

MINUTES
REGULAR COUNCIL MEETING

JANUARY 30, 2017
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on January 30, 2017 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.

Fifty-one (51) 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
#20170130-001

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 Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Monday, January 30, 2017 as presented.

Carried unanimously
#20170130-002

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:

- Special Council Meeting of December 19, 2016;
- Regular Council Meeting of December 19, 2016.

Carried unanimously
#20170130-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella expressed his sympathies for the victims' families of the shooting in a Quebec City mosque. Addressing concerns about municipal tax increases, he noted that the overall increase rate was modest in Montreal West, except for certain categories of immovables, notably duplexes, where the discrepancy is the result of an important increase of their value according to the valuation roll. On this point, he noted that this is the first year of the new triennial evaluation roll coming from the City of Montreal, and that those owners who want to contest their valuation have the right to do so. The Mayor also said that there will be tonight a resolution bringing a slight change in the portfolios attributed to each Councillor. Concerning the traffic issues of residents South of Avon, he said that the engineer who received a mandate to evaluate the situation is working on it and will meet a group among the concerned residents. On another topic, he noted that after questions were raised by a resident about the snow dump, the Canada and Quebec Ministries of Environment made inquiries and confirmed that everything is in order. As for the new Community and Recreation Center project, the Mayor said that the information package and survey will be distributed door to door starting tomorrow. Finally, he noted that the next Coffee with the Mayor will take place at the Community Center on February 23.

7. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:10 p.m.

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

Norbert Bedoucha questioned the valuation method which resulted in such an increase of duplexes' values, saying it is not objective. He wondered why residents of his street and others did not receive an information notice about possible revision, contrary to residents of Hudson, for instance. Mayor Masella said he was not sure about the form the resident mentioned. He added that he was ready to sit with a group of owners in order to help them understand how to proceed if they want a revision of their valuation notice, and will ask Montreal's valuation department to explain the discrepancies between duplexes and other buildings. Councillor Feeney noted that such a meeting would be open to everyone.

Daniel Markuze noted that a month ago, it was said that the overall tax increase rate would be modest, but in fact, if there is no increase or a diminution for 60% of the taxpayers, that means that the other 40% must bear an increase. He also questioned the tax exemption given to a church. Mayor Masella said that it was actually 76% of the houses whose bill increase was less than 6%, and for 63%, it was 0.5% or less. As for St. Philip's Church, its obligation to pay the park fee was deferred, not waived. Councillor Feeney noted that it would have been possible to spread the increase over three years, but in fact, most other municipalities did not do it on the Island. The Mayor said that the Town does not have the power to reverse the valuation department's determinations.

Abby Shyavitz wondered why there was no answer to her email of December 17 concerning a series of break-ins on Westminster. She pointed out that this is an important public security issue and she was quite shaken by these incidents. Councillor Ulin said she could forward her the e-bulletin that was sent out to all subscribers. Mayor Masella noted that the e-bulletin was emailed December 22.

William Deere said he was hit by the valuation increase, and that he did not understand why the increase rate would be higher in Montreal West compared to Côte Saint-Luc. The Mayor noted that the valuation department of Montreal is basing itself on sales. The resident said that he is living on fixed income revenue. He said he did not believe there were many sales in the neighborhood and in any case, the prices are very below the market. He asked Council to publicize the fact that there are people hit by a 20% tax increase as a result of the valuation. Saying that the tax increase rate is below the CPI amounts to an alternative fact, he said, when a valuation increase rate of 20% means that the end of result will be a tax bill much higher than the previous year.

Beverly Kerr asked what the Town is planning to do with the hiring of a new employee at the adult library. Councillor Ulin answered that the library is totally independent from the Town. Mayor Masella added that it is not involved in the library's decisions.

A. Vandermeersch handed the results of an inquiry he made with the 107 duplex owners, showing that they paid 46% of the municipal budget increase, according to him.

Stan Carny asked the Town to invite officers of the Montreal valuation department to the meeting the Mayor said he will organize. Mayor Masella answered that he intended to do so but could not guarantee any will come. The resident said he noted that the Town's mill rate increased from 2016 to 2017, while the Agglomeration's rate decreased, and he

wondered what the reasons were. Councillor Feeney said it is a complex matter. There are different rates for different types of property. The rates are set around orientations taken, like, for instance, the goal of not exceeding the cost of living index, and the legal obligation to have a balanced budget. The Mayor added that in the end, the Town is working backward when the amount of expenses is known (including the substantial share paid to the Agglomeration), and then the rates are determined. The resident said that the duplex owners are subsidizing 60% of the expenses. Councillor Feeney pointed out again that local municipalities control their tax rates, but not the valuation system. Councillor Tasker-Brown noted that the mill rate for single family houses is the same as for duplexes. Thus there was no conscious decision to increase taxes for duplexes.

