MINUTES OF PROCEEDINGS OF THE MEETING OF THE GENERAL COMMITTEE OF COUNCIL (GC) OF THE CITY OF WESTMOUNT HELD AT CITY HALL ON SEPTEMBER 17, 2018 AT 4:00 P.M. AT WHICH WERE PRESENT:

Chair
David Laidley

Mayor
Christina Smith

Councillors
Anitra Bostock
Marina Brzeski
Mary Gallery
Kathleen Kez
Conrad Peart
Jeff J. Shamie

Absent
Philip A. Cutler
Cynthia Lulham (Participating by telephone for several items, see below)

Administration
Benoit Hurtubise, Director General (DG)
Martin St-Jean, Director of Legal Services and City Clerk

Recording Secretary
Andrew Brownstein

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.

GC AGENDA

Adoption of the GC Agenda of September 17, 2018

It was agreed that the Agenda of the September 17, 2018 meeting of the GC be adopted, with the addition of the following item under New Business:

- Proposal for Tour de l’Île (Mayor Smith).

ITEMS FOR DISCUSSION / DECISION

GREENHOUSES BUILDING RESTORATION AND INTERIOR RENOVATIONS

Mr. David Nadeau, Mr. Jacques Nadeau, and Ms. Dominique St-Pierre of Nadeau Nadeau Blondin Architectes, Mr. Mike Hodgins and Ms. Tracey Hesse of Hodgins and Associates, Mr. Eric Lachapelle
of S.M. International, Ms. Elisa Gaetano, Director of Engineering, and Mr. Kinan Khatib, Division Head – Municipal Buildings, joined the meeting at 4:00 p.m.

The consultants presented their proposed restoration strategy for the greenhouses and three options for the interior layout.

The proposed restoration is aimed at maintaining the same profile and preserving the initial concept, while replacing the heating and electrical equipment, including new lighting with various colour schemes to be used depending on the event being held.

Councillor Lulham joined the meeting by telephone at 4:12 p.m.

Option 1 for the interior layout is geared towards maintaining the same format, with some slight modifications. Accordingly, this option also seeks to maximize the preservation of the existing infrastructure that is in good condition. For example, the heating and electrical distribution system, the slate floor, and the planters along the sides of the Conservatory would be kept. The proposed modifications build upon the current layout. Specifically, the planting area in the center of the Conservatory would be enlarged in order to allow for plants that would make use of the roof’s full height, the water basin would be replaced with a more natural-looking version, and planters, either in the ground or hanging, would be added to the Frog Pond. The current lift would be left between the greenhouses and the Library (limited mobility access).

Option 2 would constitute a more significant change, with an open-concept such that, upon entering, everything appears to be on display. The heating and electrical distribution system would be replaced with modern equivalents, therefore allowing for more space for planters. Ultimately, Option 2 provides nearly double the planting area as compared to Option 1. Additionally, while the greenhouse is currently limited wheelchair-accessible, and would remain as such with Option 1, Option 2 includes a ramp for wheelchair access between the Library and the Conservatory.

Option 3 would also constitute a significant change, but as opposed to an open-concept, the layout style would be that of a “mystery garden.” Specifically, individuals would be led along a path to discover numerous planting areas, which can be more varied with such a model, as opposed to Option 2 where a uniform design is necessary in order for everything to be displayed together. As in the case of Option 2, Option 3 includes a ramp for wheelchair access between the Library and the Conservatory as well as nearly double the planting area as compared to Option 1.

Confidential items were discussed.

The consultants recommended making a prototype of the preferred model in order for the City’s expectations to be clear as of the call for tenders.

Mr. Khatib expressed the administration’s recommendation to pursue Option 3.

- **It was agreed** that this item will be discussed further at the October 2nd GC meeting, taking into consideration the Finance and Administration Committee’s upcoming discussion of the options, scheduled for September 27th.
CITY HALL ENVELOPE RESTORATION AND LANDSCAPING

The consultants explained that given the natural deterioration of City Hall’s envelope over many years, its full restoration is essential. Specifically, the windows, doors, masonry, foundation, and roofing system need work. Accordingly, the consultants proposed to carry out the restoration in three phases, focusing first on the masonry, then the roof, and then the windows. The consultants recommended restoring the windows rather than replacing them, estimating the cost of the former to be roughly $820,000 as compared to an estimated $1.1 million for the latter.

