

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

**JANUARY 26, 2026**

**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on January 26, 2026 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Jonathan Cha	
	Councillors:	Ms. Lauren Small-Pennefather	Seat 1
		Ms. Martha Slocombe	Seat 2
		Mr. Nick Tassé	Seat 3
		Mr. Philippe Bergeron	Seat 4

Also present: Me Raffaella Di Stasio, Director General  
Me Claude Gilbert, Town Clerk  
Me Mathieu Poitevin, Assistant Town Clerk  
Ms. Elisabeth Roy, Communications Officer

Mayor Jonathan Cha acted as chairperson of the meeting.  
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

8 residents and visitors were in attendance.

**1. Opening of the Meeting**

It was moved by Councillor Martha Slocombe, seconded by Councillor Nick Tassé, and resolved:

That the Meeting be declared open.

Carried unanimously.  
#20260126-001

The Mayor called the Meeting to order at 8:01 p.m.

**2. Acknowledgement of Visitors**

There was nothing under this item.

**3. Adoption of the Agenda**

It was moved by Councillor Nick Tassé, seconded by Councillor Philippe Bergeron, and resolved:

To adopt the Agenda of the Regular meeting of Monday January 26, 2026 as presented

Carried unanimously  
#20260126-002

#### 4. **Approval of the Minutes**

It was moved by councillor Philippe Bergeron, seconded by councillor Lauren Small-Pennefather, and resolved:

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

- Regular Meeting of December 15, 2025;
- Special Meeting of January 22, 2026.

Carried unanimously  
#20260126-003

#### 5. **Correspondence**

##### **a) Ministère des Transports et de la Mobilité durable – Programme d'aide financière du Fonds de la sécurité routière (PAFFSR)**

On January 12, 2026, the Ministry notified the Director General that the Town's grant application under the PAFFSR for a reconfiguration project of the intersection of the level crossing at Westminster and Sherbrooke was denied.

#### 6. **Report of the Mayor**

The mayor Jonathan Cha reported on matters pertaining to Governance and urban Development and all other relevant topics.

The integral version of the Mayor's report is provided at the end of the present document.

#### 7. **Councillors' Reports**

##### **a) Seat Number 3**

Councillor Nick Tassé reported on matters pertaining to Asset management and economic development.

##### **b) Seat Number 4**

Councillor Philippe Bergeron reported on matters pertaining to Sustainable mobility and sports.

##### **c) Seat Number 1**

Councillor Lauren Small-Pennefather reported on matters pertaining to Finance and Bilingual status.

##### **d) Seat Number 2**

Councillor Martha Slocombe reported on matters pertaining to Ecological transition, urban planning and citizen participation.

#### 8. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:35 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. Ilan Rose**

Raises his concerns with the Council about the Town's communication during the power outage of the weekend of January 24<sup>th</sup> and 25<sup>th</sup>.

Asked for details about the conference in France that the mayor referred to in his report and wanted to understand if the Town paid for it.

**2. Michael Elie**

Inquires about the possibility of using Town Hall to support residents in the event of a future power outage.

Inquires about a study on the Avon/Milton/Ronald interchange.

**3. Louise Chenevert**

Provides council information regarding the future modernisation of the Hampton PowerStation.

Inquires about possibility of the Town could planning an information campaign in the next few months to raise awareness about the negative effects of fireplaces.

**4. Karen Donnelly**

Inquires about an information campaign regarding the ban on wood-burning fireplaces.

**5. Cynthia Nicols**

Inquires about the Citizen who passed away during the weekend.

Asked if the Town could give permission to different community groups to go door to door to bring back community spirit.

**6. Jennifer Melnick**

Inquires about the possibility of having a solar power system approved by PAC.

**7. Domenica Pulcini**

Inquires about when the stairs from Ronald to Courtney will be repaired and reopened.

**8. David Stewart**

Inquires about the state of disrepair of the home of one of his neighbors.

**9. Rachel Ricci**

Inquires about the possibility of increasing the amount of parking permits per household.

**10. Kate Shingler**

Inquires about the outdoor rink program in Montreal-West for this winter.

**11. Michael Elie**

Seeks updates from council on the demolition and building status of the U Haul Building.

Inquires about updates for residents of Ronald regarding the neighboring apartment complex.

**12. David Smocot**

Inquires about snow removal and possibility of implementing tools to improve snow removal in the town.

**13. Paul Kenton**

Asks question regarding severance pay for outgoing councillors.

