

MINUTES
REGULAR COUNCIL MEETING

JUNE 27, 2016
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on June 27, 2016 at the Town Hall located at 50 Westminster Avenue South.

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

Absent: Ms. Elizabeth Ulin, Councillor

Also present: 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.

Fifteen (15) residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
#20160627-001

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

2. Acknowledgement of Visitors

Mayor Masella greeted and welcomed Lieutenant Fred Jennings from the Montréal Police Department (Neighbourhood Police Station 9).

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, June 27, 2016 modified as follows:

- by removing item 16 d): **Adoption of By-Law No. 2016-010 – By-Law concerning the demolition of immovables.**

Carried unanimously
#20160627-002

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:

- Regular Council Meeting of May 30, 2016;
- Special Council Meeting of June 10, 2016;
- Special Council Meeting of June 17, 2016.

Carried unanimously
#20160627-003

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

Mayor Masella told the audience that from now on, there would be two question periods at regular Council meetings, and that questioners will have to follow rules. More specifically, only two questions will be allowed at a time from the same person: first one with a preamble, followed by a second one without preamble, and then the person will be required to go back at the end of the line of people waiting for their turn. The first question period will last a maximum of 45 minutes and may be about any topic, while the second one will only be about matters on the meeting's agenda and will last a maximum of 30 minutes. The Mayor noted that this new policy is in line with what is done in several other municipalities, and added that he will see to it that these rules are respected, in order to improve the tone of exchanges. As the chairperson of these meetings, he noted that his responsibility is to maintain order and decorum. The Mayor thanked the Recreation and Public Works employees who helped make the Fête Nationale du Québec a success, and he invited everyone to attend the celebrations of Canada Day in Montreal West. He pointed out that the Town is trying to obtain government subsidies for its infrastructure renewal projects, as shown in two items of tonight's agenda. Concerning one of the impacts of the Turcot Exchange project, Mayor Masella said that the contractor KPH will build a retaining wall at Ronald Park and is bound to restore the site when it will no longer be needed for the purposes of work in the surroundings. Finally, he mentioned that the next Coffee with the Mayor will be August 24.

7. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:15 p.m.

Residents were invited to ask their questions to the Mayor and Councillors concerning matters of general interest.

Barbara Brzezinski asked a question that a light pole be removed from the Percival parking lot. There used to be complaints because immediate neighbors found it was over-illuminated, a situation which has been remedied. Mayor Masella said that, should problems arise again at night because there is not enough light in that space, the Town will see to it, however, that they are not as strong as they were in the past.

Nicholas C. Lalla complained about the fact that behind his residence, which borders on the railroad track, there is now practically a permanent swamp, as a result from a ditch created by the removal of a track and that would need to be levelled. It definitely presents a health hazard. He asked if the Town could help with the Canadian Pacific Railway. The Mayor advised him to contact the company himself but added he would have no problem doing the same to help on his side. He noted that the Town has no authority to compel the CPR to do anything, but they are usually receptive.

Richard Morin said he disagreed with the new rules governing question periods.

David Superstein noted that there is increased traffic on Brock South, as was mentioned at the last meeting. In the U.S.A, one would see signs saying things like "Children At Play" just to get drivers more conscious of the residential environment. He asked that the same be done here. The Mayor noted that traffic studies have been done showing no significant traffic increase, actually. However, the Town will install bollards, extra stop signs and speed limit signs. The resident asked what could be done about Ballantyne North in the morning and Brock North in the afternoon. Mayor Masella told him this is in fact a new request for traffic calming measures, and advised the resident to make it on line to start the review process. Also, the resident asked Councillor Torres how many trees were planted in the last year. She answered that she would have to get that information, although Foreman Ferdinando Guadagnino, having been invited to intervene by the Mayor, said around 36 were planted. However, the Mayor said the exact information will be verified. The resident asked what is causing the delay to reach the goal of planting 100 trees a year. Councillor Torres noted that it is a question of costs, maintenance and location.

John Marrett asked if the Town would consider changing its by-law concerning the responsibility of residents to completely pay for repairs on the sewer pipe between buildings and the sewer main in the street. The City of Montreal has said it would, in order to limit the residents' responsibility up to the right-of-way. The Mayor noted that the City has not done yet what it said it would do, and for Montreal West now it is the status quo; Council has not had this conversation. The resident also wondered if the Town could not do like Westmount and publish a summary description of the permits issued

following the approval of SPAIP. Councillor Tasker-Brown said she would be in favor of that idea. For instance, The Informer could include such a summary.

