MINUTES OF PROCEEDINGS OF THE MEETING OF THE GENERAL COMMITTEE OF COUNCIL OF THE CITY OF WESTMOUNT HELD AT CITY HALL ON JUNE 6, 2016 AT 5:06 P.M. AT WHICH WERE PRESENT:

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

GENERAL COMMITTEE AGENDA

Adoption of the General Committee Agenda of June 6, 2016

It was agreed that the Agenda of the June 6, 2016 meeting of the General Committee of Council be adopted, with the addition of the following item under New Business:

- Swimming Pool (Councillor Davis).

Confirmation of Minutes of the Meeting of General Committee Held on May 16, 2016

The Minutes of the General Committee of Council’s meeting held on May 16, 2016 were adopted with corrections.

Business arising from the Minutes of the Meeting of General Committee Held on May 16, 2016

Councillor Smith noted that the raised beds that were recently installed in front of Westmount Park Church are well-tended and aesthetically pleasing.
The Mayor noted Council’s decision made at its previous General Committee meeting to adopt a policy that will require contractors to have the Autorité des marches financiers’s (AMF) approval for bids over a certain threshold, the amount to be quantified further to the administration’s recommendation. He pointed out the urgent need to proceed in this regard, referring to more contracts that the City is currently being obliged to award to companies that have been named in the Charbonneau Report. The Mayor posited that, as the City of Montreal now requires the AMF’s approval for even its small contracts, the contractors that cannot obtain said approval are increasingly bidding for the demerged municipalities’ contracts.

- It was agreed that at its June 20th General Committee meeting, Council will determine the details of its prospective policy to require that contractors obtain the AMF’s approval in order to be permitted to submit bids over a certain threshold.

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

Regarding Item No. 15, Tenders by Invitation – Public Works, Councillor Lulham inquired as to the model that was retained for the bicycle racks. The Director General confirmed that all 85 bicycle racks are sleeves that will be installed over the former parking meter poles.

The Director General reported that residents, Mr. Marchildon and Mr. McCullogh, who had been concerned about the depression in front of 1110 Greene Avenue, were pleased with the City’s releveling of the roadway.

The Mayor and Councillor Martin explained the reason for the additional expenditure under Item No. 17, “Additional Expenditures – Westmount Avenue Project.” The original soil analysis conducted prior to awarding the bid revealed a certain level of contamination. Rather than proceeding with the excavation of all of the soil between each borehole from which soil was analyzed in the manner required for soil contaminated to that degree, the City conducted another soil analysis. However, the soil analyzed in the new boreholes dug between the ones that were originally studied revealed higher levels of contamination. Canbec, the contractor for the work, insisted on determining the price for the additional work that will be required prior to the contract’s execution.

Mayor Trent and Councillor Martin noted that Item No. 19, “Additional Expenditures – Prince Albert Avenue Project,” should indicate that the contract is to be awarded to TGA as opposed to Canbec.

The Mayor directed Council’s attention to Items No. 21 and 22, “Call for Public Tenders – Hydro Westmount.” He explained that both are proposed to be awarded to sole bidders, and although he recommended granting the contracts, he emphasized the City’s need for more bidders for contracts of that genre. The Director General reported that the prices for the bids received are competitive and in line with the amount paid the previous year. Councillor Drury confirmed that he will mention that the prices for the bids are competitive.

Mayor Trent recommended that when Councillor Lulham introduces Item No. 32, “Projet escales découvertes – Donation from Montreal,” she explain that the Item concerns that
transformation of a portion of Summit Crescent into a footpath in a natural environment. Specifically, it is entirely unrelated to the granite stumps that many are unhappy with as the stumps are costly and unbefitting of Mount Royal. Councillor Lulham confirmed that she will do so as well as reiterate that last September, Westmount voiced its opposition to the stumps, refusing their installation in Summit Woods. The Mayor agreed that this should be made clear. He informed Council that on CJAD’s Tommy Schnurmacher Show, a commentator accused the City of having only recently jumped on the bandwagon of opposition to the stumps when in fact Councillor Lulham made the City’s opposition known some nine months ago.

Councillor Samiotis reported that the City received its first application under the new PPCMOI by-law. She informed Council that at that night’s Regular Sitting, she will make this announcement and outline the procedure. The property in question is located at 4898 De Maisonneuve Boulevard. The plans have been submitted and will be available for consultation on June 7th; however, as said plans are preliminary designs that will be subject to the PAC’s recommendations and approval, they will not be posted on the City’s website. A prospective project’s plans will only be posted on the City’s website if it reaches the referendum stage. Councillor Samiotis informed Council that the PAC’s public meeting at which the developer will present the project to the public will be held on June 28th.

