



**AGENDA
REGULAR MUNICIPAL COUNCIL MEETING
OF THE CITY OF WESTMOUNT
MONDAY, DECEMBER 2, 2024**

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

2024-12-272

MOVER

Councillor Peart

SECONDER

THAT the agenda of the regular Council sitting of December 2, 2024, be adopted with:

- the addition of item 29.1 "Call for public tenders - Cancellation of the call for public tenders PUB-2024-048".

5. CONFIRMATION OF MINUTES

2024-12-273

MOVER

Councillor Peart

SECONDER

THAT the minutes of the regular Council sitting held on November 4, 2024, be approved.

6. REPORTS TO COUNCIL

6.1. CORRESPONDENCE

Mayor Smith

The following documents are tabled:

- Resolution 316-11-2024 of the Municipality of Sainte-Hélène entitled “Support - Request for revision of the MELCCFP guidelines for the reclamation of contaminated soil - Municipality of Ogden”;
- An e-mail to the City of Westmount concerning By-law RCA23 17386 amending By-law RCA13 17208 respecting the circulation of trucks and utility vehicles and By-law RC423 17386 amending By-law RC423 17386 respecting the circulation of trucks and utility vehicles in the Borough of Côte-des-Neiges - Notre-Dame-de-Grâce of the City of Montréal;
- The list of by-laws adopted at the regular meeting of the Agglomeration Council on November 21, 2024.

6.2. MINUTES OF THE GENERAL COMMITTEE OF COUNCIL

Councillor Peart

The minutes of the General Committee of Council meetings held on October 7 and 21, 2024 , are tabled and are available on the City's website.

6.3. MINUTES OF THE FINANCE AND ADMINISTRATION COMMITTEE

Councillor Shamie

The minutes of the Finance and Administration Committee meeting held on October 30, 2024, are tabled.

6.4. MINUTES OF THE TRANSPORTATION ADVISORY COMMITTEE

Councillor Bostock

The minutes of the Transportation Advisory Committee meeting held on October 22, 2024, are tabled and are available on the City's website.

6.5. WORKFORCE REPORT

Councillor Shamie

The workforce report for the month of November 2024 is tabled.

6.6. PAYMENT REGISTRY

Councillor D'Amico

The list of payments for the month of October 2024 is tabled.

6.7. LIST OF APPROVALS IN VIRTUE OF BY-LAW 1507

Councillor Shamie

In accordance with *By-law 1507 on the Delegation of powers to certain employees of the City of Westmount*, the list of authorization of expenditures for the month of October 2024 is tabled.

6.8. LISTS OF DUTIES ON TRANSFER INVOICES

Councillor D'Amico

The lists of duties on transfers for the month of October 2024 are tabled.

6.9. TABLING OF DUTIES ON TRANSFER INVOICES

City Clerk

In accordance with Section 358 of An Act respecting elections and referendums in municipalities (CQLR, chapter E-2.2), the City Clerk confirms that Mayor Christina M. Smith and Councillors Anitra M. Bostock, Mary Gallery, Kathleen Kez, Elisabeth Roux, Matt Aronson, Antonio D'Amico, Conrad Peart, and Jeff J. Shamie have submitted an update of their respective annual statement of pecuniary interests.

7. ADOPTION OF COUNCIL'S POSITION ON THE ITEMS TO BE SUBMITTED TO THE MONTREAL URBAN AGGLOMERATION COUNCIL

2024-12-274

MOVER

SECONDER

Councillor Peart

THAT the Mayor, or in her absence the Acting Mayor, be authorized to make any decisions she deems necessary and in the best interest of the City of Westmount and its residents regarding the items on the agenda of the Montreal Urban Agglomeration Council meetings for the months of January to October 2025.

8. APPOINTMENT - PUBLIC LIBRARY COMMITTEE

WHEREAS according to Paragraph b) of Section 2.1 of By-law 1546 entitled *By-law to further amend By-law 82 concerning the establishment and maintenance of a free public library in the City*, the Public Library Committee shall be composed of four (4) persons other than members of Council, appointed as "Trustees", by resolution of Council from among the residents of Westmount;

WHEREAS according to Section 2.10 of said by-law, the Chair of the Public Library Committee shall be appointed by resolution of Council from amongst the members of the Committee;

WHEREAS further to correspondence between the Committee on November 13, 2024, the recommendations of the Public Library Committee are submitted for Council approval.