Andy Dodge said that one of his neighbors found out that the bank would hold the money when he tried to sell his house, because it was not conform to municipal setback requirements. He added that this would be the same for all the houses in his street and did not understand why there has to be regularized through the process of minor exemptions. Councillor Tasker-Brown noted that she was aware of the situation. It may happen if the house was built before the adoption of a by-law establishing new requirements. However, there are some situations in which the fee to pay for a minor exemption will be \$500 instead of the regular \$1200. The resident objected that the Town knows that all of his neighborhood is in the same situation. Councillor Tasker-Brown said that they may come and make a presentation of their case. The resident also asked what would happen if the house was destroyed by fire. Councillor Tasker-Brown noted that the problem described by the resident is not necessary peculiar to his street, there might be slight variations all over the Town. To deal with them, there can either be a request for a minor exemption or a zoning amendment, if necessary. Mayor Masella noted that the Town too only finds about a particular situation when people try to sell and get a certificate of location. The resident then asked that a tree be planted in front of his property that would be low enough, so that it will not get in the way of the Hydro-Québec line. Councillor Tasker-Brown said the right species must be chosen for a particular spot and indications to that effect would be part of the Town's upcoming tree policy.

Cynthia Nichols said she looked for information about water breaks around her house and she was told to go ask the City of Montreal. The Town Clerk, at the invitation of the Mayor, specified that her request to him was about work on water lines in a radius of half-a-mile around her house since 2012, and he provided that information. The Mayor added that half-a-mile from her house would extend to the East, in the Borough of Côte-Des-Neiges-Notre-Dame-De-Grâce, so she would have to follow up with the City. She added some comments about a claim for damages she may have. The Mayor answered she could send it to the Town Clerk. The resident complained that she did not feel welcome during the Fête Nationale du Québec, until MP Marc Garneau talked. She did feel the same when she brought non-residents to an art exhibition in the park, and she was told that they had to leave. The Mayor said he had nothing to do with this matter, and invited the resident to contact Councillor Ulin, who is responsible for recreation and culture.

Louise Chênevert asked if the pruning and clearing work of trees by Hydro-Québec is finished. The Mayor asked the Foreman if he could answer. The Foreman said he did not know. The resident asked if there is a report on the extent of this work. The Mayor said the Town received a rough version and asked for a more informative one. It will state the interventions undertaken and what future interventions there will be. The resident asked if the Town was satisfied with the work done. The Mayor said he saw the work that has been proposed and the recommendations of the committee of which the resident was part of, and hoped Hydro-Québec will implement them. The resident asked if the Director of Public Works was supposed to give a report. The Mayor said no, what is expected is a Hydro-Québec report. He pointed out that this is all about Hydro-Québec work on Hydro-Québec land. The Town does not have a say and it is great Hydro-Québec agreed to meet with a committee set up by the Town. And the Town is grateful for the committee's involvement. Councillor Tasker-Brown added that the report is to come from Hydro-Québec. The Public Works Director obtained a rudimentary one and will ask the final version showing the categories of trees that were and will be pruned or cut.

Ian Robinson asked if the Mayor will take the Recreation Center project to the people. Mayor Masella said the Town will go to consultation when it has a clear idea of costs and grants available. The resident asked if the Town has already evaluated the level of support that would be needed to say the project will go ahead. The Mayor said it has not been done yet. The resident made a comparison with BREXIT in the UK, where there was a 75% level of participation and the Yes won by 51%. Councillor Tasker-Brown noted that the Town is not aiming at a referendum but rather will have a poll conducted.

Andrea Palumbo asked a question about garbage collection on Friday, regarding people who put them in bags outside of their bins. She wondered about the proper way to dispose of them. Councillor Torres clarified that for her. The resident said there has been graffiti on pylons at Fielding and Brock. The Mayor asked the Lieutenant of Public Security to take note.

Richard Morin contended that the Council had no mandate to spend money on a new arena. He asked if the Town would hold a referendum on that project. The Mayor said no.

The first question period ended at 9:00.

8. Contracts and Town Clerk's Office

There was nothing under this item.

9. Administration and finances

a) Approval of disbursements – May 21 to June 21, 2016

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

That the list of accounts payable from May 21 to June 21, 2016 totaling \$3,078,777.16 be approved and paid as listed.

