

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

**MAY 30, 2016**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on May 30, 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.

Twenty-five (25) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20160530-001

The Mayor called the Meeting to order at 8:05 p.m.

**2. Acknowledgement of Visitors**

There was nothing under this item.

**3. Adoption of the Agenda**

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

To adopt the Agenda of the Regular Meeting of Monday, May 30, 2016 as presented.

Carried unanimously  
#20160530-002

**4. Approval of the Minutes**

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

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

- Regular Council Meeting of April 25, 2016;
- Special Council Meeting of May 13, 2016.

Carried unanimously  
#20160530-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella said there were no new developments at this stage concerning the recreation center's file. Architectural concepts have been developed at this point, described in general terms, so that they may support an official application for funding. However, no decisions have been made since the government programs are not yet fully defined. Nevertheless, when the Mayor presented this project along general lines to federal interlocutors, the feedback was positive. When the Town comes up with a concrete proposal and defined costs, the next step will be to ponder public support. Finally, he said the next Coffee with the Mayor will be June 22.

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

**a) Policy concerning a subsidy for TreeAzin treatment for Ash trees on private land (renewal)**

WHEREAS Council adopted resolution #20150427-004 concerning a policy to set up the conditions under which the Town would subsidize a portion of the costs incurred by Montreal West residents to vaccinate their trees against Emerald Ash Borer (EAB);

WHEREAS paragraph 8 of said resolution stated that this policy will be reviewed annually to ensure that TreeAzin remains the best practice in combatting EAB;

WHEREAS a budget of \$7,500 was provided to support this policy last year;

THEREFORE:

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

- 1) That the policy mentioned above be renewed for another year under the same conditions.
- 2) That a budget be set up for the year 2016 in the amount of \$6,431 to come from the allocated surplus, plus \$1,069 from the unallocated surplus.

Carried unanimously  
#20160530-004

**b) Request to the MAMOT for an extension of the deadline to complete the concordance of the Town's urban planning by-laws with the Montreal Agglomeration's Land Use and Development Plan**

WHEREAS the objectives of the Government of Quebec in terms of planning and development are included in the Metropolitan Land Use and Development Plan (PMAD) of the *Communauté métropolitaine de Montréal*, in force since March 12, 2012;

WHEREAS following the coming into force of the PMAD, the Agglomeration of Montreal had to proceed with the revision of its Land Use Planning and Development Plan (LUPDP) so as to comply with the provisions of the PMAD;

WHEREAS the LUPDP came into force on April 1, 2015;

WHEREAS the municipalities of the Agglomeration of Montreal were required to adopt their concordance by-laws within six (6) months of the coming into force of the LUPDP;

WHEREAS many municipalities requested a deadline extension, like the Town of Montreal West did by adopting resolution #20151221-005 (2);

WHEREAS that request was granted on February 5, 2016;

WHEREAS the Town has gone through the legal process but still needs time to complete the work adequately, and therefore must request another extension;

THEREFORE:

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

That Council request the Minister of Municipal Affairs and Land Occupancy to extend the June 1, 2016 deadline until August 1, 2016, as allowed by section 239 of an *Act respecting Land Use Planning and Development*, in order to complete its concordance by-laws between the Montréal Urban Agglomeration Land Use and Development Plan and the Master Plan and urban planning by-laws of the Town of Montreal West.

Carried unanimously  
#20160530-005

**8. Administration and finances**

**a) Approval of disbursements – April 20 to May 20, 2016**

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

That the list of accounts payable from April 20 to May 20, 2016 totaling \$600,524.05 be approved and paid as listed.

Carried unanimously  
#20160530-006

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

Carried unanimously  
#20160530-007

**c) Reimbursement of the balance of a loan contracted in 2011**

WHEREAS the Town, pursuant to resolution #20110926-009, borrowed an amount of \$470,000 by way of bank notes five years ago;

WHEREAS the balance of that loan will be due on October 4, 2016 and the Town must decide if it will contract another loan to refinance an amount of \$254,300;

WHEREAS it is deemed advisable to pay down this amount immediately when the term of the current loan will end;

THEREFORE:

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

- 1) That the Town of Montreal undertake to pay the balance of the bank notes issued on October 4, 2011 at the end of this loan term, on October 4, 2016.
- 2) That the payment of an amount of \$254,300 be authorized to this effect, and that this expense be financed by the unappropriated surplus.
- 3) That a certified copy of this resolution be forwarded to the Ministry of Municipal Affairs and land Occupancy.

