1. OPENING OF THE MEETING

The Mayor calls the sitting to order.

Unless otherwise indicated in these minutes, the Mayor avails herself of her privilege provided for in section 328 of the *Cities and Towns Act* (CQLR, chapter C-19) by abstaining from voting.

2. MAYOR'S AND COUNCILLORS' REPORTS

3. FIRST QUESTION PERIOD

4. ADOPTION OF THE AGENDA

MOVER Councillor Brzeski
SECONDER
THAT the agenda of the regular Council sitting of March 15, 2021 be adopted.

5. CONFIRMATION OF MINUTES

MOVER Councillor Brzeski
SECONDER
THAT the minutes of the regular Council sitting held on March 1, 2021 be approved.

6. REPORTS TO COUNCIL

6.1. CORRESPONDENCE

Mayor Smith
No correspondence is tabled.

6.2. MINUTES OF THE GENERAL COMMITTEE OF COUNCIL

Councillor Brzeski
The minutes of the General Committee meeting of Council held on February 1 and 15, 2021 are tabled and are available on the City's website.
6.3. REPORT OF THE TREASURER’S ACTIVITIES

Councillor Kez

The treasurer’s activity report from January 1 to December 31, 2020 is tabled in accordance with Chapter XIII of the Act respecting elections and referendums in municipalities (CQLR, chapter E-2.2).

7. MODIFICATION OF RESOLUTION NO. 2021-03-43 - TERMINATION OF AN EMPLOYEE - EMPLOYEE NUMBER 01122

WHEREAS Resolution No. 2021-03-43 was adopted on March 1, 2021;

WHEREAS in support of the decision made at the regular meeting of March 1, 2021, a consideration should be added to further demonstrate the reasons for the dismissal.

MOVER Councillor Shamie
SECONDER

THAT Resolution No. 2021-03-43 be amended by adding the following consideration after the first paragraph:

“WHEREAS the employee's actions constitute a serious theft of time.”

8. NOTICE OF MOTION - BY-LAW 1569 TO AMEND BY-LAW 1530 ENTITLED RÈGLEMENT CONCERNANT LE RÉGIME DE RETRAITE POUR LES FONCTIONNAIRES ET LES EMPLOYÉS DE LA VILLE DE WESTMOUNT - REFORTE AU 1ER JANVIER 2014

Councillor Kez

NOTICE OF MOTION

Councillor Kez to give notice of the intention to submit for adoption at a subsequent meeting of Council, By-law No. 1569 entitled Règlement visant à modifier le Règlement 1530 intitulé Règlement concernant le régime de retraite pour les fonctionnaires et les employés de la Ville de Westmount – refonte au 1er janvier 2014.

OBJECT

The object of this by-law is to amend the provision that applies to improvements of the benefits of the plan from the surpluses in the event of plan termination for the previous component.

A copy of the draft by-law is tabled and available for public consultation.
9. AGREEMENT REGARDING CONTRACTS FOR CRYPTOGRAPHIC USE APPLIED TO BLOCK CHAINS

WHEREAS the City of Westmount is a member of the Association des redistributeurs d’électricité du Québec (AREQ);

WHEREAS on June 14, 2018, Hydro-Québec filed an application with the Régie de l’énergie for the setting of rates and conditions of service for cryptographic use which is still under review by the Régie;

WHEREAS as part of the application to set rates and conditions of service for cryptographic use, the Régie de l’énergie recommended that the AREQ and Hydro-Québec enter into an agreement;

WHEREAS the AREQ and Hydro-Québec concluded an agreement in principle on June 2, 2020;

WHEREAS a Framework Agreement between the AREQ and Hydro-Québec was concluded on September 25, 2020 in order to reflect in detail the terms and conditions of the agreement in principle.

