

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

**MAY 25 2026**  
**8:00PM**

Minutes of the Regular Meeting of the Council of Montreal West held on May 25, 2026 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Monsieur Jonathan Cha	
	Councillors:	Madame Lauren Small-Pennefather	Seat 1
		Madame Martha Slocombe	Seat 2
		Monsieur Nicholas Tassé	Seat 3
		Monsieur Philippe Bergeron	Seat 4

Also present:     Maître Claude Gilbert, Greffier  
                  Maître Mathieu Poitevin, Assistant-Greffier  
                  Madame Elisabeth Roy, Responsable des communications

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

10 residents and visitors were in attendance.

**1.     Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
# 20260525-001

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

**2.     Acknowledgement of Visitors**

**a)    Montréal Police Service (neighbourhood police station 9)**

At the invitation of Mr. Mayor, Commander Mathieu Fournier-Landry presented the most recent data relating to public safety in the area served by neighbourhood police station 9.

**3.     Adoption of the Agenda**

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

To adopt the Agenda of the Regular Meeting of Monday May 25 2026 as presented.

Carried unanimously  
# 20260525-002

**4.     Approval of the Minutes**

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

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

- Regular Meeting of March 27 2026;
- Special Meeting of May 13 2026.

Carried unanimously  
# 20260525-003

**5.     Correspondence**

There was nothing under this item.

**6.     Report of the Mayor**

Mayor Jonathan Cha reported on matters pertaining to Governance, Urban Development and other topics

**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 8:38 p.m.

Residents in attendance were invited to ask the Mayor and Councillor's questions concerning matters of general interest. Questions submitted in advance were also taken.

**1. Colin Brodhead**

Following the BIXI survey, wishes to know how long the pilot project lasts and what will happen after it ends?

Feels there are not enough BIXI stations near Montreal West to use them for errands and short trips.

**2. Harold Knowles**

Question regarding the City's tree policy, requests an exception to the replanting policy.

Asked how to proceed to have a by-law reviewed?

**3. Lior Kidouchim**

Complaint regarding vehicles left for long periods on Rugby and Sheraton. Asks Council to consider adding new signage and alternating parking.

**4. Joanna Duy**

Asked whether Council has the Ainslie/Westminster report and whether it is being reviewed?

Does Council have any thoughts regarding the idea of a red-light camera at Avon/Westminster?

**5. Louise Chenevert**

Is concerned about the CPKC clean-up that will take place in a few days.

Wants to know when Council will accept her offer to do an on-site visit with her?

**6. Cynthia Nichols**

What is the cost ratio between an overpass and an underpass at West Broadway?

And what are the impacts of such a project on the surrounding land?

**7. Colin Brodhead**

Asked whether there were discussions about the Cavendish extension during Council's visit on Westminster with external partners a few weeks ago?

**8. Scott Miller**

Has the Town made progress in repurposing the temporary construction parking area next to the municipal services building, preferably for outdoor pickleball courts?

**9. Caroline Hanrahan**

Could you tell us when we can expect much-needed pothole repairs?  
Those on Parkside between Ballantyne and Brock are so bad that you have to drive on the wrong side of the road.

**10. Donna McLaughlin**

How can we know if our main water lines are copper and not lead?  
Is there a registry or a list?

**11. Michael Mackey**

Garbage and recycling collection trucks pass twice on Montreal West streets, why can they not collect in a single pass?

**12. Nick Giannias**

In the summer of 2025, my garbage bin was returned without a lid, how can I get a replacement garbage bin?

**13. Cyrille Vittecoq**

Will the City repave Ainslie Street between Westminster and Campbell?

Also, the lights and pedestrian crossing at the corner of Easton and Westminster between City Hall and the Easton building need to be adjusted.

**14. Tim Huppler**

When will the potholes be filled and when will the road markings, especially crosswalks, be painted?

**15. Aubri Marchand**

What is the plan regarding paid access to the recreation center and pool for non-residents? What method of residency verification will be used?

**16. Domenica Pulcini**

Ronald Park requires maintenance: both gates do not close properly and must be replaced; the walkway from the sidewalk to the interior of the park is dirt, always muddy, and requires stones or paving; there should be 2 picnic tables, not only one, and both tables should be replaced with new sturdy tables.

**17. Michael Elie**

Can the City explain how the plan for the repair and reconstruction of the stairs between Ronald and Courtney was not established before construction on Courtney began?

**18. Susan Elgie**

With the surprising announcement of the closure of Budning's, one wonders what the best steps are for the Town. Is there a way to convince Proxim or another independent pharmacy to take over?

Will the Town have a say in the plans for the relocation of the post office?

The First Question Period ended at 9:14 p.m.

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

There was nothing under this item.

**10. Administration and finances**

**a) Approval of disbursements – February 21 to March 27, 2026**

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Nicholas Tassé and resolved: That the list of accounts payable from April 25 to May 22, 2026, totaling 857,633.79\$ and payroll in the amount of \$313,443.76 (period 17 to 20) be approved and paid.

Carried Unanimously  
# 20260525-004

**b) Delegation of powers for the months of April and May 2026**

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

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the months of April and May 2026.

Carried Unanimously  
# 20260525-005

**11. Urban department**

**a) Site Planning Projects and Architectural Integration Programs (SPAIP) – May 20, 2026**

It was moved by Councillor Martha Slocombe, and 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 May 20 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:

<b>Adress</b>	<b>Project</b>
7 Fairfield	Replacement of the garage door.
135-137 Northview	Replacement of the main door.
137 Percival	Replacement of front door and transom.
107 Brock N.	Replacement of roof cladding.

- 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:

<b>Adress</b>	<b>Project</b>
26-28 Westminster N.	Proposal of new masonry for the extension of the building, Belden Brick (Concord Blend, Modular).

