

MINUTES
REGULAR COUNCIL MEETING

JUNE 29, 2026
8 :00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on June 29, 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

Absent: _____

Also present: Me Raffaele Di Stasio, Director General
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.

8 residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously.
20260629-001

The Mayor declares the meeting open 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 Martha Slocombe, seconded by Councillor Nicholas Tassé and resolved:

To adopt the agenda for the ordinary meeting of June 29, 2026, as presented.

Carried unanimously.
20260629-002

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 May 25, 2026;
- Special Meeting June 10, 2026.

Carried unanimously.
20260629-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Jonathan Cha reported on activities related to governance, urban development, and other matters.

a) Mayor's report on the financial situation of the Town

In accordance with Article 105.2.2 of the Cities and Towns Act, Mayor Cha presented a report on the highlights of the financial report and the auditor's report.

b) Publication of the Mayor's report

WHEREAS the section 105.2.2 of the Cities and Towns Act requires the mayor's report on the financial situation of the Town to be disseminated within the municipality in the manner determined by the council;

THEREFORE:

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

That the Mayor's report on the Town's financial situation be published on The Informer newspaper's website and on the Town's website.

Carried unanimously.
#20260629-004

7. Councillor's Reports

a) Seat No. 4

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

b) Seat No. 1

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

c) Seat No. 2

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

d) Seat No. 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 8:38 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. Stan Carny

Believes that Council dismissed the issue of a dangerous tree encroaching on his building.

Expressed difficulties with the current policies of Town Council. He also physically filed a signed statement with the Town Clerk.

2. Andrew Lakemaiter

He would like the Town to adopt a by-law making the consumption of legal drugs in public spaces illegal.

3. Mark Leigberg

Pleased to note that the resolution concerning the parking changes on Nelson was adopted. Asked for clarification regarding the seasonal restriction.

4. Julie Waters

What support is offered to residents affected by weather events (flooding, heat waves, power outages), particularly for those who are not comfortable using a smartphone?

5. Francis Opolko

The potholes on Wolseley N. and Brock N. are extreme. When will the Town publish the list of planned street repair dates?

6. Sean Coleman

Parking near the new arena is insufficient, which is particularly concerning for the winter. Are there plans to add parking for players coming from outside the Town?

7. James Broden

Will the Town continue repaving streets after the end of the work on Courtney, and can the priority list of streets be viewed?

8. Kevin Dhuicque

The new pool is beautiful, but the family area has only 2 parasols, which creates crowding. Could 1 or 2 additional parasols be installed?

9. Scott Miller

Could Council consider extending the painted crosswalk at Strathearn/Ainsley to the end of the Paula Cordeau Park path, to improve pedestrian safety and calm traffic?

10. Rebecca Vanderelst

There is a lot of garbage and mattresses on the vacant lot on Strathearn near Milner. When will it be cleaned up, and can offenders be penalized?

11. Suzanne Csik

How many trees have been cut down on Town-owned land over the past 3 years compared with how many have been replanted? Does the Town have a replanting plan?

12. Andy Malolepszy

Could the Town website (recreation and day camp sections) be better organized and easier to navigate?

13. Cynthia Koomas

The Quebec and Canadian flags have not been displayed on Westminster north of the hump for two years, while they are displayed to the south. When will they be displayed again?

14. Susan Gottman

With the many new take-out restaurants on Westminster, what is the plan for waste management?

15. Robert Barnes

The rink surface is already deteriorating near the Zamboni door, probably because of dirt picked up by the tires outside. What alternatives can be put in place to prevent this deterioration?

16. Marian Lennon

When will the orange cones at George Booth Park, which have been there for months, be removed?

17. Paul Kenton

How many times per year can the Town impose a fine on a resident for the same by-law offence?

Is the million dollars provided for in the 2027 capital budget to reconfigure the Avon/Ronald/Milton intersection really necessary?

18. Mark Johnson

Are there any plans to correct the deplorable condition of the Ainslie surface?
Filling potholes at random is no longer enough.

19. Karen Donnelly

Removing the stop sign on Westminster at Broughton (northbound) is dangerous for cyclists who need it to cross the railway tracks safely. Please reconsider this decision.

20. Katherine Lund

When is regular road maintenance carried out? The crumbling curbs on Fairfield Crescent require inexpensive patching now to avoid costly repairs later. Is this work done in-house or subcontracted?

21. Brigitte Rivard

Rats were filmed in the alley behind the food businesses on Westminster (east side, between Milner and Curzon). How will this problem be addressed?

