MINUTES OF PROCEEDINGS OF THE MEETING OF THE GENERAL COMMITTEE OF COUNCIL OF THE CITY OF WESTMOUNT HELD AT CITY HALL ON MARCH 20, 2017 AT 4:07 P.M. AT WHICH WERE PRESENT:

Chair                  David Laidley
Mayor                  Peter F. Trent
Councillors            Philip A. Cutler
                       Rosalind Davis
                       Nicole Forbes
                       Cynthia Lulham
                       Patrick Martin
                       Theodora Samiotis
                       Christina Smith
Absent                 Victor M. Drury
Administration         Sean Michael Deegan, Director General
                       Benoit Hurtubise, Assistant Director General and Director of
                       Hydro Westmount
                       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 March 20, 2017

It was agreed that the Agenda of the March 20, 2017 meeting of the General Committee of Council be adopted, with the addition of the following item under New Business:

• Snow Removal and Priority Roads (Councillor Davis and Councillor Lulham).

Confirmation of Minutes of the Meeting of General Committee Held on March 6, 2017

The Minutes of the General Committee of Council’s meeting held on March 6, 2017 were adopted with corrections.

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.
Business arising from the Minutes of the Meeting of General Committee Held on March 6, 2017

Confidential items were discussed.

Items from the Council Agenda to be discussed in General Committee

Councillor Samiotis drew Council’s attention to the permit application for 718 Upper Lansdowne Avenue that is to be presented to Council for its prospective approval at that night’s Special Sitting.

ITEMS FOR DISCUSSION / DECISION

STM: ATWATER AVENUE – RÉFECTION DE LA MEMBRANE ET TRAVAUX CONNEXES

Ms. Elisa Gaetano, Assistant Director of Public Works – Infrastructure and Engineering, and Mr. David Chartier, Mr. Réal Leblanc, Mr. Benoit Tessier, and Mr. Alain Tremblay, four representatives of the STM, joined the meeting at 4:28 p.m.

Mr. Tremblay, the project’s director, informed Council that in light of the signs of water infiltrations, the membrane of the Atwater metro tunnel is to be rehabilitated over two construction periods, in 2018 and 2019. Mr. Chartier specified that the work will be limited to the roof over the station. This will constitute work on De Maisonneuve Boulevard, between Atwater Avenue and Wood Avenue. Mr. Tremblay noted that this project is distinct from the one being carried out on Vendôme metro.

Mr. Chartier assured Council that the STM has installed the same membrane in Jean Drapeau metro and Place d’Armes metro, and is currently doing so in Honoré Beaugrand metro. Accordingly, their strategy and time estimates are the product of experience.

Mr. Chartier explained that below the roadway, there is a three-meter layer of soil, followed by the membrane, followed by the concrete roof of the station. He informed Council that as Alexis-Nihon Plaza is having similar water infiltration issues, the new membrane will extend over the Plaza. He noted that the membrane can have a lifespan of 75 years.

Mr. Chartier informed Council that the work is scheduled to be carried out from April 16 to November 2, 2018 and from April 15 to November 27, 2019. During these periods, there will be no vehicular traffic on the concerned portion of De Maisonneuve Boulevard besides emergency vehicles. Mr. Tremblay explained that it would be impossible to carry out the entirety of the work within one construction season without closing down the concerned portion of De Maisonneuve Boulevard to pedestrians and cyclists as well.

Mr. Chartier reported that during the 2018 construction period, work will be carried out on the southern portion of the road, resulting in the closure of the north-east entrance and a portion of the access ramp to Alexis-Nihon Plaza. Pedestrian access will be restricted to the northern sidewalk, and the bicycle path will be relocated to the north side of the street.
In 2019, in order for the rest of the work to be carried out, the bicycle path will be returned to its current location and access to Dawson College’s entrance on De Maisonneuve Boulevard will be closed.

