

MINUTES
REGULAR COUNCIL MEETING

AUGUST 31 2026
8 :00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on August 31, 2026, at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Jonathan Cha	
	Councillor:	Ms. Lauren Small-Pennefather	Seat 1
		Ms. Martha Slocombe	Seat 2
		Mr. Philippe Bergeron	Seat 4

Absent:	Mr. Nicholas Tassé	Seat 3
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Also present: Me Raffaella Di Stasio, Directrice générale
Me Claude Gilbert, Greffier
Me Mathieu Poitevin, Assistant-Greffier
Ms. 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 Lauren Small Pennefather, seconded by Councillor Martha Slocombe and resolved:

That the Meeting be declared open.

Carried unanimously.
20260831-001

The Mayor called the Meeting to order at 8:03 p.m.

2. Acknowledgement of visitors

a) Montréal Police Department (Neighbourhood Police Station 9)

At the invitation of the Mayor, Commander Mathieu Dournier-Landry from Neighbourhood Station 9 is present to answer questions from residents.

3. Adoption of the Agenda

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

To adopt the agenda for the ordinary meeting of August 31, 2026, with the following modifications:

By adding:

- 14 a) Appointment of assistant secretary – Pension committee;
- 15 b) Priorités électorales – Association des municipalités de banlieue;

By replacing:

the title of 9 a) with the following: Request for a temporary School Crossing Guard;

Carried unanimously
20260831-002

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 June 29, 2026;
- Special Meeting July 9, 2026;
- Special Meeting July 23, 2026;
- Special Meeting August 19, 2026.

Carried unanimously.
20260831-003

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.

7. **Councillors Reports**

a) **Seat No. 1**

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

b) **Seat No. 2**

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

c) **Seat No. 4**

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

8. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:32 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. Joanna Duy

Asked when the work at the Ainslie level crossing was expected to take place, even if it was just a rough idea. She also asked if it would be possible to have a more permanent pedestrian crossing at that corner.

2. Harold Knowles

Asked why the temporary parking area on the Percival lot, used by Public Works employees, is often underutilized. He wanted to know if employees could park there to free up space near the recreation center. He is also concerned that the lack of parking will cause the overflow spill onto his street.

3. Tom Spiegler

Followed up on road safety issues on Westminster, near the railway tracks. He recalled having proposed potential solution during a virtual meeting in April and having asked to be contacted before the announcement of a pilot project. He noted that his request had gone unanswered and offered his assistance on a voluntary basis.

4. Victor Gonzalez

Thanked the city council and the mayor for the positive work accomplished regarding the level crossing.

5. Daniel Boulerice

Expressed concern about the condition of the property at 53 Nelson and asked if the City could take measures to ensure it remains safe for passersby.

6. Michael Smith

Asked why the traffic-calming devices on the lower part of Brock N., near the church, were removed after being in place for more than nine years. She asked whether they would be reinstalled this year or next year to address speeding.

7. Deborah Hayek

Asked whether the Town would consider creating a small participatory budget to fund citizen ideas. She noted that Montreal and five boroughs, including NDG, have participatory budgets that allow residents to submit and vote on projects. She suggested adding sand toy boxes to parks and said this could be a low-cost way to encourage community involvement.

8. Joanne Bayly

Asked whether the Town would consider banning gas-powered leaf blowers now that gas-powered leaf blowers have been banned. She suggested starting with one-day-a-week ban, perhaps on Sundays, to provide residents with a quieter day.

9. Nick Giannias

Asked when the planned work to reconfigure Westminster to improve safety at the level crossing is expected to start and how long it is expected to take.

10. Neil Etinson

Asked for a concrete update on the Town's plans for Brock South between Avon and Broughton. He noted that the road has deteriorated significantly, with large potholes and surface damage, and asked what work is planned and when residents can expect it to be addressed.

11. Daniela Lulic

Reported that the crosswalk signal at Brock South and Avon is malfunctioning again, with only one side of the crosswalk lighting up when the pedestrian button is pressed. She noted that the issue has been reported to Town Hall several times and raised concerns about pedestrian safety, particularly with increased traffic and speeding during back-to-school season.

