

MINUTES
REGULAR COUNCIL MEETING

JANUARY 25, 2016
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on January 25, 2016 at the Town Hall located at 50 Westminster Avenue South.

Present: Mr. Beny Masella, Mayor
Ms. Julie Tasker-Brown, Councillor
Ms. Elizabeth Ulin, Councillor
Ms. Colleen Feeney, Councillor
Ms. Maria Torres, Councillor

Also present: Mr. Stephan Dulude, Director General
Mr. Claude Gilbert, Town Clerk

Mayor Beny Masella acted as chairperson of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Twenty-four (24) residents and visitors were in attendance.

1. Opening of the Meeting

It was moved by Councillor Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

That the Meeting be declared open.

Carried unanimously
#20160125-001

The Mayor called the Meeting to order at 8:00 p.m.

2. Acknowledgement of Visitors

There was nothing under this item.

3. Adoption of the Agenda

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

To adopt the Agenda of the Regular Meeting of Monday, January 25, 2016 as presented.

Carried unanimously
#20160125-002

4. Approval of the Minutes

It was moved by Councillor Maria Torres, seconded by Councillor Colleen Feeney and resolved:

To approve the Minutes of the Council Meetings held on the following dates:

- Special Council Meeting of December 21, 2015;
- Regular Council Meeting of December 21, 2015.

Carried unanimously
#20160125-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella noted that the Town had to update its intervention plan regarding the project prioritization of its streets for infrastructure work, in order to meet the government's criteria to qualify for grants. However, the Town also had to use what is left in the gas excise tax program before getting other grants. So, it had to choose a project that would be high enough on the priority list, but not be too big for what little amount is left, and to this effect the best choice appeared to be Strathearn between Curzon and Milner. The updated intervention plan also confirmed that the last three blocks of Brock and the last block of Ballantyne are extremely high on the list, and the Ministry of Municipal Affairs is now making its evaluation. In the past six years, the Town has not undertaken any extensive road reconstruction without another level of government contributing significantly to the project. The same goal remains. Concerning the new traffic lights at the corner of Avon and Westminster, the Mayor said there have not been too many problems since they were installed. He noted that some residents have made suggestions to improve the situation, which he forwarded to the Ministry of Transportation. Finally, he said that the next Coffee with the Mayor will be on February 24.

7. Contracts and Town Clerk's Office

There was nothing under this item.

8. Administration and finances

a) Approval of disbursements – December 18, 2015 to January 20, 2016

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That the list of accounts payable from December 18, 2015 to January 20, 2016 totaling \$682,946.77 be approved and paid as listed.

Carried unanimously
#20160125-004

b) Delegation of powers for the month of January 2016

It was moved by Councillor Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the month of January 2016.

Carried unanimously
#20160125-005

c) Reimbursement of expenses – Hydro-Québec committee meetings

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

1) That Councillor Julie Tasker-Brown be authorized to incur expenses in the maximum amount of \$100.00 on behalf of the Town of Montreal West, up to two times monthly, for the purpose of preparing a meal for committee meetings on Hydro-Québec.

2) That such expenses be reimbursed to Councillor Julie Tasker-Brown upon submission of supporting documents and be charged to budget account 02-110-00-610.

Carried unanimously
#20160125-006

d) Grants for 2016

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Julie Tasker-Brown and resolved:

That the Town of Montreal West award the following grants for the year 2016:

- | | |
|---|----------|
| • Montreal West Children's Library | \$82,950 |
| • Montreal West Public Library | 62,500 |
| • Montreal West Public Library – provisional
(for moving related expenses) | 3,000 |
| • The Informer | 5,000 |

- Community Services Council 4,200
- Town Historian – Mr. David Watson 500

Carried unanimously
#20160125-007

e) Art Etc.

It was moved by Councillor Maria Torres, seconded by Councillor Colleen Feeney and resolved, Councillor Elizabeth Ulin having abstained after declaring she had an interest in the matter under review:

That Council agree to rent the Assembly Hall on the occasion of the Arts and Craft Fair that will take place during three days in November 2016, for an amount of \$2,535.20 (taxes included), in consideration of a total of twenty-four and a half hours (24.5 h) of rental for the event, setup and cleanup, and to keep the other terms and conditions of the previous agreement in effect.

