MINUTES OF PROCEEDINGS OF THE MEETING OF THE GENERAL COMMITTEE OF COUNCIL OF THE CITY OF WESTMOUNT HELD AT CITY HALL ON JANUARY 16, 2017 AT 5:07 P.M. AT WHICH WERE PRESENT:

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<tr>
<th>Role</th>
<th>Name</th>
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<tr>
<td>Chair</td>
<td>Christina Smith</td>
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<td>Mayor</td>
<td>Peter F. Trent</td>
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<td>Councillors</td>
<td>Philip A. Cutler</td>
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<td>Victor M. Drury</td>
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<td>Cynthia Lulham</td>
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<td>Patrick Martin</td>
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<td>Theodora Samiotis</td>
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<td>Absent</td>
<td>Rosalind Davis</td>
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<td>Nicole Forbes</td>
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<td>Administration</td>
<td>Sean Michael Deegan,</td>
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<td>Director General</td>
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<td>Nicole Dobbie,</td>
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<td>Assistant Director of</td>
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<td>Legal Services and</td>
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<td>Assistant City Clerk</td>
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<td>Recording Secretary</td>
<td>Andrew Brownstein</td>
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NOTE TO THE READER:
The comments, opinions and any consensus views reflected herein are those of the participants in their individual capacity. As such, they are not binding upon the City or the administration.

The City and its administration are only bound by decisions that are authorized by the Municipal Council in the course of a public meeting by way of a resolution or a by-law.

GENERAL COMMITTEE AGENDA

Adoption of the General Committee Agenda of January 16, 2017

It was agreed that the Agenda of the January 16, 2017 meeting of the General Committee of Council be adopted.

Confirmation of Minutes of the Meeting of General Committee Held on December 5, 2016

The Minutes of the General Committee of Council’s meeting held on December 5, 2016 were adopted with corrections.

Business arising from the Minutes of the Meeting of General Committee Held on December 5, 2016

Councillor Cutler drew Council’s attention to an item discussed in his absence at the November 21st, 2016 General Committee meeting, namely the possible installation of a Code Blue emergency telephone system in the parks and Summit Woods. He suggested
that Mr. Claude Vallières, Division Head – I.T., return to the General Committee at an upcoming meeting in order to discuss Council’s concerns as to the cost of the possible project, as expressed at the November 21st meeting.

Councillor Lulham explained that in addition to the significant cost, she is opposed to the installation of Code Blue telephones due to their large visual presence, and because there is no need for them. She informed Council that as the Commissioner of Parks, she has never received a request for the installation of emergency telephones; nearly everybody carries a cellular phone. Councillor Lulham added that when the City did have emergency telephones in a few of its parks, they were regularly out of service due to frequent acts of vandalism.

Councillor Cutler expressed the proposal from his perspective as the Commissioner of Public Security. In municipalities and on campuses where the Code Blue telephones have been installed, residents and students have expressed their increased sense of security. In terms of the issue of vandalism, Councillor Cutler explained that the Code Blue telephones are equipped with surveillance cameras, which will deter vandals and assist in apprehending those who are not so deterred. Regarding the cost of the Code Blue telephones, he reported that other less expensive systems should be considered before dismissing the idea entirely.

Councillor Lulham distinguished between Westmount, with its vigilant and present public security force, and other municipalities and university campuses with limited to no additional security force aside from the police. Councillor Drury agreed. He recommended asking Public Security as to whether they have received requests for the installation of emergency telephones. Councillor Lulham suggested seeking Public Security’s opinion as to whether these funds would be better allocated toward the installation of surveillance cameras in the parks.

Councillor Martin relayed the concerns of young women walking around Summit Woods after dark, the early evening for a large part of the year.

Councillor Smith seconded Councillor Cutler’s recommendation for Council to consider the installation of a less expensive model. From a visual perspective, she explained that while she is not fond of the large blue illuminated domes over the Code Blue telephones, their presence will act as a deterrent against crime.

The Director General recommended proceeding with a pilot project, installing one emergency telephone in order to assess its impact on security and the public’s opinion.