MOVER
Councillor Shamie
SECONDER

THAT the terms and conditions of the Agreement between the Association des redistributeurs d’électricité du Québec (AREQ) and Hydro-Québec be approved;

THAT the City agrees to conclude an individual agreement with Hydro-Québec, which will reflect the terms and conditions of the Framework Agreement between the AREQ and Hydro-Québec;

THAT the Interim Director General be authorized to sign, for and in the name of the City, the attached Agreement as well as all documents required to give full effect to this resolution.

10. PARTNERSHIP AGREEMENT FOR THE DEPLOYMENT OF CHARGING STATIONS (240V) FOR ELECTRIC VEHICLES

WHEREAS on May 2, 2016, the City of Westmount entered into a partnership agreement with Hydro-Québec for the deployment of charging stations for electric vehicles (Resolution No. 2016-05-98);

WHEREAS this agreement expired in 2020;

WHEREAS the Director of Hydro Westmount recommends that the City enter into a new partnership agreement with Hydro-Québec for the deployment of charging stations for electric vehicle (240 V) for a period of five (5) years.

MOVER
Councillor Shamie
SECONDER
THAT a partnership agreement for the deployment of charging stations (240 V) for electric vehicles in the City of Westmount, be entered into with Hydro-Québec;

THAT the Interim Director General be authorized to sign, for and in the name of the City, the attached partnership agreement and any other documents required to give full effect to this resolution.

11. APPROVAL OF THE 2021 GRANTS FOR LOCAL NON-PROFIT COMMUNITY ORGANIZATIONS

WHEREAS, pursuant to Sections 4 and 90 of the Municipal Powers Act (CQLR, c. C-47.1), a municipality may, with respect to culture, recreation, activities and parks, grant any assistance it considers appropriate;

WHEREAS, according to the City’s policies for recreation and cultural grants, all applications for 2021 supporting grants, received from local community groups and organizations have been reviewed by the administration, in accordance with the City’s policies on financial support for recreation and culture;

WHEREAS the General Committee of Council has reviewed the applications from local non-profit organizations;

AND WHEREAS the Interim Director General and the Director of Library and Community Events recommend that the said applications be approved.

MOVER
Councillor Gallery
SECONDER
THAT the grants offered by the City of Westmount for the year 2021, totaling $130,500, be approved as follows:

- **Atwater Library**: a grant of $25,560 to help finance its programming;
- **Greene Avenue Community Centre Centre Greene**: a grant of $10,000 to help finance its programming;
- **Centre Contactivité Inc.**: a grant of $75,000 to help finance its programming;
- **Visual Arts Centre**: a grant of $4,823 for services provided to the City;
- **Westmount Historical Association**: a grant of $3,375 to help finance its programming; and
- **The YMCAs of Québec - Westmount**: a grant of $11,742 for programs provided to the City and the community at large.

THAT the expenditure be allocated according to the financial information described in the decision-making file No. 2021-1193.
12. **CALL FOR PUBLIC TENDERS - RECONSTRUCTION OF SUNNYSIDE AVENUE BETWEEN UPPER BELLEVUE AND BELVEDERE (PUB-2021-001)**

WHEREAS tenders were publicly opened on February 12, 2021, for the reconstruction of Sunnyside Avenue between Upper Bellevue Avenue and Belvedere Road (Tender No. PUB-2021-001), and minutes prepared by the City Clerk’s Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tenders, *Les Excavations Super inc.* is the lowest conforming bidder as it appears from the report prepared by the Purchasing Manager, which is submitted at this meeting.

**MOVER** Councillor Cutler  
**SECONDER**

To authorize an expenditure in the amount of $4,254,578.61, including tax credits, for the Reconstruction of Sunnyside Avenue between Upper Bellevue Avenue and Belvedere Road (Tender No. PUB-2021-001);

To award to *Les Excavations Super inc.* the contract for this purpose at its bid price, for a maximum amount of $4,659,318.25, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2021-001;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2021-1204.

