

**MINUTES**  
**REGULAR COUNCIL MEETING**

**MARCH 29, 2016**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on March 29, 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 F. 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.

Twelve (12) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20160329-001

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 Tuesday, March 29, 2016 as presented.

Carried unanimously  
#20160329-002

**4. Approval of the Minutes**

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

To approve the Minutes of the Regular Council Meeting held on February 29, 2016.

Carried unanimously  
#20160329-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella commented the agreement that was reached between the City of Montreal and the Association of Suburban Municipalities (ASM), which aimed at settling long-standing contentious issues regarding various subjects. For instance, it determined that the cost for water supply from the Agglomeration to ASM members will no longer be based on real estate valuation but rather on actual consumption. Also, the definition of downtown as part of agglomeration expenses was restricted, so that de-merged municipalities will no longer be called to finance part of the City's work for parks in Griffintown. Overall, the financial impact for Montreal West of these changes should be negligible, but the agreement limits its exposure to Montreal downtown expenses and makes the way it is charged for drinking water more rational. On another point, the Mayor said the Ministry of Transportation of Quebec (MTQ) has agreed to install a protected pedestrian signal on the traffic lights at the corner of Westminster and Avon. Finally, he said the next Coffee with the Mayor will be April 20.

## **7. Contracts and Town Clerk's Office**

### **a) Dog exercise areas**

WHEREAS there are fourteen parks in Montreal West plus three green spaces;

WHEREAS section 3.05 of By-Law No. 2015-006 concerning animals and replacing By-Law No. 395 provides that "a dog must at all times be held on a leash of less than two metres in length, except on the property owned or occupied by its keeper in the presence of the latter, or in the presence of the keeper in a dog park or dog exercise area";

WHEREAS subparagraph 8 of paragraph (a) of section 4.01 of the said by-law provides that the "presence of a dog in a school yard, public park, playground or sports field" is considered a nuisance and as such is prohibited;

WHEREAS subparagraph 2 of paragraph (b) of the same section, however, provides that a dog held on a leash may be brought to a public park, as long as it is kept off the playground or sports field;

WHEREAS subparagraph 3 of paragraph (b) of the same section, moreover, provides that "a dog accompanied by its keeper may, at posted hours, exercise off leash in any Town's park specifically identified as dog exercise area by official signs of the Town, providing no activity organized by the Town or the Civic Recreation Association is under way in said area at the time";

WHEREAS in a dog exercise area identified as such by Council resolution, the prohibition enacted in subparagraph 8 of paragraph (a) of section 4.01 will not be enforced, subject to the conditions stated in the resolution;

WHEREAS this prohibition remains in force outside a dog exercise area identified as such, except in a dog park designated according to subparagraph 4 of paragraph (b) of section 4.01, or if these conditions are not respected;

WHEREAS Council wishes to identify two dog exercise areas in Montreal West;

THEREFORE:

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

- 1) That only two dog exercise areas be designated according to subparagraph 3 of paragraph (b) of section 4.01 of By-Law No. 2015-006, subject to the following conditions.
- 2) That dogs be permitted off leash daily from 7:00 a.m. to 10:00 a.m. and 6:00 p.m. to 9:00 p.m. in Sheraton Park (Sheraton and Cote St-Luc Road).
- 3) That dogs be permitted off leash daily from 7:00 a.m. to 10:00 a.m. and 6:00 p.m. to 9:00 p.m. from October 15<sup>th</sup> to April 15<sup>th</sup> in a fenced area of Hodgson Field (Bedbrook and Nelson), except when there are activities organized by the Town or the Civic Recreation Association.
- 4) That this resolution replace Resolution #20130904-004.

Carried unanimously  
#20160329-004

## **8. Administration and finances**

### **a) Approval of disbursements – February 25 to March 22, 2016**

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

That the list of accounts payable from February 25 to March 22, 2016 totaling \$3,154,412.25 be approved and paid as listed.