Inquires about funds spent to date on the new recreation center.

**14. Sharon McCarry**

Inquires about councils plan for the John Simm's building moving forward.

**15. Kathryn Sherrard**

Seeks clarification on date which Milner will be re opened to two-way traffic.

**16. Maria Macheras**

Inquires about the new administrations action plan for snow removal

**17. Caroline Hanrahan**

Inquires about changes made by the new administration regarding snow removal

**18. Lisa Assaly**

Inquires about costs associated with phone directory and possibility of reminding citizens to update information found in the directory.

**19. Stan Carney**

Inquires about the total amount spent on subcontracting for tree services for the Town and where this information can be found in the budget.

**20. Joanna Duy**

Inquires about further improvements of Ainslie/Westminster intersection.

Inquires about the budgeted amounts for the evaluation of Phases 1 and 2.

**21. Brian Benedetti**

Inquires about the status of the litigation with Sajo regarding cost overruns and the total legal fees associated with this file.

**22. Robert Barnes**

Inquires about possibility of adding the missing ringette and broomball marking to the ice surface of recreation center.

Inquires about seasonal pool equipment for the new recreation center left outside during winter season.

**23. Judy Kennedy**

Inquires about plan for emergency shelter for Montreal-West residents.

Inquires about the possibility of using trash bags and recycling bags instead of the Town-approved bins.

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

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

**a) Advertising space rental contract (Recreation Center)**

WHEREAS it is standard practice in sports centers to monetize certain spaces by renting them for advertising purposes;

WHEREAS the Town deems it advisable to subcontract the task of finding sponsors and has invited two firms who submitted proposals to this end;

WHEREAS the object of such a contract is the supply of media space for publicity and promotional purposes;

WHEREAS this kind of business arrangement generates revenues instead of entailing an expenditure;

THEREFORE:

It was moved by Councillor Nick Tassé, seconded by Councillor Philippe Bergeron and resolved:

1) That the Town of Montreal West accept the terms of a contract with the selected firm, Le Groupe Imagi Communication Inc., in return for 50% of the media revenues generated by the rental of advertising spaces.

2) That the Director General, Me Raffaella Di Stasio, be authorized to sign this contract on behalf of the Town.

Carried unanimously  
#20260126-004

**b) Directive concerning the use of a language other than French**

WHEREAS the Town of Montreal-West, being a municipal body recognized under section 29.1 of the Charter of the French Language (RLRQ, chapter C-11), has developed a directive to replace that of the Minister dated May 24, 2023;

WHEREAS the purpose of this directive is to clarify situations that are not already provided for in sections 23 to 26 of the Charter, to authorize the use of a language other than French in certain cases not covered by the recognition granted under section 29.1, while respecting the applicable legislative and regulatory framework;

WHEREAS the Town must comply with the requirements of the Ministry of the French Language by identifying the exceptions permitted in such a directive;

THEREFORE:

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Martha Slocombe, and resolved:

That the directive concerning the use of a language other than the official language be adopted, in accordance with section 29.1 of the Charter.

Carried unanimously  
#20260126-005

**10. Administration and finances**

**a) Approval of disbursements – December 13, 2025 to January 23, 2026**

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Nick Tassé and resolved:

That the list of accounts payable from December 13, 2025 to January 23, 2026 totaling \$2,918,425.81 and payroll in the amount of \$439,839.61 (period 51 to 03) be approved and paid.

Carried unanimously  
#20260126-006

**b) Delegation of powers for the month of January 2026**

It was moved by councillor Nick Tassé, and seconded by councillor Philippe Bergeron, , 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 2026.

Carried Unanimously  
#20260126-007

**11. Urban Department**

**a) Site Planning Projects and Architectural Integration Programs (SPAIP) – January 21, 2026**

It was moved by Councillor Martha Slocombe, 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 January 21, 2026.
- 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>
223 Percival	Replacement of three windows
68 Banstead	Replacement of a window by a patio door and removal of a door on the rear facade

Carried unanimously  
#20260126-008

**b) Site Planning Projects and Architectural Integration Programs (SPAIP) – December 10, 2026**

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Martha Slocombe and resolved:

To approve with conditions under the SPAIP the following plans, in accordance with the recommendations of the PAC as outlined in the minutes of its meeting on December 10, 2025:

<b>Address</b>	<b>Project</b>
128 Strathearn North	Modification of the new two front windows following the conversion of the garage into habitable space

