

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

**OCTOBER 2, 2023**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held in adjournment on October 2, 2023 at the Town Hall located at 50 Westminster Avenue South.

Present:	Councillors:	Ms. Lauren Small-Pennefather	Seat 1
		Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

Absent: Mayor: Mr. Beny Masella

Also present: Me Raffaele Di Stasio, Director General  
Me Claude Gilbert, Town Clerk  
Ms. Sandra Sciangula, Communications Officer

Pro-Mayor Maria Torres acted as chairperson of the meeting.  
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Seven (7) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the adjourned Meeting be declared open.

Carried unanimously  
#20231002-001

The Pro-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 adjourned Regular Meeting of Monday, October 2, 2023 as presented.

Carried unanimously  
#20231002-002

**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 August 28, 2023;
- Special Meeting of September 7, 2023.

Carried unanimously  
#20231002-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Councillor Maria Torres read the report of Mayor Beny Masella, who explained why the scheduled meeting last Monday did not take place as the quorum could not be reached. He noted that Councillor Feeney and the Director General met with the residents on Bedbrook to bring them up to date on issues related to the construction of the Recreation Center happening across the street from their homes. The Mayor mentioned that the chalet and the pool have already been demolished. Also, the provincial government advised the Town that it will accelerate the way it sends the grant money; instead of installments paid over ten years, the grant will be paid in full a year after the project is completed. He remarked that the Director General, Me Rafaele Di Stasio has returned from her maternity leave, and he thanked the Treasurer, Ms. Valentina Todoran who was the Interim Director General while there was the referendum and the tender process leading up to the construction project which is now underway.

**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 Pro-Mayor announced the beginning of the First Public Question Period at 8:30 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**

Asked when repair work will be done on the West side of Northview where there is a big hole in the road and also on the sidewalk. Also complained that Edinburgh School garbage bags which are put on Hudson are often destroyed by animals, making a mess on the street.

**2. Socrates Fokas**

Mentioned traffic difficulties on Westover from Westminster to Sunnybrook. Also wanted to know why was a flashing redlight removed from Westminster Avenue in that corner.

**3. Camillo D'Alesio**

Complained about increased traffic volume and speeding around Westover and Westminster, which has become a shortcut for too many drivers. Said there is a need for a stop sign, speed limit signs and speed bumps.

**4. Cynthia Nichols**

Wondered why the monthly Councillor's report on public security does not include any more the crime statistics as it used to do. Said there are increasing concerns about security issues. Wondered if the Town could declare the Truth and Reconciliation Day a municipal holiday.

**5. Merle Mcphail**

Asked when will Avon Road be paved, considering that Turcot yard work has been finished for a long time. Wondered if the promised been spent elsewhere.

**6. Eileen O'Reilly**

Concerning the recreation center, asked if any thought has been given to finding an alternative to disposable cups for the next fundraiser at the Town Hall. Perhaps a commemorative beer cup, wine goblet and shot glass. These items could be sold.

**7. Joanna Duy**

Regarding the sports and recreation facility, asked if a project manager has been hired and if so, do they have the Professional Management Project certification. Also wanted to know if it is accurate that, once constructed, the Town will oversee the operations of the new facility, while the Civic Recreation Association will provide programming. Asked if the CRA has an agreement with the Town to provide these services and if it is available.

**8. Bonnie Mitchell**

Wondered if there will be a winter dog park this year. Asked Council to consider putting one either at Hodgson's Field or another convenient location close by.

**9. Farah Issa**

Asked when the Easton condo project will be completed. It has been going on for nearly three years, causing traffic jams along Avon Road plus pollution. This company has been hired to build the recreation centre, hopefully there is a time frame factor in this contract.

**10. Ann McLaughlin**

Asked if a winter dog park could be placed in the park at Curzon and Bedbrook, and if the outdoor rink will be built there. If yes could a temp fence be installed at the entrance of the rink so we could use it until it's cold enough for ice.

**11. Linda Hammerschmid**

Asked if Council is prepared to accommodate the dog owners who live north of the rail tracks, so that they have a temporary winter dog run akin to the one there was on Hodgson Field for the past several years. Also asked if the Town could request the English Montreal School Board for a little extra space parallel to the area that was granted for cars on the Percival Field. Finally, wanted to know the interest rate on the loan amount the Town took for the recreation center.

**12. Anthony Nitti**

Requested a traffic control measure review for Westover between Westminster and Brock North. Specifically, asked the Town to study the possibility of installing a stop sign, a speed limit sign and speed bumps at the corner of Westover and Ballantyne North.

**13. Michael Elie**

Asked when the green space on the hill between Ronald and Courtney will be repaired. It is in terrible shape and an unsafe space adjacent to two daycares. Also asked why residents cannot speak to someone at the Public Works Department during regular business hours. One can only leave a message or email at this time.

**14. Peter Cooney**

Asked when Avon Road will be paved. Also said it is still not clear whether Montreal West has jurisdiction on both sides of Avon between Brock South and the former Eventide home, concerning the enforcement of parking restrictions.