- 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:

<b>Adress</b>	<b>Project</b>
26-28 Westminster N.	Application of a film over 4 windows on the side of the building.
107 Brock N.	Replacement of the soffits, fascia and gutters.

- 5) To defer the examination of the following plans submitted to this meeting, notwithstanding the recommendations of the PAC as outlined in the minutes:

<b>Adress</b>	<b>Project</b>
26-28 Westminster N.	Proposal of new masonry for the extension of the building, Canada Brick (Riverdale Smooth, Red)
68 Ballantyne N.	Replacement of cladding, three windows and a door by two windows and a patio door on the lower-level rear extension.

Carried Unanimously  
# 20260525-006

**12. Public Works**

**a) Contract Award – Sidewalk repairs**

WHEREAS the Town of Montreal West issued a public call for tenders for sidewalk repairs;

WHEREAS the specifications published on April 28, 2026 were amended by two addenda forming an integral part thereof;

WHEREAS seven tender documents were ordered and five submissions were received;

WHEREAS these submissions were evaluated to verify their compliance with the administrative and technical requirements of the specifications;

WHEREAS Section II, Article 3.0 of the specifications (Notice to Tenderers) provides that the unit prices submitted shall serve as the basis for calculating the quantities actually performed, the quantities set out in the tender form being subject to change;

WHEREAS Section V, Article 3.0 of the specifications (Awarding of the Contract) allows the Town to withdraw certain work provided for in the tender form, with reference to the list of sidewalk sections to be reconstructed pursuant to Section VI, Article 10 (General Technical Clauses), while maintaining the unit prices submitted;

WHEREAS article 10 of Section VI was replaced by Addendum 2;

THEREFORE:

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

- 1) That the contract for sidewalk repairs be awarded to the contractor Cojalac Inc., being the lowest compliant tenderer, at the price of \$236,915.00 (before taxes) based on a unit price of \$338.45 for an estimated quantity of 700 square metres.
- 2) That this expenditure be charged to budget item 55-991-00-000.
- 3) That the Mayor and the Town Clerk be authorized to sign any contractual document required for the purposes of this resolution.

Carried Unanimously  
# 20260525-007

### **13. Human resources**

#### **a) Employment offer – Agreement regarding the transition and gradual assumption of the duties of Town Clerk**

WHEREAS the Town wishes to ensure a smooth transition of the duties of the Town Clerk, the position currently held by Me Claude Gilbert, in view of his retirement;

WHEREAS Me Claude Gilbert is preparing to retire at the end of the year, after nearly 20 years of service;

WHEREAS Council wishes to express its sincere gratitude to him for his commitment and contribution;

WHEREAS Council also wishes to highlight the importance of this transition period with Me Mathieu Poitevin;

WHEREAS Me Mathieu Poitevin has been employed since May 1, 2025 and has been identified as the successor to the position of Town Clerk for the Town of Montreal West;

WHEREAS the employee is called upon to progressively assume the duties relating to the management of the Clerk's Office of the Town of Montreal West;

WHEREAS this agreement provides, in particular, for a transition period extending from April 27, 2026 to January 26, 2027, as well as a salary progression mechanism related to the evolution of the responsibilities assumed;

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

- 1) THAT the agreement entered into with Me Mathieu Poitevin regarding the transition and gradual assumption of the duties of Town Clerk be approved, in accordance with the terms of the offer accepted on May 19, 2026;
- 2) THAT the provisions of the working conditions agreement for management and administrative executives apply as of April 27, 2026, with the exception of Section 2, Salary Policy, since a salary agreement specific to this offer applies to this agreement and shall prevail.

Carried Unanimously.  
# 20260525-008

### **14. Nominations**

#### **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 Martha Slocombe, seconded by Councillor Nicholas Tassé and resolved:

- 1) That Councillor Lauren Small-Pennefather be appointed Pro-Mayor for the months of August, September, October and November 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 August 1, 2026.

Carried unanimously.  
# 20260525-009

**15. Deposit of Documents**

**a) Training Certificate – Ethics and Professional Conduct in Municipal Matters**

A certificate was filed confirming that Mayor Jonathan Cha, Councillors Lauren Small-Pennefather and Martha Slocombe, as well as Councillors Nicholas Tassé and Philippe Bergeron, completed, within the time prescribed by the Act respecting ethics and professional conduct in municipal matters (RLRQ, c. E-15.1.0.1), the mandatory training on ethics in municipal matters.

**b) Citizen Petition – Parking By-law**

A letter accompanied by a citizen petition containing 12 signatures was received on May 13 concerning parking regulations, particularly with respect to vehicles parked for extended periods on Rugby Place.

**c) Citizen Petition – Nighttime nuisances related to events at the Montreal West Presbyterian Church**

A letter accompanied by a citizen petition was received on May 19, 2026 concerning nighttime nuisances related to events held at the Montreal West Presbyterian Church. The petition contains nine signatures from citizens residing near the church.

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

**a) Adoption of By-Law No. 405-43 – By-Law Amending Traffic By-Law No. 405**

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 Philippe Bergeron, seconded by Councillor Martha Slocombe and resolved:

That By-Law No. 405-43 entitled “By-Law Amending Traffic By-Law No. 405” be adopted.

Carried Unanimously  
# 20260525-010

**17. Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:24 p.m.

**1. Louise Chenevert**

Raises a question about the taxibus mentioned in the Mayor’s report and suggests instead increasing the number of 162 Westminster buses.

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.

**18. Termination of the Meeting**

At 9:28 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
# 20260525-011

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Jonathan Cha  
Maire

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Claude Gilbert  
Greffier

The annexes mentioned above are deposited in the municipal archives in File Archives-20260525