

**MINUTES**  
**SPECIAL COUNCIL MEETING**

**AUGUST 12, 2016**  
**8:30 a.m.**

Minutes of the Special Meeting of the Council of Montreal West held on August 12, 2016 at the Town Hall located at 50 Westminster Avenue South.

Present: Ms. Julie Tasker-Brown, Councillor  
Ms. Elizabeth Ulin, Councillor  
Ms. Colleen Feeney, Councillor

Absent: Mr. Beny Masella, Mayor  
Ms. Maria Torres, Councillor

Also present: Mr. Claude Gilbert, Town Clerk

Pro-Mayor Julie Tasker-Brown 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 Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

That the Meeting be declared open.

Carried unanimously  
# 20160812-001

The Pro-Mayor called the Meeting to order at 8:40 a.m.

**2. Adoption of the Agenda**

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

To adopt the Agenda of the Special Meeting of Friday, August 12, 2016 as presented.

Carried unanimously  
# 20160812-002

**3. 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 August 10, 2016.

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

<b>Address</b>	<b>Project</b>	<b>PAC's recommendation</b>
36-38 Ronald	resurfacing of front stairs	as presented;
448-450 Wolseley N.	replacement of six windows	with conditions;
35 Fenwick	replacement of roof shingles	as presented;
32 Brynmor	replacement of asphalt roof shingles with metal roofing	with conditions;
48-54 Westminster N.	installation of commercial sign	with conditions;
127 Wolseley N.	demolition of a back deck and shed	as presented;
46 Curzon	repair of chimney, tearing it down to roof line and rebuilding	as presented;
56 Courtney	replacement of roof shingles	as presented;
461-463 Hudson	replacement of front second storey	as presented;

	railing on balcony, replacement of fiberglass board, railing and stairwell of the second storey balcony in the back as well as of the railing on the ground floor level deck	
319-319A Westminster N.	replacement of all windows	as presented;
4 Campbell	replacement of damaged roof shingles	as presented;
212 Strathearn N.	replacement of roof shingles	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
63 Ainslie	modification of existing roof and addition of a mudroom, and removal and reinstallation of sections of the deck;
309 Brock N.	replacement of eight windows;
201 Brock N.	replacement of windows, addition of lintels over window openings, addition of a window, and repair and repainting of fascia and soffits;
105 Westminster N.	replacement of broken stairs on front porch.

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

Address	Project
408-410 Wolseley N.	repair and consolidation of second storey deck.

Carried unanimously  
# 20160812-003

#### **4. Minor exemption requests (161 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 July 13, 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 sections 3.2.2 and 4.1.10 of the Zoning By-Law, regarding the immovable located at 161 Strathearn North in Zone RB-2:

- Normalize an encroachment of the main building, which is located at 4.37 metres from the property line, while the minimum front setback is of 4.57 metres, the consequence of accepting this request being to reduce this requirement by 0.20 metre.
- Normalize an encroachment of the main building, which is located at 4.83 metres from the property line, while the minimum rear setback is of 6.10 metres, the consequence of accepting this request being to reduce this requirement by 1.27 metres.
- Normalize an existing deck in the rear setback, despite the fact that such an addition is not allowed in the said zone, it being understood that this exemption shall end in the event of a demolition.

Carried unanimously  
# 20160812-004

#### **5. Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2016-010 concerning the demolition of immovable**

Pro-Mayor Tasker-Brown 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. 2016-010 concerning the demolition of immovable".

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.

Pro-Mayor Tasker-Brown requested that the reading of this “By-Law amending By-Law No. 2016-010 concerning the demolition of immovable” be dispensed with.

6. **Approval of a second Draft By-Law – By-Law amending Zoning By-Law No. 2010-002 with respect to parking, hardscaping and authorized exterior cladding materials**

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

To approve, without changes from the previous draft version, the second Draft By-Law for a By-Law amending Zoning By-Law No. 2010-002 with respect to parking, hardscaping and authorized exterior cladding materials.

Carried unanimously  
# 20160812-005

7. **Public Question Period**

The Mayor noted the beginning of the Public Question Period at 9:04 a.m.

8. **Termination of the Meeting**

At 9:05 a.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
# 20160812-006

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Julie Tasker-Brown  
Pro-Mayor

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Claude Gilbert  
Town Clerk

The annexes mentioned above are deposited  
in the municipal archives in File *Archives-20160812*