

MINUTES
SPECIAL COUNCIL MEETING

JULY 15, 2016
8:30 a.m.

Minutes of the Special Meeting of the Council of Montreal West held on July 15, 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

Absent: Ms. Elizabeth Ulin, 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.

No one else was 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
20160715-001

Mayor Masella called the Meeting to order at 9:00 a.m.

2. Adoption of the Agenda

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

To adopt the Agenda of the Special Meeting of Friday, July 15, 2016 modified as follows:

- by removing item 8 a): **By-Law No. 2016-010 – Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007;**
- by removing item 8 b): **By-Law No. 2016-011 – Concordance By-Law amending Permit By-Law No. 2009-011;**
- by removing item 8 c): **By-Law No. 2016-012 – Concordance By-Law amending Zoning By-Law No. 2010-002;**
- by removing item 8 d): **By-Law No. 2016-013 – Concordance By-Law amending SPAIP By-Law No. 2012-00.**

Carried unanimously
20160715-002

3. Mayor's report – water break (Town Hall)

Mayor Masella reported that, on July 4, 2016, a significant water infiltration in the Town Hall basement was noted along the length of the front foundation wall, as well as water coming from the floor in the main room of the basement. The water break appeared to be located inside the foundation wall (it is believed the original foundation wall is at least 3 feet thick). Since the required interventions were well beyond the capabilities of the Public Works Department, contacts were immediately taken with an engineering firm to conduct an assessment of the situation and plan the necessary work. It was possible to

stop the infiltration but work still must be done to repair the foundation wall and the water supply connection.

4. Repair work – water break (Town Hall)

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

That all professional fees, construction costs and incidental expenses related to a water break that occurred at the Town Hall on July 4, 2016 be charged to the unallocated surplus.

Carried unanimously
20160715-003

5. Out-of-court settlement (Employee No. 4)

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

To approve an out-of-court settlement with Employee No. 4 regarding a CSST file bearing number 1413605185, and to ratify its signature by the Director General on behalf of the Town of Montreal West.

Carried unanimously
20160715-004

6. Site Planning and Architectural Integration Program (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 July 13, 2016.

2) To approve under the SPAIP the following plans submitted to this meeting:

Address	Project	PAC's recommendation
464-466 Westminster N.	replacement of windows and doors	with conditions;
49-51 Strathearn N. 87 Percival	construction of a single family residence demolition of a back landing with stairs and reconstruction of a new landing, replacement of a door by a window, addition of a door, modifications to two windows and replacement of other windows	with conditions; with conditions;
23 Nelson 48-54 Westminster N.	replacement of twelve windows installation of a ventilation conduit on the rear facade	with conditions; as presented;
457 Brock N.	painting the exterior cladding and installing railings on walkways stairs and on front balcony	as presented;
126 Percival 46 Banstead	roof shingles replacement repair of the stairs and walkway and re-painting the cladding	as presented; as presented;
55 Nelson	replacement of front and back doors and of two windows in the back	as presented;
160 Northview	installing new drip edge, repointing a section of mortar around the chimney and a section above the roof, and replacing caulking on windows	as presented;
88 Crestwood	demolition of a side deck and replacement of a window by a patio door	as presented;
79 Percival 152 Percival	replacement of windows repainting the front porch	with conditions; with conditions.

Carried unanimously
20160715-005

7. **Minor exemption requests**

a) **53-55 Strathearn North**

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 June 8, 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 from section 4.2.2 of the Zoning By-Law, regarding the immovable located at 53-55 Strathearn North:

- Allow the construction of a deck having a total area of 10.54 square metres instead of the authorized maximum of 7.43 square metres, the consequence of accepting this request being to exceed the requirement by 3.11 square metres.

Carried unanimously
20160715-006

b) **115 Wolseley**

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 June 8, 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 115 Wolseley:

- Allow that the combined lateral setback of an existing building be 3.85 metres instead of the minimum 4 metres required in that residential zone, the consequence being to reduce the requirement by 0.15 metre.

Carried unanimously
20160715-007

8. **Adoption of By-Laws**

a) **By-Law No. 2016-010 – Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007**

This item was withdrawn.

b) **By-Law No. 2016-011 – Concordance By-Law amending Permit By-Law No. 2009-011**

This item was withdrawn.

c) **By-Law No. 2016-012 – Concordance By-Law amending Zoning By-Law No. 2010-002**

This item was withdrawn.

d) **By-Law No. 2016-013 – Concordance By-Law amending SPAIP By-Law No. 2012-005**

This item was withdrawn.

e) **By-Law No. 2016-010 – By-Law concerning the demolition of immovables**

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. 2016-010 entitled "By-Law concerning the demolition of immovables" be adopted.

Carried unanimously
20160715-008

f) **By-Law No. 2016-011 – By-Law amending By-Law No. 2007-005 relating to tariffs**

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 Julie Tasker-Brown and resolved:

That By-Law No. 2016-011 entitled "By-Law amending By-Law No. 2007-005 relating to tariffs" be adopted.

Carried unanimously
20160715-009

9. **Public Question Period**

The Mayor noted the beginning of the Public Question Period at 9:29 a.m.

10. **Termination of the Meeting**

At 9:30 a.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20160715-010

Beny Masella
Mayor

Claude Gilbert
Town Clerk

The annexes mentioned above are deposited
in the municipal archives in File *Archives-20160715*