MINUTES
REGULAR COUNCIL MEETING

OCTOBER 26 2026
8 :00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on October 26, 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

Also presents: Me Raffaelle Di Stasio, Director General
Me Claude Gilbert, Town Clerk
Me Mathieu Poitevin, Assistant Clerk
Ms. Elisabeth Roy, Communications Officer

Mayor Jonathan Cha, acted as chairperson of the meeting.
Mr. Mathieu Poitevin, Assistant Clerk, acted as secretary of the meeting.

15 residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously.
20261026-001

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

2. Acknowledgement of visitors

a) Montreal Police Department (Neighborhood Police Station 9)

At the invitation of the Mayor, Commander Mathieu Lizotte presented the latest data regarding public safety within the territory served by neighborhood 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 for the ordinary meeting of October 26, 2026, while removing the following items:

- **11 d) Request for reconsideration – 456-458 Westminster N.**
- **16 b) Adoption of By-Law No. 405-45 – By-Law Amending Traffic By-Law No.405**

And by amending the title of point 16 a).

Carried unanimously.
20261026-002

4. Approval of the Minutes

It was moved by Councillor Nick 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 September 28, 2026;
- Special meeting of October 7, 2026.

Carried unanimously.
20261026-003

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. 3

Councillor Nick Tassé reported on matters pertaining to Asset management and economic development.

b) Seat No. 4

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

c) Seat No. 1

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

d) Seat No. 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 8:32 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. Ian Robinson

- Has there been consideration to changing the light pattern at Elmhurst/Sherbrooke?

2. Robert Barnes

- The timers of the parking lights at the Sports and Recreation Centre do not appear to be working properly.
- Could the "Do Not Enter" sign at the Sports and Recreation Centre parking exit be made more prominent?
- Can anything be done to slow traffic leaving the parking lot and heading toward Nelson?

3. Giovanni D'Amico

- Why was an 18-year-old issued a $472 ticket for being in a park after hours instead of being given a warning?

4. Joanna Duy

- Noted that recent changes at the Ainslie level crossing have improved safety and traffic flow in the area.
- Observed that traffic congestion on Westminster is a regional issue that extends beyond Montreal West and involves neighbouring municipalities.

5. Elliott Goldberg

- Can parking be reinstated in front of Pâtisserie de la Gare following the changes to parking regulations on Westminster?

5. Catherine Dixon

- What can be done regarding vehicles travelling in both directions on Ballantyne South?

6. Cynthia Nichols

- Can anything be done about the large planter that is obstructing the view from her garden?

7. Judy Kennedy

- Why were garbage bins, recycling bins, and cardboard boxes left on Westminster several days before collection day?

- Does Westminster have a different collection schedule than the rest of the Town?
- What can be done about merchants placing garbage out on weekends?

8. Harold Knowles

- Would Council consider extending the period during which leaf blowers may be used from four weeks to six or eight weeks?

9. Merle McPhail

- What is happening with the former John Simms location, could it be used as a home for the Montreal West Museum?
- Could the site be used for school outings, gatherings, a cooling centre, or other community purposes?
- Could a mini-forest and outdoor exercise equipment be installed on the site?

10. Rachel Ricci

- Will Council reconsider the two-permit limit for overnight street parking?
- Can an update be provided regarding the request for a third parking permit?

11. Eliane Maire

- Have merchants and resident customers been consulted regarding the removal of parking on Westminster?
- Could parking be restored with a short-term limit (5–10 minutes) and enforcement to improve school safety while supporting businesses?

12. Nadav Aigen

- Can the Town install pull-up and dip bars on the arena's upper hallway wall for spectators?
- Can a stop sign be installed at the intersection of Campbell and Ainslie due to speeding concerns?

13. Paul Kenton

- How many times has SAJO been fined in relation to the Easton project, and what is the total value of those fines?
- When will SAJO complete the paving work in front of The Easton and Town Hall?

14. Peter Kerr

- Why was parking removed on Westminster south of Milner?
- Is the Town willing to make adjustments to address impacts on businesses and their customers?

15. Sheila Ettinger

- Would Council reconsider the large concrete planters adjacent to crosswalks because they may obstruct drivers' views of pedestrians?
- Would Council reconsider installing a stop sign at Westminster and Sherbrooke?

16. Leonie Morris

- Is it possible to install a garbage can on Brock South?

17. Lauri W.

- Why are the heat lamps in the arena never turned on?

9. Contracts and Town Clerk's Period

a) Heritage Management and Strategic Land Development

WHEREAS the Canada Research Chair on Urban Heritage at the Université du Québec à Montréal has proposed a three-year partnership with the City, aimed at documenting and providing guidance regarding the architectural character of Montreal West;

WHEREAS the partnership provides, among other things, for an inventory of built heritage as well as the development of tools for understanding, raising awareness, and management;

WHEREAS the City's financial contribution to this project is set at $15,000 per year, amounting to $45,000 over three years;

THEREFORE :

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

1) That a partnership be established between the City and the Canada Research Chair in Urban Heritage at the Université du Québec à Montréal.

