

MINUTES
REGULAR COUNCIL MEETING

FEBRUARY 27, 2017
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on February 27, 2017 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. Stéphan 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 (20) residents and visitors were in attendance.

1. Opening of the Meeting

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Maria Torres and resolved:

That the Meeting be declared open.

Carried unanimously
#20170227-001

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 Maria Torres and resolved:

To adopt the Agenda of the Regular Meeting of Monday, February 27, 2017 as presented.

Carried unanimously
#20170227-002

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 January 30, 2017;
- Special Council Meeting of February 10, 2017.

Carried unanimously
#20170227-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella mentioned that there will be a public information meeting with officers from the City of Montreal's real estate evaluation department, on February 28. There will also be a public meeting to present the results of the survey concerning a Recreation Center, on March 14. He reminded the audience that tomorrow is the deadline for answering the survey on line. The Mayor also gave an update on the second phase of the rejuvenation of Davies Park. Concerning infrastructure work, he said that a grant has been secured covering 45% of the estimated costs for the rehabilitation of Brock North and Ballantyne North, between Curzon and Sherbrooke. On another point, the Mayor noted that the Director General, Me Stéphan F. Dulude, has resigned following his appointment as a member of the Tribunal administratif du Québec. He wished him good luck in his new career and added that the Town has already begun the recruiting process for a replacement. Finally, he said that the next Coffee with the Mayor will be March 23 at the Community Center.

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 the Mayor and Councillors questions concerning matters of general interest.

Michael Shindler expressed reservations about the survey questions and the meaning that may be given to the answers given to some of them. Mayor Masella noted that, setting costs aside, it is important to know if people are interested in the project itself, but then there are the follow up questions where cost aspects are considered. The resident remained dubitative. Councillor Feeney noted that asking the question independently from costs may lead to know how many people would support the project if it was fully funded without imposing new taxes, which is a valuable information. The resident insisted that the main objection to the project lies in cost considerations. The Mayor said that tax increase scenarios were clearly mentioned. The resident asked how there could be a scenario without any tax increases. Councillor Feeney said it may not be plausible, but one may think of a combination of subsidies, donations and maybe use of the surplus. The Mayor said the survey is in no way misleading, it talks about possible tax increases and asks whether tax payers would be ready to pay more.

Ian Robinson asked who was responsible for the numbers being used for the scenarios in the survey. The Mayor said that he worked on that part along with the Treasurer. The resident said he was perplexed by the survey. He wondered what would be the desirable level of support for a Recreation Center, like 60%, for instance, or something else. Mayor Masella said that Council has had that discussion without knowing the survey results at this point, and there was no conclusion. Councillor Tasker-Brown added that it would also depend on the response rate and on the demographics of the answers, like the age of those who are in favor or against. The resident said that those who are strongly in favor may have been more motivated to participate in higher numbers than the other residents. The Mayor was rather of the opinion that this factor would play at both ends of the spectrum, with the ambivalent less likely to participate.

Louise Chênevert asked what the Town is doing for the 150th anniversary of Canada. The Mayor said that many things are in the works and advised her to go see at the Recreation Department. The resident said that ash trees were cut in Meadowbrook last November, and ash trees at Toe Blake Park are all infected. The Mayor said he was aware and that the Public Works Department will take care of it. The resident also talked about a Tree Canada give away and a grant she obtained to plant trees on Hydro-Québec right-of-way. The resident noted that the name of a deceased Montreal Wester could be celebrated on a tree memorial plate. The Mayor said that could be done at Toe Blake Park.

Michael Shindler, talking again of the survey, asked what would the barometer question showing the required level of support for the arena. Mayor Masella mentioned three of them. He said the question is how many tax payers are ready to pay such or such amount for a new arena.

Cynthia Nichols noted that she made a request for access to information concerning work done close to her place. The Mayor explained that Bell Canada's underground or access chamber below the street is deteriorated and this is why its contractor is working there. The Town Clerk told the resident that her request will get an answer. The resident thanked the Public Security Lieutenant for his intervention with the contractor, which helped reduce the inconveniences caused by the work.

Stanley Reinblatt asked how much the survey did cost. Having been invited to answer by the Mayor, the Director General said that it was around \$7,000. The resident asked if there will be a referendum on the project. The Mayor said there will be the possibility to ask for one if there is a loan by-law to finance the work.