- **It was agreed** that at an upcoming General Committee meeting, Mr. Vallières will provide Council with a presentation on other less expensive models of emergency telephones. Public Security’s opinion on the need for such a system is to be sought as part of the analysis, particularly in consideration of the alternative possibility of installing surveillance cameras.

Confidential items were discussed.
Councillor Smith informed Council that on December 25th, 2016, the icy conditions on the slope in King George Park made for dangerous tobogganing. She reiterated the importance of safely managing this winter activity.

The Director General reported that further to Council’s decision at its previous General Committee meeting, the City has provided Atwater Library with a special grant to cover the cost of the permit fees for the work being carried out on the building’s front door and arched windows.

**Items from the Council Agenda to be discussed in General Committee**

Councillor Lulham directed Council’s attention to Item 9, “Public Tenders – Parks and Green Space Maintenance.” She reported that the contract is to be awarded to the same contractor as in the previous few years, Groupe Nicky, the lowest bidder. She explained that while Groupe Nicky performed better in 2016, they require significant supervision. She informed Council that the City received two other bids. Further to Councillor Lulham’s inquiry, Mlle Dobbie explained that the contract is to be awarded for one year of service, with the possibility of renewal, at the City’s discretion, for the subsequent two years.

Councillor Martin inquired as to whether this work can be carried out in-house. Councillor Lulham responded that this would be more costly.

Councillor Cutler suggested collaborating with a few local schools in order for students to monitor nearby public planting areas and provide basic maintenance in the context of their school’s agricultural program. Councillor Lulham explained that while some municipalities have these types of programs, often for residents of all ages, Westmount residents have a particularly high expectation for the maintenance of their parks and greenspaces. As some of these resident-maintained planting areas could be the victim of mid-summer disinterest, she advised against proceeding with this type of project.

Councillor Lulham referred to Item 10, “Public Tenders – Purchase of a 2017 Prinoth Sidewalk Plow.” She explained that the two new sidewalk plows to be purchased further to the adoption of the resolution under Item 10, as well as the ones currently being used in her area, are too large for the area’s sidewalks. As a result, they regularly cause damage to parked vehicles, lawns, and even buildings. She recommended using the smaller Bombardier sidewalk plows that the City formerly used and still has in storage. The Mayor noted that a Jaguar F-Type could be acquired for the price of one of these plows.

Councillor Martin explained the administration’s recommendation to purchase two of these sidewalk plows because of the very reasonable price for which they are being sold. He requested that the Director General confirm whether the City still owns any smaller sidewalk plows, and if not, whether there are any smaller models currently on the market. The Director General confirmed that he will do so.

The Mayor directed Council’s attention to Item 17, “Proposal for Consideration of Mount Royal – Canada’s Tentative List for World Heritage Sites.” He recommended referring to Mount Royal as the Three Summits in the resolution, and ideally in the application, in order
for it to be clear that Westmount’s summit forms part of Mount Royal. Mme Dobbie suggested discussing the item with Director Poirier.

Councillor Martin referred to Item 18, “Professional Services – Contract for Translation Services.” He noted that as the law provides for a disproportionate weight to be allotted to the cost of the bid in the evaluation grid, the lowest bidder is to be awarded the contract. He inquired as to Mme Dobbie’s opinion on the proposed translation firm. Mme Dobbie informed Council that she is not familiar with the company, however, according to its bid, it provides services to several large corporations.

**Council Question Period Follow-up**

Councillor Samiotis reported that a group of residents concerned with the South-East project may be tabling a petition.

Councillor Smith reported that a resident of Prince Albert Avenue, south of Sherbrooke Street, informed her that her daughter was denied admission to St-Léon School.

**ITEMS FOR DISCUSSION / DECISION**

**BELL CANADA FIBRE OPTIC NETWORK INVESTMENT PROPOSAL (FTTH)**

Ms. Elisa Gaetano, Assistant Director of Public Works – Infrastructure and Engineering, joined the meeting at 6:12 p.m.

Ms. Gaetano briefed Council on Bell Canada’s proposed construction of a new fibre optic network throughout the City, which would require the company’s investment of $9.5 million. She informed Council that although the proposal is vague, the construction of the network would require the installation of concrete bases and pedestals, new conduits, as well as equipment on Hydro Westmount poles, the addition of networks in areas where none exist presently, repair work to unblock existing conduits, and the installation of the cables throughout the network.