13. **CALL FOR PUBLIC TENDERS - SEWER REHABILITATION BY STRUCTURAL LINING IN THE CITY OF WESTMOUNT (PUB-2021-004)**

WHEREAS tenders were publicly opened on February 5, 2021, for the sewer rehabilitation by structural lining in the City of Westmount (Tender No. PUB-2021-004), and minutes prepared by the City Clerk’s Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tenders, Insituform Technologies Limited is the lowest conforming bidder as it appears from the report prepared by the Purchasing Manager, which is submitted at this meeting.

**MOVER** Councillor Cutler  
**SECONDER**

To authorize an expenditure in the amount of $208,925.13, including tax credits, for the sewer rehabilitation by structural lining in the City of Westmount (Tender No. PUB-2021-004);

To award to Insituform Technologies Limited the contract for this purpose at its bid price, for a maximum amount of $228,800.25, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2021-004;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2021-1194.
14. **CALL FOR PUBLIC TENDERS - MAINTENANCE OF PLAYING FIELDS IN THE CITY OF WESTMOUNT (PUB-2021-005)**

WHEREAS tenders were publicly opened on February 5, 2021, for the maintenance of playing fields in the City of Westmount (Tender No. PUB-2021-005), and minutes prepared by the City Clerk’s Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tenders, 9032-2454 Québec inc. (Techniparc) is the lowest conforming bidder as it appears from the report prepared by the Purchasing Manager, which is submitted at this meeting.

**MOVER**  
Councillor Gallery

**SECONDER**

To authorize an expenditure in the amount of $79,722.13, including tax credits, for maintenance of playing fields in the City of Westmount (Tender No. PUB-2021-005);

To award to 9032-2454 Québec inc. (Techniparc) the contract for this purpose at its bid price, for a maximum amount of $87,306.13, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2021-005;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2021-1198.

15. **CALL FOR PUBLIC TENDERS - MAINTENANCE OF PARKS AND GREEN SPACES IN THE CITY OF WESTMOUNT (PUB-2021-018)**

WHEREAS tenders were publicly opened on February 5, 2021, for the maintenance of parks and green spaces in the City of Westmount (Tender No. PUB-2021-018), and minutes prepared by the City Clerk’s Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tender, NRC Landscaping Inc. is the lowest conforming bidder as it appears from the report prepared by the Purchasing Manager, which is submitted at this meeting.

**MOVER**  
Councillor Lulham

**SECONDER**

To authorize an expenditure in the amount of $215,972.83, including tax credits, for the 2021 fiscal year, for the maintenance of parks and green spaces in the City of Westmount, Option 2 (Tender No. PUB-2021-018);

To award to NRC Landscaping Inc. the contract for this purpose at its bid price, for a maximum amount of $723,840.95, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2021-018;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2021-1180.
16. CALL FOR PUBLIC TENDERS - SUPPLY OF PLAYGROUND EQUIPMENT FOR SOMERVILLE TOT-Lot (PUB-2021-019)

WHEREAS tenders were publicly opened on February 5, for the supply of playground equipment for the Somerville tot-lot (Tender No. PUB-2021-019), and minutes prepared by the City Clerk’s Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tenders, Atmosphère inc. is the conforming bidder having obtained the best score as it appears from the report prepared by the Purchasing Manager, which is submitted at this meeting.

MOVER Councillor Lulham
SECONDER

To authorize an expenditure in the amount of $85,249.85, including tax credits, for the supply of playground equipment for the Somerville tot-lot (Tender No. PUB-2021-019);

To award to Atmosphère inc. the contract for this purpose at its bid price, for a maximum amount of $93,359.70, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2021-019;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2021-1196.