Suzanne Barwick thanked the City of Montreal Police Department for its increase presence in her neighborhood. She asked what is going on with addressing the traffic situation at the corner of Avon and Brock South. The Mayor said that when the engineer who came to collect data is now analyzing them and will come back with proposals which will be presented to residents of the area. On another point, the resident asked what was happening with the new condo project. The Mayor said it is still under review by the PAC. The resident asked if there will be a referendum on that project. The Mayor said no, since the zoning has already been changed, like was explained before. The resident asked if it is true there could be four floors in that building. Councillor Tasker-Brown answered it would be three, plus a mezzanine. The resident asked if the issue of blocking Brock South at Courtney has been raised. The Mayor said it was mentioned to the traffic consultant and will be addressed in the recommendations.

Zsolt Kekesi asked if Council will give all the details surrounding the survey at the meeting of March 14, like the demographics and response rate. The Mayor said they will be given, and people at the meeting will have the opportunity to express their views. Councillor Tasker-Brown noted that in Westmount, the response rate was 25% and it was considered significantly high.

Louise Chênevert said that she wanted a support letter for one of her projects. Councillor Tasker-Brown told the resident to send her that request, although she wondered if a resolution would be needed. The resident asked how the arena project would affect tenants like her. The Mayor told her that landlords would be passing the tax increase in the rent they charge. However, Councillor Feeney noted that the \$100 increase which is referred to in the survey must not be understood literally in the case of tenants.

The First Question Period ended at 8:50 p.m.

8. Contracts and Town Clerk's Office

a) Earth Hour 2017

WHEREAS the "Earth Hour" is a yearly international event sponsored by the World Wildlife Fund;

WHEREAS this event is intended to increase public awareness of the importance of saving energy to fight climate change;

WHEREAS in 2016, more than 7,000 municipalities in 178 countries participated in this initiative;

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Maria Torres and resolved:

- 1) That the Town of Montreal West agree to turn off all nonessential lighting for one (1) hour on Saturday, March 25, 2017 starting at 8:30 p.m.
- 2) That all residents of Montreal West be encouraged to join this event in the same way.
- 3) That the Town of Montreal West invite all Montreal Island municipalities to take part in the Earth Hour 2017.

Carried unanimously
#20170227-004

9. Administration and finances

a) Approval of disbursements – January 24 to February 21, 2017

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

That the list of accounts payable from January 24 to February 21, 2017 totaling \$634,443.56 be approved and paid as listed.

Carried unanimously
#20170227-005

b) Delegation of powers for the month of February 2017

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 February 2017.

Carried unanimously
#20170227-006

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 February 22, 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
27 Brock N.	replacement of thirty windows and five doors	as presented;
88 Crestwood	construction of a new deck in back yard, except the privacy screen	as presented;
147 Brock S.	roof modification into livable space	with conditions.

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

Address	Project	PAC's recommendation
31 Westland	replacement of all front facade bricks and of black siding, insulation of the wall, and installation of new window sills, lintels and caulking	with conditions;

but to replace the first of the conditions set forth in the PAC minutes with the following:

“Either replace the bricks on the front façade with bricks that more closely match the existing bricks in color and dimensions or replace the bricks on the side facades with the proposed new bricks of the front façade.”

- 4) 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
8026-8028 Avon	replacement of eighty-seven storm windows and two back doors;
88 Crestwood	privacy screen for a new deck in back yard;
171 Brock S.	construction of a detached condo building.

Carried unanimously
#20170227-007

b) Minor exemption request (55 Curzon)

NOTE Councillor Colleen Feeney 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 Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

That the plans and request submitted to the January 25, 2017 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 55 Curzon:

- Allow that the front setback of the existing building be 3.19 metres from the property line, while the minimum setback is of 4.57 metres in the concerned zone, the consequence being to reduce this requirement by 1.38 metre.

Carried unanimously
#20170227-008

c) Minor exemption requests (60 Nelson)

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 January 25, 2017 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 Nelson:

- Allow that the front setback of the existing building be 3.04 metres instead of the minimum 4.57 metres pursuant to Section 3.2.2 of the Zoning By-Law in the concerned zone, the consequence being to reduce this requirement by 1.53 metre;
- Allow that the rear setback of the said building be 5.82 metres instead of the minimum 6.10 metres pursuant to the same by-law section, the consequence being to reduce this requirement by 0.28 metre;
- Allow that a lateral setback of the said building be 1.94 metres instead of the minimum 2 metres pursuant to the same by-law section, the consequence being to reduce this requirement by 0.06 metre.
- Allow that the existing overhanging elements exceed the maximum encroachment of 1 metre, despite the requirement of Section 4.1.10 of the Zoning By-Law.

