MINUTES OF PROCEEDINGS OF THE MEETING OF THE GENERAL COMMITTEE OF COUNCIL OF THE CITY OF WESTMOUNT HELD AT CITY HALL ON FEBRUARY 6, 2017 AT 5:04 P.M. AT WHICH WERE PRESENT:

Chair                  Nicole Forbes
Mayor                  Peter F. Trent
Councillors            Rosalind Davis
                        Victor M. Drury
                        Cynthia Lulham
                        Theodora Samiotis
                        Christina Smith
Absent                 Philip A. Cutler
                        Patrick Martin
Administration         Sean Michael Deegan, Director General
                        Nicole Dobbie, Assistant Director of Legal Services and Assistant City Clerk
Recording Secretary    Andrew Brownstein

GENERAL COMMITTEE AGENDA

Adoption of the General Committee Agenda of February 6, 2017

It was agreed that the Agenda of the February 6, 2017 meeting of the General Committee of Council be adopted, with the addition of the following items under New Business:

- Library Renovations (Councillor Davis);
- Sanctuary Cities (Mayor Trent);
- Sidewalk Plows (Councillor Lulham); and
- White Noise Backup Beepers (Councillor Davis).

Business arising from the Minutes of the Meeting of General Committee Held on January 16, 2017

Councillor Samiotis reported that tomorrow, the City will be meeting with a potential project manager to discuss his offer of service for the development of a detailed vision for the South-East.
Councillor Lulham informed Council that a report will be given on the plans for the greenhouse at the upcoming General Committee meeting. She reported that tomorrow, she will be doing an interview with Mr. Sebastian Samuel, Division Head of Communications, for Westmount TV.

Further to Councillor Samiotis’ inquiry, the Director General informed Council that Bell Canada’s proposed construction of a new fibre optic network throughout the City is scheduled to be discussed at the upcoming General Committee meeting.

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

Regarding Item No. 12, “Tenders by Invitation – Purchase of Traffic Light Controllers,” Councillor Drury informed Council that the contract for the new controllers’ installation on Sainte-Catherine Street is scheduled to be awarded at the March Regular Sitting. New controllers are to be installed during the spring and summer on Sainte-Catherine Street and in September on Sherbrooke Street.

Councillor Smith inquired as to whether the street must be closed during the installation. Councillor Lulham explained that while some traffic lights will be changed during this process, for the most part, it is only the box that controls the light cycle that is to be changed. Accordingly, this should not result in street closures.

Councillor Lulham reported that the new controllers are to be installed on Sainte-Catherine Street from Atwater Avenue to Lansdowne Avenue and throughout the entire City on Sherbrooke Street. This will allow motorists to drive at 40km/h from Atwater Avenue to Clarke Avenue without reaching a red light. She explained that while the current controllers are mechanical, these new controllers are digital. Therefore, they will remain synchronized in use.

The Director General informed Council that Mr. Benoit Hurtubise, Assistant Director General and Director of Hydro Westmount, will report to Council on these new controllers at the upcoming General Committee meeting.

Confidential items were discussed.

**Council Question Period Follow-up**

The Director General reported that in order to ensure that residents are informed of the City’s minimum 12-hour notice for no parking periods for the purpose of snow removal, the City has posted its policy on its website.

**ITEMS FOR DISCUSSION / DECISION**

Ms. Joanne Poirier, Director of Urban Planning, and Mr. Tom Flies, Assistant Director of Urban Planning, joined the meeting at 6:00 p.m.
Confidential items were discussed.

**ST. STEPHENS CHURCH / THE OPEN DOOR**

Director Poirier briefed Council on her telephone conversation with Reverend Bill Grey, executive archdeacon of the Anglican Diocese of Montreal. Reverend Grey insisted that while the Calvary Chapel Montreal no longer congregates at St. Stephens Church, it is still being used for prayer. Director Poirier advised Reverend Grey to publicize the services being held. Director Poirier reported that Reverend Grey is aware that the house of worship exists as an exception to zoning, and he does not want the vested right to be lost.

Councillor Samiotis informed Council that further to the study carried out on the houses of worship located in the City, St. Stephens Church was determined to be a category one building. Director Poirier explained that the study of another church’s architecture was postponed in order to determine what is essential to be preserved in St. Stephens Church’s building. She explained that in case the building is put up for sale, this should be established beforehand.

The Director General reported that The Open Door is scheduled to cease operating in St. Stephens Church in July.

Councillor Lulham recommended monitoring the activities being held in St. Stephens Church. Council members discussed what constitutes continued use of the building as a house of worship.