Mr. Chartier presented the proposed detours for vehicular traffic during the construction periods. Motorists commuting on De Maisonneuve Boulevard will be redirected north at Atwater Avenue, then west on Sherbrooke Street, to then turn south on Greene Avenue. Motorists intending to reach De Maisonneuve Boulevard coming from the south on Atwater Avenue will be directed to turn west on Sainte-Catherine Street and then north on Wood Avenue.

Mr. Chartier pointed out that the only loss in parking spots will be in the construction zone. Councillor Lulham noted that many motorists park on this portion of De Maisonneuve Boulevard. She pointed out the significant loss in parking revenue that this project will entail. Mr. Tremblay invited the City to calculate and present its projected loss to the STM.

Mr. Chartier reported that they met with the representatives of Alexis-Nihon Plaza and Dawson College, who were satisfied with the project. He encouraged the City to present any infrastructure projects that it is considering for the area if it wishes to carry them out alongside this project.

Further to Councillor Davis’ inquiry, Mr. Chartier informed Council that the metro will still service the Atwater station during the construction period.

Regarding the proposed detours for vehicular traffic, Councillor Martin noted the difficulty that large vehicles will have turning south on Greene Avenue from Sherbrooke Street. Councillor Samiotis recommended that the STM submit its plan to the TAC for its opinion. The Assistant Director General recommended that Mr. Chartier present the plan at an upcoming TAC meeting.

Further to the Mayor’s inquiry, Mr. Chartier confirmed that the STM will be redoing the piping, the sumps, and the bases of the streetlights. He added that the STM will remove the Hydro Westmount conduits for the construction periods. Ms. Gaetano informed Council that the STM will be meeting with Hydro Westmount on March 22nd to discuss the logistics for the installation of a temporary system. She added that a portion of the sewer will have to be redone when the work is completed.

Mr. Chartier briefed Council on the project’s projected schedule. The plan and specs are to be finalized by July 27, 2017, a call for tenders is to be initiated on September 1, 2017, the work is to begin on March 1, 2018, and it is to be completed on November 27, 2019.

Mr. Tremblay pointed out that after the construction period, there may be some touch-ups required, but traffic will not be affected.

Councillor Forbes noted the large trees in front of Dawson College. Mr. Tremblay confirmed that the STM will replace any trees damaged as a result of the work.

Councillor Samiotis requested that the STM provide the City with a phone number that it may relay to its residents who have questions about the project. Mr. Tessier confirmed that
the STM will ensure good communication. He informed Council that the STM will use the same phone number that is being used for the Vendôme project.

Further to Councillor Davis’ inquiry, Mr. Tremblay informed Council that the project is expected to cost a total of $10 million.

Ms. Gaetano, Mr. Chartier, Mr. Leblanc, Mr. Tessier, and Mr. Tremblay left the meeting at 5:05 p.m.

The meeting was adjourned at 5:05 p.m., at which point Council held its Special Sitting. The meeting was reconvened at 5:11 p.m.

Councillor Martin requested that Public Works determine whether any, and if so, what, infrastructure projects should be carried out on the concerned portion of De Maisonneuve Boulevard during this same period of construction. Ms. Gaetano confirmed that Public Works will do so and provide Council with its recommendations.

**GARAGE DOOR PROJECT FOR FIRE STATION 76**

The Assistant Director General relayed the Service de sécurité incendie de Montréal’s (SIM) request, as presented to Public Works, for its garage doors to be heightened in order to accommodate its new model of fire trucks. This would require lowering the concrete slab. The Assistant Director General expressed the administration’s opinion that more work than what has been proposed will in fact be needed. He explained that the request has already been submitted to the board of inspections, which has requested more details.