12. Merle McPhail

Commented on the poor condition of the sidewalks, noting that they are difficult and unsafe to navigate as a senior and that she has nearly fallen and injured her ankle several times. She questioned whether there are guidelines for the size or depth of road patches, as several potholes on Broughton, in the Town Hall parking lot, and on Easton were missed. She also asked whether the Town would review the fireplace bylaw.

13. Sondra Sherman

Asked whether the Town plans to install BIXI bike stations around Westminster and Côte-Saint-Luc Road.

14. Jennifer Melnick

Asked about the maintenance of crosswalks, particularly along Westminster. She questioned why the crosswalks have not been repainted while the pilot project is delayed and asked whether they can be fixed before winter or better managed if the project is further delayed, noting the increased safety concerns with school back in session.

15. Lynne O'Halloran

Raised concerns about the increasing risk of basement flooding, particularly during heavy rain, noting that homes on Northview experienced sewer backups. She asked what specifically the Town is doing to address the issue, including whether it offers consultations or financial assistance for preventative measures.

16. Thomas Spiegler

Addressed the Mayor and Councillor Bergeron regarding the traffic safety situation on Westminster near the tracks. He referred to a virtual meeting in April where he offered potential solutions and requested to be contacted before a pilot project was announced. He noted that this request remained unanswered as of August 2, 2026.

17. Peter Cooney

Raised concerns about a pothole at Ballantyne and Avon and about cars, trucks, and bicycles travelling south on the one-way section of Brock below Avon. He suggested adding more signage or a partial barrier at the corner of Avon and Brock to improve safety during construction.

18. Michael Elie

Asked for an update on the U-Haul demolition timeline. He also asked whether the Planning Advisory Committee (PAC) AND THE Town have addressed residents' concerns on Ronald regarding the size and materials of the proposed building.

The First Question Period ended at 9 :00 p.m.

9. Contracts and Town Clerk's Office

a) Request for temporary school crossing guard

WHEREAS 3 students have been hit by cars crossing the intersection of Westminster and Ainslie Avenues in the last 2 years while on their way to school;

WHEREAS this intersection is 100 m away from a railroad crossing with 96 trains daily - and additional barrier drops - concentrated during peak hours, adding to driver frustration;

WHEREAS close to 1000 students who attend Royal West Academy come from 40 different municipalities across Montreal and beyond, 24 of which are boroughs or independent suburban municipalities of Montreal;

WHEREAS the Town of Montreal West has deployed significant resources to improve the safety at the Ainslie Westminster crossing and further supports the EMSB and RWA to seek additional measures to increase student safety;

WHEREAS due to a strike by Canadian Pacific Kansas City signal workers, the planned safety improvement work on Westminster Avenue south could not be carried out this summer as scheduled by the Town of Montreal West;

WHEREAS a significant portion of Montreal West property taxes are paid to the Montreal Agglomeration for shared services which includes policing.

THEREFORE:

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

That the Town of Montreal-West request that the agglomeration of Montreal authorize the temporary use of a crossing guard at the intersection of Ainslie and Westminster until the end of the 2026 calendar year.

Carried Unanimously
20260626-004

b) Naming of the Paula-Cordeau Park chalet in honour of Davies

WHEREAS the place name Davies was removed on September 29, 2025;

WHEREAS the place name Davies has been present in the territory for several decades;

WHEREAS the City wishes to keep the memory of the Davies family visible by adding a plaque to the building;

THEREFORE :

It was moved by the Mayor Jonathan Cha, seconded by Councillor Martha Slocombe and resolved:

To officially adopt the name "Davies" which is already in use, to refer to the chalet in Paula-Cordeau Park.

Carried unanimously
20260831-005

c) Amendment to the resolution 20260427-006 (MADA)

WHEREAS during the regular council meeting held on April 27, 2026, the Age-Friendly Municipality Committee (MADA) was established by Resolution n° 20260724-006;

WHEREAS the members of the MADA committee were appointed in paragraph 4 of this resolution;

WHEREAS the Council wishes to add a member to this committee;

THEREFORE :

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

To amend Resolution n° 20260427-006 to add the name of Rosalind Knitter to the list of MADA committee members appearing in paragraph 4 of said resolution.

Carried unanimously
20260831-006

10. Administration and Finance

a) Approval of disbursements – June 27 to August 28, 2026

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

That the list of accounts payable from June 27 to August 28, 2026, totaling 2,290,115.06 \$ and payroll in the amount of 1,053,717.72\$ (period 26 to 34) be approved and paid.