Carried unanimously
#20160125-008

9. Urban Department

a) Site Planning Projects and Architectural Integration Programs (SPAIP)

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

- 1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on January 20, 2016.
- 2) To approve under the SPAIP the following plans submitted to this meeting, subject to the conditions stated by the PAC as outlined in the minutes, as the case may be:

Address	Project	PAC's recommendation
260 Brock N.	removal of a basement level window	as presented;
220-222 Westminster N.	replacement of back garage door	as presented;
462 Brock N.	replacement of a rear patio door	as presented;
187 Sheraton	replacement of front door, windows and cladding near the entrance	with conditions;
35 Fenwick	modification to openings (doors, windows)	with conditions.

- 3) To defer the examination of the following plans to a next meeting of this Council, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
220-222 Westminster N.	replacement of roof shingles;
47 Ainslie	replacement of patio door by double door.

- 4) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
37 Westminster S.	replacement of a door.

Carried unanimously
#20160125-009

10. Public Works

There was nothing under this item.

11. Human Resources

There was nothing under this item.

12. Appointments

There was nothing under this item.

13. **Councillors' Reports**

a) **Seat Number 3**

Councillor Colleen Feeney reported on matters pertaining to Finance, Administration and Human Resources.

b) **Seat Number 4**

Councillor Maria Torres reported on matters pertaining to Public Works and Buildings.

c) **Seat Number 1**

Councillor Julie Tasker-Brown reported on matters pertaining to Urban Planning and Environment.

d) **Seat Number 2**

Councillor Elizabeth Ulin reported on matters pertaining to Public Security, Recreation and Culture.

14. **Deposit of Documents**

There was nothing under this item.

15. **Notice of Motion, Reading and Adoption of By-Laws**

a) **Adoption of By-Law No. 2016-001 – By-Law Concerning Tree Protection during construction or landscaping work or permanent lowering of the ground level**

WHEREAS dispensation from reading for this By-Law having been previously requested according to the law, a copy of said By-Law was accordingly made available to Council members, who have taken cognizance of it and waive its reading;

THEREFORE:

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Maria Torres and resolved:

That By-Law No. 2016-001 entitled "By-Law Concerning Tree Protection during construction or landscaping work or permanent lowering of the ground level" be adopted.

Carried unanimously
#20160125-010

b) **Adoption of By-Law No. 2016-002 – By-Law Concerning an Amendment to Zoning By-Law No. 2010-002 with respect to parking and hardscaping in order to regulate the creation of new parking areas and any modifications to current parking areas, and to regulate the addition of fences or hedges in the case of shared driveways and laneways**

WHEREAS dispensation from reading for this By-Law having been previously requested according to the law, a copy of said By-Law was accordingly made available to Council members, who have taken cognizance of it and waive its reading;

THEREFORE:

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

That By-Law No. 2016-002 entitled "By-Law Concerning an Amendment to Zoning By-Law No. 2010-002 with respect to parking and hardscaping in order to regulate the creation of new parking areas and any modifications to current parking areas, and to regulate the addition of fences or hedges in the case of shared driveways and laneways" be adopted.

Carried unanimously
#20160125-011

c) **Notice of Motion and dispensation from reading for a By-Law Authorizing a Loan for the Carrying out of Road, Aqueduct and Sewer Work and Sidewalk Repairs on Strathearn Avenue North between Curzon and Milner**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Authorizing a Loan for the Carrying out of Road, Aqueduct and Sewer Work and Sidewalk Repairs on Strathearn Avenue North between Curzon and Milner".

The said By-Law will be made available to the public, in draft version, at least two juridical days before the meeting to be scheduled is held to adopt the By-Law.

Mayor Masella requested that the reading of this "By-Law Authorizing a Loan for the Carrying out of Road, Aqueduct and Sewer Work and Sidewalk Repairs on Strathearn Avenue North between Curzon and Milner" be dispensed with.

16. Public Question Period

The Mayor announced the beginning of the Public Question Period at 8:40 p.m.

Residents were invited to ask their questions to the Mayor and Councillors.

Daniel Markuze said that a car practically blocked the access to his driveway, on the eve of a big snow storm, and the Public Security Officers (PSO) did not give a ticket to the owner as he should have done. The PSO found the said owner and had him remove his car from the way, but should have given him a ticket nonetheless. Councillor Ulin advised him to email her if such problems arise again, so that she can follow up in due time. The resident, on another point, noted that last week, there were people on his street who put out their garbage before the collection day or earlier in the day than allowed in the by-law. Councillor Ulin agreed this is not acceptable, and asked him to let her know of such things as soon as they happen. Concerning the new traffic lights on Avon, he hoped they would remain after the Turcot project is completed. Mayor Masella remarked that almost no one has complained about them. The resident said a pedestrian button should be added, and that he would expect road lines will be painted this spring. On the parking and hardscaping by-law, he understood the Council's goal, but wondered how it could be reconciled with the reality that the number of parking spaces in the streets is limited. Councillor Tasker-Brown answered that another fact is that green spaces are lost with the paving of grassed areas, which also means less absorbing ground for storm water. So a balance must be found. For instance, the Town has introduced a new 24-hour parking permit. The resident asked when the problem with a property on Northview will be solved. The Mayor said the Town is waiting for a court date.