Further to Councillor Samiotis’ inquiry, Mr. Flies confirmed that a prospective developer for the site could apply for a PPCMOI. However, the maximum building height for residences in the zone is set at three stories.

Confidential items were discussed.

Director Poirier and Mr. Flies left the meeting at 6:49 p.m.

**ELECTRICAL VEHICLES**

Ms. Elisa Gaetano, Assistant Director of Public Works – Engineering and Infrastructure, joined the meeting at 6:49 p.m.

Ms. Gaetano explained that infrastructure projects that block residents’ access to their driveways pose a problem for the increasing number of residents who must charge their electrical vehicles. She relayed her discussion with Mr. Salah Bouziane, Assistant Director of Hydro Westmount, who explained that temporary charging stations currently do not exist.

Accordingly, Ms. Gaetano expressed Public Works’ recommendation to encourage residents to make arrangements with neighbours not affected by the construction while expanding the network of public electric charging stations in key locations over the coming few years. Given the construction scheduled for this summer on Westmount Avenue and
Belmont Avenue, Public Works recommends the installation of a charging station on Belmont Crescent, near the entrance to King George Park. The parking spot would be reserved for electrical vehicles using the charging station.

Councillor Davis expressed her concern over restricting the use of a parking space given the already limited spaces during periods of construction. Ms. Gaetano suggested that the space be reserved for electrical vehicles using the charging station for only a portion of the day. Councillor Lulham expressed her support for the installation of more charging stations and reserving the parking spaces’ use for charging vehicles, as there are many residents who own electrical vehicles.

The Mayor inquired as to whether the charging stations could be used as backup sources of power for residents during power outages. Councillor Lulham expressed her interest in the idea, but noted the possible difficulty that could arise in terms of residents sharing the charging stations’ use.

Councillor Davis suggested the installation of a charging station in the library parking lot.

Ms. Gaetano informed Council that the estimated cost of the installation of a charging station, including all related infrastructure work, is $25,000. Users would need to sign up, pay for the use of the charging station by credit card, which would then be received by Le Circuit électrique de Montréal, and then paid to the City. Councillor Drury inquired as to the revenue generated by the charging station located at the WRC. The Director General informed Council that Assistant Director General Hurtubise will provide Council with a report on this revenue.

- **It was agreed** that Ms. Gaetano will look into whether charging stations can be used as backup sources of power during power outages.

- **It was agreed** that the City will act in accordance with Public Works’ recommendation to encourage residents to make arrangements with neighbours not affected by the construction while expanding the network of public electric charging stations in key locations over the coming few years, with the first of such stations to be installed on Belmont Crescent, near the entrance to King George Park.

**GROSVENOR AVENUE INFRASTRUCTURE PROJECT**

Ms. Gaetano informed Council that the 2017 capital works budget calls for the rehabilitation of the water main on Grosvenor Avenue between de Maisonneuve Boulevard and Sherbrooke Street, as well as the replacement of the public portion of the water services, which are presumed to be either galvanized or lead. She explained that as the water main was installed in 1897, it is past its service life and its age qualifies its replacement to be fully subsidized under the TECQ program.

Therefore, rather than proceeding with the rehabilitation of the water main, Ms. Gaetano expressed Public Works’ recommendation to replace it entirely as part of this year’s capital works project. The work would be done under one large contract, but to be carried out in
stages in order to avoid closing the entire road at once. In order to focus Public Works' resources on this large project, Ms. Gaetano relayed the department's recommendation to postpone the rehabilitation of the water main on Sunnyside Avenue, between Upper Roslyn Avenue and Lexington Avenue, to 2018. She explained that given the initial estimate for this project exceeds the combined budget for the original project as well as the work to be carried out on Sunnyside Avenue, a special allocation of funds would be required to carry out this proposed project.

The Mayor explained that the capital works budget for a given year is a target based on the projects that Public Works expects it can accomplish. Accordingly, it is an estimate that is to be increased or decreased based on the projects that can in fact be accomplished. He expressed his support for the proposed project and for allocating the additional funds required.

Councillor Smith expressed her support for carrying out the work in stages. She explained that the block is long and has no lane access. Additionally, several residents have significant mobility issues.

Councillor Drury expressed his support for carrying out the work in stages.

Further to Councillor Davis' inquiry, Ms. Gaetano informed Council that the work would be carried out from June to September.

Councillor Smith recommended holding a public meeting as soon as possible in order to communicate the City's plan to residents.

The Director General, noting that the work on Sunnyside Avenue that would need to be postponed is located in Councillor Martin's ward, relayed his approval of the proposed plan and acceptance of the associated postponement.

