

MINUTES
REGULAR COUNCIL MEETING

FEBRUARY 23, 2026
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on February 23, 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 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.

15 residents and visitors were in attendance.

1. Opening of the Meeting

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

That the meeting be declared open.

Carried unanimously.
#20260223-001

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, and seconded by Councillor Martha Slocombe, and resolved:

To adopt the Agenda of the Regular meeting of Monday February 23, 2026 as amended below:

- by replacing the title of point 13 a) with the following: **Permanent Appointment – Motorized Equipment Operator ‘A’.**

Carried unanimously.
#20260223-002

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 January 26 2026;
- Special Meeting of February 9 2026.

Carried unanimously.
#20260223-003

5. Correspondence

a) City of Côte Saint-Luc – resolution (support for a free Iran and to the Iranian diaspora)

On February 19, 2026, the Assistant City Clerk forwarded a resolution adopted on February 16 by the City Council, by which it stood in solidarity with the Iranian people in their pursuit of freedom, dignity, and a society governed by the rule of law.

6. Report of the Mayor

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

7. Councillors' Reports

a) Seat Number 4

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

b) Seat Number 1

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

c) Seat Number 2

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

d) Seat Number 3

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

8. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:22 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.

I. Edna Milbrent

Questions the ongoing process regarding safety measures at the intersection where a student was hit, and the reasons for delays in implementing permanent changes.

She also asks for the planned timeline for the implementation of the improvements.

II. Joanna Duy

Thanks Mayor Cha for his presence at the meeting the previous weekend regarding the addition of an extra stop sign.

Questions the immediate measures the Town can implement (road markings, speed bumps, flashing lights, additional stop signs) and the possibility of reducing the number of lanes at that location.

III. Karen Christensen

Questions the short-term actions planned before the end of winter and the possibility of increased presence of Public Security Officers (PSO) during peak hours.

IV. Jason Milbrent

Mentions that he himself, in the past, almost hit a child at this intersection despite making a full stop. Suggests installing a flashing light above the crosswalk to better attract drivers' attention.

V. Hannah Beattie

Highlights that even though she supports the presence of a crossing guard during peak hours, this does not resolve the situation during off-peak hours. She asks why the single-lane section could not be extended from Milner to Ainslie.

She asks whether the Town would consider creating a safe route between Coffee and the school (RWA) (bike path, road markings, etc.).

VI. Jessica Houde Woytiuk

Thanks the partners she collaborated with to improve the safety of the intersection.

Asks whether Public Security Officers could be assigned to this intersection on a rotating basis, rather than being limited to elementary schools.

VII. Louise Chenevert

Asks questions regarding the minutes of the last council meeting, particularly about the absence of recorded responses. She asks whether this represents a change in practice with the new Council. She also

Expressed concern regarding the inaccuracies in the questions documented in the minutes of the previous Council meeting. Notes that the mayor's report appears at the end of the minutes and asks where the Councillors' reports are.

Inquires about a project that existed a few years ago concerning housing and available rental units in the Town.

VIII. Mike Elie

Requests a detailed plan showing the actual condition of the vehicles (odometer, mechanical condition, etc.), not just their age.

Asks whether the Town can reassess its actual need for trucks and consider less costly options.

IX. Mark Lehberg

Questions the reinstatement of daytime parking on Nelson Street, the reasons for the delay, and the difference in treatment compared to Bedbrook.

X. Farah Issa

Questions the use of the Town Hall balcony and requests that it be reserved for official flags (Canada, Québec, Montréal West).

XI. Cynthia Koomas

Questions the application of the bulky-waste curbside-deposit policy and the lack of response from Public Works.

XII. Valmar Kurol

Questions how often the crosswalks on Westminster are repainted to ensure their visibility and safety.

XIII. Isabelle Valois

Questions the Town's responsibility regarding the removal of a wasp nest in a municipal tree in front of a residence and the follow-up to her request.

XIV. Luis Souhami

Questions the Town's plans to improve the condition of paved streets.

XV. Richard Dourian

Questions the installation of a "no parking" window on Rugby to allow street sweeping.