Further to Councillor Martin’s inquiry, the Assistant Director General confirmed that the SIM will pay for the work. However, he expressed the administration’s expectation for the SIM to coordinate the work as well. Councillor Martin pointed out that if the concrete slab is lowered, the entire area’s drainage will be affected. The Mayor recommended that the prospective agreement for the work between the City and the SIM clearly indicate that the SIM is to pay for the entirety of the work, including any unforeseen costs that may arise as a result of the work, especially considering the possibility that at least part of the work might relate to the original Fire Hall structure built in the late 1890s that has been subsequently reclad. The Director General noted that the City recently redid the sidewalk in front of the station on Stanton Street.

Further to Councillor Davis’ inquiry, the Mayor informed Council that Station 76’s fire trucks will be moved to the closest SIM station during the construction period. The Director General expressed his expectation for Station 27, located in Côte-des-Neiges, to serve this purpose.

Councillor Cutler drew Council’s attention to the discrepancy of roughly $100,000 between WSP’s and an architect’s estimates of the project’s cost. The Assistant Director General reiterated his expectation for the project to require more work than what the SIM has proposed.
It was agreed that subject to the SIM obtaining the required permits, as well as the PAC’s approval, and undertaking to cover all costs and manage the project’s coordination, including any unforeseen work and repairs, the City will grant the SIM’s request.

Confidential items were discussed.

GROW GREENHOUSES – INITIAL ASSESSMENT OF INTERNAL NEEDS

Mr. Nicolas Mory, Superintendent of Horticulture and Arboriculture, joined at the meeting at 5:45 p.m.

Mr. Mory outlined the planned layout of the greenhouses. While employees will have direct access into the public greenhouses, the public will enter from the conservatory, then move into the annex, the jungle greenhouse, a public space for meetings, and then the educational greenhouse, which can also be accessed directly.

Further to Councillor Martin’s inquiry, Mr. Mory informed Council that more than 70% of the existing eight grow greenhouses’ space is being converted for public use. Councillor Lulham noted that the annex will require an expansion in order to accommodate this conversion.

Councillor Smith expressed her support for the creation of an educational greenhouse.

Councillor Davis inquired as to whether a winter community garden has been considered. Mr. Mory explained that while the educational greenhouse will be used for starting seedlings for the community garden, there are no plans for a community garden to operate throughout the winter.

Mr. Mory presented the crop calendar, detailing the flowers grown in-house, the reason for which each species is grown in-house, and where they are ultimately to be planted.

Councillor Lulham explained that while most of the species grown are either too expensive or impossible to purchase at the same size and quality, chrysanthemums and poinsettias are grown in-house in order to be used for the flower shows and some poinsettias are delivered to current and former elected officials for Christmas. Councillor Lulham sought Council’s opinion as to whether the City should continue to grow chrysanthemums and poinsettias for these purposes.

The Mayor expressed his opinion that residents enjoy the flower shows. Accordingly, he recommended that the City continue to grow the flowers for these events. Regarding the flowers delivered to current and former elected officials, the Mayor explained that this practice began before members of Council were paid a salary. He recommended against continuing this practice.

Regarding the flowers grown in-house because they are either too expensive or impossible to purchase at the same size and quality, the Mayor recommended incorporating the capital
cost, namely the cost of the building, into the unit costs of each flower in their comparison to the cost of purchasing them already grown. He emphasized the importance of comparing the unit costs even if the purchased flowers are of lesser quality.

Councillor Lulham reported that no annuals will be grown in-house. She added that operational costs will be reduced overall as the new greenhouses will be equipped with automatic watering and ventilation systems. She explained that employees currently water all of the plants manually.

- It was agreed that the City will no longer send flowers to current and former elected officials.

The Assistant Director General explained that once the City’s needs are finalized, it will be able to determine the specs for the contract for the new greenhouses.

Councillor Lulham inquired as to whether Council wishes for the City to keep holding the four annual flower shows: the spring flower show, the summer flower show, the chrysanthemum show, and the poinsettia show. She recommended continuing to hold these flower shows, explaining that the conservatory was built as a showplace.

Councillor Smith pointed out that volunteers are invited to the spring and summer flower shows. She inquired as to how many residents attend the chrysanthemum and poinsettia shows.