2024-12-275

MOVER

Councillor Roux

SECONDER

THAT Jessica Roszler be appointed Trustee of the Westmount Public Library Committee for a three (3) year term of office, effective January 1, 2025.

THAT Nathalie Cooke be appointed Trustee of the Westmount Public Library Committee for a three (3) year term of office, effective January 1, 2025.

THAT Nancy Rosenfeld be appointed Chair of the Westmount Public Library Committee for a one (1) year term of office, effective January 1, 2025.

9. APPOINTMENT - PLANNING ADVISORY COMMITTEE

WHEREAS Mr. Brian Karasick's mandate as a member of the Planning Advisory Committee (PAC) expires in February 2025;

WHEREAS as stipulated in Section 4 of By-law 1575 of the City of Westmount entitled *By-law to establish a Planning Advisory Committee*, the appointment and renewal of a mandate of a member of the Committee is done by resolution of the Municipal Council;

WHEREAS as stipulated in Section 146 of the *Act respecting land use planning and development* (RLRQ, c. a-19.1), the mandate of a member of the PAC is for a maximum of two (2) years and is renewable;

WHEREAS as stipulated in Section 7 of By-law 1575 of the City of Westmount entitled *By-law to establish a Planning Advisory Committee*, the mandate of a member is renewable up to a maximum of eight (8) years;

WHEREAS Mr. Karasick is eligible for reappointment and has expressed an interest in being reappointed for a one (1) year term.

2024-12-276

MOVER

Councillor Peart

SECONDER

THAT Mr. Brian Karasick's mandate as a member of the Planning Advisory Committee be renewed for a one (1) year term beginning February 7, 2025.

10. FACILITY USAGE AGREEMENT RENEWAL - CENTRE CONTACTIVITÉ INC.

WHEREAS on April 8, 2024, the City of Westmount and the *Centre Contactivité inc.* signed a Facilities Usage Agreement allowing the *Centre Contactivité inc.* to use the Westmount Recreation Centre (WRC) and Victoria Hall for their seniors' programming for fall 2024;

WHEREAS the Council approved a supporting grant of \$55,500 be awarded to *Centre Contactivité inc.*, for the year 2024, to help finance its operating cost at the Council sitting of May 6, 2024, by way of resolution 2024-05-108;

WHEREAS the agreement is renewable on an annual basis, and the City of Westmount and the Centre Contactivité inc. would like to sign a new agreement for the year 2025;

WHEREAS the Sports and Recreation Department, in collaboration with the Library and Community Events Department, have determined that there is sufficient space and time slots available at Victoria Hall and the WRC to host many of the activities of the *Centre Contactivité inc.*, and that the initial fall 2024 trial season went well;

WHEREAS it is understood that the Community Grant offered to the *Centre Contactivité inc.* would be decreased from previous years.

2024-12-277

MOVER

Councillor Gallery

SECONDER

THAT a new agreement be signed between the City of Westmount and the Centre Contactivité inc. for the year 2025.

11. PARTNERSHIP AGREEMENT RENEWAL - WESTMOUNT YMCA

WHEREAS, prior to 2024, the Westmount YMCA offered City of Westmount residents the usage of the indoor pool for three (3) determined sessions per week throughout the year, free of charge, as part of the Community Grant Program;

WHEREAS, in 2024, the City and the Westmount YMC signed a contract where the City would pay for five (5) sessions for Westmount residents to use, free of charge, and the YMCA would not apply for a Community Grant;

WHEREAS the additional two (2) sessions only started in April 2024, as the contract was signed after the YMCA's winter schedule had already started;

WHEREAS the contract was signed for the year 2024 only at an amount of \$47,894 and was to be reviewed prior to signing for the year 2025.