XVI. Janice Hamilton

Questions a possible closure of the Community Centre and the measures for relocating activities and small classes.

XVII. Michaella Étienne and Andrea Letko

Question structural and permanent interventions to improve pedestrian safety at the Broughton and Ainslie crosswalks on Westminster, as well as long-term solutions to secure Westminster intersections outside of the hours when a crossing guard is present (after 4 p.m., summer, etc.).

XVIII. Glen Cowan

Questions measures to secure the Milner/Westminster intersection, including adding “no left turn” signs and clearing obstacles that impede pedestrian visibility.

XIX. Tagrid Akl

Questions the adoption of a strategic plan for native pollinator gardens in order to increase biodiversity and reduce maintenance costs.

XX. Arvind Ramanathan

Questions the causes of mortality of planted trees (Triangle Park, Easton), the measures to avoid this in the future, and the replacement of lost trees.

XXI. Paul Kenton

Questions, on the one hand, the publication of the annual list of infrastructure priorities and, on the other hand, the actual influence of the Town and governmental criteria in this ranking.

XXII. Laura Waugh

Questions the consistency of parking prohibitions during snow-removal operations and why North Westminster imposes different restrictions requiring daily vehicle relocations.

XXIII. Steven Mohn and Eric Reiter

Question the possibility of repaving Ainslie (in sections if necessary) with pipe replacement, as well as a possible contribution from Royal West Academy.

XXIV. Stan Carney

Questions improvements to the visual appearance of the reception desk at Town Hall and the compliance of the flag-display protocol behind Council.

XXV. Andréanne Labbé

Questions the possibility of offering three or four instalments for property taxes, as in other municipalities.

Questions the planned steps to try to reduce the agglomeration quota.

The First Question Period ended at 9:36 p.m.

9. Contracts and Town Clerk's Office

a) Earth Hour 2026

WHEREAS the “Earth Hour” is a yearly international event sponsored by the World Wildlife Fund;

WHEREAS this event is intended to increase public awareness of the importance of saving energy to fight climate change;

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

1) That the Town of Montreal West agree to turn off all nonessential lighting for one (1) hour on Saturday, March 28, 2026 starting at 8:30 p.m.

- 2) That all residents of Montreal West be encouraged to join this event in the same way.
- 3) That the Town of Montreal West invite all Montreal Island municipalities to take part in the Earth Hour 2026.

Carried unanimously.
#20260223-004

b) Mandate to the Union of Quebec Municipalities (UMQ) – Insurance Grouping for the Protection of Elected Officials and Senior Administrators and for Criminal Liability in Occupational Health and Safety

WHEREAS under section 29.9.1 of the Cities and Towns Act, the Town of Montréal West may participate in an insurance grouping with the UMQ;

WHEREAS the Town wishes to join the UMQ's joint insurance grouping, as a participating municipality, for the acquisition of insurance covering protection of the reputation of elected officials and senior administrators against defamation, harassment and hate speech, and insurance for criminal liability in occupational health and safety matters;

WHEREAS the period covered by the insurance contract resulting from the Insurance Grouping is from March 31, 2026 to March 30, 2031;

WHEREAS the UMQ acts as agent for the Insurance Grouping, in particular for the preparation of documentation, the notice-of-intent publication procedure, the awarding of the insurance contract and its renewal, where applicable;

WHEREAS the Town, as a participating municipality in the Insurance Grouping, undertakes to purchase its insurance from the selected bidder, in accordance with applicable laws, and to provide the information required for this purpose;

WHEREAS the protections and conditions related to the insurance will be set out in insurance policies or certificates issued in the name of each participating municipality;

WHEREAS the Town remains responsible for paying its premiums and fees, including administrative fees payable to the UMQ;

WHEREAS although the UMQ, as awarding authority, takes reasonable precautions with respect to the present agreement, each member party of the grouping undertakes to settle on its own any dispute that may arise from or in connection with the present agreement, including disputes between it and the insurer or the insurer's broker;

WHEREAS subject to applicable legal provisions, a municipality may subsequently join the grouping, withdraw from it or be expelled in accordance with the terms established by the Insurance Grouping;

THEREFORE:

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

1. That the Town agree to join the UMQ insurance grouping, as a participating municipality, for the purpose of awarding an insurance contract for the protection of the reputation of elected officials and senior administrators against defamation, harassment and hate speech, and for criminal liability insurance in health and safety matters, for the period from March 31, 2026 to March 30, 2031.
2. That the Town mandate the UMQ to act as agent for the insurance grouping, in particular to prepare and publish a notice of intent, to award the insurance contract, and to administer it, including its renewal.

