

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

**DECEMBER 15, 2025**

**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on December 15, 2025 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  
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.

Seventeen (17) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20251215-001

The Mayor called the Meeting to order at 8:02 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, December 15, 2025 odified as follows:

- by adding item 9b): **Opposition to Québec Bill 2 in Support of Québec Physicians and Medical Professionals;**
- by adding item 12a): **Provisional acceptance of sports and recreation center.**

Carried unanimously  
# 20251215-002

**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 November 10, 2025;
- Special Meeting of November 27, 2025;
- Special Meeting of December 4, 2025.

Carried unanimously  
# 20251215-003

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

Mayor Cha noted that Council members took much time in the last month to complete their integration. To this end they met with all Department Heads, several employees, visited Town buildings and facilities, and worked on the preparation of the next budget. The Mayor participated in several community events. He also met with the fourteen other mayors who are in the Association of Suburban Municipalities, the Mayor of Montreal and the members of the City's executive committee and attended a sitting of the Agglomeration Council. He personally invited the Mayor of Montreal to visit Montreal West. Mayor Cha was designated to represent the suburban municipalities on the Council of the Communauté métropolitaine de Montréal. Finally, he mentioned that the attribution of portfolios among Council members has been decided.

7. **Councillors' Reports**

a) **Seat Number 2**

Councillor Martha Slocombe commented various files.

b) **Seat Number 3**

Councillor Nick Tassé commented various files.

c) **Seat Number 4**

Councillor Philippe Bergeron commented various files.

d) **Seat Number 1**

Councillor Lauren Small-Pennefather commented various files.

8. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:30 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. Nick Giannias and Eileen O'Reilly**

Regarding the construction fencing at Milner and Westminster, asked if it could be possible to have the company remove the advertisement and screening on the fencing, so that drivers at the stop sign on Milner can see pedestrians approaching the cross walk.

**2. Christine Grandjean**

Asked if the Town has control measures to prevent rat infestation. Said that there are residents who leave their garbage containers at curbside after collection time.

**3. Louis Brinkmeier**

Asked what recourse a resident can exercise in case of a noise nuisance which is a by-law infraction and is still impacting one's quality of life, when enforcement in court takes too much time.

**4. Luigi Torchia**

Raised an issue about a property on his street which is not well maintained, where garbage is left at curbside and work might be getting done without a permit.

**5. Julien Feldman**

As an English Montreal School Board Commissioner, said he would like to see a much closer relationship between the Town and the Board. Added that something must be done concerning pedestrian safety around Royal West Academy and more specifically at the crosswalk on Westminster.

**6. Michael Elie**

Said there seems to be a lack of clarity about what one can or cannot do to comply with urban planning by-laws, given the conditions that the PAC imposes in permit files.

**7. Cynthia Nichols**

Asked the new Council to realize what people went through for almost two decades, and for a follow up on a request for access to information she made at an earlier meeting.

**8. Harold Knowles**

Asked when the Town will be getting bids for the proposed changes to the Sherbrooke/Westminster intersection and train crossing.

**9. Andra Syvanen and Jennifer Melnick**

Asked the Public Works Department to prioritize Ronald Drive in its snow clearing activities. It seems like the South of the Town is always left to the end of any snow clearing campaign.

**10. Donna McLaughlin**

Said that there are no streetlights on Ballantyne South below Avon, other than very dim or burnt out, while most streets have been upgraded to brighter lighting with new lampposts.

**11. Asher Waldman**

Asked if Council has discussed when Brock North would be repaved from Curzon to Fielding.

**12. Daniel Kremmel**

Said that for the last six months there seems to be an odour emanating from the sewer system in Montreal West. For example, around Strathearn Park as well as other streets in the neighbourhood. Asked if other residents have remarked it.

**13. Richard Lussier**

Asked for a by-law traffic amendment that would reserve parking on a section of Hudson near Edinburgh School for permit holders.

**14. Christine Rivard**

Asked if the new Council has discussed the topic of increased transparency on PAC process, including a clear set of guidelines, especially around allowed colours and materials, and when can residents expect an update, so they can resubmit or challenge applications that we previously denied.

**15. Ellen Moore, Sylvia Gervais and Jim Mullaly**

Asked when the Town will we be able to use a substitute for salt on roads and sidewalks. Other municipalities such as Westmount have found substitutes. It could be a mix of salt and gravel.

**16. Norbert Bedoucha**

Reiterated like he did last month that the precarious state of the Town's finances, witnessed in his view by recurring requests for grants and subsidies, warrant a forensic audit and not just the regular audit that comes every year.

**17. Joanna Duy**

Recalled that in the fall of 2024 a student from Royal West was hit by a car at the intersection of Ainslie and Westminster, and how this accident led to the drafting of a province-wide petition to have secondary schools eligible for a crossing guard. Encouraged residents to search for the petition on the National Assembly website and consider signing it.

**18. Colin Brodhead**

Asked if there are plans to add curb extensions at Nelson and Westminster, given the new arena opening.

**19. Sylvia Gervais**

Said that community gardens would be greatly appreciated.