2024-12-278

MOVER

Councillor Kez

SECONDER

THAT after reviewing the statistics from 2024, it is considered worth continuing the agreement between the City of Westmount and the Westmount YMCA for another year in order to gather a full year of statistics;

THAT it is recommended to continue the partnership agreement between the City of Westmount and the Westmount YMCA for 2025.

12. RENEWAL OF AUTOMOBILE INSURANCE COVERAGE OF THE CITY (2024-2025)

WHEREAS, in accordance with Section 29.9.1 of the *Cities and Towns Act* (CQLR c. C-19), the City of Westmount is a party to the *Entente du regroupement des Municipalités de l'Île de Montréal* regarding the joint purchase of damage insurance and consulting and risk management services for 2024-2028;

WHEREAS under the terms of this agreement, the *Union des municipalités du Québec* (UMQ) is mandated to proceed with the joint solicitation of bids and the awarding or renewal of damage, liability and automobile insurance contracts on behalf of all parties to the grouping;

WHEREAS pursuant to Section 573.1.2 of the *Cities and Towns Act*, an insurance contract awarded by tender for a period of less than five (5) years may, upon expiry, be renewed without a call for tenders for one (1) or more periods that, when added to the period provided for at the time of the award, do not exceed five (5) years;

2024-12-279

MOVER

Councillor Shamie

SECONDER

THAT the amount of \$31,821.24, including the 9% tax, be paid to *Beneva - Assurances générales* for the automobile insurance premium for the period from January 1, 2024, to January 1, 2025;

THAT a total expenditure of \$31,821.24, including the 9% tax, be authorized to cover this payment, in accordance with the financial information described in the decision-making summary No. 2024-2447;

THAT the City Clerk, or in her absence, the Assistant City Clerk, be authorized to sign all documents required to implement this resolution.

13. TERMS AND CONDITION FOR THE PAYMENT OF THE GOVERNMENT CONTRIBUTION UNDER THE GAS TAX AND QUÉBEC CONTRIBUTION PROGRAMME (TECQ) FOR THE YEARS 2019 TO 2024

WHEREAS the City has examined the *Guide relatif aux modalités de versement de la contribution gouvernementale dans le cadre du programme de la taxe sur l'essence et de la contribution du Québec (TECQ) pour les années 2019 à 2024*;

WHEREAS the City must comply with the terms and conditions of this guide that apply in its situation in order to receive the governmental financial assistance which was confirmed in a letter from the *Ministre des Affaires municipales et de l'Habitation* to that effect.

2024-12-280

MOVER

Councillor Peart

SECONDER

THAT the City of Westmount commit to complying with the terms and conditions of the *Guide relatif aux modalités de versement de la contribution gouvernementale dans le cadre du programme de la taxe sur l'essence et de la contribution du Québec pour les années 2019 à 2024* that apply in its case;

THAT the City of Westmount commit to being the sole body in charge and to release the governments of Canada and Québec, as well as their ministers, senior officials, employees and agents, of any responsibility relating to claims, requirements, losses, damages, and costs of any kind based on an injury inflicted to a person, the death of this person, any damages done to property or the loss of property attributable to a deliberate

or careless act ensuing directly or indirectly from the investments made through the financial assistance obtained under the 2019-2024 TECQ program;

THAT the City of Westmount approve the content and authorize the transmission of the schedule of works No. 5 attached to decision-making summary 2024-2438 to the *Ministère des Affaires municipales et de l'Habitation* as well as all other documents required by the Ministère, in order to receive the government contribution which was confirmed in a letter of the *Ministre des Affaires municipales et de l'Habitation*;

THAT the City of Westmount commit to achieving the minimum capital work imposed to it for the entire five (5) years of the program;

THAT the City of Westmount commit to informing the *Ministère des Affaires municipales et de l'Habitation* of any modification made to the schedule of works approved under the present resolution;

THAT the City of Westmount hereby certify that, as per this resolution, the schedule of works No. 5 includes the true expenditures incurred.