3. That the Mayor and the Town Clerk be authorized to sign, for and on behalf of the municipality, any document, form, contract or any other document required in connection with the insurance grouping, in order to give full effect to this resolution.

Carried unanimously.
#20260223-005

10. Administration and finances

a) Approval of disbursements – January 24 to February 20, 2026

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

That the list of accounts payable from January 24 to February 20, 2026 totaling \$1,309,864.97 and payroll in the amount of \$255,903.52 (period 51 to 3) be approved and paid.

Carried unanimously
#20260223-006

b) Delegation of powers for the month of February 2026

It was moved by Councillor Martha Slocombe, 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 February 2026.

Carried unanimously.
#20260223-007

c) Grants 2026

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

That the Town of Montreal West award the following grants for the year 2026:

• Montreal West Children's Library	\$91,000.00
• Montreal West Public Library (MPWL)	110,829.00
• Town's Contribution to payment of MPWL rent	53,528.78
• The Informer	27,000.00
• Community Services Council	5,000.00
• Dr. Robert Drummond (Roots and Remembrance)	250.00

Carried unanimously.
#20260223-008

d) Request for Financial Assistance – Gasoline Excise Tax

WHEREAS the Town has reviewed the Guide concerning the terms for payment of the government contribution under the Quebec Water and Community Infrastructure Transfer Program (TECQ) for the years 2024 to 2028;

WHEREAS the Town must comply with the terms of this guide that apply to it in order to receive the government contribution that was confirmed to it in a letter from the Minister of Municipal Affairs and Housing;

THEREFORE:

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

1. That the Town of Montréal-West commit to complying with the applicable terms of the guide mentioned in the preamble.
2. That the Town agree to be solely responsible and to release the Government of Canada and the Government of Quebec, as well as their ministers, senior officials, employees and agents, from all liability for claims, demands, losses, damages and costs of any kind based on personal injury, death, property damage or loss of property attributable to a deliberate or negligent act arising directly or indirectly from investments made using the financial assistance obtained under the TECQ 2024-2028 program.

3. That the Town approve the content of, and authorize the sending to the Ministry of Municipal Affairs and Housing of, the work program attached to this resolution (file 1266047 – version number 1) and all other documents required by the Ministry in order to receive the government contribution that was confirmed in a letter from the Minister of Municipal Affairs and Housing.
4. That the Town commit to submitting an annual update of its work program during the period from October 1 to February 15 inclusive.
5. That the Town commit to carrying out the autonomous investments required of it for all five years of the program.
6. That the Town commit to informing the Ministry of Municipal Affairs and Housing of any modification that will be made to the work program approved by this resolution.

Carried unanimously.
#20260223-009

11. Urban Department

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

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

- 1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on February 18, 2026.
- 2) To approve as presented under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
2 Rennie	Replacement of six windows;
12 Campbell	Replacement of three windows and the front door;
458 Brock N.	Replacement of two windows;
223 Strathearn N.	Condemning a rear door and replacement of a side window by a new patio door;
2 Brynmor	Replacement of a door;
64 Strathearn N.	Replacement of nine windows.

- 3) To approve with conditions under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
26-28 Westminster N.	Installation of commercial signs;
74 Wolseley N.	Renovation of the ground floor rear extension with modifications to openings and replacement of a side window;
63-65 Northview	Replacement of front and rear masonry walls and windowsills;

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

Address	Project
128 Strathearn N.	Two storey extension on the side of the house.