> **It was agreed** that the City will proceed with the recommended revised capital works project. Specifically, on Grosvenor Avenue, between de Maisonneuve Boulevard and Sherbrooke Street, the water main will be reconstructed and the public portion of the services will be replaced. The entire project will be carried out in 2017, but will be done in stages in order to limit the portion of the street closed at any one time.

**ANWOTH ROAD INFRASTRUCTURE RENEWAL PROJECT**

Ms. Gaetano outlined the work planned for Anwoth Road, west of Clarke Avenue, to be carried out this summer. The water main is to be reconstructed. The fire hydrants and their valves are to be replaced, as well as the public portion of the water services. A new electrical conduit bank is to be constructed. The sidewalk and street lighting conduits are to be reconstructed. The cobra light standards are to be replaced with Washingtonian light standards. The concrete base of the roadway is to be reconstructed and the surface re-asphalted.
Ms. Gaetano informed Council that Anwoth Road is currently extremely narrow at a width of 6.02m at its narrowest, on which two-way traffic is permitted as well as parking on the west side of the street. The current sidewalks are also narrow, having an average width of less than 1.2m. Ms. Gaetano explained that the MTQ’s minimum lane width is 3.1m. Accordingly, the current configuration does not conform to the MTQ’s norms, nor to the best practices guidelines for pedestrian accessibility.

Ms. Gaetano relayed Public Works’ recommendation for vehicular traffic on the street to be made southbound only. She informed Council of the TAC’s approval of this proposal. She explained that the southern intersection of Clarke Avenue and Anwoth Road is already controlled with stop signs and allows for better visibility than the northern intersection.

Ms. Gaetano presented the two design options proposed in addition to making the street one-way in order to address the issue of pedestrian accessibility and operation constraints. The first option would be to construct a full-size, standard width sidewalk (1.52m) along the west side of the street while replacing the sidewalk on the east side with a concrete border. Parking along the west side of the street would be maintained. The second option would be to construct sidewalks along both sides of the street, each with a width of 1.37m, but with no parking permitted along the curved portions of the street. This would eliminate 8 of the street’s 24 parking spaces.

Ms. Gaetano briefed Council on the public consultation held on February 2nd. She reported that residents are in support of making the street one-way southbound, although a few expressed concerns over accessing their driveways. She relayed the residents’ preference for the first option, as it would be more suitable for those with reduced mobility and for snow removal operations. Moreover, the residents were strongly opposed to the second option’s elimination of 8 of the 24 parking spaces.

The Mayor expressed his support for the first option, adding that this type of sidewalk configuration should be considered for other areas in the City with similar constraints.

Councillor Samiotis informed Council that the proposed reconfigurations were presented to the PAC, which expressed its concern over the elimination of a sidewalk. She emphasized the importance of considering these matters in the context of the use of the street. Councillor Lulham explained that the PAC evaluates based on aesthetics. She recommended establishing a policy regarding the matters that are to be presented to the PAC for its opinion. Councillor Samiotis agreed. Ms. Gaetano informed Council that currently, all matters regarding road work are submitted to both the TAC and the PAC.

Councillor Drury informed Council that the residents of Anwoth expressed concerns regarding speeding motorists. Accordingly, they requested that the current speed limit of 30km/h be reduced to 20km/h.

➢ It was agreed that the City will pursue the first option proposed for the reconfiguration of Anwoth Road. Specifically, a full-size, standard width sidewalk (1.52m) will be constructed along the west side of the street while replacing the sidewalk on the east side with a concrete border, and parking along the west side of the street will be maintained. Additionally, traffic will circulate one-way southbound. The current speed limit of 30km/h will be maintained.
➢ **It was agreed** that the City will establish a policy regarding the matters that are to be presented to the PAC for its opinion.

**ONGOING ITEM: MTQ/AMT**

Ms. Gaetano reported that she received verbal confirmation from Ms. Line Gamache, engineer for the MTQ, that the new highway will be approximately 6m-7m higher than planned. Councillor Lulham informed Council that it was supposed to have been 5m lower than the current highway. Ms. Gaetano explained that KPH had to resubmit a noise impact study based on this final profile of the highway. She has asked Ms. Gamache for a copy of this report. She has persistently been calling and emailing Ms. Gamache to coordinate a meeting time to discuss this issue, but has yet to receive a response.

Councillor Lulham expressed her disappointment with the MTQ. She explained that the City publicized the sound studies it was given in September, which demonstrated the expected significant noise reduction.

Confidential items were discussed.

Councillor Samiotis expressed her disappointment with the MTQ. She pointed out that the City was only made aware of this situation at the *bon voisinage* meeting held on January 30th when Ms. Gamache presented the final heights and widths of the new highway and a resident inquired as to whether this would qualify for the construction of sound barrier, at which point Ms. Gamache responded that it would. Councillor Samiotis informed Council that after months, 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.