14. MANDATE FOR LEGAL SERVICES - BÉLANGER SAUVÉ, L.L.P.

2024-12-281

MOVER

Councillor Shamie

SECONDER

THAT a mandate be granted to Bélanger Sauvé L.L.P. for legal services in the file bearing court number 500-22-285867-241;

THAT a sum of \$20,000 be granted for this purpose;

THAT the City Clerk or the Assistant City Clerk be authorized to sign any document for the execution of the mandate granted by the City, including any deed as representative of the City in said file.

15. MANDATE FOR COMMERCIAL DEVELOPMENT STRATEGY - RUES PRINCIPALES

WHEREAS the City of Westmount wishes to award a contract for professional services to conduct a study on a commercial development strategy;

WHEREAS the Finance Department confirms that, in accordance with Section 573.3 (2.4) of the *Cities and Towns Act* (CQLR, c. C-19), it is possible to award this contract by mutual agreement with *Rues Principales*.

2024-12-282

MOVER

Councillor Aronson

SECONDER

THAT *Rues Principales*, a non-profit legal entity, Quebec Business Number 1146529616, be awarded the contract for the development of a commercial development strategy for the City of Westmount, in the amount of \$60,960 plus taxes, as tendered.

16. PROFESSIONAL SERVICES - BID WEIGHTING AND EVALUATION GRID (1 ENVELOPE)

WHEREAS per Section 573.1.0.1 of the *Cities and Towns Act* (CQLR, c. C-19), a system of bid weighting and evaluating including a price (one (1) step process with one (1) envelope only) can be used to award a professional services contract evaluated at more than \$ 133,800.00, taxes included (public tendering process);

WHEREAS the Engineering Department requests that the proposed one (1) step process of bid weighting and evaluation with price (one (1) envelope process) be accepted for professional services tenders pertaining to architectural services and/or engineering services and/or landscape architecture services or for mandates combining these services;

WHEREAS the approval of this one (1) step bid weighing and evaluation system would complement the approval of the system of bid weighing and evaluation within the two (2)step process (two (2) envelope system) that would be approved under decision file 2024-2434;

WHEREAS the one (1) step process of bid weighting and evaluation with a price (one (1) envelope) allows for the evaluation of bids based on different criteria in addition to the price;

WHEREAS the one (1) step process of bid weighting and evaluation with a price allows the administration the flexibility to select between the two systems depending on the nature of the call for professional services and the needs of each mandate or project.

2024-12-283

MOVER

Councillor Peart

SECONDER

THAT Council approve the system of bid weighting and evaluating including a price (one (1) step process with one envelope only) for professional services mandates evaluated at more than \$133,800, taxes included, unless otherwise specified;

THAT this evaluation grid be valid for 2025.

17. PROFESSIONAL SERVICES - BID WEIGHTING AND EVALUATION GRID (2 ENVELOPES)

WHEREAS as per Sections 573.1.0.1.1 and 573.1.0.1.2 of the *Cities and Towns Act* (CQLR, c. C-19), a system of bid weighting and evaluating must be used in order to award a professional services contract evaluated at more than \$133,800.00, taxes included;

WHEREAS the Engineering Department requests that the proposed system of bid weighting and evaluation be accepted for all professional services tenders and formal

invitations to quote through a two (2) system envelope process, unless otherwise specified;

WHEREAS the approval of this two (2) step process (two (2) envelope system) of bid weighting and evaluation system would complement the approval of the system of bid weighting and evaluation within the one (1) step process (one (1) envelope system) that would be approved under decision file 2024-2427;

WHEREAS it allows the administration the flexibility to select between the two (2) systems, a one (1) envelope system or a two (2) envelope system, depending on the nature of the call for professional services and the needs of each mandate or project.

2024-12-284

MOVER

Councillor Peart

SECONDER

THAT Council approves the evaluation grid proposed for professional services tenders pertaining to professional services tenders and invitations to quote evaluated at more than \$133,800.00, taxes included, unless otherwise specified;

THAT this system of bid weighting and evaluating can still be used for professional services tenders over \$25,000.00 through a formal invitation to bid process, unless otherwise specified;

THAT this evaluation grid be valid for 2025.