Carried unanimously  
#20160530-008

**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 May 25, 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:

<b>Address</b>	<b>Project</b>	<b>PAC's recommendation</b>
326 Ballantyne N.	demolition of an existing landing and stairs on the side of the house and construction of a deck	with conditions;
60 Nelson	replacement of all windows and addition	with conditions;

216 Ballantyne N.	of eight lights in the soffits removing the existing deck, installing a French drain, a new deck, a section of fence and a patio, and demolition of an overhang roof from the garage in the back	as presented;
23 Banstead 25 Brynmor	removing a window and closing a wall replacement of gutters and installation of a dripping edge	as presented; as presented;
203 Westminster N. 122-124A Westminster N. 92-94 Roxton	replacement of flat roof installation of a commercial sign (awning) building a cold room extension and a balcony in the back	as presented; as presented; as presented;
291 Sheraton 260 Brock N. 146 Percival 148 Wolseley N.	flat roof replacement replacement of shingles on two roof sections replacement of four windows replacement of wood siding with extruded aluminium siding and reinsulating the area	as presented; as presented; as presented; as presented;
111 Brock N.	replacement of thirteen windows on 1 <sup>st</sup> and 2 <sup>nd</sup> floors and five windows in the basement	with conditions;
8027 Avon 134 Ballantyne N.	replacement of roof shingles replacement of garage roof, of shingles on the bay-window and on the extension in the back, and of the sill on a basement window	as presented; as presented;
265 Sheraton	replacement of a stone deck with a wooden deck	as presented.

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**

147 Brock S. 464-466 Westminster N. 21 Curzon 63 Strathearn N. 79 Percival	extension / modification of the roof; replacement of doors and windows; replacement of thirteen windows; replacement of nine windows and front door; replacement of windows.
---	--

Carried unanimously  
#20160530-009

**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**

**a) Statement of comparative financial results**

A comparative statement of financial results as of April 30, 2016 was tabled with Council.

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

**a) Notice of Motion and dispensation from reading for a By-Law concerning the demolition of immovables**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law concerning the demolition of immovables".

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 concerning the demolition of immovables" be dispensed with.

**b) Adoption of By-Law No. 2016-005 – By-Law amending Permit By-Law No. 2009-011 concerning fines for corporations**

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

That By-Law No. 2016-005 entitled "By-Law amending Permit By-Law No. 2009-011 concerning fines for corporations" be adopted.

Carried unanimously  
#20160530-010

**c) Adoption of By-Law No. 2016-006 – By-Law amending Zoning By-Law No. 2010-002 concerning fines for corporations and authorized tree felling for construction purposes**

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. 2016-006 entitled "By-Law amending Zoning By-Law No. 2010-002 concerning fines for corporations and authorized tree felling for construction purposes" be adopted.

Carried unanimously  
#20160530-011

**d) Adoption of By-Law No. 2016-007 – By-Law amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to modify the deadline for submission of required documents to the Planning Advisory Committee for previously deferred projects as well as to exclude flat roof projects from the list of projects subject to SPAIP**

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. 2016-007 entitled "By-Law amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to modify the deadline for submission of required documents to the Planning Advisory Committee for previously deferred projects as well as to exclude flat roof projects from the list of projects subject to SPAIP" be adopted.

Carried unanimously  
#20160530-012

**e) Adoption of By-Law No. 2016-008 – By-Law increasing the working fund from \$525,000 to \$1,500,000**

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 Colleen Feeney, seconded by Councillor Maria Torres and resolved:

That By-Law No. 2016-008 entitled "By-Law increasing the working fund from \$525,000 to \$1,500,000" be adopted.

