MINUTES OF PROCEEDINGS OF THE MEETING OF THE GENERAL COMMITTEE OF COUNCIL OF THE CITY OF WESTMOUNT HELD AT CITY HALL ON APRIL 18, 2017 AT 4:06 P.M. AT WHICH WERE PRESENT:

<table>
<thead>
<tr>
<th>Chair and Acting Mayor</th>
<th>Nicole Forbes</th>
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<td>Councillors</td>
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<td>Philip A. Cutler</td>
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<td>Rosalind Davis</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>Christina Smith</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.

<table>
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<tr>
<th>Administration</th>
<th>Sean Michael Deegan, Director General</th>
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<td>Martin St-Jean, Director of Legal Services and City Clerk</td>
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| Recording Secretary        | Andrew Brownstein |

GENERAL COMMITTEE AGENDA

Adoption of the General Committee Agenda of April 18, 2017

It was agreed that the Agenda of the April 18, 2017 meeting of the General Committee of Council be adopted, with the addition of the following item under New Business:

- Tickets for Rotary Club Event (Councillor Forbes).

ITEMS FOR DISCUSSION / DECISION

DETERMINING AN APPROPRIATE FUTURE FOR PLACES OF WORSHIP

Mr. Tom Flies, Director of Urban Planning, and Mr. David Hanna, member of the Local Heritage Council, joined the meeting at 4:09 p.m.

Director Flies summarized the City’s project for the determination of an appropriate future for houses of worship. Since the spring of 2015, the City has met with the representatives of each of the 13 houses of worship to explain the purpose of the initiative, taken an extensive inventory of each house of worship’s built heritage and its current uses and activities, and then met with houses of worship’s representatives to present its findings.
These representatives were then invited to participate in the determination of the character-defining elements of each site and building, with the uses to be studied in a second phase. The representatives of Mountainside Church, which is currently for sale, are the first to have met with the City in this regard. The City plans to meet with the other houses of worships’ representatives over the upcoming few years.

Director Flies explained that further to this process, the administration and the Local Heritage Council determined that the originally-envisioned approach of modifying zoning to permit certain accessory uses is not a sustainable long-term plan for the future of these houses of worship.

Director Flies explained that across Canada, congregations are continually shrinking. Reduced membership has made it difficult for houses of worship to continue their operations, let alone maintain their built heritage.

Mr. Hanna commended the City for its dedication to preserving built heritage.

Mr. Hanna outlined his background in religious heritage, identifying himself as a former president of the Roundtable for Montreal on the Quebec Religious Heritage Council, of which he is still a member. Mr. Hanna explained that the Council was originally formed in 1998 with the goal of organizing restoration work on churches.

Councillor Cutler joined the meeting at 4:16 p.m.

Mr. Hanna explained that from an architectural perspective, churches are arguably the greatest cultural heritage monuments in Quebec. He seconded Director Flies’ statement regarding reduced membership threatening the continuation of these churches’ operations, adding that many of these institutions are opposed to the preservation of their properties’ built heritage, as they explain this is not their priority. Councillor Lulham agreed, relaying a statement to this effect from a local clergyman. Mr. Hanna explained that in difficult financial situations, churches are sometimes sold below value and either entirely demolished or the interior is demolished, which in some cases are of greater architectural value than the building’s exterior. He noted that matters have begun to improve in this regard further to the Roman Catholic Archdiocese’s commitment to avoid proceeding in this manner.

Mr. Hanna informed Council that today, the Quebec Religious Heritage Council’s mandate has grown to assess the most suitable manner for houses of worship to be maintained. Mr. Hanna identified the three possible categories of solutions for houses of worship in difficult financial situations. The first solution is a partial repurposing of a portion of the building with a new community activity, with the profits of this new activity contributing to the funding the house of worship. Mr. Hanna described this as the best solution as it retains the building’s religious function while making it more useful to the community. The second solution is for the religious institution to cease its operations and to be replaced by another community function, with the preservation of the worship space in order to still serve religious functions in a secondary capacity. The third solution is for the building to be sold and to then serve a private function. Mr. Hanna identified this last option as the least desirable.
He provided two examples of each type of solution.