17. CONTRACT RENEWAL - CLEANING OF CATCH BASINS IN THE CITY OF WESTMOUNT (PW-2019-1036)

WHEREAS, following the call for public tenders No. PW-2019-1036, the Municipal Council awarded the contract for the cleaning of catch basins in the City of Westmount to Tech vac environnement inc. (Resolution No. 2019-07-149);

WHEREAS the contract includes the option to renew it twice, at the discretion of the City for a period of nine (9) months;

WHEREAS at its regular sitting on March 2, 2020, the Municipal Council authorized the renewal of the contract for the period from April 1, 2020 to December 31, 2020 (Resolution No. 2020-03-48);

WHEREAS the Director of Public Works recommends renewing the contract for the period from April 1, 2021 to December 31, 2021.

MOVER Councillor Cutler
SECONDER

To authorize the renewal of the contract awarded as part of the call for public tenders PW-2019-1036 (Resolution No. 2019-07-149) to Tech vac environnement inc., for the cleaning of catch basins in the City of Westmount, for the period from April 1, 2020 to December 31, 2020 for a maximum amount of $90,689.98, including taxes;

To authorize an expenditure in the amount of $82,812.04, including tax credits, for the purpose of this contract, the whole in conformity with the contractual documents of the call for tenders PW-2019-1036;
To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2021-1195.

18. CALL FOR TENDERS BY INVITATION - CANCELLATION OF THE CALL FOR TENDERS BY INVITATION (INV-2021-001)

WHEREAS tenders were publicly opened on January 27, 2021, for emergency arboricultural work (Tender by invitation No. INV-2021-001), and minutes prepared by the City Clerk’s Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tender, the price is deemed too high.

MOVER Councillor Cutler
SECONDER

THAT the only tender submitted as a result of the call for tenders by invitation bearing number INV-2021-001 for the contract for emergency arboricultural work, be rejected on the basis that the price is too high.

19. PURCHASE OF METERS WITH ERT MODULE FROM ITRON

WHEREAS, in accordance with section 573.3.0.0.1 of the Cities and Towns Act (CQLR c. C-19), a notice of intention was published on the Système électronique d’appel d’offres du gouvernement du Québec informing of the City's intention to award a contract by mutual agreement to a supplier identified in said notice;

WHEREAS after analysis of the tender received, Les distributeurs GF TEC inc. is the selected bidder.

MOVER Councillor Shamie
SECONDER

To authorize an expenditure in the amount of $105,790.40, including tax credits, for the purchase of ERT meters from Itron,

TO award the contract to Les distributeurs GF TEC inc. in the amount of $121,632.51, including all applicable taxes, for the purchase of ERT meters from Itron, being in conformity with the contractual documents and the notice of intention;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2021-1184

20. MODIFICATION OF A CONTRACT- PURCHASE OF 1700 METRES OF 350 MCM, 3C, XLPE CABLES FOR WORK ON WESTMOUNT AVENUE (TENDER NO. PUB-2021-020)

WHEREAS, on March 1, 2021, Council awarded a contract to Lumen, division de Sonepar Canada inc. for the purchase of 1700 metres of 350 MCM, 3C, XLPE cables for work on Westmount Avenue, for a maximum amount of $271,902.72, including taxes (Resolution No. 2021-03-39);
WHEREAS the price of the cable fluctuates according to the copper market and the real price to be paid is the market price on the day of the order;

WHEREAS the price of copper was at the time of the tender at $129.23/m and when the order was placed, it increased to $140.11/m, an increase of 8.4%;

WHEREAS the estimated total cost for the purchase of 1700 metres of 350 MCM, 3C, XLPE cables for work on Westmount Avenue with Lumen, division de Sonepar Canada inc. is $290,411.68, all taxes included.

MOVER
Councillor Shamie
SECONDER
THAT the contract awarded to Lumen, division de Sonepar Canada inc. for the purchase of 1700 metres of 350 MCM, 3C, XLPE cables for work on Westmount Avenue, for a maximum amount of $271,902.72, all taxes included (Resolution No.2021-03-39) be modified and increased to a maximum amount of $290,411.68, all taxes included;

THAT an additional expenditure be authorized in the amount of $18,508.96, all taxes included, for the purchase of 1700 metres of 350 MCM, 3C, XLPE cables for work on Westmount Avenue with Lumen, division de Sonepar Canada inc.;

To allocate this expenditure in accordance with the financial information included in the decision-making files Nos. 2021-1181 and 2021-1218.