18. CALL FOR TENDERS BY INVITATION - RENTAL OF 12-WHEEL TRUCKS WITH OPERATORS TO LOAD SNOW FOR THE 2024-2025 WINTER SEASON (INV-2024-024)

WHEREAS, on November 13, 2024, a public tender opening was held for the rental of 12-wheel trucks with operators to load snow for the 2024-2025 winter season (Tender by invitation No. INV-2024-024), and minutes prepared by the City Clerk's Office are submitted at this meeting;

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

2024-12-285

MOVER

Councillor Bostock

SECONDER

To authorize an expenditure in the amount of \$24,444.00, including tax credits, for the year 2024, and an expenditure in the amount of \$85,556.00, including tax credits, for the year 2025, for the rental of 12-wheel trucks with operators to load snow for the 2024-2025 winter season (Tender by invitation No. INV-2024-024);

To award to *Rawal Transport inc.* the contract for this purpose at its bid price, for a maximum amount of \$28,104.49, including taxes, for the year 2024, and a maximum amount of \$98,368.01, including taxes, for the year 2025, the whole in conformity with the contractual documents of the call for tenders by invitation INV-2024-024;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2024-2441.

19. CONTRACT RENEWAL - DISPOSAL OF STREET SWEEPERS DEBRIS FOR THE CITY OF WESTMOUNT (PUB-2023-052)

WHEREAS following the call for public tenders PUB-2023-052, Council awarded the contract to *Recyclage Notre-Dame inc.* for the disposal of street sweepers debris (Resolution No. 2023-12-345);

WHEREAS the contract includes the option to renew it once (1), at the discretion of the City for a period of twelve (12) months.

WHEREAS the Director of Public Works recommends renewing the contract for the period from January 1, 2025 to December 31, 2025.

2024-12-286

MOVER

Councillor Bostock

SECONDER

To authorize the renewal of the contract awarded to *Recyclage Notre-Dame inc.*, for the disposal of street sweepers debris, as part of the call for public tenders PUB-2023-052 (Resolution No. 2023-12-345), for the period from January 1, 2025, to December 31, 2025, for a maximum amount of \$68,410.13, including taxes;

To authorize an expenditure of \$62,467.56, including tax credits, for the purpose of this contract, the whole in conformity with the contractual documents of the call for tenders PUB-2023-052;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2024-2417.

20. RENEWAL OF A CONTRACT - JANITORIAL SERVICES - VARIOUS MUNICIPAL BUILDINGS (PUB-2021-038)

WHEREAS, following the call for public tenders PUB-2021-038, Council awarded the contract to Axia Services for the janitorial services of various municipal buildings (Resolution No. 2021-08-186);

WHEREAS the contract includes the option to renew it twice (2), at the discretion of the City, for a period of forty (40) months;

WHEREAS the Director of Public Works recommends renewing the contract for the period from January 1, 2025, to December 31, 2025.

2024-12-287

MOVER

Councillor Shamie

SECONDER

To authorize the renewal of the contract awarded to Axia Services Inc., for the janitorial services of various municipal buildings, as part of the call for public tenders PUB-2021-038 (Resolution No. 2021-08-186), for the period from January 1, 2025, to December 31, 2025, for a maximum amount of \$892,008.11, including taxes;

To authorize an expenditure of \$814,522.30, including tax credits, for the purpose of this contract, the whole in conformity with the contractual documents of the call for tenders PUB-2021-038;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2024-2422.

21. RENEWAL OF A CONTRACT - EMERGENCY REPAIR - MAINTENANCE OF THE SEWER AND WATER NETWORK (PUB-2021-044)

WHEREAS, following the call for public tenders PUB-2021-044, Council awarded the contract to Construction Morival Itée for emergency repairs for the maintenance of the sewer and water network (Resolution No. 2021-10-233);

WHEREAS the contract includes the option to renew it twice (2), at the discretion of the City, for a period of twelve (12) months;

WHEREAS the Director of Public Works recommends renewing the contract for the period from January 1, 2025, to December 31, 2025.