The Mayor reiterated his recommendation to continue holding the flower shows, agreeing with Councillor Lulham that the conservatory is meant to serve as a showplace. He made the point that it is not much use investing $3-4 million on a cinema, if the same film will be constantly shown.

The Mayor recommended restricting in-house production of the City’s flowers that are to be planted outdoors as much as possible. He reiterated the importance of considering the prorated capital costs as part of the unit cost of each flower by considering the square footage required for their growth. He requested that Mr. Mory present these costs accordingly at an upcoming General Committee meeting.

Councillor Lulham informed Council that the City currently grows the plants for the perennial plant exchange, occupying a space of 3,000 square feet. She recommended storing them on shelves for much of their growth in order to occupy less space.

**REPLACEMENT OF TREES ON THE DORCHESTER MEDIAN**

Mr. Mory reported that as part of the City’s tree removal operations, eight emerald ash borer-infested trees on the Dorchester Boulevard median are to be removed. In response to the concerns expressed by residents upon learning of these trees’ removal without a plan for their replacement, and in light of the potential redevelopment of Dorchester Boulevard still only in its conceptual stages, the administration has proposed to replace the trees that are to be removed. The Assistant Director General specified that the replanting is scheduled for the fall, as trees generally have a higher establishment success
rate when planted then. Mr. Mory informed Council that a stake would be installed upon each tree’s removal in order to denote that a new tree is to be planted there in the fall.

In the event that Dorchester Boulevard were to be reconfigured, which could involve a modification of the median, the Mayor inquired as to how this possibility can be reconciled with the decision to plant new trees on the median. Councillor Lulham explained that the newly-planted trees would still be young enough to be transplanted elsewhere if necessary.

➢ It was agreed that the eight emerald ash borer-infested trees on the Dorchester Boulevard median that are to be removed in the spring will be replaced with eight new trees in the fall.

Mr. Mory left the meeting at 6:26 p.m.

**VIDEOTRON BOXES**

Mr. Tom Flies, Director of Urban Planning, joined the meeting at 6:26 p.m.

Director Flies informed Council that Videotron has requested to install five utility boxes in areas in which the City will be carrying out capital works projects in 2017. He explained that Public Works informed all utility providers of the City’s capital works projects for 2017 in order for these requests to be communicated early enough to avoid successive interventions on the public domain. Director Flies explained that the new utility boxes will serve as an expansion to the fibre optic network and also as a backup power supply, equipped with batteries on which the network can operate for up to eight hours in cases of power failures.

Director Flies reported that the PAC considered the proposal, as it is likely the first request of many to come. He explained that the City must consider the cumulative prospective impact of these boxes on the public domain. Accordingly, the PAC has deferred its consideration of the proposal until Videotron provides the City with a comprehensive plan for the entirety of the project.

Director Flies explained that Videotron can only install these boxes as extensions to the existing network. Accordingly, Videotron is limited in terms of locations for their placement.

Of the five boxes proposed to be installed, Ms. Gaetano explained that in fact, only the box requested for Grosvenor Avenue, between De Maisonneuve Boulevard and Sherbrooke Street, appears to be within the area where the City is to carry out work.

Director Flies sought Council’s opinion on the broader question of how to treat requests for the installation of utility boxes. He noted that the City could insist that the boxes are installed underground; however, he cautioned that this may render the service providers less willing to collaborate with the City.

Councillor Lulham informed Council that the service providers only began formulating requests for the installation of utility boxes in 2011 further to the City’s insistence to this effect. She pointed out that Bell has collaborated with the City to install all of its boxes in
lanes. Ms. Gaetano noted that Videotron has traditionally taken a less collaborative approach than Bell in this regard. Councillor Lulham explained that it is unrealistic to shield these boxes with greenery, as these plants get destroyed when the boxes are serviced. She explained that the City’s lanes are meant to serve as service lanes. Accordingly, as part of its consideration of this broader question, she recommended that the PAC examine the policy of prioritizing the installation of the boxes in the City’s lanes.