**15. Jennifer Melnick**

Concerning a recent gun incident on Broughton and Campbell, asked what the Town knows about it following the police investigation. Also wanted to know what the Town is doing to protect residents from gun violence.

**16. Suzanne Csik**

Thanked blue collars for their hard work patching numerous potholes and cracks on Strathearn North (the block between Curzon and Nelson) during the hottest days in September, when the temperatures were in the 30's for the entire week.

The First Question Period ended at 9:15 p.m.

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

**a) Amendment to Resolution #20230130-004 (Mr. Clifford Jordan)**

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

1) That the operative provision of Resolution #20230130-004 be replaced with the following:

“That the Town of Montreal West agree to contribute an amount of \$2,000 to assist Mr. Clifford Jordan with his material needs during his rehabilitation.”

2) That resolution #20230828-006 be repealed.

Carried unanimously  
#20231002-004

**10. Administration and finances**

**a) Approval of disbursements – August 26 to September 22, 2023**

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

That the list of accounts payable from August 26 to September 22, 2023 totaling \$633,706.47 be approved and paid as listed.

Carried unanimously  
#20231002-005

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

It was moved by Councillor Elizabeth Ulin, 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 September 2023.

Carried unanimously  
#20231002-006

**c) Temporary financing – current operations and infrastructure project**

WHEREAS the Town of Montreal West has adopted By-Law No. 2023-001, amended in By-Law No. 2023-003, to order the construction work of a new sports and recreation centre, and to authorize a loan in the amount of \$34,004,710;

WHEREAS the necessary loan or loans will be contracted by the means of long-term bonds after significant part of the work are completed;

WHEREAS in the mean time, the Town needs credit facilities for this purpose, as well as for its current operations;

WHEREAS paragraph 2 of section 567 of the Cities and Towns Act provides that the Town Council may, by resolution, contract temporary loans for the payment of current administration expenses, as well as to pay all or part of the expenses made under a loan by-law;

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 an agreement on credit facilities for temporary financing with the Royal Bank of Canada, as follows:

- (1) \$3,000,000 revolving demand facility to meet current expenditures pending the collection of budgeted income;
- (2) \$16,323,745 revolving demand facility for the construction of a new sports and recreation center;
- (3) \$1,135,400 non revolving term facility for the acquisition of capital assets.

2) That a line of credit for operating budget and capital asset expenses up to amounts be authorized under facilities 1 and 2.

3) That the financing under facility 3 be approved up to an amount of \$1,373,000.

4) That the signature of this agreement by the Director General and the Treasurer be authorized.

Carried unanimously  
#20231002-007

**11. Urban Department**

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

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

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on September 20, 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>
244 Westminster N. 17 Crestwood 57 Wolseley N.	Capping of the front stairs and landing; Replacement of seven windows; Basement extension under an existing sunroom, addition of a basement window and modifications to openings on the newly extension project;
45 Westminster S.	Replacement of proposed brick for the new construction.

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>
259 Brock North 35 Ballantyne N. 270 Sheraton	Replacement of the railings on the front stairs and landing; Addition of a window on the rear façade, second floor; Installation of an exterior elevator in the front for a wheelchair access.

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>
132 Sheraton 11 Ballantyne S.	Capping of the front stairs and landings in pavers; Replacement of thirteen windows, a patio door and painting of the windows shutters, fascia, soffits, and cladding.

Carried unanimously  
#20231002-008

## **12. Public Works**

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

Pro-Mayor Maria Torres reported that, on July 20, 2023, a pavement void was discovered on Sherbrooke near the Westminster intersection. This was the second void in the same area as the one in May. The area was immediately blocked off and a camera inspection was scheduled to get a better idea of the problem.

The camera passed into the sewer showed a long section of brick sewer that has no floor. The bottom of the sewer is missing/compromised, causing material to flow out. Another section of brick sewer has been compromised. The Public Works Department suspected that heavy rains have damaged the already fragile and old sewer. The void also appeared just after the heavy rains.

On July 28, the administration received a service offer from Manorex, a company specializing in underground infrastructure repairs in urban areas. Since this was an emergency situation, and as advised by the Interim Director General, the Mayor approved the awarding of this contract on July 29, in keeping with section 573.2 of the Cities and Towns Act.

Work began on August 21, 2023. Sherbrooke Street was closed from Westminster to Ballantyne, as it was the last time the work was carried out there. The work lasted six days, including asphalt repairs. Two hard layers of concrete were encountered that were very difficult to excavate.

The total amount invoiced for this contract is \$58,671.44 before taxes.