2) That the mayor and the clerk be authorized to sign any contractual documents required for the purposes of this resolution, as the case may be.

3) That this expenditure be charged to budget line items 02-610-01-419.

Carried unanimously.
20261026-004

10. Administration and Finances

a) Approval of disbursements – September 26 to October 23, 2026

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

That the list of accounts payable for the period from September 26 to October 23, 2026, totaling $2,003,306.44, and the payment of salaries in the amount if $284,114.72 (periods 39 to 42), be accepted and paid as listed.

Carried unanimously.
20261026-005

b) Delegation of powers for the month of October 2026

It was moved by Councillor Martha Slocombe, 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 October 2026.

Carried Unanimously
20261026-006

c) <u>Request for financial support – Big brothers big sisters of greater Montreal</u>

WHEREAS Big Brothers Big Sisters of Greater Montreal offers mentoring services aimed at fostering the development, confidence and social inclusion of youth;

WHEREAS the organization wishes to continue and strengthen its mentoring activities for youth and families in Montreal West;

WHEREAS the organization is requesting a financial contribution of $250 to support the delivery of its services in the community;

THEREFORE:

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

1) To grant a financial contribution of $250 to Big Brothers Big Sisters of Greater. Montreal

2) That this expenditure be charged to budget item 02-110-00-970.

Carried Unanimously
20261026-007

d) <u>Request for Financial Assistance – Gasoline Excise Tax</u>

WHEREAS the City has reviewed the guide regarding the procedures for the disbursement of government contributions under the Quebec Water and Community Infrastructure Transfer Program (TECQ) for the years 2024 to 2028;

WHEREAS the City must comply with the terms and conditions of this guide that apply to it in order to receive the government contribution confirmed in a letter from the Minister of Municipal Affairs and Housing;

THEREFORE:

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

1) That the Town of Montreal West commits to complying with the applicable provisions of the guide mentioned in the preamble.

2) The City agrees to be solely responsible for, and to indemnify and hold harmless the Government of Canada and the Government of Quebec as well as their ministers, senior officials, employees, and agents from any and all liability, claims, demands, losses, damages, and costs of any kind arising from personal injury, death, property damage, or loss of property

attributable to any deliberate or negligent act, whether directly or indirectly related to investments made using financial assistance obtained under the 2024-2028 TECQ program.

3) That the City approve the content of and authorize the submission to the Ministry of Municipal Affairs and Housing if the work program attached to the resolution (file 1266047, version number 2), along with any other documents required by the Ministry in order to receive the government contribution confirmed in a latter from the Minister of Municipal Affairs and Housing.

4) That the City commits to submitting an annual update of its work program during the period from October 1 to February 15, inclusive.

5) That the City commits to carrying out the independent investments required of it for the entire five-year duration of the program.

6) That the City commits to informing the Ministry of Municipal Affairs and Housing of any changes made to the schedule of works approved by this resolution.

Carried unanimously.
20261026-008

11. Urban Department

a) Site Planning Projects and Architectural Integration Programs (SPAIP) – October 7th 2026

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

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on October 7, 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
12 Crestwood	Replacement of three windows, one patio door and 2 regular doors with side lites.
40 Westland	Replacement of fifteen windows, the front door and 2 regular doors.
37 Crestwood	Replacement of five windows.

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
25-25A Northview	Replacement of two doors.

4) To reject 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
451-453 Wolseley N.	Replacement of a bay-window by a regular window and installation of cladding around the new window.

Adoptée à l'unanimité.
20261026-009

b) <u>Site Planning Project and Architectural Integration Programs (SPAIP) – October 21st 2026</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 October 21, 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:

Adress	Project
75 Strathearn North	Garage Door Replacement.
133 Bedbrook	Replacement of the railing and surfacing for the front Stoop, one step, and painting work.
8101 Montréal-Toronto	Demolition of the existing building and construction of a new building.
234 Sheraton	Replacement of two doors and four windows.

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:

Adress	Project
26-28 Westminster N.	Application of a film to four windows on the side of the building.
36 Brock S.	Replacement of soffits, fascias, and gutters.

4) To reject 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:

Adress	Project
452 Ballantyne N.	Painting of windows, doors, the garage door, Vertical siding, soffits, fascias, and gutters.

Carried unanimously.
20261026-010

c) Minor exemption request – 318 Brock N.

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

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

To accept the plans submitted to the Urban Planning Advisory Committee meeting on September 23, 2026, in accordance with the provision of By-law 2020-002, as well as the following requests for minor variances as provided for under item 30 of section 4.1.10 and subparagraph (b) of paragraph 2 section 4.2.20 regarding the property located at 318 Brock North, in zone RA-4.

- To regularize the lateral setback of an existing swimming pool, which is 1.7 metres instead of the 2-metre minimum required in this area effectively reducing this standard by 0.3 metres;

- To regularize the setback distance between a swimming pool and a shed currently 1.1 metres, rather than the 1.5-metre minimum required in this zone thereby reducing this standard by 0.4 metres.

