section 573.3.1.2 of the Cities and Towns Act, a report was tabled summing up the main points concerning the application of the Town's contract management by-law in 2022.

**10. Administration and finances**

**a) Approval of disbursements – May 27 to June 23, 2023**

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

That the list of accounts payable from May 27 to June 23, 2023 totaling \$4,002,512.80 be approved and paid as listed.

Carried unanimously  
#20230627-005

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

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 June 2023.

Carried unanimously  
#20230627-006

**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 June 21, 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:

<b>Address</b>	<b>Project</b>
76-78 Roxton 49 Nelson	Replacement of eight windows; Replacement of four basement windows and closing off one opening;
147 Strathearn N.	Construction of an extension on the second floor above the existing ground floor extension in the back, replacement of cladding, fascia, soffits, front railings on the main building and replacement of cladding, closing off two openings and installation of a window on the detached garage.

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>
2 Easton	Replacement of twenty-one windows, the front door, the main entrance canopy and front stairs, a regular door, and a patio door;
229 Sheraton	Replacement of sixteen windows and a door

Carried unanimously  
#20230627-007

**b) Minor exemption request – 451 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 Maria Torres, seconded by Councillor Lauren Small-Pennefather and resolved:

That the plans and request submitted to the May 24, 2023 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 451 Brock North in zone RA-1 to:

- Normalize the front setback of the main building's extension which is of 4.34 metres, instead of the minimum 4.57 metres required in that zone, the consequence being to reduce this requirement by 0.23 metre.

Carried unanimously  
#20230627-008

**c) Minor exemption request – 95 Easton**

*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 May 24, 2023 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 section 3.3.8 and paragraphs 3 and 4 of the first indent of section 3.3.2 of the Zoning By-Law, as allowed in the second subparagraph of paragraph 1 of the second indent of the same section 3.3.2, regarding the immovable located at 95 Easton in zone RB-7 to:

- Allow the construction of a rear extension of the main building with a roof having a slope inferior to the minimum of 3:12 in that zone, the consequence being to disregard this requirement.
- Allow the use of cladding materials, beyond the existing proportion on the exterior surface of the main building, the consequence being that this proportion will rise from 32% to 38%, therefore an increase of 6%.

Carried unanimously  
#20230627-009

**d) Minor exemption request – 19 Banstead**

*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 Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That the plans and request submitted to the June 7, 2023 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 19 Banstead in zone RA-3 to:

- Normalize the rear setback of the main building which is of 6.05 metres, instead of the minimum 6.1 metres required in that zone, the consequence being to reduce this requirement by 0.05 metre.

Carried unanimously  
#20230627-010

**e) Minor exemption request – 231 Wolseley 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 Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

That the plans and request submitted to the June 7, 2023 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 paragraph 8 of section 4.1.10 of the Zoning By-Law, regarding the immovable located at 231 Wolseley North in zone RB-2 to:

- Normalize the lateral setback of the closed gallery in the front yard, which is 1.2 metres instead of the minimum 2 metres, the consequence being to reduce this requirement by 0.8 metre.

Carried unanimously  
#20230627-011

**12. Public Works**

**a) Emergency repairs – Sherbrooke and Westminster**

Mayor Masella reported that on April 18, 2023, a sinkhole was noted on Sherbrooke at Westminster. It was later found out that the sewer had collapsed. Manorex, a company that specializes in water and sewer repairs in urban environments was contacted and, on April 20, made a service offer for \$19,330.78 before taxes to repair the sewer and the water leak. This was approved by the Interim Director General.

After the sewer was successfully repaired, Manorex started excavation for the repair of the water main break. At this point, other issues came up:

1. an abandoned water valve chamber in brick, which made it necessary to call in a vacuum truck for excavation (due to the proximity of the Bell conduits);
2. the water leak was not where it had been marked initially by the leak detection and it was needed to excavate more (on the other side of the Bell massif);
3. the water leak was right beside the wall of the brick chamber and under the Bell massif (requiring much more work and preparation).

Since this was an emergency situation, the Mayor, as advised by the Interim Director General, authorized the awarding of this contract on April 26, in accordance with section 573.2 of the Cities and Towns Act. The total amount invoiced was \$41,335.53 before taxes.

**b) Demolition and reconstruction work – sports and recreation center**

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of the demolition and reconstruction project of the sports and recreation center;

WHEREAS fifteen copies of the tender documents were ordered and four bids were received and analyzed by Blouin Tardif Coarchitecture to verify their conformity;

THEREFORE:

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

- 1) That the contract for the demolition and reconstruction of the sports and recreation center be awarded to SAJO Inc., being the lowest conforming bidder, that is, for a total price of \$ 33,224,000 (before taxes), conditional upon approval of By-Law No. 2023-003 by the Minister of Municipal Affairs and Housing.
- 2) That this expenditure be charged to Loan By-Law No. 2023-001 as amended in By-Law No. 2023-003.
- 3) That the Mayor and the Town Clerk be authorized to sign any documents required to implement this resolution, as the case may be.