Ms. Gaetano explained that the placement of the concrete bases and pedestals will be subject to the PAC’s approval, as well as the granting of a servitude in the case of bases and pedestals to be located on private property. She relayed Public Works’ and Hydro Westmount’s recommendation against the installation of Bell’s equipment on Hydro poles.

Ms. Gaetano emphasized the need for a more detailed proposal, including the specific location of any interventions that will entail road work. Referring to a situation in which Bell repeatedly delayed its work on its conduit, creating significant delays for the City to carry out its road work on Prince Albert Avenue in 2009, she expressed her opinion as to Bell’s unreliability. She noted, however, that there has been significant turnover in personnel since 2009. She informed Council that Videotron proposed a similar plan shortly after Bell communicated its proposal. The City will not respond to Videotron’s request until it decides on Bell’s. Ms. Gaetano reported that if the City accepts the proposal, it will be the first of the demerged cities to be equipped with this network.
Councillor Lulham recommended continuing with the practice of insisting that the concrete bases and pedestals be installed in alleys and laneways. She informed Council that the FCM and the UMQ have worked with the CRTC to endow municipalities greater power over the placement of these telecommunications devices.

Councillor Samiotis inquired as to whether any residents have expressed dissatisfaction with their reception. She noted the scale of the work that would be required and agreed with Ms. Gaetano that more information is necessary.

- It was agreed that Public Works, Hydro Westmount, and the PAC will establish a list of the proposal’s elements for which further information is needed before a decision can be made. This list will then be communicated to Bell Canada, along with the specification that the concrete bases and pedestals are to be installed in alleys and laneways.

Ms. Gaetano left the meeting at 6:29 p.m.

**SOUTH-EAST SECTOR PLANNING – PROFESSIONAL SERVICES UPDATE**

Director Poirier and Mr. Tom Flies, Assistant Director of Urban Planning, joined the meeting at 6:31 p.m.

Prior to discussing the abovementioned item, regarding Item 17 of the Council Agenda, “Proposal for Consideration of Mount Royal – Canada’s Tentative List for World Heritage Sites,” Director Poirier confirmed that while “Mount Royal” is meant to signify all three summits, this is not currently specified. The Mayor reiterated his recommendation for the resolution to refer to the “Three Summits of Mount Royal” for added clarity.

Councillor Samiotis introduced the discussion on the South-East project, emphasizing her goal to provide residents with a detailed vision by June.

Mr. Flies explained that given the longer timeline associated with the public call for tenders process, Urban Planning is proposing two new options for the development of a detailed vision for the South-East project. Specifically, the originally-proposed Options A and B involve public calls for tenders for a consultant to develop a detailed concept, with a Special Planning Programme in the case of Option B, all of which to be done under a single contract. Option C constitutes splitting the mandate between project management and professional services, resulting in multiple contracts to be awarded either through tenders by invitation or by negotiation. Option D is similar to Option C, but aims for the project management element to be awarded to a not-for-profit corporation, which will allow for further flexibility.

Confidential items were discussed.

Mr. Flies explained that while the selection process for Options A and B would require a minimum of three months, Option C would take a minimum of two months and Option D a minimum of one month. He expressed Urban Planning’s recommendation to pursue
Option D. Councillor Samiotis recommended pursuing Option D and transitioning to Option C in the event that no suitable not-for-profit corporation can be found.

Councillor Martin expressed his preference for these two new options, as the contracts for professional services can be granted slightly later, once the City has preliminarily assessed its needs.

➢ It was agreed that the City will pursue Option D for the development of a detailed vision for the South-East, transitioning to Option C in the event that no suitable not-for-profit corporation can be found.

Council thanked Mr. Flies for his extensive work on the matter over the holiday season.

Confidential items were discussed.

MONTREAL CHILDREN’S HOSPITAL REDEVELOPMENT PROJECT

Councillor Samiotis informed Council of the developers’ request for the City to adopt a resolution expressing its satisfaction with the project as proposed. She noted that the City posed several questions regarding the project and is still awaiting the developers’ response, a prerequisite to the consideration of this request. Mr. Flies explained that the developers are seeking formal confirmation that the City is satisfied with the project as a whole, not only the portion located within the City and its conformity to the by-laws.