Carried unanimously
#20170227-009

d) Approval of a first Draft By-Law and fixing of the date of a public consultation meeting – By-Law concerning various amendments to Zoning By-Law No. 2010-002 in order to make corrections in the English version in general and in particular to clarify that semi-detached triplexes, apartment buildings and group occupancy buildings are not permitted in Zone CL-4

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

- 1) To approve the first Draft By-Law for a By-Law concerning various amendments to Zoning By-Law No. 2010-002 in order to make corrections in the English version in general and in particular to clarify that semi-detached triplexes, apartment buildings and group occupancy buildings are not permitted in Zone CL-4.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on March 16, 2017 at 7:00 p.m.

Carried unanimously
#20170227-010

11. Public Works

There was nothing under this item.

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 Elizabeth Ulin, Julie Tasker-Brown, Colleen Feeney and Maria Torres.

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

- 1) That Councillor Maria Torres be appointed Pro-Mayor for the months of April, May, June and July 2017.
- 2) That Councillor Maria Torres 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 April 1, 2017.

Carried unanimously
#20170227-011

b) Interim Director General

WHEREAS Mr. Stéphan F. Dulude, Director General, has tendered his resignation, effective March 13, 2017, following his appointment by decree of the Provincial Government to become a judge on the Tribunal Administratif du Québec;

WHEREAS it is appropriate to fill this position on an interim basis while the Town launches the hiring process for a replacement;

THEREFORE:

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

That the Assistant Director General, Mr. Claude Gilbert, Town Clerk, be appointed Interim Director General as of March 13, 2017 until a new Director General is in place.

Carried unanimously
#20170227-012

14. Councillors' Reports

a) Seat Number 3

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

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

In the absence of Councillor Ulin, Mayor Masella read her report on matters pertaining to Recreation, Culture and Communications.

15. Deposit of Documents

There was nothing under this item.

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

a) Adoption of By-Law No. 2017-001 – By-Law Amending By-Law No. 2012-005 Concerning Site Planning and Architectural Integration Programs in order to exclude some categories of projects from its application

WHEREAS dispensation from reading for this By-Law having been previously requested pursuant 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, Councillor Julie Tasker-Brown having voted against:

That By-Law No. 2017-001 entitled “By-Law Amending By-Law No. 2012-005 Concerning Site Planning and Architectural Integration Programs in order to exclude some categories of projects from its application” be adopted.

Carried by a majority
#20170227-013

b) Notice of Motion and dispensation from reading for a By-Law concerning various amendments to Zoning By-Law No. 2010-002 in order to make corrections in the English version in general and in particular to clarify that semi-detached triplexes, apartment buildings and group occupancy buildings are not permitted in Zone CL-4

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a “By-Law concerning various amendments to Zoning By-Law No. 2010-002 in order to make corrections in the English version in general and in particular to clarify that semi-detached triplexes, apartment buildings and group occupancy buildings are not permitted in Zone CL-4”.

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this “By-Law concerning various amendments to Zoning By-Law No. 2010-002 in order to make corrections in the English version in general and in particular to clarify that semi-detached triplexes, apartment buildings and group occupancy buildings are not permitted in Zone CL-4” be dispensed with.

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:20 p.m.

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

Michael Shindler asked if the people who conducted the survey will attend the meeting of March 14. The Mayor said yes.

Cynthia Nichols asked if it would be possible to have a list of all the kinds of projects which are excluded from the SPAIP by-law. Councillor Tasker-Brown noted that most projects which are excluded will require a permit nonetheless. The Mayor agreed.

Louise Chênevert said that there should be an event organized to publicize the Earth Hour and what it is about. Councillor Tasker-Brown noted that the resolution adopted tonight is already making it known.

Another resident asked a question about pedestrian safety at the corner of Sherbrooke and Westminster. The Mayor explained that the Town has had many interactions with the Agence métropolitaine des transports about that, and is now expecting its feedback.

18. Termination of the Meeting

At 9:30 p.m., no other questions being asked,

It was moved by Councillor Maria Torres, seconded by Councillor Julie Tasker-Brown and resolved:

That the Meeting be terminated.

Carried unanimously
#20170227-014

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20170227*