Carried unanimously.
20261026-011

d) Request for reconsideration – 456-458 Westminster N.

12. Public Works

a) Contract renewal – Waste collection and transportation

WHEREAS the current contract was awarded to 9386-0120 Québec Inc. pursuant to resolution #20241114-007 for a two-year term expiring on December 31, 2026, with two options for renewal of one year each;

WHEREAS the tender document stipulates that the contract price during the option year shall be the price from previous year, increased in accordance with the Consumer Price Index (CPI) for Montreal over the preceding twelve months;

THEREFORE :

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

1) That the contract with 9386-0120 Québec Inc. for the collection and transport of waste be renewed for the period from January 1 to December 31, 2027, at cost of $143,604.97 (taxes included), plus an adjustment for the one-year period since January 1, 2026, based on the Consumer Price Index (CPI) for Montréal.

2) That this expenditure be charged to budget line 02-420-00-491.

3) That the Mayor and the Clerk be authorized to sign any document required for the purpose of implementing this resolution, as the case may be.

Carried unanimously.

20261026-012

b) Contract renewal – Organic waste collection and transportation

WHEREAS the current contract was awarded to Services Ricova Inc. pursuant to resolution #20241114-006 for a two-year term expiring on December 31, 2026, with two additional one-year renewal options;

WHEREAS the tender document stipulates that the contract price during the option year shall be the price from the preceding year, increased in accordance with the Consumer Price Index (CPI) for Montreal over the previous twelve months;

THEREFORE:

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

1) That the contract with Services Ricova Inc. for the collection and transport of organic waste be renewed for the period from January 1 to December 31, 2027, at a cost of $120,782.38 (taxes included), plus an adjustment applicable for the one-year period since January 1, 2026, based in the Consumer Price Index 9CPI) for Montreal.

2) That this expenditure be charged to budget line 02-420-00-491.

3) That the Mayor and the Clerk be authorized to sign any document required for the purpose of implementing this resolution, as the case may be.

Carried unanimously.
20261026-013

13. Human Resources

a) Hiring – Blue-collar recreation employee

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

That Antoine Shousha be hired for a permanent blue-collar position in the Recreation Department, under the supervision of the Director of Recreation, effective October 26, 2026.

Carried Unanimously.
20261026-014

14. Appointments

a) Appointment 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 Philippe Bergeron, seconded by Councillor Martha Slocombe and resolved:

1) That Councillor Lauren Small-Pennefather be appointed Pro-Mayor for the months of December 2026, January and February 2027.

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 December 1, 2026.

Carried Unanimously
20261026-015

b) <u>Appointments – Planning advisory committee</u>

WHEREAS the Planning Advisory Committee was established pursuant to By-law No. 2005-004 and the Planning and Urban Development Act;

WHEREAS the Councillor responsible urban planning, as well as the Building Inspector (the latter un a non-voting capacity), are ex officio members of the said committee;

THEREFORE :

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

1) That the following individuals be appointed as members of the Urban Planning Advisory Committee until October 31, 2028:

- Sybil McKenna
- George Kfouri
- Michel Aubé

2) That the following individuals be appointed as members of the Urban Planning Advisory Committee until October 31,2027:

- Melissa Acciaioli
- Joseph Longo
- Emily Dolan

3) That the following individuals be appointed as alternate members of the Urban Planning Advisory Committee until October 31, 2028:

- Alexandre Watson
- Pietro Palanca
- Sabina Kuepper
- Lauren Small-Pennefather

4) That resolution #20240711-004 be repealed.

Carried unanimously.
20261026-016

15. Deposit of Documents

a) Statement of comparative financial results

A comparative statement of financial results as of September 30, 2026, was tabled with Council.

16. Notice of motion, reading and adoption of by-laws

a) **Adoption of by-law no. 2025-003 enacting a code of ethics and good conduct for municipal elected officials and replacing by-law no. 2022-002**

WHEREAS the copy of the draft by-law was tabled during a previous meeting, at the time the notice of motion was given, and made available to the public in accordance with the law;

WHEREAS during the present meeting, the purpose and scope of this by-law were summarized;

THEREFORE:

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

That By-law No. 2025-003, entitled “By-law No. 2025-003 establishing a code if ethics and good conduct for municipal elected officials and replacing By-law No. 2022-002,” be adopted.

Adopted by a majority vote, with Mayor Cha voting against.
20261026-017

b) Adoption of By-Law No. 405-45 – By-Law Amending Traffic By-Law No. 405

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:25 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.

1. **Robert Barnes**
   - Is the amendment to the by-law prohibiting council members from interfering with employees simply a formality, or was there a specific event that prompted the amendment?

18. Termination of the Meeting

At 9 :28 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.
20261026-018

_____	_____
Jonathan Cha	Mathieu Poitevin
Mayor	Assistant Clerk

The annexes mentioned above are deposited
in the municipal archives in File Archives-20261026