

MINUTES
SPECIAL COUNCIL MEETING

JUNE 12, 2025
5:00 p.m.

Minutes of the Special Meeting of the Council of Montreal West held on June 12, 2025 at the Town Hall located at 50 Westminster Avenue South.

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

Also present:	Director General:	Me Raffaella Di Stasio
	Town Clerk:	Me Claude Gilbert

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

There were no residents in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
20250612-001

The Mayor called the Meeting to order at 5:12 p.m.

2. Adoption of the Agenda

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

To adopt the Agenda of the Special Meeting of Thursday, June 12, 2025 as presented.:

Carried unanimously
20250612-002

3. Site Planning Projects and Architectural Integration Programs (SPAIP)

It was moved by Councillor Maria Torres, 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 June 4, 2024.

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
75-77 Roxton	Replacement of three windows;
164 Northview	Replacement of one window;
16 Campbell	Installation of a greenhouse in the backyard;
55 Easton	Replacement of seventeen windows, four patio doors, a regular door, the front door and the garage door as well as the replacement of the decking, railings and columns on the rear balconies, and removal of the railings above the garage door;
305 Ballantyne N.	Reparging of the main stairs and landing and installation of a railing on the existing main stair walls;
220 Ballantyne N.	Installation of a garden shed in the backyard;
226 Percival	Replacement of the roofing shingles, gutters and painting of the roof trims, fascia and soffits.

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
263 Percival 49 Westminster N.	Replacement of fourteen windows and two doors; Installation of a commercial sign on the façade of the building, removal of the awning and perpendicular sign.

Carried unanimously
20250612-003

4. Replacement contract of electrical connection – extra costs

WHEREAS Corrado Entrepreneur général (9480-0265 Quebec Inc.) was awarded the contract for replacement work of the electrical entry at the Town Hall by virtue of Resolution #20250127-011;

WHEREAS seven modification requests to this contract have been filed mostly due to unforeseen conditions that are alleged to entail extra costs;

WHEREAS these requests have been processed between the contractor, the work supervisor and the Assistant Director of Public Works;

WHEREAS two requests have been administratively approved, and one was withdrawn;

WHEREAS the extent of the work required for the other three requests is understood while the claimed amounts are known but remain to be settled;

WHEREAS the last request involving an amount for extra mobilization costs due to delayed parts of the work also remains to be settled;

THEREFORE:

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

1) That the Town of Montreal West agree to necessary work modifications and accept to pay the contractor a maximum total amount of \$76,823.82 including taxes, subject to approval by the Assistant Director of Public Works.

2) That this expense be charged to the unallocated surplus.

Carried unanimously
20250612-004

5. Public Question Period

The Mayor noted the beginning of the Public Question Period at 5:17 p.m.

6. Termination of the Meeting

At 5:18 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20250612-005

Beny Masella
Mayor

Claude Gilbert
Town Clerk