Carried unanimously
20260831-007

b) Delegation of powers for the months of July and August 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 n°. 2005-002 for the months of July and August 2026.

Carried unanimously
20260831-008

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 the meeting held by the Planning Advisory Committee (PAC) on August 26, 2026.
- 2) To defer the examination of the following plans to a next meeting of this Council, despite the recommendations of the PAC as outlined in the minutes:

Adress	Project
70 Nelson	Replacement of the fascia on the main building

Carried unanimously
20260831-009

b) Request for minor exemption – 456-458 Westminster North

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

- 1) To defer to the meeting of September 28, 2026, the examination of the plans submitted to the July 22, 2026, meeting of the Planning Advisory Committee, in accordance with the provisions of By-law 2020-002, as well as the application for a minor exemption from the second paragraph of section 4.2.2 of the Zoning By-law regarding the immovable located at 456-458 Westminster North in zone RC-1;
- 2) To publish a notice to that effect on the Town's website.

Carried unanimously
20260831-010

c) Request for minor exemption – 23 Nelson

NOTE Councillor Martha Slocombe summarized the details of the file. She also noted that the application had been published in a newspaper. No comments were received following that publication (and none were made after these explanations had been provided).

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

To accept the plans submitted at the meeting of the Planning Advisory Committee held on July 22, 2026, in accordance with the provisions of By-law 2020-002, and the following applications for minor exemption to section 3.2.2 of the Zoning By-law, according to the applicable schedule of specifications, as well as to section 4.1.10 of the said by-law, with respect to the building located at 23 Nelson, in zone RA-4:

- Normalize the front setback of the main building which is of 3.87 metres, instead of the minimum 4.57 metres required in that zone. The consequence of accepting this request would be to reduce the requirement by 0.70 metres;

- Normalize the lateral setback of the main building which is of 0 metres, instead of the minimum 1.20 metres required in that zone. The consequence of accepting this request would be to reduce the requirement by 1.20 metres;
- Normalize the rear setback of the main building which is of 1.10 metres, instead of the minimum 6.10 metres required in that zone. The consequence of accepting this request would be to reduce the requirement by 5 metres;
- Normalize the total lateral setback of the main building which is of 3.33 metres, instead of the minimum total of 4 metres required in that zone. The consequence of accepting this request would be to reduce the requirement by 0.67 metres;
- Authorize the semi-detached typology of the main building, whereas only detached buildings are authorized in zone RA-4. The consequence of accepting this request would be to allow the main building to remain semi-detached rather than detached;
- Normalize the front setback of the front overhanging element of the first storey which is of 3.31 metres, instead of the minimum 3.57 metres required. The consequence of accepting this request would be to reduce the requirement by 0.26 metres;
- Normalize the rear setback of the rear overhanging element of the second storey which is of 1.72 metres, instead of the minimum 5.10 metres required. The consequence of accepting this request would be to reduce the requirement by 3.38 metres;
- Normalize the rear setback of the rear overhanging element of the first storey which is of 0.72 metres, instead of the minimum 5.10 metres required. The consequence of accepting this request would be to reduce the requirement by 4.38 metres;
- Normalize the lateral setback of the front overhanging elements of the first and second storeys which is of 0 metres, instead of the minimum 0.20 metres required. The consequence of accepting this request would be to reduce the requirement by 0.20 metres;
- Normalize the lateral setback of the rear overhanging element of the second storey which is of 0 metres, instead of the minimum 0.20 metres required. The consequence of accepting this request would be to reduce the requirement by 0.20 metres;
- Normalize the front setback of the front porch which is of 2.13 metres, instead of the minimum 4.57 metres required. The consequence of accepting this request would be to reduce the requirement by 2.44 metres;
- Normalize the front setback of the front exterior staircase which is of 1.71 metres, instead of the minimum 2.07 metres required. The consequence of accepting this request would be to reduce the requirement by 0.36 metres;
- Normalize the rear setback of the rear exterior staircase which is of 0.23 metres, instead of the minimum 3.60 metres required. The consequence of accepting this request would be to reduce the requirement by 3.37 metres;
- Normalize the lateral setback of the rear deck which is of 0.15 metres, instead of the minimum 1.20 metres required. The consequence of accepting this request would be to reduce the requirement by 1.05 metres;
- Normalize the rear setback of the rear deck which is of 0.07 metres, instead of the minimum 4.30 metres required. The consequence of accepting this request would be to reduce the requirement by 4.23 metres.