Carried unanimously  
#20260126-009

**c) Minor exemption request – 40 Westland**

*NOTE* Councillor Lauren Small-Pennefather 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 Martha Slocombe and resolved:

That the plans and request submitted to the December 10, 2025 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 the schedule of uses and standards in effect under sections 3.2.2 and paragraph 6 of section 4.1.10 of the Zoning By-Law, regarding the immovable located at 40 Westland in zone RA-10 to:

- Normalize the front setback of the main building which is of 3.20 metres, instead of the minimum 4.57 metres required in that zone, the consequence being to reduce this requirement by 1.37 metres.
- Normalize an encroachment of the front gallery, which is located at 3.20 metres from the property line, while the minimum front setback is of 4.57 metres in that zone, the consequence being to reduce this requirement by 1.37 metres.
- Normalize the combined lateral setback of the main building which is 3.44 metres instead of the minimum 4 metres required in that zone, the consequence being to reduce this requirement by 0.56 metre.

Carried unanimously  
#20260126-010

**d) Minor exemption request – 74 Wolseley North**

*NOTE* Councillor Lauren Small-Pennefather 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 Martha Slocombe, and seconded by councillor Lauren Small-Pennefather, and resolved:

To accept the plans submitted to the meeting of the Planning Advisory Committee held on November 26, 2025, in accordance with the provisions of By-Laws 2020-002 and G-18-0005, as well as the following requests for a minor exemption from the specifications grid applicable under section 3.2.2 and section 4.1.6 of the Zoning By-Law, with respect to the immovable located at 74 Wolseley North in zone RB-5:

- to normalize the distance between the detached garage and the main building, which is 1.2 metres instead of the required minimum of 2 metres, thereby reducing this standard by 0.8 metre.
- to normalize an encroachment of the front porch, which is located 4.3 metres from the property line, whereas the minimum front setback in this zone is 4.57 metres, thereby reducing this standard by 0.27 metre.

Carried unanimously  
#20260126-011

e) **Minor exemption request – 125 Percival**

*NOTE* Councillor Lauren Small-Pennefather 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 Martha Slocombe, seconded by Councillor Lauren Small-Pennefather and resolved:

That the plans and request submitted to the November 26, 2025 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 125 Percival in zone RB-3 to:

- Normalize the combined lateral setback of the main building which is 3.91 metres instead of the minimum 4 metres required in that zone, the consequence being to reduce this requirement by 0.09 metre.

Carried unanimously  
#20260126-012

12. **Public Works**

There was nothing under this item.

13. **Human Resources**

a) **Hiring – Recreation Coordinator**

It was moved by Councillor Philippe Bergeron, seconded by Councillor Nick Tassé and resolved:

That Ms. Isabella Poliziani be appointed to the permanent position of middle manager as Recreation Coordinator with a trial period starting January 6, 2026.

Carried unanimously  
#20260126-013

14. **Appointments**

a) **Councillor portfolios**

It was moved by Councillor Martha Slocombe, seconded by Councillor Nick Tassé and resolved:

- 1) That Mayor Jonathan Cha be entrusted with the responsibility of matters pertaining to Governance and urban development.
- 2) That Councillor Lauren Small-Pennefather be entrusted with the responsibility of matters pertaining to Finance and Bilingual status.
- 3) That Councillor Martha Slocombe be entrusted with the responsibility of matters pertaining to Ecological transition, urban planning and citizen participation.
- 4) That Councillor Nick Tassé be entrusted with the responsibility of matters pertaining to Asset management and economic development.

5) That Councillor Philippe Bergeron be entrusted with the responsibility of matters pertaining to Sustainable mobility and sports.

Carried unanimously  
#20260126-014

b) **Appointment of a representative to the Board of Directors of PME MTL Centre-Ouest**

WHEREAS PME MTL Centre-Ouest is an economic development organization whose mission is to support entrepreneurs in the boroughs of Ahuntsic-Cartierville and Saint-Laurent, and in the municipalities of Côte Saint-Luc, Hampstead, and Montreal-West;

WHEREAS representatives from the municipal sector within the relevant territory must be designated to sit on the Board of Directors of PME MTL Centre-Ouest;

THEREFORE:

It was moved by Councillor Philippe Bergeron, seconded by Councillor Martha Slocombe, and resolved:

That the Council of the Town of Montreal-West designate Mr. Nick Tassé, municipal councillor, as its representative on the Board of Directors of PME MTL Centre-Ouest.