Carried unanimously  
#20160530-013

**f) Adoption of By-Law No. 2016-009 – By-Law amending By-Law No. 2010-003 authorizing a loan of \$10,377,820 for the carrying out of road, aqueduct and sewer work, sidewalk repairs and the replacement of valves and hydrants on Banstead, Radcliffe, Wolseley South, Strathearn, Fenwick, Sheraton, Roxton, Wolseley North and Perceval Avenues and on Ainslie Road and for additional credits for the infrastructure work on Campbell Avenue decreed in By-Law No. 2008-002**

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 Maria Torres, seconded by Councillor Colleen Feeney and resolved:

That By-Law No. 2016-009 entitled "By-Law amending By-Law No. 2010-003 authorizing a loan of \$10,377,820 for the carrying out of road, aqueduct and sewer work, sidewalk repairs and the replacement of valves and hydrants on Banstead, Radcliffe, Wolseley South, Strathearn, Fenwick, Sheraton, Roxton, Wolseley North and Percival Avenues and on Ainslie Road and for additional credits for the infrastructure work on Campbell Avenue decreed in By-Law No. 2008-002" be adopted.

Carried unanimously  
#20160530-014

**16. Public Question Period**

The Mayor announced the beginning of the Public Question Period at 8:55 p.m.

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

Daniel Markuze thanked the Public Works Department for some work he had asked for on Wolseley. He also expressed his appreciation for the distribution of information leaflets concerning the right way to put up garbage and composting boxes.

Paul Desjardins complained about traffic congestion on Westminster and Avon. He noted that many drivers are taking shortcuts by Ronald Drive and Brock South. He wondered if anything could be done. Mayor Masella said a traffic count was done on Brock, and another one will be on Ronald. He added that a recommendation in the short time might be to do the same thing that was done at Brock and Fielding, making it very clear there is a stop sign. In any case, the subject would go first through the Traffic and Safety Committee (TSC). The resident asked if speed bumps could be installed. Councillor Ulin said it would be considered. She noted, however, that the Town's officers cannot ticket moving vehicles, but more police presence can be requested. Councillor Tasker-Brown

suggested that the resident use the Town's website to notify the Montreal Police Department (MPD) of his complaint, and that he might invite others to do the same. The resident asked if the Town could put up a road sign stating these streets are for local users only. Mayor Masella said it would not change the fact that more police presence is needed to have an impact. Councillor Ulin agreed, saying that police officers will check stops and speed but not local drivers. The resident proposed to add more stop signs. On another point, he said there is a dead tree in his backyard near Parmalat. Councillor Tasker-Brown advised him to get a felling permit with an arborist report, and to call the Building Inspector for more information.

Bob Piccioni also complained about the safety issue arising from the traffic volume on Brock South, and asked the Town to do something on its side, while residents would make calls to the MPD. Mayor Masella noted that if the TSC, after having analyzed the situation, recommended that a speed bump be installed, for instance, it could be done quickly. Councillor Ulin said that all residents who have concerns about safety in their streets must be listened to. But the fact is that sometimes, the results of traffic analyses do not warrant taking measures. The comparative figures are based on normal speed according to streets of similar size and use. Councillor Tasker-Brown added that experience of those analyses demonstrate that people tend to overestimate the speed on their street. She also referred the resident to the traffic calming policy on the website.

Noam Schnitzer said that police officers were stationed at Brock South and Carnavon for several days pulling people over. This would prove that there is a clear and obvious issue and that it is not a matter of overestimation. His street is used as a detour route, even by the contractor KPH who is working on the Turcot Interchange project.

Pierre Shousha thanked Council for the dog park. He said that he saw a cyclist fall in a crevasse in the middle of Broughton, West of Easton. Mayor Masella said someone from the Public Works Department would go see.

Stan Carny asked that more adequate parking places for handicapped people be set up. Councillor Ulin said the Town was looking into it now, since it is the time of the year when street lines are painted. The Mayor added it should be done within two weeks. The resident also noted that there are fire hydrants which are hidden by bushes, and that the Public Security Officers (PSO) should enforce the by-law that says they must be visible. In the same vein, he noted that the hedges in some corner lots are hiding the way for drivers, while the by-laws say they must not exceed a certain height. Councillor Ulin answered the PSO will be asked to take note of that. The resident suggested that a reminder be put in The Informer concerning these by-laws. On another point, he asked if Transport Québec will pay for redoing Westminster Avenue, with all the extra traffic generated by the Turcot project. The Mayor told him the Town is trying.