**20. Michael Elie**

Wanted a more detailed explanation of the white-collar agreement mentioned over the summer online, particularly the pilot project about 4.5 days a week. Asked how and where one can get access to the detailed expenditures on salaries and personal expenses. Also asked why the Town does not post important changes to zoning and by-law changes in the Montreal West Informer which all citizens receive.

**21. Antonietta Pulcini**

Asked for an update on the U-Haul project. Residents on Ronald are concerned about the noise level increase, as well as their views being obstructed, which will be completely blocked with a 6 story building. Invited the Mayor to come visit them.

**22. Anne Lynch**

Asked if portfolios have been assigned to the councillors yet

**23. Erik Ross**

Asked if there is a clear mission for the PAC, if its members know this mission, where the powers were given, and finally if there is any talk of reducing these powers and increasing visibility and accountability.

**24. Joanne Bayly**

Now that the Town has banned gas-powered leaf blowers, asked if it would consider banning gas-powered lawn mowers.

**25. Susan Elgie**

Noted that with new snow it becomes difficult to see the crosswalks on Westminster. Asked the Town to install larger signs just to indicate the presence of the crosswalk to drivers.

**26. Marisa Cesari**

Asked if the Town could setup a resident group/forum to discuss common issues/recommendations.

**27. Stan Carny**

Said that snow removal operation took too much time before reaching his neighborhood.

The First Question Period ended at 9:29 p.m.

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

**a) Amendment to the memorandum of understanding with the Civic Recreation Association (CRA)**

WHEREAS the Town agreed to the terms of a memorandum of understanding (MOU) with the CRA, in accordance with Resolution #20250929-007, to govern the CRA's use of the recreational and sports facilities managed by the Town;

WHEREAS both parties have reached a further agreement on financial terms concerning a rebate on ice rental rates:

WHEREAS this will result in the addition of a paragraph in article 6 of the MOU;

THEREFORE:

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

1) That the Town accept to give the CRA a rebate on ice rental rates, as follows:

High season Prime Time: discount of 51.5%  
Low season Prime Time: discount of 34.6%

2) That an amendment to the MOU adding a paragraph to this effect be drafted.

3) That the Mayor be authorized to sign this agreement on behalf of the Town.

Carried unanimously  
#20251215-004

**b) Opposition to Québec Bill 2 in Support of Québec Physicians and Medical Professionals**

WHEREAS the National Assembly of Québec passed Bill 2, An Act mainly to establish collective responsibility with respect to improvement of access to medical services and to ensure continuity of provision of those services (S.Q. 2025, Chapter 25) on October 25, 2025;

WHEREAS Bill 2 was adopted under a closure procedure, thereby limiting parliamentary debate and meaningful consultation with physicians, their representative organizations, and independent medical federations;

WHEREAS significant concerns have been raised by Québec physicians and medical organizations that Bill 2 imposes unrealistic performance targets, threatens the quality and continuity of patient care, and introduces punitive measures affecting physicians, their professional associations, and academic medical institutions;

WHEREAS Petition No. 11807, calling for the immediate repeal of Bill 2, has officially garnered 66,121 signatures before the National Assembly of Québec, demonstrating substantial public and professional opposition;

WHEREAS public demonstrations have occurred, including a rally on November 9, 2025, attended by more than 12,000 doctors, medical students, and supporters at Montréal's Bell Centre, demanding suspension of Bill 2;

WHEREAS certain amendments have been introduced, including the postponement of the implementation of changes to physicians' remuneration models until February 28, 2026, but these amendments do not address the fundamental concerns raised by the medical community;

WHEREAS numerous medical clinics across Québec have announced closures or service reductions following the adoption of Bill 2;

WHEREAS there are no medical clinics located within the jurisdiction of the Town of Montreal West, but many physicians reside in the Town and contribute significantly to the health and well-being of the broader Québec population;

WHEREAS the short- and long-term effects of the adoption of Bill 2, will have far reaching consequences to the overall healthcare of Montreal West residents;

THEREFORE:

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

- 1) That the Town of Montréal West formally oppose Québec Bill 2 and call for its complete repeal, in line with the demands of Petition No. 11807.
- 2) That the Town express its support for and stand in solidarity with Québec physicians, medical professionals and medical students in their efforts to preserve high-quality, accessible, and sustainable health care.
- 3) That a copy of this resolution be transmitted by the Town Clerk to the:
  - Premier of Québec, François Legault;
  - Minister of Health and Social Services, Christian Dubé;
  - Member of the National Assembly for Notre Dame de Grace, Desiree McGraw;
  - Member of Parliament for Westmount-Notre Dame de Grace, Anna Gainey.

Carried unanimously  
#20251215-005

## **10. Administration and finances**

### **a) Approval of disbursements – November 8 to December 12, 2025**

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

That the list of accounts payable from November 8 to December 12, 2025 totaling \$1,390,986.87 and payroll in the amount of \$383,455.80 (periods 46 to 50) be approved and paid.