Carried unanimously  
#20260126-015

c) **Planning Advisory Committee**

It was moved by Councillor Nick Tassé, seconded by Councillor Lauren Small-Pennefather and resolved:

That Councillor Martha Slocombe, being responsible Council member for urban planning, sit as a member by right of the PAC.

Carried unanimously  
#20260126-016

d) **Municipal Family Policy - Person Responsible for Family-Related Matters**

It was moved by Councillor Philippe Bergeron, seconded by Councillor Nick Tassé, and resolved:

That Councillor Martha Slocombe be appointed as the elected representative responsible for all matters related to the Municipal Family Policy ("Person Responsible for Family-Related Matters").

Carried unanimously  
#20260126-017

15. **Deposit of Documents**

There was nothing under this item.

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

a) **Adoption of By-Law No. 2026-002 – By-Law Authorizing a Loan of \$3,845,040 for the carrying out of repair work on road, sidewalks, aqueduct, sanitary and storm sewer on Courtney Drive between the dead end and Ballantyne Avenue South, and on the right of way of Ballantyne Avenue South between Courtney Drive and Ronald Drive**

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, including the fact that the expenditure it authorizes shall be borne by all the taxpayers of the municipality, and that the loan shall be reimbursed within twenty years;

THEREFORE:

It was moved by Councillor Nick Tassé, seconded by Councillor Lauren Small-Pennefather and resolved:

That By-Law No. 2026-002 entitled “By-Law Authorizing a Loan of \$3,845,040 for the carrying out of repair work on road, sidewalks, aqueduct, sanitary and storm sewer on Courtney Drive between the dead end and Ballantyne Avenue South, and on the right of way of Ballantyne Avenue South between Courtney Drive and Ronald Drive” be adopted.

Carried unanimously  
#20260126-018

b) **Adoption of By-Law n° 2026-003 – By-Law amending Contract Management By-Law No. 2019-004**

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 Philippe Bergeron, and resolved:

That By-Law No. 2026-003, entitled “By-Law amending Contract Management By-Law No. 2019-004,” be adopted.

Carried unanimously  
#20260126-019

c) **Adoption of By-Law No. 2026-004 – By-Law amending By-Law No. 2019-003 Establishing the Remuneration of Town Council Members**

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 Martha Slocombe, seconded by Councillor Lauren Small-Pennefather and resolved:

That By-Law No. 2026-004 entitled "By-Law amending By-Law No. 2019-003 Establishing the Remuneration of Town Council Members" be adopted.

Carried unanimously  
#20260126-020

**17. Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:36 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.

**1. Ilan Rose**

Raises the fact that the flags directly behind council are in the wrong order.

**2. Harold Knowles**

Inquiries about the estimated price for the reconstruction work to be done on Courtney.

**3. Louise Chenevert**

Inquires about a follow-up from public works for a previous water leak at her residence.

**4. William Ekhof**

Provides council with information regarding the proper ordering of the flags directly behind council.

**18. Termination of the meeting**

At 9:46 p.m., no other questions being asked,

It was moved by Councillor Philippe Bergeron, and seconded by councillor Martha Slocombe, and resolved:

That the meeting be terminated

Carried Unanimously.  
#20260126-021

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Jonathan Cha  
Mayor

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Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20260126*

## Mayor's report for January 2026

I would like to begin by commending the resilience of the residents of the town's north end affected by the power outage that began Saturday morning and lasted approximately 30 hours during the coldest weekend of winter. More than 25,000 residents of the Island of Montreal and the surrounding area were without power, particularly those in Côte Saint-Luc and Notre-Dame-de-Grâce. Hydro-Québec predicted that the outages would be resolved by the end of Saturday, but unfortunately, this was not the case. Throughout the day, the Town of Montreal West remained in contact with its partners and the Montreal Island Emergency Measures Coordination Centre to ensure the health and safety of residents. A shelter run by the Red Cross was made available to residents, and we patrolled the area throughout the night. We opened Town Hall and welcomed residents all day Sunday and provided a shuttle service to the centre. The Fire Department also visited all addresses without power on Sunday to ensure everyone's well-being. I thank all the residents and businesses who offered their help to those affected, especially Natty from the 1923 barbershop; these kind gestures demonstrate the community's solidarity. Thank you to all employees who were involved over the weekend.