Carried unanimously
#20160627-004

b) Delegation of powers for the month of June 2016

It was moved by Councillor Maria Torres, seconded by Councillor Julie Tasker-Brown 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 June 2016.

Carried unanimously
#20160627-005

c) Reimbursement of expenses – PAC meeting

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

1) That Council agree to reimburse expenses incurred by Councillor Julie Tasker-Brown in the interest of the Town, upon submission of supporting documents, for the purpose of a meal for members of the Planning Advisory Committee, for a total amount of \$21.93 in excess of the regular \$25.00 allowed by Resolution #20140127-008.

2) That the reimbursement cost be charged to budget account 02-110-00-699.

Carried unanimously
#20160627-006

10. 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 June 22, 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
464-466 Westminster N. 111 Brock N.	replacement of windows and doors	with conditions;
15 Fenwick 458 Brock N.	replacement of thirteen windows on two floors, of five windows in the basement, and removal of stained glass on two windows	as presented;
235 Ballantyne N.	removal and reinstallation of front porch replacement of a wooden garage door with an aluminium door	as presented;
71 Percival 67 Banstead 69 Percival 53 Ballantyne N. 108 Ballantyne N. 25 Brynmor	demolition and reconstruction of front porch (stairs and landing only)	as presented;
157 Strathearn N.	roof shingles replacement	as presented;
	replacement of all windows and front door	with conditions;
	roof shingles replacement	as presented;
	roof shingles replacement	as presented;
	replacement of two skylight windows	as presented;
	repainting the cladding material and the front door	as presented;
	replacement of roof shingles, garage door,	as presented.

and replacement of a few boards on the deck

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
49-51 Strathearn N. 138 Brock N.	construction of a new single family house; replacement of cladding material on main facade, new front door, repainting garage door and windows trims, removing mullions, and installing new spotlights and soffits;
87 Percival	demolition of back landing with stairs and reconstruction of a new landing with two sets of stairs on a new location, replacement of a door by a window, addition of a door, modifications to two windows and replacement of other windows;
157 Strathearn N. 23 Nelson	front and back doors; replacement of twelve windows and replacement of a window by a patio door in the back.

Carried unanimously
#20160627-007

b) Minor exemption request – 60 Crestwood

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 Maria Torres and resolved:

That the plans and request submitted to the May 11, 2016 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2010-002 and G-18-0005, for the following minor exemptions, regarding the immovable located at 60 Crestwood:

- Allow wood or wood imitation clapboard as exterior cladding material on the ground floor without a maximum proportion of the exterior surface of the building, despite subparagraph 3 of the first paragraph and subparagraph 1 of the second paragraph of Section 3.3.2 of the Zoning By-Law, which allow them in a maximum proportion of 15% and only on storeys above the ground floor.

Carried unanimously
#20160627-008

11. Public Works

a) Subsidy application – New Canada Quebec Building Fund (Small Communities Component)

WHEREAS the Town has taken cognizance of the Guide concerning the Payment Terms of the Government's Contribution within the scope of the New Canada Quebec Building Fund (Small Communities Component) for the years 2017 and 2018;

WHEREAS the Town must follow the applicable terms of this Guide in order to receive the contribution confirmed in a letter from the Minister of Municipal Affairs and Land Occupation;

THEREFORE:

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

1) That the Town of Montreal West undertake to comply with the applicable content of the Guide mentioned in the preamble, in order to carry out replacement work of aqueduct and sewer pipes on the following streets:

- Brock North between Sherbrooke and Curzon in 2017;
- Ballantyne North between Sherbrooke and Curzon in 2017;
- Percival from Nelson North to the CP tracks in 2018.

2) That the Town accept and agree to be fully and solely liable and to exonerate the Canadian and Quebec Governments as well as their ministers, officers, employees and agents in the event of any claims, requests, losses, damages and costs of whatever nature arising from bodily injuries to third parties (including death) and material losses or damages to property that may be attributed to a deliberate or negligent behavior directly

or indirectly linked to capital expenditures realized with the proceeds from the funding received under the subsidy program mentioned in the preamble.

3) That the Town approve and authorize the sending of the work program enclosed with this resolution and of all the required documentation to the Ministry of Municipal Affairs and Land Occupation, in order to receive the contribution of which it was notified by the Minister, as mentioned in the preamble.

4) That the Town undertake to invest a minimum of \$28.00 per resident/year in terms of municipal infrastructure, that is, a total of \$56.00 in 2017 and 2018.

