

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

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

Minutes of the Regular Meeting of the Council of Montreal West held on November 27, 2023 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

Absent:	Councillor:	Ms. Lauren Small-Pennefather	Seat 1
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Also present: Ms. Raffaella Di Stasio, Director General  
Me Claude Gilbert, Town Clerk  
Ms. Sandra Sciangula, 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 Elizabeth Ulin and resolved:

That the Meeting be declared open.

Carried unanimously  
#20231127-001

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 Colleen Feeney and resolved:

To adopt the Agenda of the Regular Meeting of Monday, November 27, 2023 as presented.

Carried unanimously  
#20231127-002

**4. Approval of the Minutes**

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

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

- Regular Meeting of October 30, 2023;
- Special Meeting of November 2, 2023;
- Special Meeting of November 9, 2023.

Carried unanimously  
#20231127-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella reported that the demolition work is completed on the site of the old arena, pool, and chalet, and the contractor has started the formwork for the footings for the new complex. Then he addressed a comment made by a resident at the last Council meeting, who referred to him in a very derogatory manner, and he highlighted two points. First, by pointing out his weight in such a negative way, it can only be interpreted that the resident was trying to be insulting or hurtful. Secondly, although elected officials are more apt to control their emotions and try very hard not to lash out when they are attacked, especially on a personal level, that does not make it acceptable to attack them. Nor does it mean that the attacks, no matter who launches them and in what context, have no negative impact upon one's mental health. Whether nonsensical or true, they negatively affect a person in a major way. This has led many elected officials to step back or resign. And there is no way to try and justify that behaviour by anyone. To those people who witness such attacks and question his patience and tolerance for this level of abuse, the Mayor said he will not be bullied nor continue to stand by idly while being attacked, because there is never a reason to be disrespectful.

**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**

In the absence of Councillor Lauren Small-Pennefather, there was no report 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 8:20 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**

Complained that her civic address is not included in the local phonebook. Also asked for a street cleanup on hers.

**2. Juliette Lord, Nabil Naderi**

Wondered about the status of a replacement project of windows for their house.

**3. Daniel Boulerice**

Referred once again to a counting made by members of the Environmental Action Committee and summed up certain findings about the number of cyclists crossing Westminster and Sherbrooke at rush hours. Wanted to know what guidance the Town could get from the Agglomeration services to obtain a bike path in Montreal West.

**4. Kevin Alladin**

Given the fact that the Town Hall is only opened three days a week and that residents are encouraged to pay online, wondered why they need to reach out to get a receipt. Asked if it could be possible to automatically get a receipt on payment. Also asked for an update on the Easton condo project and complained that the contractor seems to be encroaching more and more on to Westminster.

**5. Gordon Mitchell**

Wondered about the status of the new condo project on the corner of Avon and Westminster. Also asked if the construction of the new recreation center and pool is on schedule.

**6. Stan Carny**

Asked why the Town allowed the flowering crab apple tree on its list of trees to be planted in front of houses. They look good in the spring when flowering but are one of the messiest trees around once they start dropping their fruit. Worse still, they are planted right in front of sewers.

**7. Adam Levy**

Wondered if the CP Holiday Train gathering and show around the train generate any revenue or incur any costs for the Town. Concerning Town Council Meetings Broadcast on YouTube, he noticed that there are ads playing on the Webcast, when not live. He asked if the Town could either deactivate the ads feature or find an alternative platform.

**8. Joanna Duy**

Regarding the Sports and Recreation Centre, asked the Town to re-post the FAQ section of the website for this project. Also wondered whether the Town has prepared a business plan to provide details for how the new Centre will generate revenue to offset the estimated \$600,000 increase in salaries that was projected for 2025.

**9. Harold Knowles**

Asked for some details of the sewer problem and road cave-in that occurred recently at Curzon and Strathearn. Wondered if it is indicative of a wider problem.

**10. Judy Kennedy**

Asked if Council is aware of the new stance that Côte Saint-Luc has taken on the issue of tempos by allowing them. Wondered if they could be too in Montreal West for those who do not have a garage and who are elderly. It could be a way of doing something concrete in the pursuit of making our town elderly friendly.

**11. Richard Grenier**

With respect to the on-going condo project on Avon, wondered if it could be possible to restrict the space used by the contractor on Westminster as there is sometimes not enough for a single car going north. Also to enforce the no parking rule on Brynmor south of Avon.

**12. Jonathan Plourde**

Asked the Town to consider setting up a winter dog run in Strathearn Park, close to Elizabeth Ballantyne School, for as long as the construction of the new arena is not finished. Also asked for an outdoor ice rink in the park.

**13. Paul Cicek**

Given that the Westminster railway crossing is still dangerous despite the train station redesign, asked if there is any plan to improve the safety of that intersection, like with customized traffic lights, additional signs or barriers.

**14. Linda Hammerschmid**

Considering the large number of dog owners and dogs in Montreal West, thought it would be great if a Santa photograph opportunity involving the dogs was arranged, the costs of which could be part of a fundraiser for any of the various programs the Town offers its residents. Asked if the Town would undertake to do this.

**15. Jennifer Melnick**

As there have been several emergency repairs this year for sink holes, water breaks and so on, wondered how much this emergency work has cost the tax payers this year, and if it was already allotted in the budget. Also asked what the plan is to avoid these costly infrastructure repairs in the future.

**16. Steven Szabo**

Asked if he could demolish his garage and rebuild a new one at the same place.

**17. Peter Cooney**

Asked a question about parking on Avon Road that was answered at previous meetings on June 27 and October 2.

**18. Brian Benedetti**

Asked if the Town will be providing any advice or guidance to the taxpaying citizens of Brock South as to the best way to proceed with recovery of losses incurred in the flood of July 14 not covered by insurance.

