

MINUTES
SPECIAL MEETING OF COUNCIL

JUNE 10, 2026
5:30 P.M.

Minutes of the special meeting of the Council of the Town of Montreal West held on June 10, 2026, at Montreal West 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. Nicholas Tassé	Seat 3
		Mr. Philippe Bergeron	Seat 4

Also present: Me Claude Gilbert, Town Clerk

Mr. Jonathan Cha, Mayor, acted as Chair of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as Secretary of the meeting.

No members of the public were in attendance.

1. Opening of the Meeting

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

That the meeting be called to order.

Carried unanimously
20260610-001

The Mayor called the meeting to order at 6:14 p.m.

2. Adoption of the Agenda

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

That the agenda of the special meeting of Wednesday, June 10, 2026, be adopted as amended as follows (all members of Council being present):

- by adding item 3(b): **Site Planning and Architectural Integration Program (SPAIP) application – May 20, 2026 (68 Ballantyne North).**

Carried unanimously
20260610-002

3. Urban Planning

a) Site Planning and Architectural Integration Program (SPAIP) Applications – June 3, 2026

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

- 1) To acknowledge receipt of the minutes of the meeting held by the Planning Advisory Committee (PAC) on June 3, 2026.
- 2) To approve, as presented, under the SPAIP, the following plans, in accordance with the recommendations of the PAC as set out in the minutes:

Address	Project
26-28 Westminster N.	Proposal for new masonry for the building extension.
4 Fairfield	Addition of a skylight on the roof.
129 Wolseley N.	Replacement of eleven windows.
41 Fenwick	Replacement of the front stairs and landing.

413 Westminster N.	Replacement of the garage door and flashing.
39 Fenwick	Replacement of a side door.
181 and 191 Brock S.	Replacement of the front stairs, handrail and guardrails.

3) To approve, with conditions, under the SPAIP, the following plans, in accordance with the recommendations of the PAC as set out in the minutes:

Address	Project
231 Wolseley N.	Renovation of the two-storey rear veranda.

4) To defer, under the SPAIP, the following plans, in accordance with the recommendations of the PAC as set out in the minutes:

Address	Project
8033 Avon	Installation of two commercial signs.

Carried unanimously.
20260610-003

b) Site Planning and Architectural Integration Program (SPAIP) Application – May 20, 2026

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

To approve, as presented, under the SPAIP, the following plans, notwithstanding the recommendations of the PAC as set out in the minutes of the Planning Advisory Committee meeting held on May 20, 2026:

Address	Project
68 Ballantyne N.	Replacement of the cladding, three windows and one door with two windows and a patio door on the lower-level rear extension.

Carried unanimously.
20260610-004

4. Minor Exemption Application – 41 Parkside

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

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

To accept the plans submitted at the Planning Advisory Committee meeting held on May 6, 2026, in accordance with the provisions of By-law 2020-002, and the following applications for minor exemptions to sections 3.2.2 of the Zoning By-law according to the applicable schedule of specifications, as well as from section 3.2.5 and subsection 6 of section 4.1.10 of said by-law, with respect to the property located at 41 Parkside in Zone RB-2:

- Normalize the lateral setback of the main building, which is 1.77 metres, instead of the minimum 2 metres required pursuant to section 3.2.2 of the Zoning By-Law as per the relevant schedule of uses and standards. The consequence of accepting this request would be to reduce the requirement by 0.23 metres.
- Normalize the distance between the main building and the servitude of passage, which is 0.25 metre, instead of the minimum 0.5 metre required pursuant to section 3.2.5 of the Zoning By-Law. The consequence of accepting this request would be to reduce the requirement by 0.25 metres.
- Normalize the front setback of the front porch, which is 4.11 metres, instead of the minimum 4.57 metres required pursuant to section 4.1.10 paragraph 6 of the Zoning By-Law. The consequence of accepting this request would be to reduce the requirement by 0.46 metres.

Carried unanimously

20260610-005

5. Public Question Period

At 6:20 p.m., the Mayor announced the opening of the Public Question Period.

6. Termination of the Meeting

At 6:21 p.m., there being no questions,

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

That the meeting be terminated.

Carried unanimously.

20260610-006

Jonathan Cha
Mayor

Claude Gilbert
Town Clerk

The appendices referred to in these minutes are kept in the municipal archives in file Archives-
20260610