5) That the Town of Montreal West undertake to pay its share of the eligible costs for the carrying out of this project, as well as its operating costs once completed.

6) That the Town undertake to inform the Ministry of Municipal Affairs and Land Occupation of any modification that may be brought to the said work program approved by the present resolution.

7) That the Director General be authorized to sign the subsidy application form and any other document on behalf of the Town of Montreal West for the purposes of this resolution.

Carried unanimously
#20160627-009

b) Canada 150 Community Infrastructure Program (Recreation Complex)

It was moved by Mayor Beny Masella, seconded by Councillor Maria Torres and resolved:

That the Town of Montreal West apply for a subsidy under the Canada 150 Community Infrastructure Program to the Federal Department of Economic Development for Quebec Regions, in order to receive a grant for the building of a new Recreation Complex, and authorize its Director General to sign the financial assistance application form, as well as any other necessary documents for this purpose.

Carried unanimously
#20160627-010

12. Human Resources

There was nothing under this item.

13. Appointments

a) Designation of the Pro-Mayor

NOTE The last persons who held the office of Pro-Mayor, starting with the most recent incumbent, were Councillors Colleen Feeney, Maria Torres, Elizabeth Ulin and Julie Tasker-Brown.

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

1) That Councillor Julie Tasker-Brown be appointed Pro-Mayor for the months of August, September, October and November 2016.

2) That Councillor Julie Tasker-Brown be designated to replace Mayor Beny Masella on the Agglomeration Council as necessary, and that a copy of this resolution be forwarded, if needed, to the Agglomeration Council.

3) That this appointment take effect on August 1, 2016.

Carried unanimously
#20160627-011

14. Councillors' Reports

a) Seat Number 4

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

b) Seat Number 1

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

c) Seat Number 2

On behalf of Councillor Ulin, Mayor Masella read her report on matters pertaining to Public Security, Recreation and Culture.

d) Seat Number 3

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

15. Deposit of Documents

There was nothing under this item.

16. Notice of Motion, Reading and Adoption of By-Laws

a) Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2007-005 relating to tariffs

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending By-Law No. 2007-005 relating to tariffs".

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 amending By-Law No. 2007-005 relating to tariffs" be dispensed with.

b) Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to exclude some categories of projects from its application and to reduce the number of required documents for some others

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to exclude some categories of projects from its application and to reduce the number of required documents for some others".

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 amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to exclude some categories of projects from its application and to reduce the number of required documents for some others" be dispensed with.

c) Notice of Motion and dispensation from reading for a By-Law concerning rules of conduct of Council meetings

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

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 rules of conduct of Council meetings" be dispensed with.

d) Adoption of By-Law No. 2016-010 – By-Law concerning the demolition of immovables

This item was withdrawn.

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:30 p.m.

Residents were invited to ask their questions to the Mayor and Councillors concerning matters on the agenda of this meeting.

Louise Chênevert asked a question about parking permits on Roxton. Mayor Masella said this was not a question about an item on the agenda but he would see to get an answer for her.

L. Mchraw asked a question about garbage collection and special pick-ups. The Mayor told her she can contact the Public Works Department and they will tell her how much it would cost. She also complained about the state of Brock Avenue North. Mayor Masella explained that the Town applied for infrastructure grants only for those street sections mentioned in the resolution sent to the Ministry of Municipal Affairs. The Town has to meet the government criteria in order to get grants and they require that on a street, to be eligible, there must be demonstrated water or sewer issues.

Paul Kenton commended Council for putting rules on the question period. He asked for an explanation about the requirement of \$28/year/resident in the resolution adopted for a grant application. The Mayor said that the government wants to make sure the recipient municipalities will actually invest in infrastructures and have thought about it, hence the commitment. Also, municipalities must submit an intervention plan prepared by an engineer in order to establish that they are serious and documented their needs.

Cynthia Nichols asked Councillor Torres about the address where there was the sinkhole she mentioned in her report. Councillor Torres said it was on Hudson. The resident also asked why the West Indies Night was separated from the Cuban Night. Mayor Masella did not know and told her to ask Councillor Ulin.

L. Mchraw asked when the poll will be conducted about the new arena. The Mayor answered that it will be when the Town has the information about projected costs. He added that it will be done by an independent firm. The resident also how much it would cost to hold a referendum on this question. The Town Clerk said it would be the same as for a general election.

18. Termination of the Meeting

At 9:45 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20160627-013

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20160627*