**19. Sonya Page**

Asked when Montreal West will be getting a bixi stand.

**20. Lynda Dickson**

Asked when the street sign for Brynmor Avenue will be replaced, knowing it was hit by a truck several months ago. Until it is replaced, since there is only a street sign for Westminster on the other side of Avon, that situation can be confusing for people.

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

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

**a) Agreement with Hydro-Québec (R.D. Paul Park)**

WHEREAS the Town of Montreal West is the owner of lot 1 292 370, on the East of which is located R.D. Paul Park;

WHEREAS Hydro-Québec owns a power line crossing this park and detains easement rights that allow it to restrict and control activities nearby the said power line;

WHEREAS to allow public access to and use of the park, the Town has requested Hydro-Québec to accept the installation of playground equipment;

WHEREAS Hydro-Québec has offered the Town to accept an agreement allowing the presence of this equipment and maintenance work of the park;

THEREFORE:

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

1) That the Town of Montreal West agree to the conditions of an agreement with Hydro-Québec entitled "Permission" (file number 1402-024/377284) authorizing the use of R.D. Paul Park to the ends mentioned in the preamble of this resolution.

2) That this agreement entail no costs for the Town and be in effect from July 15, 2023 to July 14, 2024, with an automatic renewal clause unless a thirty-day notice is given by Hydro-Québec prior to the end of this agreement or of any extension thereof.

3) That the Director General be authorized to sign it on behalf of the Town.

Carried unanimously  
#20231127-004

**10. Administration and finances**

**a) Approval of disbursements – October 28 to November 24, 2023**

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

That the list of accounts payable from October 28 to November 24, 2023, totaling \$636,938.61 be approved and paid as listed.

Carried unanimously  
#20231127-005

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

It was moved by Councillor Maria Torres, seconded by Councillor Elizabeth Ulin 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 2023.

Carried unanimously  
#20231127-006

**c) 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 Elizabeth Ulin, 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 5) 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 5) includes true completed expenses and reflects cost estimates for eligible works.

Carried unanimously  
#20231127-007

**d) Release of the balance from the contribution made by Montreal West to the guarantee fund used as collective deductible of reconstituted municipalities on the Island of Montreal for the general liability insurance contract of 2013-2014**

WHEREAS the Town of Montreal West is the holder of an insurance policy (DL009-00010) from Lloyd's covering the period from January 1, 2013 to January 1, 2014;

WHEREAS the said general liability insurance policy includes an individual deductible plus a share in a collective deductible funded by the contributions from the reconstituted municipalities of the Island of Montreal, as a guarantee fund in the amount of \$525,001;

WHEREAS the share paid by Montreal West amounted at the time to \$17,453 that is, 3.324% of the total;

WHEREAS all the claims declared to Lloyd's during the term of this policy have all been processed and the files are now closed;

WHEREAS there are no more costs to be entailed and supported by the Town as a result of such claims for the period from January 1, 2013 to January 1, 2014;

WHEREAS the Town requests the reimbursement of its share of the unused balance in the guarantee fund, the total of which amounts to \$15,193.17;

WHEREAS it is understood that the release of the guarantee fund shall terminate any obligations whatsoever of the insurer, except for claims that may involve the guarantee it offers in primary liability above the collective deductible;

WHEREAS

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

- 1) That the Union des municipalités du Québec be authorized to proceed with reimbursing the balance of the contributions made to the guarantee fund by the reconstituted municipalities of the Island of Montreal, in keeping with their respective shares, meaning an amount of \$505.08 for the Town of Montreal West.

- 2) That the Town of Montreal West undertake to notify the insurer of any facts or circumstances that may result in a claim as well as of any claim, no matter its importance, that may be received under the insurance policy that was effective in 2013.
- 3) That Lloyd's may then inquire or intervene as it shall see fit.
- 4) That the Town undertake to pay back its share of the balance in the event of a future claim affecting it that would fall under the guarantee fund that was effective in 2013.

Carried unanimously  
#20231127-008

## 11. **Urban Department**

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

It was moved by Councillor Maria Torres, 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 November 22, 2023.
- 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>
109 Strathearn N.	Replacement of ten windows;
11 Ballantyne S.	Replacement of thirteen windows, a patio door and painting of the windows shutters, fascia, soffits, and cladding.

- 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>
19 Banstead	Replacement of eighteen windows, the front door and transom, a patio door, a single door, the garage door as well as the vertical cladding, soffits, and fascia.

- 4) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

<b>Address</b>	<b>Project</b>
452-454 Westminster N.	Replacement of a balcony door and a window.

Carried unanimously  
#20231127-009

## 12. **Public Works**

There was nothing under this item.

## 13. **Human Resources**

### a) **Permanent appointment – maintenance and cleanliness attendant**

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

That Employee No. 900 be appointed permanent maintenance and cleanliness attendant (Class 3) as of November 27, 2023.

Carried unanimously  
#20231127-010

## 14. **Appointments**

### a) **Amendment to resolution #20220920-005**

WHEREAS a Committee on access to information and the protection of personal information was created by virtue of the resolution quoted in title;

WHEREAS the said resolution provides that this committee is made of four members, one of them being the Assistant Treasurer;

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

That paragraph 1 of the operative provisions of resolution #20220920-005 be amended by replacing "Assistant Treasurer" with "Treasurer".

Carried unanimously  
#20231127-011

**15. Deposit of Documents**

**a) Statements of pecuniary interests of Council Members**

Mayor Masella and Councillors Ulin, Feeney and 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 9:18 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.

Cynthia Nichols complained about various problems around her house, and made links with insurance, claim and tax issues.

**18. Termination of the Meeting**

At 9:20 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20231127-012

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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-20231127*