21. URBAN PLANNING - APPROVAL UNDER THE BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES (S.P.A.I.P.)

WHEREAS, according to By-law 1305 on Site Planning and Architectural Integration Programmes, the issuance of some building permits are subordinate to the prior recommendation of plans by the Planning Advisory Committee;

WHEREAS according to section 3.2.2 of this by-law, Council must decide on the recommendations of the Committee by way of resolution.

MOVER
Councillor Peart
SECONDER
THAT, according to the recommendations made by the Planning Advisory Committee at its meeting held on March 8, 2021, the building permit applications appearing on the attached list, reviewed under By-law 1305 on Site Planning and Architectural Integration Programmes, be approved.

22. URBAN PLANNING - APPROVAL UNDER THE BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES (S.P.A.I.P.) - CONDITIONAL APPROVAL OF A PERMIT APPLICATION

WHEREAS, according to By-law 1305 on Site Planning and Architectural Integration Programmes, the issuance of some building permits are subordinate to the prior recommendation of plans by the Planning Advisory Committee;
WHEREAS according to section 3.2.2 of this by-law, Council must decide on the recommendations of the Committee by way of resolution;

WHEREAS the application meets the objectives and criteria of *By-law 1305 on Site Planning and Architectural Integration Programmes*;

WHEREAS given the state of structural failure of the rear portion of the building;

WHEREAS in certain cases, an addition to part of a building may be considered, if its architecture blends with the existing building so as not to unbalance the original composition and its characteristic elements;

WHEREAS the volume of the proposed addition harmonizes with the existing structures and the stylistic concept of the architecture;

WHEREAS the proposed addition is similar to the main volume in terms of the use of stone (Adirondack sandstone), flat roof, window openings, ornamentation, and application of a uniform architectural vocabulary that respects the original architecture;

WHEREAS the stone from the demolished section of the existing building will be reused in the proposed addition.

**MOVER**

**SECONDER**

**Councillor Peart**

THAT, according to the recommendations made by the Planning Advisory Committee at its meeting held on March 9, 2021, the building permit application appearing on the attached table, reviewed under *By-law 1305 on Site Planning and Architectural Integration Programmes*, be approved in accordance with the conditions stipulated in the attached table.

**23. URBAN PLANNING - APPROVAL UNDER THE BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES (S.P.A.I.P.) - DENIAL OF PERMIT APPLICATION**

WHEREAS, according to *By-law 1305 on Site Planning and Architectural Integration Programmes*, the issuance of some building permits are subordinate to the prior recommendation of plans by the Planning Advisory Committee;

WHEREAS according to section 3.2.2 of this by-law, Council must decide on the recommendations of the Committee by way of resolution;

WHEREAS the application does not meet the objectives and criteria of *By-law 1305 on Site Planning and Architectural Integration Programmes*;

WHEREAS the copper flashing on the merlons is not adequately justified;

WHEREAS the copper flashing will cause copper oxide stains on the stone facade.

**MOVER**

**SECONDER**

**Councillor Peart**
THAT, according to the recommendations made by the Planning Advisory Committee at its meeting held on March 9, 2021, the building permit application appearing on the attached list, reviewed under By-law 1305 on Site Planning and Architectural Integration Programmes, be denied.

24. NEW BUSINESS

24.1. TABLING OF MINUTES OF CORRECTION

Councillor Kez

In accordance with section 92.1 of the Cities and Towns Act, the City Clerk tables the minutes of the correction for the Resolution n° 2021-03-39 as well as a copy of the amended document.

25. SECOND QUESTION PERIOD

26. CLOSING OF THE SITTING

The Mayor declares the sitting closed.