Director Poirier recommended that the City express its concerns to the developers with a formal letter from Council. She suggested outlining the PAC’s concerns and emphasizing that the mechanical systems must be such that the prospective construction is not a source of noise similar to the MUHC. Councillor Martin recommended advising the developers to do away with the proposed library, as it will detract from the Atwater Library located across the street. Councillor Samiotis recommended requesting that this space be used instead for a school. Councillor Lulham expressed her support for Councillor Samiotis’ recommendation.

On the issue of seeking the creation of a new school in Ville Marie, Councillor Samiotis requested that the City ensure Montreal Mayor Denis Coderre receives a copy of the City’s response to the CSDM in this regard.

The Mayor expressed his concerns with the proposed construction’s height. The proposed 394-foot building to be situated on Atwater would be extremely disproportionate to the low-rise buildings across the street. Moreover, at such a height, the impact on sun exposure and wind will be significant. The Mayor expressed his opinion that the impact on sun exposure was understated in the developers’ sun study.

➢ It was agreed that Director Poirier will prepare a draft letter for Council’s consideration outlining the City’s concerns with the project.

Director Poirier and Mr. Flies left the meeting at 7:09 p.m.
WESTMOUNT SNOW REMOVAL POLICY

Mr. Patrick Raggo, Director of Public Works, joined the meeting at 7:09 p.m.

Director Raggo outlined the significance of snow removal operations. As essential service for the security of pedestrians, cyclists, and motorists, the operating budget for 2017 is $3.1 million, which constitutes labour and materials, aside from the cost of repairs and capital expenditures. In order to ensure that the City remains prepared to handle any snowstorm, Public Works employees do not take vacation during the snow removal season.

Director Raggo explained the objectives of snow removal policy. Firstly, it will help orient planning by clearly establishing the City’s standards and priorities. Secondly, it will communicate these standards to residents, encouraging their collaboration in the process in order to render snow removal operations more efficient.

Director Raggo outlined the policy’s guiding principles. Firstly, safe access must be maintained on all roads and sidewalks, prioritizing when necessary due to the weather while still maintaining access for emergency vehicles at all times. Secondly, operations must be consistent, orderly, and efficient; residents throughout the City should receive and expect to receive the same quality of service. Thirdly, the public has an important role to play in facilitating snow removal operations. Director Raggo explained that the policy details residents’ responsibilities in this regard, such as promptly removing garbage and recycling bins from the curb after they have been emptied. Rather than ticketing residents who neglect this responsibility, Director Raggo recommended educating residents in this regard and encouraging them to collaborate in order to improve the service throughout the City.

Director Raggo noted developments in the City’s snow removal operations in recent years such as the installation of side guards on snow removal vehicles, an upgraded towing service, and more ecologically friendly techniques like using beet juice instead of salt.

Director Raggo outlined several challenges facing the City’s snow removal operations. As there is no local snow dump, the 30 to 40 trucks must leave the City empty their load. The streets’ inclines are a particular challenge, requiring diligent snow removal and the use of more material on the road. Additionally, Westmount does not cast snow onto private property, as do many municipalities. Moreover, residents are permitted to dump their snow on public property. Director Raggo informed Council that in Notre-Dame-de-Grâce, residents must purchase a permit to dump snow on public property, the price of which is determined according to the size of their driveway.

➢ It was agreed that Director Raggo will provide Council with further details as to Notre-Dame-de-Grâce’s permits for residents to dump their snow on public property.

Councillor Drury sought Director Raggo’s opinion on Montreal’s mobile application used to alert residents of snow removal operations. Director Raggo expressed his opinion that while the application is one way of communicating with residents, most will not use the application, and therefore, the City is best focusing its communication efforts through street signs and social media.
The Mayor informed Council that while the City uses only salt on its roads, it uses a mixture of 50% salt, 25% sand, and 25% gravel on sidewalks. The Mayor questioned the value of using these abrasives (especially over 8 mesh), and particularly in consideration of their effect of clogging the sewers. Director Raggo pointed out that as salt ceases to act as a melting agent below -10°C, this mixture, which spreads well, provides pedestrians with more traction. The Mayor noted that at these temperatures, slipping is less of a concern anyway.