- 5) To postpone the review of the following plans, as requested by the permit applicant.

Address	Project
251 Percival	Reconstruction of the front porch, front stairs and railings.

Carried unanimously.
#20260223-010

12. Public Works

a) Awarding of contract – transitional road layout work at the level crossing

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a contract for transitional road layout work at the level crossing at Westminster and Sherbrooke;

WHEREAS four (4) tender documents were ordered by contractors;

WHEREAS two (2) bids were received and evaluated;

WHEREAS the engineering firm WSP analyzed the tenders, evaluated their conformity and recommended that the contract be awarded to the lowest conforming bidder;

WHEREAS it is advisable to carry out this work for the purpose of increasing traffic and pedestrian safety on the main street of Montreal West;

THEREFORE:

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

- 1) That the contract for transitional road layout work at the level crossing be awarded to the lowest conforming bidder, Uniroc Construction Inc., based on a price of \$78,250.20 (excluding taxes).
- 2) That this expense be charged to the unallocated surplus.
- 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.
#20260223-011

b) Supply Contract – Three Vehicles

WHEREAS this contract may be awarded following a call for tenders carried out through the Québec government's procurement service, in accordance with section 573.3.2 of the Cities and Towns Act;

THEREFORE:

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

- 1) That the purchase of the following vehicles (2026 model year) under purchase order numbers 11461, 11462 and 11463 be approved and processed by the Government Acquisitions Center, in accordance with the provisions of call for tenders 2025-8106-50-01 (plus taxes):
 - Ford F-150 XL Super Crew for a price of \$55,988.00 (DGA 475)
 - Ford F-250 for a price of \$58,085.00 (DGA 435)
 - Ford E-Transit for a price of \$70,591.00 (DGA 296)

That the Assistant Director of Public Works, Mr. Allen Idle, be authorized to sign the documents required for the order, delivery and registration.

That this expenditure be charged to the working fund.

Carried Unanimously.
#20260223-012

13. Human Resources

a) Permanent Appointment – Motorized Equipment Operator “A”

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

That employee number 994 be appointed as Motorized Equipment Operator “A” (Class 12) on a permanent basis in the Public Works Department, effective March 2, 2026.

Carried Unanimously.
#20260223-013

b) Amendment to Resolution #20250929-019 (2026 conferences – managers)

WHEREAS Council, by virtue of Resolution #20250929-019, authorized Town managers to attend conferences for purposes of professional development;

THEREFORE:

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

That Council authorize the Treasurer to attend the congress of the Corporation des officiers municipaux agréés du Québec in Trois-Rivières from May 20 to May 22.

Carried Unanimously.
#20260223-014

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

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

- 1) That Councillor Lauren Small-Pennefather be appointed Pro-Mayor for the months of April, May, June and July 2026.
- 2) That Councillor Lauren Small-Pennefather be designated to replace Mayor Jonathan Cha 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 April 1, 2026.

Carried unanimously.
#20260223-015

b) Pension Plan Committee

It was moved by Councillor Martha Slocombe, seconded by Councillor Philippe Bergeron 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 Lauren Small-Pennefather;
- Me Raffaele Di Stasio, Director General;
- Ms. Valentina Maria Todoran, Treasurer;
- Me Claude Gilbert, Town Clerk.

2) To repeal resolution #20231002-014.

Carried unanimously.
#20260223-016

15. Deposit of Documents

There was nothing under this item.

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

a) Notice of Motion and Tabling of a Draft By-law to Amend Traffic By-law No. 405

Mayor Cha gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-law Amending Traffic By-law No. 405."

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

b) Notice of Motion and Deposit of Draft By-Law for a By-Law amending By-Law No. 2020-007 Consolidating the By-Law Concerning Employees' Pension Plan for the Town of Montreal West

Mayor Cha gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending By-Law No. 2020-007 Consolidating the By-Law Concerning Employees' Pension Plan for the Town of Montreal West".

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

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:47 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.

No questions were raised in the room, and no questions were submitted online.

18. Levée de la séance

At 9:48 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.
#20260223-017

Jonathan Cha
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20260223*