As an example of a partial repurposing, Mr. Hanna referred to Église Wesley United in Notre-Dame-de-Grâce. He informed Council that a planning expert was hired for the project, which he strongly recommended for all projects of this sort. He reported that two daycares were created in the building, one private and one public, and other community activities were initiated, giving the example of a meditation group. In order to fund this repurposing, the church obtained a $600,000 provincial grant and a loan from the United Church. Mr. Hanna noted that this provincial grant is no longer available. Councillor Lulham inquired as to whether the creation of daycares required a zoning amendment. Mr. Hanna responded that it did not, as the daycares, even the private one, were deemed to fall within the acceptable uses given their community function.

Councillor Davis joined the meeting at 4:31 p.m.

Councillor Cutler inquired as to whether the private enterprises have to guarantee their survival. Mr. Hanna responded that the daycares’ finances were heavily scrutinized. He added that vacancies in these newly renovated spaces, leased at community rates, much lower than commercial rates, will quickly be filled by new tenants.

As a second example of a partial repurposing, Mr. Hanna referred to Église Saint-Joseph in Drummondville. The church sold the building to the Fondation Yves Houle for a symbolic $1 in exchange for the latter to invest up to $1 million for the completion of a partial repurposing project over a ten-year period for the construction of a columbarium to be managed by the Centre funéraire Yves Houle. Additionally, the church is permitted to continue carrying out its activities in the building free of charge for perpetuity, with its space to be limited as more space is devoted to the funeral parlour, but to a set limit. Accordingly, the building’s maintenance, to be carried out in consideration of its built heritage, is the Fondation Yves Houle’s responsibility. Mr. Hanna pointed out that funeral parlours serve a compatible community function and are generally very well-maintained.

Mr. Hanna then provided an example of the second type of solution, specifically for the religious institution to cease its operations for a full repurposing for community functions while the worship space is preserved in order to still serve religious functions in a secondary capacity. Église Notre-Dame-du-Perpétuel-Secours in Ville-Émard was sold for $250,000, to be converted into a theatre and concert hall, now the Théâtre Paradoxe, with the preservation of the church’s sanctuary. Accordingly, the building is often rented for wedding ceremonies and receptions. This project cost $2.7 million.

Councillor Davis inquired as to the nearby residents’ reaction to the project. Mr. Hanna informed Council that most of the residents who expressed their opposition to the project at a public consultation meeting simply demonstrated their unrealistic expectations for the building’s future. He explained that most neighbouring residents would prefer to live across of a quiet church that is hardly used, but is also well-maintained. He recommended that the City focus its efforts on consistently informing and consulting residents on its initiatives in these matters, explaining that an alternative could involve the building’s demolition and replacement with a much less appealing structure.
As a second example of this second type of solution, Mr. Hanna referred to Église Saint-Mathias-Apôtre in Mercier-Hochelaga-Maisonneuve, which, with the preservation of the worship space, was repurposed into a community kitchen, which functions by donation, a food delivery service for shut-ins, and a reasonably-priced restaurant on the upper floor, all run by Le Chic Resto Pop. He explained that given its location, this project received significant funding from all levels of government, but Le Chic Resto Pop also contributed substantially through its own fundraising initiatives.

As an example of the third type of solution, namely for the building to be entirely repurposed to serve a private function, Mr. Hanna referred to Sanctuaire du Rosaire et de St-Jude in the Plateau Mont-Royal. This church building was sold to a private health spa and restaurant. Mr. Hanna informed Council that most of the interior has been redone.

As a second example of repurposing houses of worship to serve private functions, Mr. Hanna referred to Église Saint-Bernard in Mercier-Hochelaga-Maisonneuve. This church building became the Centre Sportif et Culturel du Collège Mont-Royal, serving the students of this private school.

Councillor Lulham informed Council that in the context of the aforementioned discussions with the local houses of worship’s representatives, representatives of one house of worship expressed their previous consideration of approaching the City with a request to repurpose a portion of their building, potentially as an art gallery.