Councillor Davis inquired as to whether the new system for the Council agenda’s distribution will allow Council members to download the agenda as one document, to be accessed without an internet connection. Mme St-Jean responded that this can probably be done; however, it will affect the manner in which the agenda is displayed.

ITEMS FOR DISCUSSION / DECISION

SUMMIT CRESCENT LANDSCAPING PROJECT (NORTH OF DEVON)

Ms. Elisa Gaetano, Assistant Director of Public Works – Infrastructure and Engineering, joined the meeting at 5:45 p.m.

Ms. Gaetano presented the City of Montreal’s project for the refurbishing and landscaping of the section of Summit Crescent located to the north of Devon Avenue. She explained that this section of the street, which is currently closed to vehicles and on which no homes are located, will be converted into a gravel path. At the Saint-Joseph’s Oratory’s request, exceptionally, visiting dignitaries will be permitted to access the Oratory by motor vehicle via this path. Emergency vehicles will also be permitted to use the path. Ms. Gaetano explained that the sidewalks will be demolished and replaced with planting areas. Additionally, the sidewalk on the north side of Devon Avenue will be made continuous across the intersection with Summit Crescent. She specified that the City of Montreal is financing the project in its entirety, and the work should begin in September.

Councillor Drury inquired as to the cost of the project. Ms. Gaetano responded that as it has been grouped with two other contracts, she is not aware of the cost of the work to be carried out on Summit Crescent. The Mayor pointed out that the cost will likely be imposed on the Agglomeration as are most of the projects for Montreal’s 375th anniversary and/or
any work in l’arrondissement historique et naturel du Mont-Royal. Accordingly, he requested that Ms. Gaetano determine the amount being allocated to the project on Summit Crescent as he will potentially need to explain the project to the other municipalities’ mayors at an Agglomeration Council’s upcoming meeting.

Councillor Lulham noted that for the City’s contributions to the other Agglomeration projects, it is entitled to the funding being allocated to the landscaping project in question.

Councillor Martin pointed out that the new landscaping should help to deter drug users and traffickers from frequenting the area.

Mr. Patrick Raggo, Director of Public Works, joined the meeting at 5:54 p.m.

In relation to the Council’s agenda’s Item No. 17, “Additional Expenditures – Westmount Avenue Project,” the Mayor inquired as to whether the City had followed a normal procedure by carrying out more soil analyses after the contract had been awarded. Ms. Gaetano explained that even had the City not proceeded in this manner, the soil in between the original boreholes is so badly contaminated that its pungent smell would have made its higher degree of contamination apparent. Such soil must be handled differently. As a result of the Turcot project, no dumps in Quebec are currently accepting soil contaminated to that degree. Accordingly, it is to be transported to Ontario. She noted that the City has never found soil contaminated to this degree (levels C and D).

The Mayor inquired as to whether the contaminants in this soil or in other soil in close proximity can infiltrate the water table. Ms. Gaetano responded that the level of contamination in question does not extend to the sub-base, the natural soil. Further to Councillor Samiotis’ inquiry as to the size of the area occupied by the heavily contaminated soil, Ms. Gaetano responded that the soil from under the sidewalks show low or negligible levels of contamination.

Ms. Gaetano left the meeting at 6:03 p.m.

Confidential items were discussed.

**ADDITIONAL FUNDING REQUEST FOR DOG RUN REFURBISHMENT**

Director Raggo presented Public Works’ proposal for the refurbishment of the dog runs at King George Park and the Westmount Athletic Grounds. He outlined the plan to install the same surface and fencing used for the Westmount Park Dog Run. Director Raggo added that nearly all of the work will be done internally and it is proposed to be carried out in July.

Further to the Mayor’s inquiry, Director Raggo explained that the project is estimated to cost between $100,000 and $150,000, most likely on the lower end of that spectrum. Director Raggo informed Council that the surface and fence for the Westmount Park Dog Run cost $60,000.
Councillor Samiotis and Councillor Lulham expressed their support for the proposed refurbishment, noting the City’s original intention to carry out the work last fall and the unfortunate delay caused by its failure to do so.

- **It was agreed** that the City will proceed with a call for tenders for the proposed refurbishment of the dog runs at King George Park and the Westmount Athletic Grounds.