- **It was agreed** that Director Raggo will:
  - provide Council with a report as to the benefits and disadvantages of using abrasives like sand and gravel in addition to salt on sidewalks;
  - look into the issue of snow plows equipped with trailers dropping a large amount of sand when the vehicle starts and stops; and
  - provide Council with a list of the City’s streets in order of priority for snow removal.

**TOUR DE L’ÎLE**

Director Raggo reported that the 2017 *Tour de l’île* circuit satisfies the City’s requirements. Rather than following the old route which ran south on Claremont Avenue, a steep decline, the route within the City will run mostly on Sherbrooke Street, turning south onto Claremont Avenue to Sainte Catherine Street and then down Glen Road. Director Raggo relayed Public Works’ and Public Security’s recommendation for Council to approve the route.

- **It was agreed** that the City will approve the route for the 2017 *Tour de l’île*.

Director Raggo left the meeting at 7:41 p.m.

**REMUNERATION FOR ELECTION OFFICERS AND STAFF**

Mï Dobie informed Council that as a municipal election will be held in 2017, the City must set a budget for its elections officers and staff. Mï Dobie presented the proposed budget, based on the City’s election budgets from 2013 and 2009 as well as those of other nearby municipalities. She explained that a returning officer and an election clerk are required by law. She informed Council that Mï St-Jean will act as the returning officer and she will serve as the clerk.

- **It was agreed** that as Council is favourable to the proposed remuneration grid for election officers and staff, it will be presented to Council for adoption at an upcoming Regular Sitting.

Confidential items were discussed.
2016 BIXI REPORT

Referring to the 2016 Bixi Report, Councillor Lulham informed Council that of all the participating municipalities and boroughs, Westmount ranked second for the most departures and arrivals, as well as having the second highest average number of transactions per docking station. The same quality of service must be upheld in order to maintain the system’s popularity, and certainly to encourage it further. In order to meet this demand, the number of bicycles, and therefore, docking stations, must be increased. Bixi has proposed the installation of three new stations with 15 spaces for bicycles in each. Councillor Lulham relayed the administration’s support for the proposal. As the busiest docking station is located at Greene Avenue and De Maisonneuve Boulevard, another docking station is proposed to be installed on Greene Avenue.

Councillor Cutler relayed the TAC’s discussion as to the installation of a new docking station near Marianopolis, where Notre-Dame-de-Grâce Avenue turns into Westmount Avenue. Council members expressed their interest in the installation of a docking station at that location.

➢ It was agreed that the City will proceed with the installation of three new Bixi docking stations, their location to be determined by Council further to the administration’s recommendation.

COUNCIL OBJECTIVES FOLLOW-UP

ECONOMIC DEVELOPMENT

Councillor Lulham reported that the City has received a submission for an assessment of the City’s two commercial areas, Greene Avenue and Sainte-Catherine Street, and Sherbrooke Street and Victoria Avenue, from one of the creators of the Association des Sociétés de développement commercial de Montréal, who can be credited for the revitalization of Plaza St-Hubert. She informed Council that the submissioner can provide the City with his study by April, which will include the compiling of databases on all merchants and building owners, a survey of these groups as to their needs and recommendations, and a survey of residents regarding the services and businesses of use to them. The City would prospectively then hire a project manager to act upon this study’s recommendations.

The meeting was adjourned at 8:00 p.m., at which point Council held its Regular Sitting. The meeting was reconvened at 9:29 p.m.

TRAFFIC

Councillor Lulham advised against the use of temporary sandwich board parking signs.

Councillor Cutler reported that the final work on Westmount Avenue is being completed.
Councillor Martin relayed a resident’s comments as to the cracks in the roadway on Westmount Avenue at Prince Albert Avenue, which was redone in the previous year. He questioned the quality of the materials used.