We have also listened carefully to the comments from residents and will take note of them to improve our communication with residents during these types of events, review our emergency plans with our partners, and clearly explain the procedures to follow in these situations. On a sadder note, we learned early yesterday evening, during door-to-door checks as part of a civil security plan, of the death of one of our citizens. I am deeply saddened by this news. Our thoughts are with her, and we offer our sincerest condolences to her family. At this time, the circumstances of her death are unknown; the coroner will conduct an investigation.

On a more positive note, and despite some issues with the ice surface that have forced us to postpone its use for a few days, we are gradually opening our sports and recreation center. Montreal West now boasts a major facility of which we can be proud. This contemporary, spacious, and bright building is an investment in the future of the community that will benefit all residents. The commitment and financial support of the community were crucial in making this project a reality. I warmly thank all those who contributed to this project, including former mayor Beny Masella and council, and the fundraising committee, with whom I had the opportunity to preview the center. More details on the programming and the center's opening will follow.

Last week, the council adopted its 2026 budget and three-year capital works expenditures. This first budget, which reflects the concerns of its residents, keeps tax increases to a minimum, promotes resilience by investing in road infrastructure reconstruction, focuses on sustainable mobility through improvements to the level crossing, the implementation of bike-sharing programs, and sidewalk repairs, renews the vehicle fleet to improve day-to-day operations, and initiates discussions on the revitalization of Westminster Avenue. It is a responsible budget that respects our limited financial resources while investing in the future of our community.

In the past month, I have had several political meetings. Those with the mayor of the Côte-des-Neiges-Notre-Dame-de-Grâce borough, Stéphanie Valenzuela and David Tordjman, mayor of Côte Saint-Luc, allowed us to address various issues that have been raised by several citizens, including traffic and safety issues on Westminster Avenue, speeding issues on Westover Avenue, the extension of Cavendish Boulevard, the frequency of bus line 162, possible connections with local cycling networks, the implementation of Bixi stations including one in front of the train station and the reopening of the discussion on a connection of West Broadway Avenue beyond the railway tracks.

Further meetings with Désirée McGraw, Member of the National Assembly, and Anna Gainey, Member of Parliament for NDG-Westmount, initiated discussions on the state of infrastructure, the revitalization of Westminster Avenue, adaptation to climate change, urban densification through housing construction, and grant programs to support these projects. A meeting with EXO reiterated the importance of completing the work on the south fence along Platform 1, updating signage, and

opening the universal accessibility ramp between Platform 3 and Sherbrooke Street. A meeting with PME-MTL also led to the initiation of support and funding for the revitalization of Westminster Avenue. Finally, I was invited to participate virtually in an international discussion on democracy and local governance by the Cité du Design in Saint-Étienne, France.

The new council encourages citizen participation and announces the implementation of several channels for dialogue to promote inclusive citizen voices. Here are the main participatory mechanisms that allow citizens and elected officials to meet and collectively build a better community.

**Municipal councils:** on Monday evenings at 8:00 p.m., once a month at the town hall, we welcome citizens' questions in a formal setting, whether in person or online, giving priority to questions related to the council's agenda items and matters of general interest.

**Exchanges with the council:** Approximately once a month, we offer an informal dialogue with several members of the town council in a public space within the town. We will welcome citizens' questions in person on personal matters of concern. These exchanges will take place on alternate Wednesday mornings, Wednesday evenings, and Saturday mornings in various parts of the town, according to a schedule that will be made public.

**Specialized committees:** Citizen committees on strategic topics will be created to contribute to achieving the Town's priorities. Citizens will be able to apply and meet together 4 to 10 times a year to collectively make recommendations to council. The committees will be chaired by an elected official.

**Information sessions:** Occasionally, information sessions will be organized to inform citizens about local issues, procedures, or development projects in the early stages of the process. These sessions will allow citizens to ask questions and the Town to provide information and explanations on the topic at hand.

**Focus groups:** On occasion and by invitation, a group of people will meet to obtain the opinions, ideas and needs of a target audience on a specific topic.

**Opinion polls:** occasionally, an opinion poll will be used to gather public opinion on specific topics or projects.

**Public consultations:** When there are changes to the urban plan and its regulations, such as changes of use, during development projects or the creation of strategic documents, public consultation activities open to the entire population will be organized to gather your input, ideas, needs and desires to enrich collective thinking and collectively build the territorial vision.

The committee descriptions will be presented at the next town council meeting on February 23. Interested citizens can express their interest between February 24 and March 20. The composition of the committees will be adopted at the town council meeting on March 30, and their work can begin in early April.

This concludes my report for January.