Director Flies explained that in order to determine which type of solution is most viable and what specifically is to be done, a unique case study must be carried out and solution developed for each house of worship. He estimated that this process would take two to three years, likely requiring by-law amendments with the houses of worship addressed in order of priority. He reported that currently, Mountainside Church and St. Stephen’s Church are the top priorities.

Councillor Samiotis explained that Mountainside Church is currently for sale and St. Stephen’s Church is in a precarious financial state and therefore, is likely to be sold in the near future. They have been prioritized accordingly. She explained that there is great potential for the future of the local houses of worship, and the City can help ensure this potential is realized; however, it must decide the extent to which it wishes allocate its time and resources to this end. She noted that the City has yet to decide upon the portion of its budget that it will allocate to lieux de cultes under the Schéma d’aménagement.

Director Flies and Mr. Hanna left the meeting at 5:10 p.m.

The meeting was adjourned at 5:10 p.m., at which point Council held its Special Sitting. The meeting was reconvened at 5:15 p.m.

Ms. Jocelyne Dragon, Director of Human Resources, joined the meeting at 5:15 p.m.

Confidential items were discussed.

Director Dragon left the meeting at 6:09 p.m.
Confirmation of Minutes of the Meeting of General Committee Held on April 3, 2017

The Minutes of the General Committee of Council’s meeting held on April 3, 2017 were adopted with corrections.

Business arising from the Minutes of the Meeting of General Committee Held on April 3, 2017

Councillor Drury reported that the City will still reconfigure Anwoth Road with the construction of sidewalks along both sides of the street, each with a width of 1.37m, with no parking permitted along the curved portions of the street and traffic to be made to circulate one-way. However, it is reconsidering whether traffic should circulate southbound, as it is difficult to access Anwoth Road from the north in the winter because of Clarke Avenue’s steep decline. Councillor Drury added that speeding is an issue on Anwoth Road. He informed Council that the matter is being referred to the TAC for its analysis, and namely that of Mr. Jonathan Auger, Traffic Technician – Public Works.

Councillor Smith recommended installing resident-only parking on Anwoth Road. Councillor Drury expressed his support for the recommendation, noting that many teachers from École internationale de Montréal and contractors park on Anwoth Road.

Councillor Lulham recommended that the matter be referred to the TAC promptly in order for the matter to be analyzed without delay, as traffic counts are recorded in May and June. Councillor Drury confirmed that he will ensure the matter is referred to the TAC in time for the necessary traffic counts to be carried out.

Councillor Lulham noted that Mr. Greg McBain, Director of Public Security, is quick to address parking violations as soon as they are brought to his attention.

Councillor Cutler inquired as to whether a plan has been developed for the accommodation of owners of electric vehicles to charge their vehicles during periods of roadwork that will block access to their driveways. The Director General responded that in order to address this issue for the work that is to be carried out on Belmont Avenue, a charging station will be installed on Belmont Crescent. Councillor Cutler expressed his approval and recommended that the City establish a comprehensive plan for managing future situations, as the prevalence of these vehicles is expected to continue to increase. Councillor Lulham recommended that the City purchase a transportable charging station, like the one currently installed on Sherbrooke Street in Notre-Dame-de-Grâce, which can be moved and wired through the lampposts.

Confidential items were discussed.

Councillor Smith inquired as to whether the call for tenders for the Grosvenor Avenue reconstruction project has been initiated. Mme St-Jean responded that the call for tenders was initiated on April 10th. The Director General confirmed that the contract is scheduled to be awarded at the May 1st Regular Sitting.
PROSPECT STREET HEALTHY ENVIRONMENT PROJECT – TIMELINE STATUS

Councillor Samiotis relayed the concerns expressed by residents on Prospect Street as to Stantec’s proposed berm and wall as a sound mitigation measure. Specifically, the proposal entails the construction of a high wall, which would result in the elimination of the tree canopy. Councillor Samiotis referred to this option as Plan A.

She explained that unlike the other residences affected by the highway’s noise, those on Prospect Street all face the highway. Given the delays in dealing with the MTQ, Councillor Samiotis recommended pursuing an alternative option, Plan B, which would aim to create a healthier environment and would be complementary to a potential on-highway sound barrier.