Carried unanimously  
#20230627-012

**c) Hiring of a project manager – sports and recreation center**

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of hiring a professional firm to manage the demolition and reconstruction project of the sports and recreation center;

WHEREAS seventeen copies of the tender documents were ordered and six bids were received, which were evaluated by a committee on the qualitative level before its members could take the element of price into consideration;

WHEREAS four of them were also evaluated on this element as a result of the process, which was conducted in accordance with the applicable legislation;

THEREFORE:

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

- 1) That the contract for professional services of project manager within the scope of the demolition and reconstruction of the sports and recreation center be awarded to CIMA+, being the bidder that obtained the highest final score, for a price of \$307,980 (before taxes), conditional upon approval of By-Law No. 2023-003 by the Minister of Municipal Affairs and Housing.
- 2) That this expenditure be charged to Loan By-Law No. 2023-001 as amended in By-Law No. 2023-003.
- 3) That the Mayor and the Town Clerk be authorized to sign any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously  
#20230627-013

**d) Qualitative control of materials – sports and recreation center**

WHEREAS the Town of Montreal West issued a public call for tenders to hire a professional firm that will provide laboratory services for the purpose of the demolition and reconstruction project of the sports and recreation center;

WHEREAS six copies of the tender documents were ordered and one bid was received, which was evaluated by a committee on the qualitative level before its members could take the element of price into consideration;

WHEREAS this element was also evaluated as a result of the process, which was conducted in accordance with the applicable legislation;

THEREFORE:

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

- 1) That the contract for professional services of qualitative control of materials within the scope of the demolition and reconstruction of the sports and recreation center be awarded to FNX-INNOV inc., being the bidder that obtained the highest final score, for a price of \$116,250.60 (before taxes), conditional upon approval of By-Law No. 2023-003 by the Minister of Municipal Affairs and Housing.

2) That this expenditure be charged to Loan By-Law No. 2023-001 as amended in By-Law No. 2023-003.

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

Carried unanimously  
#20230627-014

**e) REM work – request to CDPQ Infra Inc.**

CONSIDERING the deployment of the Réseau express métropolitain (REM) on the island of Montreal;

CONSIDERING that, based on the current proposed developments, the negative impacts of noise and visual pollution will be significant for the immediate vicinity of the REM's activities, equipment and facilities;

CONSIDERING that, since the beginning of the REM project, several municipalities on the island of Montreal where the REM facilities will be built have been concerned about the noise and visual pollution caused by this project and its future activities;

CONSIDERING that there is reason to express concern in this regard and to ask the promoter, CDPQ/infra to take concrete action in order to reduce as much as possible the negative impacts already foreseeable along the entire route of the REM;

THEREFORE:

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

1) That the Town of Montreal West support the Town of Mount Royal, as well as all other municipalities on the island of Montreal where REM installations are planned, in order to ensure the peace of mind and quality of life of their residents.

2) That the Town support their efforts with CDPQ Infra, to obtain the design and implementation of all concrete measures required to reduce the negative noise and visual impacts that will be caused by the REM along the entire length of its network.

3) That a copy of this resolution be forwarded to CDPQ Infra, as well as to the Minister of Transport and the Minister responsible for the Montreal region, to the Mayor of the City of Montreal and to all the municipalities linked to the Montreal Agglomeration.

Carried unanimously  
#20230627-015

**13. Human Resources**

**a) Permanent appointment - Mechanic**

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

That Mr. Michael Amato be appointed permanent mechanic (Class 16) as of July 1, 2023.

Carried unanimously  
#20230627-016

**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 Elizabeth Ulin, Lauren Small-Pennefather, Colleen Feeney and Maria Torres.

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

1) That Councillor Maria Torres be appointed Pro-Mayor for the months of August, September, October and November 2023.



2) That Councillor Maria Torres 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 August 1, 2023.

Carried unanimously  
#20230627-017

**15. Deposit of Documents**

**a) Statement of final results – referendum on By-Law No. 2023-003**

A statement was filed with Council summing up the results of the referendum that took place June 18, 2023 concerning By-Law No. 2023-003 that amends Loan By-Law 2023-001 to complete the financing of the construction of a new sports and recreation center. 2165 qualified voters showed up, 5 ballot papers were rejected, 1240 votes were cast in favor of the affirmative answer, and 920 in favor of the negative answer.

**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 9:15 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 9:16 p.m., no 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  
#20230627-025

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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-20230627*