Referring to a question asked at that night’s Regular Sitting, Councillor Drury noted that he is quite impressed with the City’s signage and approach for parking and snow removal. The Director General informed Council that typically signs are placed 18 hours, and at a minimum, 12 hours, in advance of a no-parking period for the purpose of snow removal. When the no-parking period begins, if a vehicle that is still parked in the zone has a parking sticker, the permit holder is called prior to towing the vehicle. Councillor Lulham noted that 12 hours may be an insufficient minimum notice for placing no-parking signs as they may be placed around 7:00 p.m., after residents return home from work, and then take effect before they leave in the morning. Councillor Drury pointed out that, on the other hand, as an additional warning, the snow removal trucks sound their sirens when they reach an area with a parked vehicle.

**INFRASTRUCTURE AND PARKS**

Councillor Lulham explained that as seen in the presentation recently made to Council, the greenhouse is proposed to be replicated, but with a new heating system and a structure that can support tempered glass and the required maintenance. She noted that the size of the annex may need to be increased. She informed Council that she will be meeting with Mr. Benoit Hurtubise, Assistant Director General and Director of Hydro Westmount, and Mr. Nicolas Mory, the City’s arborist, to discuss the City’s needs in terms of grow houses.

The Mayor explained that given the poor state of the greenhouse’s structure according to the report presented to Council, it will be necessary to start with a new structure, replicating the current greenhouse’s style. He recommended using double-pane glass that will better insulate the greenhouse.

Councillor Cutler emphasized the need for a detailed maintenance plan for the new greenhouse. Council member expressed their agreement.

- **It was agreed** that the City will develop its plan for the new greenhouse in tandem with the development of a detailed maintenance plan.

Councillor Smith inquired as to the timeline for the completion of the work on Grosvenor Avenue. She expressed her intention to hold a public meeting in order to inform concerned residents on the matter.

Given the recent increase in ownership of electric vehicles, Councillor Cutler recommended that the City do its utmost to limit blocking access to residents’ driveways as these vehicles are typically charged in the driveway or garage. In cases when this access must be blocked, he suggested that the City inform the affected residents that if they have an electric vehicle, they may charge it at the closest charging station, specifying its location.
HYDRO WESTMOUNT

The Director General reported that the work on Prince Albert Avenue has been completed, including the reserve circuit.

Councillor Drury inquired as to whether there is any interest in Hydro Westmount servicing the new Children’s Hospital. Councillor Samiotis pointed out that a new substation may be necessary in order to service the new facility. The Mayor estimated that at a cost of $10 million for a new substation, the City would be lucky to break even. He recommended that Hydro Westmount focus its efforts on servicing residents.

- **It was agreed** that Mr. Salah Bouziane, Assistant Director of Hydro Westmount, will provide Council with information on the City’s revenue from Hydro Westmount servicing the former Children’s Hospital as well as the potential revenue, or loss, for servicing the new Children’s Hospital.

COMMUNICATIONS

Councillor Smith pointed out that the link to the claim form for the MUHC class action lawsuit has yet to be posted on the City’s website. The Director General confirmed that he will ensure the link is posted.

URBAN PLANNING

Councillor Samiotis informed Council that she will report on the acceptable types of windows at the upcoming General Committee meeting.

ONGOING ITEM: MTQ/AMT

Councillor Samiotis reported that the City is still waiting for the office of Mr. Jacques Chagnon, MNA for Westmount–Saint-Louis, to schedule a meeting with the City and the MTQ regarding the sound barrier.

Councillor Samiotis informed Council that residents have become more receptive to alternate approaches to mitigating the noise, such as adding greenery in the area and installing triple glazed windows in the residences. She pointed out that there is significant room to use greenery in this manner along Prospect Street. She informed Council of her intention to meet with Ms. Gaetano to discuss these alternate options.

Councillor Martin inquired as to the estimated cost of subsidizing the installation of triple glazed windows in the concerned residences. The Director General confirmed that he will look into the matter and report to Council.
ONGOING ITEM: MUHC

Councillor Smith reported that the noise from the MUHC has been noticeably reduced.

Confidential items were discussed.

ABSENCES

Council members were requested to submit their absence sheets to the Assistant City Clerk.

The meeting was adjourned at 10:11 p.m.