Ms. Gaetano left the meeting at 7:50 p.m.

**KING GEORGE PARK TOBOGGANING**

The Director General reported that while the smaller slope in King George Park is still used for tobogganing by young children, tobogganing has been prohibited on the large slope on the west side of the park for the past few years in response to the significant number of personal injury claims that stemmed from its use. The Director General proposed inviting a representative from the City's insurance company to assess the site and advise on whether, and if so, how, to safely permit and manage tobogganing on the large slope. The Director General suggested organizing an internal working committee to assess the possibility of allowing said tobogganing.

The Mayor expressed his opinion that the fences set up as barricades to block people from tobogganing are aesthetically displeasing. Councillor Lulham noted that these are also meant to block snowboarders.
Councillor Lulham recommended landscaping the end of the slope to slow those tobogganing before they reach the bottom. She suggested this be done internally further to an assessment by the insurance company and the proposed working committee.

The Director General informed Council that prior to the tobogganing slope’s closure, all of the personal injury claims were a result of those tobogganing hitting the fence at the bottom.

- **It was agreed** that the City will proceed with the assessment of how to safely permit tobogganing on the large slope in King George Park. Specifically, it will create an internal working committee to provide said assessment, and it will seek the analysis of an insurance company representative.

The meeting was adjourned at 8:00 p.m., at which point, Council held its Regular Sitting. The meeting was reconvened at 9:25 p.m.

**OFFICE DES PERSONNES HANDICAPÉES DU QUÉBEC (OPHQ) - PLAN D’ACTION 2017**

Councillor Lulham expressed her approval of the *Plan d’action 2017 à l’égard des personnes handicapées*. She recommended the inclusion of an additional action being taken by the City, the installation of a ramp and an automatic door for access to Centre Greene. She suggested that the *Plan d’action* also include a mention of the Prince Albert splash pad’s accessibility to handicapped individuals and that all new park equipment is to be accessible to all, as much as possible.

Councillor Smith recommended hiring at least one lifeguard who has been trained to teach handicapped swimmers. She pointed out that during the previous summer, no lifeguard on staff was able to provide swimming lessons to a child with cerebral palsy, and the family hired an instructor who had been trained in Pointe-Claire’s adaptive swim program to teach the child. She noted that the coordinators of Pointe-Claire’s adaptive swim program have expressed their willingness to train some of Westmount’s lifeguards.

- **It was agreed** that the City will hire at least one lifeguard who has been trained to teach handicapped swimmers.

- **It was agreed** that the *Plan d’action 2017 à l’égard des personnes handicapées* will be presented to Council for its prospective adoption at the March 6th Regular Sitting, with the addition of a mention of the installation of a ramp and an automatic door for access to Centre Greene, the Prince Albert splash pad’s accessibility, the new park equipment being accessible to all (as much as possible), and that at least one lifeguard will be trained to teach handicapped swimmers.
COUNCIL OBJECTIVES FOLLOW-UP

TRAFFIC

Councillor Lulham informed Council that the Winter Cycling Congress event will be held on February 8th-10th. She reported that the TAC’s upcoming meeting is scheduled for February 14th.

INFRASTRUCTURE AND PARKS

Councillor Lulham informed Council that while the equipment in Westmount Park is to be replaced for the 2018 season, a large piece of equipment in the park is rotting and therefore must be replaced this year.

Councillor Lulham outlined the difficulty of deciding upon the suitable park equipment as different parties have different priorities. Some parents want innovative equipment, others want traditional equipment, some want the equipment to be accessible to handicapped individuals, and the PAC does not want plastic equipment. She informed Council that the City has found a piece of equipment made of bamboo.

The equipment for the younger children that is to be installed in 2018 will be accessible to handicapped individuals. However, the playground’s wood chip base does not allow for wheelchair access. Councillor Lulham informed Council that she will be touring a playground in Verdun that uses rubber matting, which is wheelchair accessible. However, she explained that these mats freeze in the winter and become very hard, making them unsuitable for winter use. Accordingly, the playground in Verdun, which is surrounded by fences, is closed for the winter. Councillor Lulham informed Council that Ms. Jayme Gerbrandt, the City’s horticulturalist, has suggested to remodel the playground in order to make it wheelchair-accessible by placing the equipment along the edges or by installing pathways that will allow for access without the installation of these mats.

Councillor Samiotis questioned whether park equipment should be presented to the PAC for its opinion.

➢ It was agreed that the once the City establishes a policy regarding the matters that are to be presented to the PAC for its opinion, said policy will be made clear to the administration, and in particular, to Urban Planning and Public Works.