Councillor Samiotis recommended that the PAC and Public Works should be consulted in relation to these requests. She agreed that the City should come to its decision in light of Videotron’s overall plan for the installation of these boxes.

The Mayor explained that given both Bell’s and Videotron’s intentions to install these utility boxes to expand their networks, the broader question concerns the installation of many of these boxes. He acknowledged that residents will benefit from the expansion of these networks, which will provide service at a greater speed. He also pointed out the City’s long-standing policy of placing all electrical conduits underground, at least for the front of buildings. He recommended that the City insist that the utilities are installed underground in manholes, pointing out that the foundation for the box is as large as the box itself. Ms. Gaetano noted that this may be difficult, as there are already many underground services occupying space. The Mayor responded that many of the areas that Videotron has proposed as locations for the boxes are relatively untouched. Ms. Gaetano expressed her expectation for Bell and Videotron to request their own underground conduits as a condition for placing the utilities underground. The Assistant Director General explained that the existing utility boxes are connected above ground to the Hydro Westmount poles, for which the service providers pay rent.

Councillor Smith recommended that as the technical questions regarding the installation of these utility boxes must be answered first, Public Works must be consulted. She explained that the PAC should be consulted as well, but secondarily to Public Works.

- **It was agreed** that Public Works and Urban Planning will work together to return to Council at an upcoming General Committee meeting with a proposed policy for the consideration of requests for the installation of utility boxes, to be determined based on what the City is legally permitted to insist upon.

Ms. Gaetano left the meeting at 6:49 p.m.

Confidential items were discussed.

Director Flies left the meeting at 6:56 p.m.

**RENAMEING OF GARDEN POINT**

The Mayor referred to a previous discussion of the possibility of renaming Garden Point as Vimy Park in light of the upcoming 100th anniversary of the Battle of Vimy Ridge on April 9th. He explained that the City of Montreal has since decided to rename at least part of Notre-
Dame-de-Grâce Park as Vimy Ridge Park, but he maintained his support for proceeding as discussed. Councillor Lulham expressed her support for the proposal. She recommended announcing the decision to rename Garden Point at the April 3rd Regular Sitting.

Councillor Martin expressed his reservations about the proposal.

- **It was agreed** that in light of the 100th anniversary of the Battle of Vimy Ridge, the City will rename Garden Point as Vimy Park, which Council will announce at its April 3rd Regular Sitting.

### CANADA 150 EVENTS IN WESTMOUNT

Councillor Davis outlined the events planned for the City’s celebration of Canada’s 150th anniversary. On April 19th, as part of National Film Day, the City will hold a screening of a Canadian film, entirely sponsored by the National Film Board. Councillor Forbes informed Council that Westmount and Côte Saint-Luc are the only municipalities on the Island participating in the event.

Councillor Davis reported that on May 27th, the City will celebrate Canada’s 150th at Family Day. She proposed to use the Molson beer refrigerator, which Mr. Andrew Molson donated to the City, to serve beer for $2 as part of a Canadian trivia game. Reusable Westmount water bottles could be sold as well.

Councillor Davis informed Council that on June 3rd, Canadian singer Barbara Lewis will be performing. On June 30th, the City will hold a pyjama party for children.

For Canada Day, Councillor Davis proposed that the City hold a citizenship ceremony on the roof of the WRC, where individuals whose citizenship applications have been accepted after having held permanent resident status for at least four years would become citizens. As the national anthem must be sung or played at a citizenship ceremony, she proposed hiring a DJ to animate the entire event. She suggested that an event be held in the dog run for dogs and their owners. The annual “splash and dash” would be held that afternoon. At night, on the field in front of Westmount Park School, there will be face painting and inflatable games, which cannot be placed on the roof of the WRC. Councillor Davis proposed that local restaurants could their food and beer could be sold from the Molson refrigerator. She suggested ending the event with fireworks, but noted that a sound and light show would be less expensive.