Richard Morin noted that the Mayor had said he would speak with the people about the new arena project. He asked him how this would be done. Mayor Masella said it could be through a poll and public conversation. The resident also asked why the amount of working fund was tripled. The Mayor said that instead of spending the surplus for particular projects, the Town could use the working fund and then will have to reimburse it over time, which forces some discipline. The resident wondered if the working fund would be used to finance the arena. The Mayor said he could not envision such use. Concerning the dog park, the resident said there have been drainage problems. He asked if the Town will sue the contractor. The Mayor said the Town is already after the contractor for other things. Finally, the resident asked why is the contractor watering the dog park. The Mayor said it is part of his contract.

Denis Brassard said that between Milner and the rail track, there is no stop sign between 8 and 9 a.m. He suggested to do the same on Westminster, Southbound, between 4 and 6 p.m.

Angela Corinthios asked if the grant application for the arena been filed. Mayor Masella said not yet. He explained that the Town is still working on concepts, and even on finding the right government program. He reiterated that the Town will go to consultation when the concept is defined, and he will speak to Bedbrook residents in particular. It does not have to be the final design. In between, there will be the grant application. The resident also wondered about the siting. The Mayor said it would be closer to the snow dump but still not on CP land. In other words, not further back to the nearby homes.

Ken Morrison had other questions on the same topic. He asked if there would be any encroachment as could be seen on the plans. Mayor Masella said he did not know for sure at this time if there would be less space left or not on Hodgson Field. Also, the resident wondered about parking. The Mayor said the Town asked that more places be included in the project. The resident hoped that the Environmental Action Committee was consulted. Councillor Ulin said she personally did not want green space wasted. The resident said that people on Bedbrook have been pushed around over the years, with dogs at Hodgson Field and the basketball court. He said he was not impressed with talks of consultation, and considered this process not to be transparent. Councillor Tasker-Brown said she disagreed.

David Superstein said he saw many trees cut down but was glad an inventory is done. He asked how many were planted. Councillor Torres said 27 public trees will be soon. Councillor Tasker-Brown agreed something must be done but noted that a tree policy will be adopted soon. Regarding a case involving a property on Westminster, the resident asked about the status of this file. The Mayor said the owner will follow what the arborist recommends to protect the tree. Also, the resident reminded Council he made a suggestion that would allow to save money if the Town pushed snow on private lawns. Councillor Torres said this generates more complaints. The resident asked about the status of a contentious case at the corner of Westminster and Northview. The Mayor said the Town is waiting for a court hearing date.

Cynthia Nichols said that her house was still sinking, talked of a water break that took place three years ago, said that a garbage bin should be put on Sherbrooke near St. Philip's Church, and that a bush was damaged by the Public Works employees.

Paul Kenton said he understood there are no government rules concerning municipal debts, but in The Informer it was said that the Town's situation is within the acceptable range, so he was wondering what does that mean. Councillor Feeney said the government never found the Town's debt too high. The resident added that he sent Council the demonstration that Montreal West is in the worst comparable situation for municipalities of similar size. He advised to use Hampstead or Town of Mount Royal methods for presenting debt. Councillor Feeney answered that there are different but equally valid ways. She pointed out that both the treasurer and the external auditor are CPAs and they worked it in a way that has never been questioned by the Ministry of Municipal Affairs. The resident said he was not sure the Ministry actually oversees the financial reports. He questioned the relevance of having a surplus for a municipality, and saw it as a problem since Montreal West has the highest debt per capita. Councillor Feeney answered this is not true. She added that now is the best time to invest in infrastructure, with the low interest rates and the availability of grants.

Julien Feldman said the comments he hears are that there is no political will to commit to lower taxes, no plan to reduce taxes. He said the Town must keep moving with infrastructure, with projects like the arena, but there must also be a plan for lower taxes. Mayor Masella said that over the past few years the Town has in fact carried out all these work, while keeping the tax increase below cost-of-living. And he never promised not to raise taxes. The resident opined that the problem is not the tax increase but the absolute amount of taxes paid, compared to another city just two streets away. On another point, he said the level crossing was a nightmare fiasco. The Mayor noted that it is not under municipal jurisdiction, but the Town is having discussions with the AMT to find solutions.

#### **17. Termination of the Meeting**

At 10:30 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  
#20160530-015

---

Beny Masella  
Mayor

---

Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20160530*