

MINUTES
REGULAR COUNCIL MEETING

APRIL 28, 2025
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on April 28, 2025 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:		Ms. Lauren Small-Pennefather	Seat 1
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Also present: Me Raffaele Di Stasio, Director General
Me Claude Gilbert, Town Clerk
Ms. Elisabeth Roy, Communications Officer

Mayor Beny Masella acted as chairperson of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Ten (10) residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
#20250428-001

The Mayor called the Meeting to order at 8:05 p.m.

2. Acknowledgement of Visitors

There was nothing under this item.

3. Adoption of the Agenda

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

To adopt the Agenda of the Regular Meeting of Monday, April 28, 2025 as presented.

Carried unanimously
#20250428-002

4. Approval of the Minutes

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

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

- Regular Meeting of March 24, 2025;
- Special Meeting of April 9, 2025;
- Special Meeting of April 17, 2025.

Carried unanimously
#20250428-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella made no report.

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 8:24 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. Kathy Faludi

Asked if there is a by-law restricting use of home security cameras. Also complained that many residents use RD Paul Park as a dog park and asked if a no-dog allowed sign could be put up. Asked if a traffic study on Garden was ever done.

2. Joanna Duy

Was informed by a parent that a group of students at Royal West Academy were almost hit by a car travelling south at Ainslie and Westminster after leaving school. Noted that the Royal West Governing Board has requested that the Town provide a Public Security Officer (PSO) to serve as a crossing guard at Ainslie for peak crossing times. Asked if this is feasible. Also asked if there is a timeline for when the school zone signage that was removed during Easton construction might be replaced along the east side of Westminster between Avon and Ainslie.

3. Michael Elie

Noting that the Bellevue apartments' final phase is nearly complete, complained that many of its residents illegally use Brock South to access them. Said he was told that the Bellevue complex developers would see to it that cars are able to enter and exit their garages by Sainte Anne de Bellevue Boulevard. Asked if the Town can help. Also asked if the Courtney stairs will be repaired.

4. Karen Christensen

Talked about an increase in dangerous driving, people being more impatient since construction started and there is more traffic. Asked if PSO could patrol specific areas because they look like cop cars and that may slow down people. Also asked when the banned left turn from Sherbrooke is going to happen.

5. Daniel Boulerice

Noted that in this year's budget, money was allocated for a study of where in the Town future bike lanes would be placed and what added measures were necessary to ensure cyclist safety. Having referred Council to Velo Quebec's bike lane study expert, asked for a follow up on this file.

6. Tony Ciamberlano

Asked for an update on the opening of the new Community Centre.

7. Louis Brinkmeier

Said that the road signage on Sherbrooke between Westminster and West Broadway is not optimal for residents nearby. There is congestion on Ballantyne north at peak times on weekdays. Asked if the Town could take measures to alleviate these inconveniences.

8. Maria Di Claudio

Asked when the street sweeper will start. Thought it was April 1, but it has not happened in her area yet.

9. Harold Knowles

Asked why the rules for the burning of solid fuels were changed, and if these changes include charcoal barbecues. Also complained that drivers turn in his driveway at the dead end of Percival hitting the fence, car, garden, even the fire hydrant. So he put a self-standing "no parking" sign on the sidewalk to prevent this, but he was given a warning ticket by a PSO that this was a by-law violation. Asked if there is another solution.

10. Kevin Dhucque

Said that he received no answer from the Town Clerk after two requests. Asked for a follow up. Noted that more and more people wander the streets at night, or in parks close to children. Asked if there are measures being taken to ensure the safety of families.

11. Jennifer Melnick

Noted that the Town put on been several rewilding events to encourage residents to naturalize their properties, but it seems that these recommendations are not taken by the Town itself. It should stop mowing and blowing, plant native wildflowers on boulevards or green areas and consider modernizing the look of Town Hall plantings.

12. Cynthia Koomas

Said that the Quebec and Canadian flags were not hung on the 400 block of Westminster last year. Asked the Town to confirm that the flags will be flying over the hump this year.

13. Alexandre Langevin

Concerned by the worsening state of roads and sidewalks. Pointed out different situations and asked for immediate and concrete plans to properly repair dangerous roads and sidewalks.

14. Ian Robinson

As it has been confirmed by Mayor Valerie Plante that, in 2019, the City of Montreal gave up \$800 million in Federal Funds owed to the metropolis in return for promises of future equivalent funding from Quebec, while the Provincial Government in the last budget reneged on the deal, he asked if Borough Mayors were aware of the 2019 deal and if so, if they opposed it. Also asked if they are prepared to demand that the City of Montreal take legal action to recover these funds.

15. Serge Bouharevich

Asked that the Town hold accountable the owner of an extremely unsightly and dangerous building, which is just 50 meters away from a school. Also said that the corner of Westminster and Northview should have an assigned brigadier for the children who come from Montreal West and beyond go to their school in a safe and proper manner.

The First Question Period ended at 9:04 p.m.

9. Contracts and Town Clerk's Office

There was nothing under this item.

10. Administration and finances

a) Approval of disbursements – March 22 to April 25, 2025

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

That the list of accounts payable from March 22 to April 25, 2025 totaling \$3,578,796.50 and payroll in the amount of \$236,589.37 (period 9 to 12) be approved and paid.

Carried unanimously
#20250428-004

11. Urban Department

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

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

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on April 23, 2025.

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
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6 Ronald	Replacement of two main doors and transoms above.
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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
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28 Crestwood 415-419 Smart	Replacement of main entrance landing in pavers; Replacement of twenty windows, six doors, two patio doors and the garage door.
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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:

Address	Project
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8101 Montreal-Toronto	Demolition of the existing building and construction of a new building and installation of commercial signs;
344 Brock N.	Replacement of cladding and soffits as well as a window.

Carried unanimously
#20250428-005

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 Maria Torres and resolved:

That Mr. Mathew Ni be appointed permanent blue collar (Class 3) as of April 28, 2025.

Carried unanimously
#20250428-006

14. Appointments

There was nothing under this item.

15. Deposit of Documents

There was nothing under this item.

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 9:06 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.

Michael Elie inquired about the rebuilding of the U-Haul at 8101 Montreal-Toronto Boulevard.

18. Termination of the Meeting

At 9:10 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20250428-007

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20250428*