### **b) Rental of a bulldozer with operator**

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a rental contract for a bulldozer with operator for the winter seasons 2023-2024, 2024-2025 and 2025-2026;

WHEREAS five (5) tender documents were ordered by contractors;

WHEREAS three (3) tenders were received and evaluated;

THEREFORE:

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

- 1) That this rental contract be awarded to Transport Camille Dionne 1991 Inc., being the lowest conforming bidder, on the basis of a hourly rate of \$185.00 in 2023-2024, \$185.00 in 2024-2025, and \$185.00 in 2025-2026, excluding taxes in every case.
- 2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously  
#20231002-009

**c) Rental of a snow blower with operator and signaller**

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a rental contract for a snow blower with operator and signaller for the winter seasons 2023-2024, 2024-2025 and 2025-2026;

WHEREAS two (2) tender documents were ordered by contractors;

WHEREAS one (1) tender was received and evaluated;

THEREFORE:

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

- 1) That this rental contract be awarded to Entreprises Canbec Construction Inc., being the lowest conforming bidder, on the basis of a hourly rate of \$565.00 in 2023-2024, \$575.00 in 2024-2025, and \$585.00 in 2025-2026, excluding taxes in every case.
- 2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously  
#20231002-010

**d) Rental of two graders with operator**

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a rental contract for two graders with operator for the winter seasons 2023-2024, 2024-2025 and 2025-2026;

WHEREAS three (3) tender documents were ordered by contractors;

WHEREAS one (1) tender was received and evaluated;

THEREFORE:

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

- 1) That this rental contract be awarded to Dragon Construction Limitée, being the lowest conforming bidder, on the basis of a hourly rate for each unit of \$434.00 in 2023-2024, \$484.00 in 2024-2025, and \$534.00 in 2025-2026, excluding taxes in every case.
- 2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously  
#20231002-011

**e) Snow removal (Notre-Dame West)**

WHEREAS the Town issued a public call for tenders for the purpose of a snow removal contract on the section of Notre-Dame Street West which is in Montreal West, for the winter seasons 2023-2024, 2024-2025 and 2025-2026;

WHEREAS six (6) contractors ordered the tender document;

WHEREAS three (3) tenders were 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 monthly rate of \$9,776.00 in 2023-2024, \$10,168.00 in 2024-2025, and \$10,168.00 in 2025-2026, excluding taxes in every case.

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

Carried unanimously  
#20231002-012

**f) Supply of road salt**

WHEREAS the City of Montreal issued a public call for tender for the purpose of awarding a supply contract for road salt for the winter season 2023-2024;

WHEREAS this call for tender was conducted on behalf of the boroughs and all reconstituted municipalities, including the Town of Montreal West;

THEREFORE:

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

1) That this supply contract be awarded to Compass Minerals Canada Corp., being the lowest conforming bidder in the group of which the Town of Montreal West is a member, on the basis of a price of \$89.53 per metric ton including delivery costs (plus taxes).

2) That this expense be charged to budget code 02-330-00-629.

Carried unanimously  
#20231002-013

**13. Human Resources**

There was nothing under this item.

**14. Appointments**

**a) Pension Plan Committee**

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

1) To appoint the following people as representatives of the employer on the Pension Plan Committee of the Employees' Pension Plan for the Town of Montreal West:

- Councillor Colleen Feeney;
- Me Raffaele Di Stasio, Director General;
- Ms. Valentina Maria Todoran, Treasurer;
- Me Claude Gilbert, Town Clerk.

2) To repeal resolution #20221219-010 (2).

Carried unanimously  
#20231002-014

**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. 405-41 – By-Law Amending Traffic By-Law No. 405**

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. 405-41 entitled "By-Law Amending Traffic By-Law No. 405" be adopted.

Carried unanimously  
#20231002-015

**b) Adoption of By-Law No. 2023-006 – By-Law Amending By-Law No. 2007-005 Relating to Tariffs**

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

That By-Law No. 2023-006 entitled "By-Law Amending By-Law No. 2007-005 Relating to Tariffs" be adopted.

Carried unanimously  
#20231002-016

**c) Adoption of By-Law No. 2023-007 – By-Law Amending By-Law No. 2008-004 Concerning the Sanitation and Maintenance of Dwellings**

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 Elizabeth Ulin and resolved:

That By-Law No. 2023-007 entitled "By-Law Amending By-Law No. 2008-004 Concerning the Sanitation and Maintenance of Dwellings" be adopted.

Carried unanimously  
#20231002-017

**d) Adoption of By-Law No. 2023-008 – By-Law Amending Permit By-Law No. 2009-011**

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 Colleen Feeney and resolved:

That By-Law No. 2023-008 entitled "By-Law Amending Permit By-Law No. 2009-011" be adopted.



Carried unanimously  
#20231002-018

**e) Adoption of By-Law No. 2023-009 – By-Law Amending By-Law No. 2016-010 Concerning the Demolition of Immovables**

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

That By-Law No. 2023-009 entitled “By-Law Amending By-Law No. 2016-010 Concerning the Demolition of Immovables” be adopted.

Carried unanimously  
#20231002-019

**17. Second Public Question Period**

The Pro-Mayor announced the beginning of the Second Public Question Period at 9:40 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.

Socrates Fokas asked if it would be possible to know the names of the bidders who took part in the calls for tenders that ended up with the contracts awarded earlier tonight.

**18. Termination of the Meeting**

At 9:42 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20231002-020

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Maria Torres  
Pro-Mayor

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Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20231002*