As a fourth phase, the consultants recommended improving upon the landscaping around City Hall, proposing three options, all of which would include a modification of the walking path such that residents will be more clearly led to the front doors of the building. The first option is in the style of Capability Brown, an 18th-century English landscape architect known for his naturalistic and minimalistic compositions. This option would include the removal of several decorative planting areas, to be replaced with grass that would go right up to the building, therefore fully displaying its impressive architecture. The second option, referred to as “La place de l'Hôtel de Ville,” seeks to create a new public space with the addition a fountain that could also serve as a splash pad, benches that would be placed around it, as well as two low planting areas that would add colour without detracting from the building’s architecture. The third option, referred to as “L’allée revisitée,” includes more walking paths, with small squares where the paths meet as places for residents to spend time.

The consultants presented their estimates of the cost of each phase of the prospective work.

Mr. David Nadeau, Mr. Jacques Nadeau, Ms. St-Pierre, Mr. Hodgins, Ms. Hesse, Mr. Lachapelle, Director Gaetano, and Mr. Khatib left the meeting at 5:29 p.m.

The meeting was adjourned at 5:30 p.m., at which point Council held its Regular Sitting. The meeting was reconvened at 5:40 p.m.

SOUTH EAST SECTOR REPORT AND COMMUNICATIONS STRATEGY

Mr. Tom Flies, Director of Urban Planning, Mr. Clément Demers, Director General of Société AGIL, and Mr. Mark Lowe of Pragmatic Communications joined the meeting at 5:40 p.m.

Société AGIL’s report on the southeast sector planning has been finalized and is ready for publication, complete with an executive summary in both French and English outlining the goals of the initiative. As the report constitutes an external expert’s opinion, as opposed to a formalized plan that the City has embarked upon, it will be clearly presented as such in an introductory statement from Council on the report.

Above all, the report emphasizes the need to prioritize infrastructure work in the southeast, primarily on Ste-Catherine Street. The report also recommends considering the sector’s planning as a whole in order to encourage development.
It was agreed that Mr. Lowe will draft Council’s introductory statement on Société AGIL’s report, identifying the latter as an external expert’s opinion, as opposed to a formalized plan that the City has embarked upon, and outlining Mr. Demers’ impressive background in urban planning and the revitalization of commercial districts. The draft will then be distributed to Council members for their review and, subject to any modifications, their signatures. The report and the introductory statement will then be published on the City’s website by the end of the month.

Councillor Lulham, Director Flies, Mr. Demers, and Mr. Lowe left the meeting at 6:18 p.m.

Confidential items were discussed.

**GC AGENDA (Continued)**

**Confirmation of Minutes of the Meeting of the GC Held on September 4, 2018**

The Minutes of the GC’s meeting held on September 4, 2018 were adopted with corrections.

**Business Arising from Minutes of September 4, 2018**

The administration and consultants do not recommend an alternative design for the postcard informing residents of the online consultation on the houses of worship that illustrates the purpose of the survey without including the proposed pictograms.

- It was agreed that the postcard informing residents of the online consultation on the houses of worship will be distributed as it was presented at the September 4th GC meeting.

**ITEMS FOR DISCUSSION / DECISION (Continued)**

Confidential items were discussed.

**ONGOING ITEM: AGGLOMERATION SUMMARY REPORT**

While the *Office de consultation publique de Montréal* (OCPM) has held several public consultations on access roads to Mount Royal, namely the closure of Camilien Houde Way, they were publicized as workshops and were for the most part, not particularly well-attended, except for the consultation held in Westmount, where there were over 120 people present.

GC members discussed the closure’s serious impact on access to the cemeteries on Mount Royal.
➢ **It was agreed** that on its website, the City will inform residents of the OCPM’s public consultation on access roads to Mount Royal, scheduled for September 22\textsuperscript{nd} in the Plateau Mont-Royal. The website publication will also provide residents with a link to the OCPM’s online survey.

**NEW BUSINESS: PROPOSAL FOR TOUR DE L’ÎLE**

GC members discussed Mr. Murray Levine’s proposal for the Tour de l’Île to require cyclists to raise funds for charity as part of their participation in the event and his corresponding request for the City to lobby the Tour de l’Île in this regard.

**ABSENCES**

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

The meeting was adjourned at 8:15 p.m.