Carried unanimously
20260831-011

12. **Public Works**

a) **Supply of road salt for the 2026-2027 winter season**

WHEREAS the City of Montréal issued a public call for tenders for the award of a contract for the supply of road salt for the 2026-2027 winter season;

WHEREAS this call for tenders was issued on behalf of the boroughs and reconstituted municipalities, including the Town of Montreal West;

THEREFORE:

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

- 1) That this supply contract be awarded to the lowest compliant bidder in the group of which the Town of Montreal West is a member, Selto Distribution Inc., at a price of \$107.87 per metric tonne, including delivery charges (plus taxes).
- 2) That this expenditure be charged to budget line 02-330-00-629.

Carried unanimously
20260831-012

b) Heavy machinery maintenance – New Holland loader

WHEREAS the Town must carry out maintenance on a New Holland loader used for the operations of the public works department;

WHEREAS TeraPro Construction has submitted a proposal to perform the required maintenance work for a total amount of \$36,600.95, including applicable taxes;

WHEREAS section 11 paragraph 1 of the *Act respecting contracting by municipal bodies*, defines a supply contract as including the cost of installing, operating and maintaining movable property;

WHEREAS sections 20 and 20.1 of the Town's by-law on contract management authorize the Town to enter into a contract by mutual agreement relating to heavy machinery, including its parts and accessories, when the expenditure exceeds \$25,000 but remains below the threshold requiring an open tendering process;

THEREFORE

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

- 1) To authorize the maintenance and repair of the New Holland loader by TeraPro Construction, in accordance with the quotation, at a price of \$36,600.95, all taxes included;
- 2) To charge this expenditure be charged to budget item 02-320-02-419
- 3) To appoint the Assistant Director of the Public Works Department as the person responsible for the administrative monitoring of the contract.

Carried unanimously
20260831-013

13. Human Resources

a) Hiring – Public Works Foreman

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

That Mr. Carl Couture be hired for the position of Public Works Foreman, reporting to the Director of Public Works, under the terms of a one-year fixed-term contract commencing on August 31, 2026, subject to a six-month (6) probationary period, in accordance with the agreement reached on August 12, 2026.

Carried unanimously
20260831-014

b) Administrative termination of employment – Employee No. 432

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

That employee number 432 be administratively dismissed effective August 31, 2026, due to an inability to maintain the availability required to meet the Employer's operational needs, in accordance with the notice provided to the union on July 20, 2026.

Carried Unanimously
20260831-015

14. Appointments

a) Appointment of assistant secretary – Pension committee

WHEREAS Claude Gilbert currently serves as Secretary of the Town Pension Committee;

WHEREAS the Town Council finds it appropriate to designate an Assistant Secretary for whenever the Secretary is absent, unavailable, or otherwise unable to act;

THEREFORE

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

That Michépha Shélandora Volcy be appointed Assistant secretary for the pension committee effective immediately.

Carried Unanimously
20260831-016

15. Deposit of Documents

a) Report to Council – Youth focus group

Councillor Martha Slocombe presented Council with a report summarizing the youth focus group held on June 15, 2026. The session offered an opportunity to hear directly from young residents and gain insight into their experiences, interests, and ideas for the community.

b) Campaign Priorities – Association for suburban municipalities

The mayor tables the document from the Association of Suburban Municipalities regarding electoral priorities, to which he referred during his report to the council.

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

There was nothing under this item.

17. Second Public Question Period

The Mayor announces the beginning of the Second Public Question Period at 9:16 p.m.

Residents were then invited to put their questions to the Mayor and Councillors regarding the items on the meeting's agenda. Questions submitted online were also accepted.

1. Vitaly Kudish

Are there plans to fix Ainsley Road?

18. Termination of the Meeting

At 9 :18 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20260831-017

Jonathan Cha
Mayor

Claude Gilbert
Town Clerk

The annexes mentioned above are deposited in the municipal archives in File *Archives-20260831*