Carried unanimously  
#20160329-005

**b) Delegation of powers for the month of March 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 March 2016.

Carried unanimously  
#20160329-006

**c) Reimbursement of expenses – Council meetings**

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

- 1) That Councillor Elizabeth Ulin be authorized to incur expenses in the maximum amount of \$75.00 on behalf of the Town of Montreal West, up to five times monthly, for the purpose of preparing a meal for Council members when they meet in caucus.
- 2) That such expenses be reimbursed by the Town upon submission of supporting documents and be charged to budget account 02-110-00-610.
- 3) That resolution #20140224-010 be repealed.

Carried unanimously  
#20160329-007

**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 March 23, 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 (except for 83 Percival, where the recommendation is modified from those minutes as follows), as the case may be:

<b>Address</b>	<b>Project</b>	<b>PAC's recommendation</b>
220-222 Westminster N. 15 Banstead	replacement of roof shingles building of an extension to the rear	as presented; with conditions;
462 Westminster N. 20 Brock N.	replacement of flat roof replacement of three basement windows	as presented; as presented;
451 Ballantyne N.	replacement of a deck in the back and addition of a side patio	as presented;
61-63 Ronald 83 Percival	replacement of two windows building of a detached garage in the back yard and replacement of the front door and of two windows	as presented. 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:

<b>Address</b>	<b>Project</b>
41 Rugby	replacement of eight windows and aluminium siding of the living room window as well as of the upper section of the patio door;
227 Ballantyne N.	replacement of stone in the main façade, roof cladding windows and door, and re-painting of shutters.

Carried unanimously

#20160329-008

**b) Minor exemption request – 23 Nelson**

*NOTE* Councillor Julie Tasker-Brown summarized the issues involved in the following matter. She also noted that it had been advertised in the newspaper. No comments were received since the publication (and none were made after these explanations).

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

That the plans and request submitted to the February 24, 2016 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2010-002 and G-18-0005, for the following minor exemption from section 3.2.2 of the Zoning By-Law, regarding the immovable located at 23 Nelson:

- Normalize an encroachment of the main building, which is located at 4.20 metres from the property line, while the minimum front setback is of 4.57 metres in the concerned zone, the consequence being to reduce this requirement by 0.37 metre.

Carried unanimously  
#20160329-009

**c) Approval of a second Draft By-Law – By-Law Concerning an Amendment to Zoning By-Law No. 2010-002 in order to remove lot 1 292 123 from Zone RA-9 to include it in Zone MA-2**

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

To approve, without any changes from the previous draft version, the second Draft By-Law for a By-Law Concerning an Amendment to Zoning By-Law No. 2010-002 in order to remove lot 1 292 123 from Zone RA-9 to include it in Zone MA-2.

Carried unanimously  
#20160329-010

**10. Public Works**

**a) Selection committee – professional services (work on Strathearn Avenue)**

WHEREAS the Town intends to carry out infrastructure work on Strathearn Avenue between Curzon and Miller;

WHEREAS the services of an engineer firm for the supervision of this work and of a laboratory for qualitative control will be required;

WHEREAS the Town is about to launch calls for tenders to this end, and will have to conduct an assessment of the offers received;

WHEREAS a selection committee must be set up for this purpose, in accordance with section 573.1.0.1.1 of the Cities and Towns Act;

THEREFORE:

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

1) That the Town of Montreal West appoint Mr. Stéphan Dulude, Director General, Mr. Rylan Wadsworth, Director of Public Works (or the Assistant Director of Public Works, Mr. Nick Mavrias), and Mr. Vlad Florea-Archir, Building Inspector, to such a selection committee, for the purpose of analyzing the tenders and submitting a recommendation to Council within the scope of these two calls for tenders.

2) That the selection committee be instructed to follow the assessment criteria and weighting grid found in sections 4 and 5 of the tender documents.

Carried unanimously  
#20160329-011

**11. Human Resources**

There was nothing under this item.