2024-12-288

MOVER

Councillor Peart

SECONDER

To authorize the renewal of the contract awarded to *Construction Morival Itée*, for the emergency repair for the maintenance of the sewer and the water network, as part of the call for public tenders PUB-2021-044 (Resolution No. 2021-10-233), for the period from January 1, 2025, to December 31, 2025, for a maximum amount of \$1,522,427.09, including taxes;

To authorize an expenditure of \$1,390,013.34, including tax credits, for the purpose of this contract, the whole in conformity with the contractual documents of the call for tenders PUB-2021-044;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2024-2414.

22. MODIFICATION TO A CONTRACT - PURCHASE OF MEDIUM AND LOW VOLTAGE CABLES FOR HYDRO WESTMOUNT (PUB-2024-012)

WHEREAS on May 6, 2024, Council awarded a contract to *Lumen, division de Sonepar Canada inc.* for the purchase of medium and low voltage cables for Hydro Westmount, for a maximum amount of \$937,506.15, including taxes (Resolution No. 2024-05-123);

WHEREAS the estimated total cost for said contract is \$55,992.83, including taxes.

2024-12-289

MOVER

Councillor Shamie

SECONDER

THAT the contract awarded to *Lumen, division de Sonepar Canada inc.* for the purchase of medium and low voltage cables for Hydro Westmount (Resolution No.

2024-05-123) be modified and increased to a maximum amount of \$993,498.98, including taxes;

THAT an additional expenditure be authorized in the amount of \$55,992.83, including taxes, for said contract;

To allocate this expenditure in accordance with the financial information included in the decision-making files Nos. 2024-2276 and 2024-2442.

23. NOTICE OF MOTION - BY-LAW 1612-2024-2 FURTHER AMENDING BY-LAW 1612 TO ESTABLISH TARIFFS FOR THE 2025 FISCAL YEAR

2024-12-290

MOVER

Councillor D'Amico

SECONDER

NOTICE OF MOTION

Councillor D'Amico to give notice of the intention to submit for adoption at a subsequent meeting of Council, By-law No. 1612-2024-1 entitled By-law further amending By-law 1612 to establish tariffs for the 2025 fiscal year.

Councillor D'Amico files the draft of said by-law.

OBJECT

The object of this by-law is to update the rates for the coming year.

A copy of the draft by-law is available for public consultation.

24. TABLING OF THE PLANNING ADVISORY COMMITTEE MINUTES

WHEREAS the Planning Advisory Committee (PAC) held regular meetings on October 29 and 31, 2024, as well as a special meeting dealing with a request for a minor exemption on October 29, 2024, and that the minutes of these meetings are tabled at this sitting of Council;

WHEREAS the main role of the PAC is to analyse and give an opinion on any request that must be submitted to it in accordance with the *Land Use Planning and Development Act* (e.g., SPAIP, minor exemption, PPCMOI, conditional uses, etc.) and on any other request related to land use planning and development that is submitted to it by Council.

2024-12-291

MOVER

Councillor Peart

SECONDER

THAT the Council take note of and accept the tabling of the minutes of the Planning Advisory Committee for the following meetings:

- Regular meeting - PIIA held on October 29 and 31, 2024;

- Special meeting pertaining to a request for a minor exemption held on October 29, 2024.

25. APPROVAL OF SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES (S.P.A.I.P.)

WHEREAS the minutes of the regular meeting of the Planning Advisory Committee (PAC) held on October 29 and 31, 2024, were tabled at this sitting;

WHEREAS applications have been submitted by the applicants under *By-law 1305 on Site Planning and Architectural Integration Programmes*;

WHEREAS the PAC has issued recommendations regarding these applications, as stated in the minutes of said meeting.