Councillor Davis sought Council’s opinion on the proposed events and the amount of funding it considers appropriate to allocate.

Councillor Lulham cautioned that the residents neighbouring Westmount Park may be opposed to a sound and light show. She recommended seeking their approval prior to incorporating this into the event.

Councillor Smith expressed her support for holding a citizenship ceremony. Councillor Davis noted that Côte Saint-Luc has held a citizenship ceremony as part of its Canada Day celebrations for several years.
It was agreed that the City will hold a citizenship ceremony as part of its Canada Day celebrations.

The Director General added that on May 16th, a lacrosse event is to be held celebrating Canada’s national summer sport. An author of a book on the history of lacrosse will speak and a stick-maker will present on how lacrosse sticks used to be made. The Director General informed Council that Westmount’s lacrosse team tours New England playing against various schools.

The Director General estimated the total cost of these events at roughly $25,000 to $30,000.

It was agreed in principle that the City will allocate roughly $25,000 to $30,000 to its events celebrating Canada’s 150th anniversary.

Confidential items were discussed.

ONGOING ITEM: MTQ/AMT

Councillor Samiotis reported on the meeting she attended the previous week regarding the Turcot project. She informed Council that although the project is very large, it appears to be proceeding on schedule. She expressed her concern that the redirecting of westbound traffic when that portion of the highway is closed will be problematic for the City. She informed Council that the MTQ will post its presentation after the bon voisinage meeting that it will hold on March 27th.

Councillor Samiotis reported that De Courcelle Street will be temporarily closed from Saint-Jacques Street to The Glen in the near future. The Assistant Director General informed Council that a portion of Greene Avenue will be closed for one month beginning in June. Councillor Samiotis noted that when carried out in 2016, this closure functioned fairly well.

NEW BUSINESS: SNOW REMOVAL AND PRIORITY ROADS

The Assistant Director General informed Council that from March 14th to 16th, 45cm to 52cm of snow fell in the City. He reported that the roads were cleared according to protocol, with school zones and emergency routes cleared first. Councillor Lulham recommended prioritizing the entirety of Sherbrooke Street and Sainte-Catherine Street as they are arterial roads.

In order to ensure the use of sidewalks, Councillor Davis proposed that at least one sidewalk on each street be cleared. She inquired as to whether sidewalk cleaners can work through the night. The Assistant Director General explained that given the intensity of the storm and the amount of snow pushed by contractors from private property onto the sidewalk, the sidewalk ploughs could not carry out their task.
Councillor Martin inquired as to whether the hours for the City’s snow removal have remained the same as in the previous year. The Assistant Director General responded affirmatively. Councillor Martin recommended carrying out a post-mortem assessment of the snow removal operations. The Assistant Director General confirmed that this will be done.

Councillor Cutler suggested considering the possibility of installing heated sidewalks. Councillor Samiotis recommended evaluating this as a possibility for De Maisonneuve Boulevard where the sidewalks are scheduled to be redone. The Mayor supported the proposal, noting the pedestrian traffic on De Maisonneuve Boulevard.

The Assistant Director General pointed out that under the applicable labour law, snow removal workers cannot work more than 16 hours in a day and 70 hours in a week. He informed Council that the employees carrying out snow removal in the City usually do not work more than 14 hours in a day.

The Director General pointed out that while the City used to have a fourth loader, this winter it is operating with only three.

Councillor Lulham reported that while the City has insisted that all snow removal trucks are equipped with side guards, when the contractor calls in extra trucks, these trucks do not have side guards. She recommended including this requirement in the specs for next year’s snow removal tender. The Assistant Director General confirmed that this will be done.

Councillor Smith commended the Assistant Director General and the administration on the management of the snow removal operations.

**ABSENCES**

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

The meeting was adjourned at 7:33 p.m.