Peter Cooney reminded Council that he had asked that the adjacent lane to his house be snow cleared by the Town. Councillor Torres noted that it has not been for many years, and that the Town's equipment could not go there safely. The resident replied that it is Town's property nonetheless. The Mayor noted that this lane is not a through alley, but a dead end and like an extension of the resident's driveway, not used by anyone else than adjacent owners. However, the Town may be ready to transfer them the property of that lane, if they are interested. On another subject, the resident said that there are too many stop signs on Avon, which makes people impatient. The Mayor answered that the traffic engineer who has been hired would be more competent than himself or the resident to make recommendations in order to improve things. The resident also mentioned the problem of trucks going around. Mayor Masella invited him to contact the City of Montreal since it has jurisdiction over the surroundings of Parmalat.

Greg Baily asked a question about the truck center and trucking yard at Parmalat. When it expanded, there was a condition that the façade of the old senior home building would be kept. Now there is a rumor that it is going to be taken down. The Mayor said he was not aware of anything about that. Councillor Tasker-Brown wondered how the Town or residents could be involved. She has talked to the Borough Councillor of CDN-NDG who is responsible for urban planning, and who told her a proposal could be coming. She added that some meetings of the Planning and Advisory Committee are public. The resident said that he did not trust Parmalat. They had promised to keep the building. Councillor Tasker-Brown said that there would have to be a notice in the newspaper and a public meeting before demolition can take place. The Mayor advised the resident to begin by finding out when will be the next meeting of the PAC in the borough.

Ian Robinson said that it was written in The Informer that a payment of \$75,000 is dedicated to the pension fund in the budget, and he wondered what it was about. Councillor Feeney explained that this amount is not only to take into account the actuarial deficit, but also for an equity fund to offset market variations. She noted that, unlike what the resident seemed to think, the pension fund of Montreal West is one of the best funded. The resident said there should not even be a deficit after all the recent years of good market returns.

David Superstein raised traffic and safety issues related to the Turcot project's impact in Montreal West. The Mayor said that representations have been made to the Quebec Ministry of Transports which made a grant of \$600,000 to repave Avon Road. The resident added that the Town should consider the opening of an access to Highway 20.

Norbert Bedoucha offered his services to help prepare duplex owners who want to fight their valuation increase.

Stan Carny asked if the valuation department of Montreal is aware of all the work that is done on properties. The Mayor answered that it is notified of those which value exceed \$5,000. The resident wondered when was the last time there was an actual inspection performed by the valuation department's people in Montreal West. The Mayor said he saw inspectors come to his home.

The First Question Period ended at 9:05 p.m.

8. Contracts and Town Clerk's Office

a) Canadian Pacific Railway – Land Lease (snow disposal site)

WHEREAS the Town is currently using a piece of land behind the arena and the Public Works building on Bedbrook, which is owned by Canadian Pacific Railway Company, as a snow disposal site;

WHEREAS the Company offered the Town to renew this agreement for a further term, since the current lease will expire on April 30, 2017;

THEREFORE:

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

- 1) That the Town of Montreal West renew its agreement of lease with the Canadian Pacific Railway Company for the piece of land mentioned in the preamble.
- 2) That the term of this agreement be of five (5) years as of May 1, 2017.
- 3) That the yearly rental amount be of twenty-seven thousand five hundred dollars (\$27,500) plus the applicable taxes, which will increase by three percent (3%) every year on May 1 during the term of this agreement, starting 2018.
- 4) That the Mayor and the Town Clerk be authorized to execute this agreement on behalf of the Town.
- 5) That this expenditure be charged to budget account 02-320-03-599.

Carried unanimously
#20170130-004

b) Withdrawal of a statement of offence

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

To withdraw a statement of offence bearing file number 315 324 752, and accordingly to instruct the Municipal Court of Montreal not to proceed.

Carried unanimously
#20170130-005

9. Administration and finances

a) Approval of disbursements – December 16, 2016 to January 23, 2017

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

That the list of accounts payable from December 16, 2016 to January 23, 2017 totaling \$1,097,232.00 be approved and paid as listed.

Carried unanimously
#20170130-006

b) Delegation of powers for the month of January 2017

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 January 2017.

Carried unanimously
#20170130-007

c) Allocation of expenses – Davies Park

WHEREAS the firm Groupe BC2 has been hired to prepare plans and specifications for the redevelopment work of Davies Park (Phase 2);

THEREFORE:

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

That the professional fees of the landscape architecture firm Groupe BC2, in the amount of \$20,085 before taxes, following its service offer of December 23, 2016, as accepted by the Director General by virtue of his delegated powers, be paid through the park fund (budget code 55-912-00-000) instead of the operating budget.