12. **Appointments**

There was nothing under this item.

13. **Councillors' Reports**

a) **Seat Number 1**

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

b) **Seat Number 2**

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

c) **Seat Number 3**

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

d) **Seat Number 4**

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

14. **Deposit of Documents**

There was nothing under this item.

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

There was nothing under this item.

16. **Public Question Period**

The Mayor announced the beginning of the Public Question Period at 8:45 p.m.

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

Michael Shinder asked if a contract for designing plans of a new arena has been awarded. Mayor Masella said it has been but for a preliminary concept and costing at this stage. The resident asked for what were the terms of this mandate. The Mayor said the firm was told, among other things, to minimize the visual impact as well as the impact on parking and for nearby residents. The Town tried to keep it as broad as possible so as not to restrict the firm's creativity. When it comes back to Council, it will be seen if the guidelines can be further refined. The Mayor noted that he does not know at this point if there will be any federal or provincial assistance available in the form of a subsidy program for this project.

Richard Morin asked for a clarification regarding the big difference he noted between the debt servicing costs in terms of percentage of the budget, according to the website on one hand, and to the figures quoted in an article of The Suburban on the other hand. Councillor Feeney said the difference may come from adding or not the Town's contribution to the agglomeration's budget, but she would have to see those numbers. She said the Town has embarked on preparing a long-term strategic financial plan, which will be presented to the residents and will set benchmarks. However, she noted the Town's debt is within the norms, and that it has risen for one reason, that is, the decision to carry out long delayed infrastructure renewal work. The resident complained that Montreal West residents are taxed twice as much as those of Côte Saint-Luc. Nevertheless, there is a new arena project, while a dog run was built last year, curb extensions were a few years ago, and a safety island at Broughton's West end. Mayor Masella noted that the debt is high but the work that it financed was also funded by government grants. On the other hand, even keeping the arena as it is comes with a cost. A new one will not be built without subsidies. The resident asked how the Town can afford a dog run when comparing its situation with Westmount. Councillor Tasker-Brown said the Town can afford it. The Mayor told the resident he was entitled to his opinion. The resident also criticized the fact that money would be spent on snow removal at this time of the year, when the Town should simply let it melt, and said it was time to stop pet projects. Councillor Ulin remarked that no one on this Council was elected on tax-cutting promises, and those who had such an agenda were not elected.

Louise Chênevert said there should be seniors' residences in Montreal West that would be relatively small, family-style. Councillor Feeney said the Town will talk about it in the months to come. The resident also said she attended a "good neighborhood" meeting concerning the Turcot project. She asked how many trees will be cut in the wake of these work, and she was told there would be a thousand. She said everyone would be welcomed at the next meeting on May 16. Concerning the bike path, she said a lot of people will eventually commute by Canal Lachine. Cyclists would like to go to Angrignon Park through Brock Avenue. Councillor Tasker-Brown invited the resident to give her the documents she might have on this topic.

Cynthia Nichols asked when will be the household hazardous waste collection day. Councillor Tasker-Brown said it will be May 22. The resident asked what item 9 C on the agenda was about. Mayor Masella said it is to move a vacant lot from a low residential zone to an adjacent one where it could be used for a condo project. The resident reiterated that her driveway is now sinking, like her house has been for three years. Concerning the traffic lights at Avon and Westminster, she wondered how they came about. Mayor Masella said the Town did not have much to say, they were installed within short notice at the initiative of MTQ and there was not really a consultation. The resident, noting that it seems the Cavendish extension project will not be implemented soon, wondered if it could be replaced with a Westminster extension project from its North end. The Mayor said this was the first time he heard such thing, and advised the resident not to worry too much about that idea, adding the Town would have a say in that case. The resident said she never saw so many trucks before. Mayor Masella and Councillor Ulin linked that fact to the Turcot project and Parmalat activities.

**17. Termination of the Meeting**

At 9:15 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20160329-012

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Beny Masella  
Mayor

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Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20160329*