Specifically, Councillor Samiotis presented the possibility of making traffic on Prospect Street one-way, which she explained would calm traffic and create more space for greenery and landscaping. She sought Council’s approval for the Administration to evaluate this possibility, and namely how much additional greenspace could be gained. She explained that with Council’s approval, traffic counts would be done in May and June. She added that the work to be carried out on Clandeboye Avenue and the surrounding area provides a good opportunity to reconfigure Prospect Street in terms of the apportionment of space between the roadway and the greenspace, and the resulting placement of the southern sidewalk.

Councillor Drury expressed his concern that the proposed reconfiguration would direct too much traffic onto Greene Avenue. Councillor Samiotis agreed that this should be assessed in order to evaluate whether it will pose a problem, but she explained that Prospect Street is currently subject to significant through traffic. Councillor Lulham emphasized the importance of ensuring that the reconfiguration does not inadvertently promote traffic circulating in the lane.

Councillor Lulham recommended requesting a quote from Hodgins & Associates for the development of a design for a reconfigured Prospect Park in which greenspace would be prioritized while still maintaining sidewalks on both sides of the street.

- **It was agreed** that that the Administration will assess the feasibility of making traffic on Prospect Street one-way as well as how much the roadway could be narrowed in such a case in order to allow for more greenspace.

- **It was agreed** that the City will request a quote from Hodgins & Associates for the development of a design for Prospect Park in which greenspace would be prioritized while still maintaining sidewalks on both sides of the street. If the quote is suitable, the City will then contract the firm’s services for the development of the design for a possible council approval for 2018.
MANOIR WESTMOUNT RENEWAL OF LEASE

In the context of the Manoir Westmount’s exercise of its right to renew its lease, The Director General relayed two of its requests.

The Manoir Westmount has requested a renewal of its option to renew its lease under article 4 of the lease. Specifically, the original lease provides the Manoir Westmount with a one-time option to renew its lease for an additional twenty year term, from 2018 to 2038. No future rights to renewal are granted under the lease, which the Manoir Westmount is requesting to amend.

Also under article 4 of the lease, the Manoir Westmount has requested to remove the mutual right to cancel the lease before the expiry of its term upon giving the other party a five-year notice. If the City refuses to remove it, the Manoir Westmount has proposed for the notice period to be increased to seven years in order to allow for the full relocation of all residents, which they contend requires up to seven years.

Councillor Lulham expressed her openness to granting the Manoir Westmount’s requests, noting that with the WRC, the City is in no shortage of community building space. However, she advised against acting in a manner that could tie the hands of future Councils.

M° St-Jean explained that by granting the Manoir Westmount’s requests, the City will be tying the hands of future Councils. Specifically, by renewing the Manoir Westmount’s option to renew, which it seems to have requested to be granted on a perpetual basis, the City could be obliged to honour its lease in perpetuity, unless it exercises its right to unilaterally cancel the lease. However, if the City extends the notice period for cancellation to seven years, such a notice given under the mandate of one Council would result in the lease only being cancelled after at least one, but most likely two, elections. Accordingly, he advised against granting the requested amendments to the lease.

Councillor Martin inquired as to whether the lease is transferable in the event that the Manoir Westmount changes ownership. M° St-Jean confirmed that he will look into the matter.

M° St-Jean explained that the Manoir Westmount’s option to renew, to be exercised on a one-time basis under the current lease, namely in 2017 for the period of 2018 to 2038, removes the City’s power to renegotiate the terms of the lease for a potential renewal.

Councillor Drury expressed his opposition to renewing the Manoir Westmount’s option to unilaterally renew its lease.

Further to Councillor Martin’s inquiry, the Director General confirmed that the Manoir Westmount pays for its electricity and heating independently, distinct from the amount it pays in rent.

Further to M° St-Jean’s explanation, Councillor Lulham expressed her opposition to granting the Manoir Westmount’s requests.
It was agreed that the City will honour the Manoir Westmount’s exercise of its right to renew its lease until 2038 on the same terms. However, it will not modify the terms of said lease in accordance with the Manoir Westmount’s requests, which would have the effect of binding future Councils and removing the City’s ability to renegotiate the terms of a prospective future lease.