Carried unanimously
#20170130-008

d) Art Etc.

It was moved by Councillor Maria Torres, seconded by Councillor Julie Tasker-Brown and resolved, Councillor Elizabeth Ulin having abstained after declaring she had an interest in the matter under review:

1) That Council agree to rent the Assembly Hall on the occasion of the Arts and Craft Fair that will take place during three days in November 2017, for an amount of \$2,535.20 (taxes included), in consideration of a total of twenty-four hours (24 h) of rental for the event, setup and cleanup, and to keep the other terms and conditions of the previous agreement in effect.

2) That Council accept that the deposit to secure the reservation be of \$500.00 upon signing the agreement, followed by a payment of \$767.60 no later than May 1, 2017.

Carried unanimously
#20170130-009

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 January 25, 2017.

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
63 Ballantyne N.	replacement of the front door and other changes to the appearance of the house (work to be done in phases)	as presented;
51 Westminster N.	installation of two commercial signs	as presented (option 1).

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
27 Brock N.	replacement of thirty windows and five doors;
65-67A Westminster N.	extension of the second storey at the back;
8026-8028 Avon	replacement of eighty-seven storm windows and two back doors.

Carried unanimously
#20170130-010

b) **Concordance amendments to Zoning By-Law No. 2010-002 following amendments to the Planning Programme as modified in By-Law No. 2016-024**

WHEREAS the Town Council adopted By-Law No. 2016-024 Amending the Planning Programme enacted by By-Law No. 2009-007 on December 19, 2016;

WHEREAS the Council also adopted Concordance By-Law No. 2016-025 Amending Zoning By-Law No. 2010-002 at the same time, in accordance with the fourth paragraph of section 110.4 and the second paragraph of section 110.5 of the Act Respecting Land Use Planning and Development (C.Q.L.R., ch. A-19.1);

WHEREAS By-Law No. 2016-024 brought modifications to By-Law No. 2009-007 regarding four lots;

WHEREAS By-Law No. 2016-025 brought modifications to By-Law No. 2010-002 regarding only one lot, because it was found that the three others did not require changes for conformity purposes;

WHEREAS section 110.6 of the Act provides that after the adoption of a by-law amending the planning programme, the council of a municipality may indicate that the zoning by-law, among others, need not be amended to bring it into conformity with the modified planning programme;

THEREFORE:

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

To declare that Zoning By-Law No. 2010-002 need not be amended to bring it in conformity with the Planning Programme, as amended in By-Law No. 2016-024, regarding lots 1 291 286, 1 292 003 and 1 292 018.

Carried unanimously
#20170130-011

11. Public Works

There was nothing under this item.

12. Human Resources

a) Urban Planning Manager and Building Inspector

WHEREAS Mr. Florea-Archir was appointed permanent Building Inspector by virtue of resolution #20160829-014;

WHEREAS the Building Inspector is a middle manager in the Town of Montreal West;

WHEREAS it is deemed convenient to modify the job title in order to reflect its status without any changes to the working conditions of the employee who holds this position;

THEREFORE:

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

That the job title of Building Inspector be replaced with that of Urban Planning Manager and Building Inspector.

Carried unanimously
#20170130-012

13. Appointments

a) Councillor portfolios

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

1) That Councillor Julie Tasker-Brown be entrusted with the responsibility of matters pertaining to Urban Planning and Environment.

2) That Councillor Elizabeth Ulin be entrusted with the responsibility of matters pertaining to Recreation, Culture and Communications.

3) That Councillor Colleen Feeney be entrusted with the responsibility of matters pertaining to Finance, Administration and Public Security.

4) That Councillor Maria Torres be entrusted with the responsibility of matters pertaining to Public Works and Buildings.

5) That Mayor Beny Masella take responsibility for matters pertaining to Intergovernmental Affairs.

6) That this resolution replace resolution #20150126-007.

Carried unanimously
#20170130-013

14. Councillors' Reports

a) Seat Number 2

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

b) Seat Number 3

Councillor Colleen Feeney reported on matters pertaining to Finance, Administration and Public Security.

c) **Seat Number 4**

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

d) **Seat Number 1**

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

15. **Deposit of Documents**

There was nothing under this item.

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

There was nothing under this item.

17. **Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:45 p.m.

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

Luc Charron complained about an episode during the snow removal operations. He said that the alarms were set before 8:00 a.m. in order to tell just three car owners to move their vehicles, which he found uselessly stressful. Mayor Masella invited him to give his name and address to the Public Works Department. He also said that there should be more French at Council meetings. Mayor Masella said that he and the other Council members take to heart to answer anyone who asks question in the language of their choice. The resident said that French should also be more used outside the question period.

18. **Termination of the Meeting**

At 9:50 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
#20170130-014

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20170130*