Carried unanimously  
#20251215-006

### **b) Delegation of powers for the month of December 2025**

It was moved by Councillor Nick Tassé, 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 December 2025.

Carried unanimously  
#20251215-007

### **c) Amendment to Resolution # 20250929-011 (sound system financing)**

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

That the resolution quoted in title concerning the purchase of a sound system for the recreation center be amended by replacing budget code 02-920-70-725 with 55-911-00-000.

Carried unanimously

#20251215-008

**d) Full reimbursement of a loan balance at the end of its term**

WHEREAS THE Town contracted a long-term loan to finance by-laws numbers 2010-003, 2015-002 (TECQ #966047) and 2015-002;

WHEREAS the ending term of this loan is March 2, 2026;

WHEREAS at that time, the loan balance will be \$764,700;

WHEREAS the Town wishes to reimburse this loan at the end of its term, instead of refinancing it;

THEREFORE:

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

- 1) That the preamble of this resolution be an integral part thereof.
- 2) That the Town of Montreal West, through the unallocated surplus, reimburse the full balance of the current loan contracted under by-laws numbers 2010-003, 2015-002 (TECQ #966047) and 2015-002 at the end of its term.

Carried unanimously.  
#20251215-009

**e) Payment schedule of Council members' remuneration**

WHEREAS the Act Respecting the Remuneration of Elected Municipal Officers (C.Q.L.R., chapter T-11.001) stipulates the powers of municipal councils pertaining to the remuneration of their members;

WHEREAS section 24 of the Act provides that the remuneration and expense allowance are paid by the municipality according to the terms and conditions determined by resolution of the council;

WHEREAS Council wishes to modify the current modalities by deciding that they will be paid on a semi-monthly instead of monthly basis;

THEREFORE:

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

That the remuneration and expense allowance of Council members be paid in twenty-six equal and consecutive instalments, every other week.

Carried unanimously.  
#20251215-010

**11. Urban Department**

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

It was moved by Councillor Lauren Small-Pennefather, 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 December 10, 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:

<b>Address</b>	<b>Project</b>
353 Brock N.	Replacement of a side door

- 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>
353 Brock N.	Replacement of twenty-two exterior windows as well as

the proposal of a new cladding for the rear extension

4) To defer the examination of the following plans to the next regular meeting of this Council, as requested by the permit applicant:

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

Carried unanimously  
#20251215-011

**12. Travaux publics**

**a) Provisional acceptance of sports and recreation center**

WHEREAS the construction work of the new sports and recreation center are substantially completed;

THEREFORE:

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

- 1) That the Director General, Me Raffaella Di Stasio, be authorized to sign on behalf of the Town any required document for the provisional acceptance of the work with reservations.
- 2) That the acceptance of the work with reservations be effective according to its terms, once the documents will have been signed by all concerned parties.

Carried unanimously.  
#20251215-012

**13. Human Resources**

There was nothing under this item.

**14. Appointments**

There was nothing under this item.

**15. Deposit of Documents**

**a) Register of gifts received by Council Members**

An excerpt of the register of gifts, marks of hospitality and benefits received by Council members, in excess of a value of \$200 each, was filed. No such benefits were entered on the register.

**b) Annual report on drinking water – Ministry of Municipal Affairs and Housing**

This document, which the Town is required to submit to the Ministry of Municipal Affairs and Housing, and was approved by the said Ministry, was tabled with Council.

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

**a) Adoption of By-Law No. 2025-003 – By-Law enacting a Code of Ethics and Good Conduct for Elected Municipal Officers and replacing By-Law No. 2022-002**

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, and the only change from the draft has been the addition of a section concerning interference;

THEREFORE:

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

That By-Law No. 2025-003 entitled "By-Law enacting a Code of Ethics and Good Conduct for Elected Municipal Officers and replacing By-Law No. 2022-002" be adopted.

Carried unanimously  
#20251215-013

**b) Notice of Motion and Deposit of a Draft By-Law Concerning Taxes of the Town of Montreal West for the Fiscal Year 2026**

Mayor Cha gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Concerning Taxes of the Town of Montreal West for the Fiscal Year 2026".

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

**c) Notice of Motion and Deposit of Draft 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**

Mayor Cha gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "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".

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

**d) Notice of Motion and Deposit of a Draft By-Law amending Contract Management By-Law No. 2019-004**

Mayor Cha gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending Contract Management By-Law No. 2019-004".

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

**e) Notice of Motion and Deposit of a Draft By-Law amending By-Law No. 2019-003 Establishing the Remuneration of Town Council Members**

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. 2019-003 Establishing the Remuneration of Town Council Members".

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 9:41 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.

Julien Feldman asked if anyone remembered a master plan for Westminster 10 years ago and how it may be connected with Council's intentions as of now.

Michael Elie asked if the work covered in the draft loan by-law would mean that the stairs between Courtney and Ronald will be usable again.

Cynthia Nichols said she remembers when the master plan for Westminster was talked about years ago and it did not go through.

**18. Termination of the Meeting**

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

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

That the Meeting be terminated.

Carried unanimously  
#20251215-014

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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-20251215*