MINUTES
REGULAR COUNCIL MEETING

SEPTEMBER 28, 2026
8 :00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on September 28, 2026, at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Jonathan Cha	
	Councillors:	Ms. Lauren Small-Pennefather	Seat 1
		Mr. Nicholas Tassé	Seat 3
		Mr. Philippe Bergeron	Seat 4
Absent:		Ms. Martha Slocombe	Seat 2

Also present: Me Raffaelle 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.

Twelve (12) residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously.
20260928-001

The Mayor called the Meeting to order at 8 :00 p.m.

2. Acknowledgement of visitors

There was nothing under this item.

3. Adoption of the Agenda

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

To adopt the agenda for the regular meeting of September 28, 2026, as amended below:

- By adding item 15 b) : **Citizen petition – Bixi station (Rugby Park)** .

Carried unanimously.
20260928-002

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 August 31, 2026;
- Special meeting September 16, 2026.

Carried unanimously.
20260928-003

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. 2

In the absence of Councillor Slocombe, Councillor Small-Pennefather reported on matters pertaining to Ecological transition, urban planning and citizen participation.

b) Seat No. 3

Councillor Nicholas Tassé reported on matters pertaining to asset management and economic development.

c) Seat No. 4

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

d) Seat No. 1

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

8. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:19 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. **Lorne Switzer:** Submitted a petition signed by 51 neighbours opposing the installation of a BIXI station at Rugby Park.

2. **Nadav Aigan:** Can Council strengthen the by-law concerning residential security cameras, particularly those directed toward neighbouring properties?

3. **Nadav Aigan:** Can Council help him obtain approval for his permit to build a pergola in his side yard?

4. **Kevin McDonnell:** Will Council address the glare caused by the pool lighting towers, including by conducting a lighting test, before the next pool season?

5. **Cynthia Nichols:** Can the expected completion date for the Easton condominium project be sent to her by email?
   What impact will the work carried out in front of her property have on it?
6. **Michael Smith:** Why were the seasonal traffic-calming bollards not installed on Brock Avenue North this year?

7. **Michael Smith:** Who was responsible for the decision not to install the seasonal traffic-calming bollards on Brock Avenue North?

8. **Sonia Nittolo:** What happened to the long-standing staircase on Ronald Drive following the work on the hill?

9. **Sonia Nittolo:** When will the sections of Ronald Drive affected by previous gas utility work be repaired and paved?

10. **Pascal Bricault:** When will Brock Avenue North, between Nelson and Fielding, be reconstructed to correct the dangerous conditions for motorists, cyclists, and pedestrians?

11. **Kevin McDonnell:** Will Council address the glare and nuisances caused by the pool lighting towers before the next season?

12. **Sylvia Gervais:** Congratulated Council and everyone involved in creating and carrying out the Urban Project.

13. **Laura Kissin:** When and why was the decision made to reduce Westminster Avenue from two lanes to one, what studies support it, and how will worsening congestion be avoided?

14. **Ann McLaughlin:** Will Council consider making Strathearn Avenue North, between Curzon and Milner, one-way northbound to protect residents and children from increased traffic?

15. **Carol Foster:** Are the municipal and provincial regulations and signs prohibiting bicycles on the sidewalks of Westminster Avenue still in effect?

16. **Merle McPhail:** What will happen to the former community space located on Westminster Avenue?

17. **Merle McPhail:** Will Council consider transforming the adjacent paved or roadway area into a microforest or pocket forest?
Will Council review the by-law on fire pits, consult the public about their use, and consider allowing their use up to six times per year?

18. **Valmar Kurol:** Will Council replace the eight concrete blocks supporting the four traffic lights at the Westminster–Avon intersection with more attractive permanent structures?

19. **Robert Barnes:** What is the true extent of the construction deficiencies at the Recreation Centre, and how will the Town obtain adequate compensation from Sajo beyond warranty repairs?

20. **Jim Mullaly:** Why was the north-south pedestrian crossing at the Sherbrooke-Brock intersection not painted this year, given the safety concerns?

21. **Stephanie Bell-Boissonneault:** What proactive measures can be taken to prevent cyclists and motorized scooter users from travelling on sidewalks or against traffic on one-way streets?

22. **Sonya Page:** Can Public Works correct the lighting on Strathearn Avenue North, between Milner and Curzon, that shines across neighbouring yards and directly into her residence?