2024-12-292

MOVER

Councillor Peart

SECONDER

THAT Council act on the recommendations of the Planning Advisory Committee (PAC) as set out in the minutes of its regular meeting held on October 29 and 31, 2024, and approve, with respect to each of them, the plans and permit conditions attached to the items listed below, as assessed in accordance with *By-law 1305 on Site Planning and Architectural Integration Programmes*:

CCU 29-31 OCTOBRE 2024 – RECOMMANDATIONS FAVORABLES OCTOBER 29-31, 2024 PAC – FAVORABLE RECOMMENDATIONS				
		Emplacement/ Location		
Numéro d'item d'ordre du jour / Agenda Item Number	Numéro de demande / Application Number	Numéro civique / Civic Number	Voie publique / Public Way	Type de demande de permis / Type of Permit Application
CCU 24-10.01	2022-01079	473	ROSLYN	Nouvelle construction bâtiment New building construction
CCU 24-10.06	2024-00731	116	ABBOTT	Rénovations extérieures Exterior renovations
CCU 24-10.07	2024-00801	32	THORNHILL	Fenêtres et portes Windows and doors
CCU 24-10.08	2024-00823	64	FORDEN CRESCENT	Rénovations extérieures Exterior renovations
CCU 24-10.09	2024-00877	4	WILLOW	Rénovations extérieures Exterior renovations
CCU 24-10.11	2024-00955	23	WINCHESTER	Fenêtres et portes Windows and doors
CCU 24-10.12	2024-00968	501	CLAREMONT	Fenêtres et portes Windows and doors
CCU 24-10.13	2024-01009	33	BURTON	Rénovations extérieures Exterior renovations
CCU 24-10.14	2024-01026	661	BELMONT	Fenêtres et portes Windows and doors

CCU 24-10.16	2024-01041	495	GROSVENOR	Fenêtres et portes Windows and doors
CCU 24-10.17	2024-01046	378	VICTORIA	Enseigne Signage
CCU 24-10.18	2024-01047	380	VICTORIA	Enseigne Signage
CCU 24-10.20	2024-01054	604	CLARKE	Aménagement paysager Landscaping
CCU 24-10.21	2024-01055	609	VICTORIA	Rénovations extérieures Exterior renovations
CCU 24-10.22	2024-01060	357	VICTORIA	Rénovations extérieures Exterior renovations
CCU 24-10.25	2024-01074	42	CHURCH HILL	Toiture Roof
CCU 24-10.26	2024-01087	667	BELMONT	Rénovations extérieures Exterior renovations
CCU 24-10.30	2024-01103	481	ROSLYN	Fenêtres et portes Windows and doors
CCU 24-10.31	2024-01109	339	GROSVENOR	Fenêtres et portes Windows and doors
CCU 24-10.33	2024-01147	4458-4466	SAINTE-CATHERINE	Enseigne Signage
CCU 24-10.34	2024-01151	446	PRINCE-ALBERT	Rénovations extérieures Exterior renovations

26. MINOR EXEMPTION APPLICATION - 21 EDGEHILL ROAD

WHEREAS the City of Westmount's *By-law 1576 on minor exemptions* was adopted on September 20, 2021;

WHEREAS a minor exemption application must comply with the objectives of the Planning Programme;

WHEREAS the exemption shall be considered minor, namely in quantitative terms, in terms of environmental impact, and in architectural terms;

WHEREAS the application of the regulatory provisions targeted by the application shall cause serious harm to the person requesting the minor exemption;

WHEREAS the exemption shall not hinder the owners of neighbouring properties in the enjoyment of their right of ownership;

WHEREAS the exemption shall not exacerbate safety or public health risks or affect the quality of the environment or general well-being;

WHEREAS the purpose of this application for a minor exemption is to allow the expansion of the existing garage into the front building alignment established at 7.62 metres (25 feet) in accordance with Section 5.2 of *Zoning By-law 1303*, which

derogates from Subsection 5.2.3 of *Zoning By-law 1303*, which stipulates that no building or part of a building (...) may encroach into the space between a street and the building alignment;

WHEREAS this application for a minor exemption is necessary to allow the realization of the garage expansion project due to the absence of realistic alternative solutions in compliance with *Zoning By-law 1303* as demonstrated by the applicant.

2024-12-293

MOVER

Councillor Gallery

SECONDER

THAT the preamble be an integral part of this resolution;

THAT Council approve the minor exemption application so as to allow the extension of the garage into the front building alignment established at 7.62 metres (25 feet) pursuant to Section 5.2 of *Zoning By-law 1303*, which derogates from Subsection 5.2.3 of *Zoning By-law 1303*, which stipulates that no building or part of a building (...) may encroach into the space between a street and the building alignment.