CANADA 150TH CELEBRATIONS

Regarding the citizenship ceremony that is to be held as part of the Canada 150th celebrations, Councillor Davis reported that she met with a representative of Canadian Immigration and Citizenship, who expressed his favourability to holding the citizenship ceremony outside as those passing by who would otherwise have been unaware of the event can attend. In the event of rain, the ceremony will be held on one of the WRC’s hockey rinks. Westmount residents will be prioritized for being granted citizenship at the ceremony. The new citizens are expected to bring one or two guests each. A small reception will be held after the ceremony for the new citizens and their guests.

If the event is held indoors, Councillor Lulham suggested dropping maple leaves from the ceiling. The Director General took note of the proposal, adding that similar ideas are under consideration.

Councillor Davis explained that a fireworks show was considered as part of the events to take place after dark. However, as fireworks are expensive and the City does not wish to cut corners by holding a small fireworks show, the possibility of a light show has been explored.

Councillor Davis relayed the proposal expressed by Mr. Connor Sampson, founder of CS Design, an architectural lighting design consultancy, for the City to pay for the equipment for a light show and for CS Design to provide the design free of charge. However, the proposed equipment would cost $150,000. Therefore, Councillor Davis requested a less costly option. Accordingly, CS Design proposed the installation of large plastic helium balloons, measuring eight feet in diameter, that light up and can be programmed to display different colours at varying levels of light intensity. Therefore, while red and white for the festivities under discussion, the balloons could be display different colours for future festivities like Saint Jean Baptiste day and the Christmas tree lighting event. The base under each balloon would allow for people to interact with the balloon, with each additional person standing on the base causing the balloon to get brighter. CS Design has proposed that the City purchase 15 of these balloons for a total cost of $30,000. The base includes a space for a sponsor’s name, which could subsidize the purchase.

Mme St-Jean inquired as to whether CS Design has proposed a service contract for the balloons’ maintenance and whether the City will be responsible for the cost of the helium. Councillor Davis explained that this would be the balloons’ maintenance and their helium would be at the City’s expense.

Confidential items were discussed.
Councillor Martin suggested that individuals or businesses may wish to rent or purchase the balloons from the City after they are used for the Canada 150th celebrations. Councillor Davis expressed her preference for using the balloons for future events. Councillor Lulham seconded Councillor Davis’ sentiments.

Councillor Cutler recommended clearly establishing the conditions in which these balloons must be stored. He recommended ensuring the balloons can be used in the winter.

Councillor Lulham suggested requesting a more subtle design for the base of the balloons. Councillor Smith agreed, adding that the bases must be strong enough to support the stress that will be put on them. Councillor Davis explained that the bases will be filled with water in order to be firmly weighed down and then easily relocated further to being drained.

Further to the Director General’s inquiry, Councillor Davis confirmed that CS Design will assist with the balloons’ installation for the Canada 150th festivities.

Councillor Drury expressed his concern that the bases are equipped power outlets. Councillor Davis explained that the bases need to be connected to their power source via an electrical cord, which are to be protected with rubber covers along the ground. Councillor Samiotis expressed her hesitation, explaining that the covers tend to be particularly bright yellow in order to be seen in the dark. Councillor Lulham agreed, suggesting that the City purchase a model that can run on a battery. Councillor Drury pointed out that such a model exists.

Councillor Davis informed Council that the City must decide on the matter by May 1st.

- It was agreed that Councillor Davis will relay the City’s insistence on a battery-powered model of the proposed balloons to CS Design and set up a meeting with the Director General and the Assistant Director General.

Confidential items were discussed.

**NEW BUSINESS: TICKETS FOR ROTARY CLUB EVENT**

Councillor Forbes informed Council that the Rotary Club will be charging $40 per ticket for its upcoming event. She explained that typically, the City prefers for tickets to be sold for $25 to $30 each, but the Rotary Club has the discretion in this regard.
ABSENCES

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

The meeting was adjourned at 7:13 p.m.

________________________________________  __________________________________________
Nicole Forbes                                      M° Martin St-Jean
Acting Mayor                                      Director of Legal Services and City
                                                        Clerk