**TEMPORARY CLOSURE OF THE WESTMOUNT GREENHOUSES AND CONSERVATORY – UPDATE**

Director Raggo reported that further to the consulting firm’s repeated delays in producing its inspection report, it has committed to providing the City with the report’s preliminary draft on June 8th. Councillor Lulham expressed her dissatisfaction with the consulting firm’s delays. The Director General ensured Council that the City will obtain the preliminary draft on June 8th.

**SUMMIT WOODS PROJECT FUNDING**

Director Raggo informed Council that at the City’s meeting with the Bureau du Mont-Royal (the Bureau) on May 27th, the Bureau informed the City that it is unable to guarantee that the Ministère de la Culture et de Communications (the Ministry) will provide the City with matching funds for the work to be carried out on Summit Woods. Director Raggo explained that no projects for Mount Royal have been approved for the Ministry’s current fiscal year, which runs from April to March. While neither the Bureau nor the Ministry provided such explanation, Director Raggo explained that as the former minister has been replaced, the new minister wishes to review all prospective projects before moving ahead with them. Director Raggo explained that the City must decide whether it wishes to proceed with the project or allocate the money to other projects in order to avoid ending up with a $375,000 surplus for 2016.

Director Raggo informed Council that the City asked the Bureau whether the Ministry would still grant the funding if the City proceeds with the work before the Ministry considers its application.

- **It was agreed** that the City will proceed with the Summit Woods project. In order to accelerate the process for obtaining the provincial funding and to ensure that proceeding with the work will not hurt the City’s chances at obtaining said funding, the Mayor will write a letter to Mr. Jacques Chagnon, Member of the National Assembly for Westmount–Saint-Louis, explaining that the project has been scheduled for months, the City informed residents in March of the project to be carried out, and the City has planned its infrastructure budget accordingly.

Director Raggo left the meeting at 6:37 p.m.
VICTORIA VILLAGE STREET FESTIVAL

Councillor Davis informed Council that last week, the Victoria Village Merchant Association obtained the permit for which it had applied in order to hold its annual Victoria Village Street Festival and Sidewalk Sale. She explained that the Association is seeking the City’s support in coordinating certain logistics for the event. Councillor Smith noted the event’s success in the previous year.

- **It was agreed** that the City will support the Victoria Village Merchant Association in the coordination of certain logistics for the 2016 Victoria Village Street Festival and Sidewalk Sale.

VICTORIA VILLAGE MERCHANT ASSOCIATION – REQUEST FOR OUTDOOR ACTIVITY AT PRINCE ALBERT SQUARE

Councillor Davis presented the Victoria Village Merchant Association’s request to be permitted to hold an outdoor event in Prince Albert Square on the first Saturday of every month from 10:00 a.m. to 2:00 p.m. Councillor Smith noted that the proposed event is not expected to have an overwhelming presence.

Councillor Lulham informed Council that the Association is requesting that six merchants be permitted to participate each Saturday. As a public space that already frequented by many, Councillor Lulham recommended that the City propose that the event be made up of two merchants participating each Saturday. She emphasized the difference between a public space and retail space.

The Mayor agreed, noting that Prince Albert Square is not organized as, nor has the size of, a traditional market square, and accordingly it is not well-suited for this type of activity. He pointed out the risk of setting a precedent for permitting retail activities to be carried out in public areas.

Councillor Smith expressed her support for the Association’s request, explaining that the focus will be on offering samples and providing a means for these merchants to draw more people into their shops. She relayed the merchants’ sentiment that many of them are in precarious financial situations.

Councillor Cutler supported the request. He explained that quasi-residential commercial areas are about offering an experience, which for many, involves more merchant-contact in the public space. He added that as business-owners, the merchants will likely not want to continue with the event if they feel they are not being well-received. The City can also grant the request as a pilot project to be continued if it is a success.

Further to Councillor Forbes’ inquiry, Mᵐᵉ St-Jean confirmed that in order to participate, the merchants will need to apply for a permit to occupy the public domain, paid as a daily rate as prescribed in the Tariffs By-law. The Mayor pointed out that in a recent interview of the owner of Le Gascogne in *La Presse*, he expressed his appreciation for Westmount’s
reasonable tariff for the occupancy of the public domain compared to the cost for permits for such terraces in the Plateau Mont-Royal.

- **It was agreed** that the City will grant the Victoria Village Merchant Association’s request to be permitted to hold an outdoor event in Prince Albert Square on the first Saturday of every month on a trial basis, with two merchants participating at a time, instead of the requested six.