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

9. Contracts and Town Clerk's Office

a) Order to sell immovables for non-payment of taxes

WHEREAS section 484 of the Cities and Towns Act (R.S.Q, chapiter C-19) provides that arrears of municipal taxes are subject to a three-year;

WHEREAS the Department of the Treasury has prepared, in accordance with Section 511 of the Act, a statement listing five properties for which the taxes assessed for 2025 had not been paid as of September 21,2026;

WHEREAS in July and August 2026, the Department of the Treasury sent notices to the owners of these properties for which taxes for 2025 remained unpaid informing them that their properties could be sold for non-payment of taxes, in accordance with the law;

WHEREAS section 512 of the Cities and Towns Act provides that the Council, after reviewing the declaration filed by the treasurer, may order the municipal clerk to sell such immovable properties by public auction;

THEREFORE:

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

1) That the Council order the City Clerk to sell at public auction the properties listed in the attached schedule for non-payment of taxes.

2) That the Town Clerk be authorized to undertake the proceedings required to give effect to this resolution.

3) That the Treasurer be authorized to bid on behalf of the Town, for the amount of arrears in real estate taxes, plus interests and costs.

Carried unanimously
20260626-004

b) Intermunicipal agreement – electronic system for statements of offence

WHEREAS the City of Montreal has implemented a computerized system for issuing offence notices (hereinafter the "SÉCI") to manage the entire process of issuing and

handling offence notices issued for matters falling under the jurisdiction of the Municipal Court of Montreal;

WHEREAS the SÉCI has enabled the computerization of the issuance of parking violation notices as well as improved management of such notices by significantly enhancing their quality, allowing them to be processed by the Municipal Court's computerized systems rather than manually, and thereby enabling citizens to pay their fines online or at a financial institution;

WHEREAS the Town of Montreal West, which utilizes the services of the Montreal Municipal Court, wishes to use the SÉCI and obtain the related technical support services from the City of Montreal, while being prepared to acquire the necessary specialized equipment;

WHEREAS the City of Montreal is prepared to provide the services necessary to enable the Town of Montreal West to use the SÉCI within its territory of the Town of Montreal West and for the provision, by the City of Montreal, of guidance and support services regarding the deployment and use of the SÉCI;

THEREFORE:

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

1) That the Town of Montreal West enters an intermunicipal agreement with the City of Montréal.

2) That the Mayor of Montreal West, Mr. Jonathan Cha, be authorized to sign the said agreement on behalf of the Town.

Carried unanimously.
20260928-005

10. Administration and finance

a) Approval of disbursements – August 29 to September 25, 2026

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

That the list of accounts payable from August 29 to September 25, 2026, totaling 1,117,434.34$ and payroll in the amount of 319,353.69$ (period 35 to 38) be approved and paid.

Carried unanimously
20260928-006

b) Delegation of powers for the month of September 2026

It was moved by Councillor Nicholas 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 September 2026.

Carried unanimously
20260928-007

c) Grant application under the development program for active transportation in urban perimeters

WHEREAS the TAPU development program aims to increase the modal share of active travel in urban areas and to reduce greenhouse gas (GHG) emissions associated with personal travel;

WHEREAS the members of the municipal council have reviewed the terms and conditions of this financial assistance program;

WHEREAS the Town of Montreal West must comply with applicable laws and regulations and obtain the required authorizations prior to implementing the project it has developed for the purpose of a financial assistance application under the said program namely, the installation of three BIXI stations;

WHEREAS the City must authorize the submission of the application for financial assistance, confirm its financial assistance, confirm its financial contribution to the project, and authorize one of its representatives to sign said application;

THEREFORE:

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

1) That the Town of Montreal West authorizes the submission of an application for financial assistance in the context described in the preamble to this resolution.

2) The City confirms that it has reviewed the program's implementation terms, commits to carrying out its project in compliance with them, and acknowledges that, in the event of non-compliance, the financial assistance will be terminated.

3) That the City authorize the Director General, Me Raffaelle Di Stasio, to sign any documents or agreement to this effect, including a financial assistance agreement with the Minister of Transport and Sustainable Mobility, as applicable.

Carried unanimously
20260928-008

11. <u>Urban Department</u>

a) <u>Site Planning Projects and Architectural Integration Programs (SPAIP)</u>

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 September 23, 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**
209 Strathearn N.	Replacement of the roof cladding;
120 Sheraton	Replacement of the main façade cladding and painting of main entrance door, garage door and side door;
100 Sheraton	Replacement of six windows and a patio door;
233 Westminster N.	Replacement of one window;
25-25A Northview	Replacement of twenty windows and three patio doors;
135 Easton	Replacement of two doors.

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:

Address	**Project**
41 Parkside	Replacement of cladding, sixteen windows, two doors, conversion of rear 3 season structure into a full extension, replacement of fascia and soffits;
435-437 Wolseley N.	Replacement of nineteen windows and five doors

4) To defer the examination of the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	**Project**
68-72 Westminster N.	Replacement of the commercial awning sign;
25-25A Northview	Replacement of two doors.

5) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes, it being further understood that all elements painted in black must be repainted to the taupe/sandal wood colour they were prior to being painted black:

Address	**Project**
452 Ballantyne N.	Painting of the windows, doors, garage door, vertical cladding, soffits, fascia and gutters.

Carried unanimously
20260928-009

b) <u>Minor Exemption Application – 15 Brock South</u>

NOTE Councillor Lauren Small-Pennefather 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 Lauren Small-Pennefather, seconded by Councillor Nicholas Tassé and resolved:

To accept the plans submitted at the meeting of the Planning Advisory Committee held on August 26, 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 uses and standards, with respect to the building located at 15 Brock South, in zone RA-8:

- Normalize the lateral setback of the main building, which is of 0.26 metres instead of the minimum 1.20 metres required in that zone, the consequence being to reduce the requirement by 0.94 metres;

- Normalize the total lateral setback of the main building, which is of 2.32 metres instead of the minimum total of 4 metres required in that zone, the consequence being to reduce the requirement by 1.68 metres.

Carried Unanimously
20260928-010

c) Minor exemption request – 456-458 Westminster North

NOTE Councillor Lauren Small-Pennefather summarized the details of the file. She also noted that the application had been published in a newspaper. The decision was scheduled to be made at last month's regular meeting but had been postponed until today.

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

To approve the plans submitted to the meeting of the Urban Planning Advisory Committee on July 22, 2026, in accordance with the provisions of By-law 2020-002, and the following request for a minor variance from the second paragraph of Article 4.2.2 of the zoning by-law regarding the properties located at 456-458 Westminster North in zone RC-1:

- To allow for the construction of a second-floor rear-yard terrace with an area of 101.67 square feet whereas the maximum permitted area is 80 square feet thereby exceeding the standard by 21.67 square feet, or 27.08%.

Carried unanimously
20260928-011

12. Public Works

a) Rental of a bulldozer with operator

WHEREAS the Town of Montreal West issued a public call for tenders for the award of a contract to rent a mechanical ram with an operator for the 2026-2027, 2027-2028, and 2028-2029 winter seasons;

WHEREAS three (3) tender documents were ordered;

WHEREAS two (2) bids have been received and evaluated;

THEREFORE:

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

1) That this rental contract be awarded to the lowest compliant bidder, Location Dionne Inc., based on an hourly rate of $185.00 in 2026-2027, $186.00 in 2027-2028. And $187.00 in 2028-209, excluding taxes.

2) That this expenditure be charged to budget item 02-330-00-419.

Carried unanimously
20260928-012

b) Rental of two graders with operator

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a rental contract for two graders with operators for the winter seasons 2026-2027, 2027-2028 and 2028-2029;

WHEREAS two (2) tender documents were ordered by contractors;

WHEREAS one (1) tender was received and evaluated;

THEREFORE:

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

1) That this rental contract be awarded to Dragon Construction Limitée, being the lowest conforming bidder, on the basis of a hourly rate for each unit of $444.00 in 2026-2027, $494.00 in 2027-2028, and $544.00 in 2028-2029, excluding taxes in every case.

2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously
20260928-013

13. Human Resource

There was nothing under this item.

14. Appointments

There was nothing under this item.

15. Deposit of Documents

a) Temporary reconfiguration work on Westminster – traffic modifications

Documents were tabled detailing and summing up the changes to traffic, road line marking, signage and parking that are entailed by the upcoming work, following plans drafted by the engineering firm WSP within the scope of this project.

b) Citizens' petition – Bixi station (Rugby Park)

A petition signed by forty-two (42) residents was tabled, by which they ask Council to withdraw its plan to setup a Bixi station on Rugby Park.

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

a) Notice of Motion and Draft By-Law for an Amendment to Traffic By-Law No. 405

Mayor Jonathan Cha gave notice of motion regarding the presentation, at a future Council meeting, of a by-law titled "By-law Amending Traffic By-Law No. 405."

A draft regulation was submitted to the Council and made available to the public.

17. Second Public Question Period

The Mayor announces the beginning of the Second Public Question at 9 :14 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. **Cynthia Nichols:** Asked about the location of the BIXI station on Westminster South, near the train station and the former community centre.

18. Termination of the Meeting

At 9 :15 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20260928-014

_____	_____
Jonathan Cha	Claude Gilbert
Mayor	Town Clerk

The annexes mentioned above are deposited in the municipal archives in File *Archives- 20260928*