Councillor Samiotis emphasized the need for equipment to be installed in Bruce Park without delay, as it still has none. She recommended including Bruce Park in the resolution that is to be passed for the installation of the new piece of equipment in Westmount Park. The Director General confirmed that he will follow up on the matter.

Councillor Lulham reported that Council will be provided with an update on the greenhouses at its upcoming General Committee meeting.
HYDRO WESTMOUNT

Councillor Drury informed Council that the Montreal Children’s Hospital’s ceasing of operations in mid-2015 greatly impacted Hydro Westmount’s revenue. Specifically, in 2014, the hospital paid $975,270 for its electricity use, and in 2016, it paid only $215,818. Accordingly, he recommended considering whether the City should offer to supply the future hospital development area with power, whether a new substation would be required in order to do so, and if so, whether this would be a worthy investment.

The Mayor advised against supplying the future hospital development with power. He explained that Hydro Westmount’s purpose is to provide a retail service to residents, a service superior to that which Hydro Quebec could provide. Focusing efforts on providing electricity to a 30-storey building (or other mixed use buildings in the new development) will likely detract from this purpose. Moreover, the City has no control over the rate at which Hydro Quebec charges it for electricity in bulk. He cautioned that the City could experience significant losses if it invests in a new substation and Hydro Quebec then changes the bulk rate at which it provides the City with electricity. And if it doesn’t build a new substation in order to supply power to this area in Montreal, it could lack capacity to service its residential clients elsewhere in the future.

Councillor Samiotis agreed with the Mayor. She suggested considering the fact that Hydro Westmount is no longer providing an operating hospital with a significant amount of power as an opportunity for it to focus its efforts on improving service to residents.

COMMUNICATIONS

Councillor Davis informed Council that the Molson family donated a Molson beer refrigerator. It has been installed in Victoria Hall. Users are asked to answer a trivia question, and the refrigerator distributes beer upon a correct response. Councillor Davis recommended installing the refrigerator in the park for Family Day and Canada Day.

URBAN PLANNING

Councillor Samiotis reported that Urban Planning is in the process of drafting guidelines on windows, a by-law to address the obligation of property owners to maintain their property, a by-law on private swimming pools, and a by-law to integrate the provisions of the new Construction Code.

Confidential items were discussed.

ECONOMIC DEVELOPMENT

Councillor Lulham reported that Mr. Pierre Boudreault, one of the creators of the Association des Sociétés de développement commercial de Montréal, has begun gathering information for his study on the City’s two commercial areas, Greene Avenue and Sainte-
Catherine Street, and Sherbrooke Street and Victoria Avenue. She recommended notifying the merchants that Mr. Boudreault may contact them in this regard.

NEW BUSINESS: LIBRARY RENOVATIONS

Councillor Davis and Councillor Forbes briefed Council on the renovations planned for the library, to be carried out this summer. Carpets will be changed, work spaces will be modified, and two big shelving units will be removed to allow for more natural light. Councillor Davis informed Council that EVOQ, an architectural firm founded by Ms. Julia Gersovitz, Chair of the PAC, developed the plans for the renovations. Councillor Davis and Councillor Forbes invited Council to attend an on-site presentation of the plans for the renovations on February 20th at 3:00 p.m. The Director General informed Council that Ms. Julie-Anne Cardella, Director of the Library, will present the plans. The Mayor requested that Council members be provided with a copy of the plans prior to attending the presentation.

➤ It was agreed that Council members will attend an on-site presentation of the plans for the library renovations on February 20th at 3:00 p.m. Council members will be provided with a copy of the plans prior to attending the presentation.

NEW BUSINESS: SANCTUARY CITIES

The Mayor recommended that Council investigate the developing concept of “sanctuary cities.” Councillor Smith confirmed that she will do so and report to Council.

➤ It was agreed that Councillor Smith will report to Council on the concept of “sanctuary cities.”

NEW BUSINESS: SIDEWALK PLOWS

Councillor Lulham informed Council that the City has found a sidewalk plow model that is suitably-sized for the narrower sidewalks in the southern portion of the City.

NEW BUSINESS: WHITE NOISE BACKUP BEEPERS

Councillor Davis expressed her satisfaction with the white noise backup beepers installed on certain snow removal trucks. Councillor Lulham reported that the City is aiming to equip all snow removal vehicles with this backup noise.
ABSENCES

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

The meeting was adjourned at 10:12 p.m.

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Nicole Forbes                        Mme Nicole Dobbie
Acting Mayor                         Assistant Director of Legal Services and
                                        Assistant City Clerk