## ROTARY CLUB FUNDRAISING EVENT

The Director General presented the Rotary Club’s proposal to host a rib fest barbecue on the greenspace in front of City Hall. The event would serve as a fundraiser and is proposed to be held over a three-day period from September 16th-18th. The Rotary Club held this event last year in the Pierrefonds City Hall parking lot and it was a great success.

Councillor Martin expressed his hesitation to grant the Rotary Club’s request. He explained that these events typically attract large crowds, involve the sale and consumption of beer, produce substantial garbage, and require enough toilet facilities. He referred to the rib fest held in the Old Port as an example, which he attended last year. Moreover, the trucks involved would damage the grass if the event is held on the proposed greenspace. The Director General noted that the Rotary Club has already accepted the possibility of the City’s opposition to the sale and consumption of beer at the event and would like to hold the event regardless of whether alcohol will be permitted to be sold.

Councillor Lulham pointed out that a similar outdoor food truck event is held weekly in the parking lot at the Olympic Stadium.

Further to Councillor Drury’s inquiry, the Mayor confirmed that the City allows fundraisers to be held in its parks if open to all. Councillor Lulham noted that fundraisers are only permitted in parks when they are aimed at residents. The Mayor requested to be provided with the policy dealing with this issue. He noted that the area in front of City Hall is a greenspace as opposed to a park.

The Mayor had no difficulty with the original proposal, but suggested, as an alternative, holding the event in the WAG parking lot.

Councillor Davis and Councillor Lulham supported the Rotary Club’s original proposal. Councillor Lulham suggested that the trucks for the event be parked in the City Hall parking lot, or on the concrete surface in front of City Hall.

Councillor Cutler supported the Mayor’s alternative suggestion to hold the event in the WAG parking lot. Councillor Martin suggested that the only paved area big enough to accommodate the huge rib trucks is the high school parking lot near the WAG. He recommended that council members and administration staff attend the Rib Fest being held in the Old Port starting on June 29th before making a final decision, in order to better grasp the size of the event.
➢ **It was agreed** that the City will express its openness to permitting the Rotary Club to host a rib fest barbecue fundraiser, likely for a period of 1 or 2 days with the event’s location to be determined by the City further to Councillor Davis’ and Councillor Forbes’ consultation with the Rotary Club.

**REQUEST FOR YOGA AND MUSIC IN THE PARK**

Councillor Cutler relayed a request presented to him by a group proposing to organize a public meditation/yoga event in either King George Park or Westmount Park promoting physical and mental wellbeing. Admission would be free, and the group hopes for it to become an annual public event.

Councillor Lulham expressed her support for the proposal, noting that the music’s volume should be kept to a modest level.

Further to Councillor Forbes’ recommendation, Councillor Cutler confirmed that he will direct the group to submit its request to the City’s Community Events department.

➢ **It was agreed** that further to the Community Events department’s consideration of the proposed Yoga and Music in the Park event, the City will grant the request to permit this event to be held.

**ASSOCIATION FOR PEDESTRIANS AND CYCLISTS OF WESTMOUNT (APCW) – PARK(ing) DAY**

Councillor Cutler presented the APCW’s request to be permitted to transform a parking space into a small greenspace for a day in order for the City to participate in PARK(ing) Day on September 16, an annual international event aimed at promoting more public greenspace in cities.

Councillor Lulham informed Council that Healthy Cities’ Environment Committee has already requested to be permitted to do the same with four parking spaces located throughout the City as part of PARK(ing) Day.

➢ **It was agreed** that the City will participate in PARK(ing) Day. It will grant the Healthy Cities’ proposal for said participation and will direct the APCW to work with Healthy Cities and manage one of the four parking spots to be allocated to the PARK(ing) Day event.

**WESTMOUNT TRAIN STATION GRANT APPLICATION**

The Director General presented the City’s options for grant applications for the repurposing of the former train station. Further to his discussion with Parks Canada, the Director General recommended pursuing a two-step process. The City would first apply for a $25,000 grant, which it would use for the development of its plans for the former train station.
station’s repurposing as well as for a study of the building’s renovation needs. Then, the City would apply for a $1 million grant for the execution of the work itself, which would ensure both the building’s physical integrity and the conservation of its heritage value.

- It was agreed that the City will apply for the Parks Canada grants as a two-step process, the first grant to be used for the development of the plans and the assessment of the building’s renovations needs and the second grant to be used for the work itself.

COUNCIL OBJECTIVES FOLLOW-UP

TRAFFIC

Further to Councillor Drury’s inquiry, Councillor Cutler informed Council that traffic data is being compiled for Côte-Saint-Antoine Road and on Westmount Avenue in order to assess the bicycle routes’ impact on traffic. Councillor Cutler noted that most of Westmount Avenue is currently closed for construction.