27. APPROVAL OF SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES (S.P.A.I.P.) FOR A MINOR DEROGATION - 21 EDGEHILL ROAD

WHEREAS the minutes of the special meeting of the Planning Advisory Committee (PAC) held on October 29, 2024, were tabled at this sitting;

WHEREAS applications have been submitted by the applicant under *By-law 1305 on Site Planning and Architectural Integration Programmes*;

WHEREAS the PAC has issued a recommendation regarding this application, as stated in the minutes of said meeting.

2024-12-294

MOVER

Councillor Peart

SECONDER

THAT Council act on the recommendations of the Planning Advisory Committee (PAC) as set out in the minutes of its special meeting held on October 29, 2024, and approve the plans and permit conditions attached to the items listed below, as assessed in accordance with *By-law 1305 on Site Planning and Architectural Integration Programmes*:

CCU DM 24-10.29-01 - 2023-00830 - PIIA 2024-03163 - 21 Edgehill - Extension of more than 40 square metres.

28. DENIAL OF SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (S.P.A.I.P.) - 3157 SAINTE-ANTOINE

WHEREAS the minutes of the regular meeting of the Planning Advisory Committee (PAC) held on October 29 and 31, 2024, were tabled at this sitting;

WHEREAS the main role of the PAC is to analyze and give recommendations on any request that must be submitted to it in accordance with the *Act respecting land use planning and development* (CQLR, c. A-19.1) and on any other application in matters of land use planning and development that is submitted to it by Council;

WHEREAS an application has been submitted by the applicant under *By-law 1305 on Site Planning and Architectural Integration Programmes*;

WHEREAS said application does not meet the objectives and criteria of By-law 1305;

WHEREAS the PAC has issued an unfavourable recommendation regarding said application, as stated in the minutes of the regular meeting of October 29 and 31, 2024;

WHEREAS according to *By-law 1305 on Site Planning and Architectural Integration Programmes*, Council must decide on the recommendations of the Committee by way of resolution.

2024-12-295

MOVER

Councillor Peart

SECONDER

THAT Council follow the unfavourable opinion of the Planning Advisory Committee (PAC), as stated in the minutes of its regular meeting held on October 29 and 31, 2024, under item PAC 24-10.10 of the agenda of said meeting, and refuse the conditions of the site planning and architectural integration programme for the issuance of a permit, according to the plans and documents submitted with the permit request 2024-00947-SPAIP 2024-03245 for the replacement of windows on the front and rear facades.

THAT said plans and documents be attached to this resolution to form an integral part hereof.

29. NEW BUSINESS

29.1. CALL FOR PUBLIC TENDERS - CANCELLATION OF THE CALL FOR PUBLIC TENDERS PUB-2024-048

WHEREAS on November 4, 2024, a public tender opening was held for a contract to repair alleyways in the City of Westmount (Tender No. PUB-2024-048), and minutes prepared by the City Clerk's Office are submitted to this meeting;

WHEREAS the contractor selected for the contract is unable to meet the standards agreed upon in Call for Tenders PUB-2024-048. the contractor.

2024-12-296

MOVER

Councillor Bostock

SECONDER

THAT the call for tenders bearing number PUB-2024-048, for the contract to repair alleyways in the City of Westmount, be rejected on the grounds that:

- *Les Entreprises Ventec inc.* cannot meet the start and end dates stipulated in the contract specifications. They have not yet provided the insurance documents that would allow them to begin construction;

- Weather conditions during the construction period are detrimental to both the installation process and the long-term health of the concrete and asphalt. The cold temperatures and heavy rain forecast for the next two (2) weeks will further delay the project and jeopardise the quality of the materials installed;
- Due to the presence of long-term private construction works in the vicinity of the tracks, it is necessary to modify the scope and method of work of the contract.

30. SECOND QUESTION PERIOD

31. CLOSING OF THE SITTING