Ian Robinson said that he agreed with the adoption of a tree protection by-law. He asked how much would cost the study on the rink. The Mayor answered that what is expected is a concept for the new recreation center and it should cost around \$20,000 or \$21,000.

Susan Farmer asked when this new recreation center would become a reality. The Mayor explained that the concept must be defined first, then a grant will be requested, and after that, if there is a grant, there will be a proper full design for construction. But before that can be made, one must know the parameters of the grant program, and these guidelines are not defined yet.

Richard Morin noted that his tax bill increased by 1.2%. He disagreed with the new arena project because it would also increase municipal taxes. He also said the PSO should not attend Council meetings, they should be on the road. Concerning the new tree protection by-law, he found interesting that the Town itself would have trees cut down for the purpose of making space for a dog run, while insisting that residents must not cut theirs. The Mayor noted that every tree cut down by the Town is replaced. The resident said he appreciated the fact that the PSO exercise their judgement by not being zealous to give tickets for garbage being out ahead of time.

David Superstein said the snow removal operations after the first big storm took one and a half days on his street, and he was happy with that speed of work. Regarding the cost increase for garbage and compost collection, he did not understand why the compost collection should be weekly instead of bi-monthly. In the winter, kitchen waste will freeze; in the summer, much of the compost is lawn waste, it does not smell. The Mayor answered the frequency is not the reason for the increase; and the main factor was really the garbage part. Councillor Tasker-Brown believed that to reduce the number of collections would be a false saving. People who would miss the collection week for compost may well decide to mix it with garbage. The resident said that it would be fantastic to get a new arena. He noted that taxpayers will pay for it at the municipal, provincial and federal levels, but added that those who really want it should do fund-raising on a volunteer basis. Mayor Masella assured him that this project will not go forward without other contributions apart from government subsidies.

Michael Shinder, concerning the arena project, said he understood three options are on the table, and offered a fourth one, that is, to build a new recreational center without a rink but with a gym. He claimed that it would not cost more than 25% of the price for a

new arena. The Mayor said that he liked the idea, if it ever happened that the full-scale project could not be funded.

Daniel Boulerice stressed the importance of the arena for the community, and also to better publicize the meetings on this subject. The Mayor said they were announced at the last Council meetings, and were advertised through the email bulletin (twice) and on the website. Councillor Ulin agreed that not everyone attends public meetings, but added that a phone survey will also be done. The resident said that the costs associated with each option and the actual state of the facility must be clearly explained. The Mayor noted that a lot of things are working in the arena right now, but are not fully functional. For instance, the showers work for one person at a time, not for a whole team. The resident was worried by the idea that cost estimates always fall below actual costs.

Andrea Pawmbo complained about the sidewalks on her street. She reported an incident that she thought should convince the Town to proceed with repairs as soon as possible. The Mayor said that this section of Brock Avenue is at the top of the list of the Town's requests for new grants to the Ministry of Municipal Affairs.

A resident of Brock Avenue asked for a referendum on the arena project. Although personally in favor of it, she was not sure whether it is needed for an aging population like in Montreal West. Mayor Masella answered that this is why there would be community space too in this future building, it is to be a multi-purpose center. The resident asked when it will be known what it would look like. The Mayor said it will be after the size of the grant and the residents' opinion are known.

David Superstein wanted to know the state of Westminster Avenue according to the study that was commissioned by the Town some time ago. Mayor Masella said the study did not conclude that this street must be redone in a given number of years, although it will have to be someday soon. The resident also asked for the status of the negotiations with the English Montreal School Board (EMSB), concerning the eventual purchase of Percival Park. The Mayor answered that the EMSB and the Town each submitted an evaluation. A third party's evaluation is now expected.

Michael Shinder wondered if the Town would be allowed to build a recreation center with only a gym after having applied for one with an arena. He made the suggestion that the Town present more than one plan. The Mayor said the Town will shoot for the best it can shoot for.

17. Termination of the Meeting

At 9:25 p.m., no other questions being asked,

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Elizabeth Ulin and resolved:

That the Meeting be terminated.

Carried unanimously
#20160125-012

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20160125*