INFRASTRUCTURE AND PARKS

Councillor Lulham informed Council that she received four complaints from residents in the previous week regarding Westmount Park’s poorly-maintained state. She noted that some of the playground equipment needs to be replaced as well as the older hedges. She pointed out that this type of work is best carried out internally, which is proving to be difficult given the shortage of personnel in Public Works. She informed Council that she will be meeting with Director Raggo the following day to discuss the matter. The Director General reported that the student summer employees will begin working shortly. Councillor Lulham noted that the erosion in Westmount Park requires re-sodding, which is beyond the scope of the student employees’ responsibilities.

Councillor Samiotis informed Council that a piece of equipment had to be urgently removed from the Bruce Tot Lot’s and four bouncy stumps and monkey bars are in need of repair or replacement. She recommended proceeding with the replacement of the equipment without delay and without necessarily undertaking a full revamping of the park.

HYDRO WESTMOUNT

The Mayor reported that a contractor recently struck and damaged a gas line on Lansdowne, resulting in a fairly wide-scale power outage. He inquired as to whether further to such incidents, the ensuing power outage can be limited to a more restricted area.

The Mayor inquired as to whether the City imposes fines on individuals who cause such damage. The Director General responded that these individuals are subject to heavy fines; however, they are paid to the City of Montreal and are allocated to the fire department that
carries out the repair work. The Mayor requested that the Director General assess whether the City is permitted to impose a fine that would redound to Westmount’s coffers.

COMMUNICATIONS

Councillor Davis informed Council that the Victoria Hall Street Festival is scheduled to be held on June 18th, contrary to the date indicated on the Council’s “Meeting Schedule.”

URBAN PLANNING

Councillor Samiotis informed Council that the next public meeting regarding the Southeast Study will be held on June 14th at 7:00 p.m. at Centre Greene. At the meeting, she will report on the previous public meetings, the parameters established, and the plan to reconfigure Dorchester Boulevard. However, as the City must be first be informed of the gas line’s location in order to establish whether the median can be kept, no specific option for Dorchester Boulevard’s configuration can be selected at this stage.

Councillor Samiotis informed Council that further to Parks Canada’s designation of a significant portion of the City as a “Historic District,” the plaque that is honour this designation will be unveiled on July 19th at 11:00 a.m.

Confidential items were discussed.

ONGOING ITEM: MTQ/AMT

Councillor Samiotis reported that on May 27th, the MTQ informed the City that Ms. Lyne Gamache, the MTQ employee who was dealing with the possible integration of a sound barrier into the new Autoroute 720, has been replaced. Councillor Samiotis explained that unfortunately, the MTQ’s repeated delays have made this integrated sound barrier all the more difficult at this late stage as it will have to be incorporated into the KPH design. The Director General informed Council of his numerous attempts to meet with Ms. Gamache’s replacement. Further to Councillor Lulham’s recommendation, the Mayor suggested that he bring up the matter with MNA Jacques Chagnon.

Confidential items were discussed.

ONGOING ITEM: AGGLOMERATION SUMMARY REPORT

The Mayor directed Council’s attention to Items No. 20.35, 20.36, and 20.39, three proposed contracts relating to infrastructure projects that are part of Montreal’s 375th anniversary. He informed Council that further to his encouragement, these three proposed contracts, which were, on average, running 25% over budget, were the subject of a negative vote by the ASM at the Agglomeration Council. Additionally, he reported that at
the meeting, he reiterated that Westmount had expressed its opposition to the installation of the granite stumps on Mount Royal in September 2015.

NEW BUSINESS: SWIMMING POOL

Councillor Davis reported that in the City’s former swimming pool, swim diapers were permitted. The City changed this policy upon the construction of the new swimming pool. Sports and Recreation surveyed the policies of other municipal pools on the Island and found that all of those consulted permit the use of swim diapers. Councillor Davis recommended that the City permit the use of swim diapers at the pool.

Councillor Smith expressed her support for the recommendation. She noted that the swim diapers will need to be sold at the pool.

➢ It was agreed that the City will permit the use of swim diapers at the pool. Councillor Davis will announce this change in policy under “Councillors’ Reports” at that night’s Regular Sitting.

ABSENCES

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

The meeting was adjourned at 7:57 p.m.

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Victor M. Drury                Mª Martin St-Jean
Acting Mayor                  City Clerk