The First Question Period ended at 9:07 p.m.

a) Contract management by-law – annual report

In accordance with the seventh paragraph of Article 573.3.1.2 of the Cities and Towns Act, a report has been filed summarizing the key points regarding the application of the municipal by-law on contract management in 2025.

b) Management Agreement – BIXI Montréal

WHEREAS the BIXI Montréal provides bike-share system management services to various cities and entities in the province of Quebec;

WHEREAS the Town of Montreal West wishes to acquire and make available a bike-sharing system, within its territory through the addition of three (3) stations;

WHEREAS the Town wishes to entrust the management of said system within the Town territory to BIXI Montréal, and that BIXI Montréal is prepared to undertake such management in accordance with the terms and conditions set out in the proposed;

WHEREAS the proposed agreement sets out, in particular, the respective obligations of the parties, the sharing of operating costs, and the arrangements for the procurement of tangible goods, all for a term ending on December 31, 2028;

WHEREAS the Town assumes the cost of construction and installation of the infrastructure for the power supply points connecting the electric charging stations to the electricity supply network;

WHEREAS the draft management agreement was presented to the members of the council, who reviewed it;

THEREFORE,

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

- 1) To approve the draft management agreement to be entered into between the Town of Montreal West and BIXI Montréal regarding the management of a bike-sharing system within the Town's territory;
- 2) To authorize the Director General to finalize the agreement with BIXI Montréal and to agree to any ancillary modifications that do not substantially alter its scope or the Town's financial obligations;
- 3) To authorize the Mayor to sign the said management agreement for and on behalf of the Town of Montreal West;
- 4) To designate the Director General as the Towns representative as per the terms of the agreement, and to designate her as the person responsible for the administrative follow-up resulting from its implementation;
- 5) That the investment costs be financed from the Town's unallocated surplus;
- 6) That the recurring costs of the agreement be financed from the operating budget, GL account 02-350-00-419.

Carried unanimously.
20260629-005

c) Amendment – Lease Agreement café Terrone

WHEREAS the Parties entered into a lease agreement on October 28, 2024, authorized by Town Council Resolution No. 20241028-003, for the rental of commercial premises located at 220-A Bedbrook Avenue, Montreal West, for the purpose of operating a café-restaurant;

WHEREAS the articles 6.5, 6.6, and 6.7 of the Lease provide for the provision of the Lessee, for its exclusive use, of a parking space adjoining the Leased Premises;

WHEREAS, on April 10, 2026, the Lessee proposed to the Lessor an adjustment to the existing agreement, consisting of substituting a storage space for the reserved parking space;

THEREFORE:

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

- 1) To adopt Amendment No. 1 to the lease agreement entered into between the Town of Montreal West and TERRONE, 9449-2055 Québec Inc., which is substantially in accordance with the draft submitted to the Town Council;
- 2) To authorize the Mayor and the Director General to sign this agreement on behalf of the Town.

Carried unanimously
20260629-006

10. **Administration and Finance**

a) **Approval of disbursements – May 23 to June 26, 2026**

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

That the list of accounts payable from May 23 to June 26, 2026, totaling \$4,865,168.21 and payroll in the amount of \$429,292.77 (period 17 to 20) be approved and paid.

Carried unanimously.
20260629-007

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

Carried unanimously
20260629-008

11. **Urban Department**

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

It was moved by Councillor Martha Slocombe, 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 17th 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
151 Brock S	Replacement of a window by a patio door in the back as well the replacement of five windows and another patio door.
146 Sheraton	Condemn a door on the side of the building, removal of the canopy above as well the stairs and landing.
8002-8004 Avon	Replacement of two windows.
190 Sheraton	Replacement of two windows and the front door.

Carried unanimously
#20260629-009

12. **Public Works**

a) **Awarding od contract – Regular arboricultural work**

WHEREAS the Town has launched an open procedure, published on the Electronic Tendering System (SEAO), for the execution of regular arboricultural work;

WHEREAS the Town requested that two prices be included in the bids : a price for full service (Option A) and a price for a service where large logs would be left on site (Option B);

WHEREAS four open procedure documents were ordered, and two submissions were received and evaluated for compliance with the tender requirements;

WHEREAS the Town selected Option A following the analysis of the bids received;

THEREFORE:

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

- 1) That the one-year contract for routine tree maintenance work be awarded to Services d'arbres Primeau Inc., the lowest compliant bidder, at a price of \$141,000.00 (before taxes) based on the unit prices submitted and the estimated quantities listed in the schedule of prices, plus an annual renewal option;
- 2) That this expenditure be charged to budget item 02-750-03-419;
- 3) That the Mayor and the Town Clerk be authorized to sign any contractual document required for the purposes of this resolution.

Carried unanimously
20260629-010

b) Awarding of contract – Urgent arborical work

WHEREAS the Town launched an open procedure published on the Electronic Tendering System (SEAO) for the execution of urgent arboricultural work;

WHEREAS three open procedure documents were ordered, and two submissions were received and evaluated for compliance with tender requirements;

THEREFORE:

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

- 1) That the one-year contract for urgent tree work be awarded to Services d'arbre Primeau Inc., the lowest compliant bidder, at a price of \$20, 550.00 (before taxes) based on hourly rates and estimated quantities, plus two annual renewal options;
- 2) That this expenditure be charged to budget item 02-750-03-419;
- 3) That the Mayor and the Town Clerk be authorized to sign any contractual document required for the purposes of this resolution.

Carried unanimously
20260629-011

13. Human Resources

There was nothing under this item.

14. Appointments

There was nothing under this item.

15. Deposit of Documents

a) Auditor's report – filing

The financial statements for the fiscal year 2025 were tabled with Council. Councillor Lauren Small-Pennefather summed up the main points of this report.

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 9:16 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.

18. Termination of the Meeting

At 9:17 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20260629-012

Jonathan Cha
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20260629*