

MINUTES
REGULAR COUNCIL MEETING

MARCH 27, 2017
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on March 27, 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. Claude Gilbert, Interim Director General and Town Clerk

Mayor Beny Masella acted as chairperson of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Eighteen (18) residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
#20170327-001

The Mayor called the Meeting to order at 8:05 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 Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

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

Carried unanimously
#20170327-002

4. Approval of the Minutes

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

To approve the Minutes of the Council Meetings held on the following dates:

- Regular Council Meeting of February 27, 2017;
- Special Council Meeting of March 9, 2017.

Carried unanimously
#20170327-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella reported on the public meeting that took place March 16 to present and discuss the results of the survey on the new community and recreation center project. He said that the next step now is to wait for an answer to the grant application. Concerning infrastructure projects, he reminded the audience that he had announced, last month, that the Town would benefit from a \$1.4 million grant to fund rehabilitation work of networks on Brock and Ballantyne this year. This time he noted that the Town has also secured another grant in the amount of \$570,000 from a different programme to finance work on Percival in 2018. Finally, he said that the next Coffee with the Mayor will be April 20 in 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 asked Council what conclusion it has reached after the public meeting of March 16 and the release of the survey results. Mayor Masella said that nothing will be done until there is a decision on the grant application, and that Council has to do some homework in order to answer questions that were raised in the survey. Councillor Ulin said that Council members had a discussion and the consensus was to keep on pushing the application for a grant. At that point, if it is accepted, Council could go back to the citizens and speak to them about how to fine tune this project and meet everyone's needs as much as possible. The resident asked a question about cost overruns, wondering if the grant could be adjusted to cover them after it has been calculated on the basis of a certain budget. The Mayor said he could not answer that precise question but thought that the choice of a contract process like design-build may allow to limit that eventuality. Councillor Tasker-Brown noted that unforeseen events and expenses may always happen, and in fact, the Town has asked that the cost estimate for this project takes into account that aspect. After that, it is matter of hiring resources to control and monitor adequately the execution, but beyond that, if one wants to completely avoid the possibility of overruns, nothing will ever be done. The resident said they may be very high.

Scott Miller thanked Council for the subsidy it got to carry out work on a section of Brock Avenue. He asked when it will be done. The Mayor noted that the tender process has not yet begun. When the Town has received offers, it will determine if the price is acceptable and if so, the work will go forward. In any event, he said it would not begin earlier than May. Councillor Torres added that as there are two streets which would be done within this contract, there has to be some coordination.

Faisal Ahmad noted that the majority in favor of a new recreation center project is rather slim, according to the survey results. On the other hand, he said it is unlikely there would be no cost overruns, no matter how hard the Town will try to prevent them. The Mayor said that Council will come back to citizens when it gets answers to some questions that were asked in the survey, and with design issues before the tender process is launched. Questions related to the money have to wait until it is known whether or not there will be a grant. Councillor Tasker-Brown noted that she was very aware of the slight margin in favor. The fact that so many people answered the survey means that it is an important issue for the Town one way or the other.

David Superstein said that a new recreation center would certainly be an asset. However, there is only a small majority in favor and what it shows is that most people feel they pay too much taxes already. He noted that, three years ago, he had made a suggestion to save money, which was to blow snow on lawns. Hampstead and Côte Saint-Luc do it. He thought this idea would be considered by the Town and never heard about it again. Councillor Torres explained that it is not so easy because not every land lot in Montreal West have enough space to allow for blowing snow. At this time the way it is done appears to be the right one. Mayor Masella said it is not sure there would be so much money to save. Councillor Torres remembered that four years ago, there were residents who complained about small rocks hitting on their properties from snow removal operations. There has to be a balance taking into account the consequences. Councillor Tasker-Brown added that residents expect a high level of quality service. They get that with snow removal in Montreal West. But that means there is a trade-off. For instance, they could pay less taxes and receive less services. Councillor Ulin noted that this is what the Borough of Côte-Des-Neiges-Notre-Dame-De-Grâce has decided, and it looks.

Cynthia Nichols said she heard the Mayor did not want art showcased other than from a certain artist at Town Hall. Councillor Ulin answered this is not the case. She added that the resident should call the Recreation and Culture Department to know what their plans are.

The First Question Period ended at 8:45 p.m.

8. **Contracts and Town Clerk's Office**

There was nothing under this item.

9. **Administration and finances**

a) **Approval of disbursements – February 22 to March 21, 2017**

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

That the list of accounts payable from February 22 to March 21, 2017 totaling \$3,323,534.52 be approved and paid as listed.

Carried unanimously
#20170327-004

b) **Delegation of powers for the month of March 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 March 2017.

Carried unanimously
#20170327-005

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 March 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
334 Westminster N.	soffits replacement on front porch	with conditions;
55 Curzon	installation of Lepage-Millwork (Martin) white windows and construction of a new deck in the back yard	as presented.

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
83 Percival	restoration of front porch;
55 Curzon	modification of openings on rear and sides facades for new windows and doors, addition of a new exterior staircase leading to basement floor in the back, and replacement of the bricks on the rear and sides facades of the extension in the back.

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

Address	Project
171 Brock S.	construction of a detached condos building.

Carried unanimously
#20170327-006

b) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – By-Law amending By-Law No. 2009-011 concerning permits in order to modify certain definitions and work not requiring a building permit

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 amending By-Law No. 2009-011 concerning permits in order to modify certain definitions and work not requiring a building permit.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on April 13, 2017 at 7:00 p.m.

Carried unanimously
#20170327-007

c) Approval of a second Draft By-Law – 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 Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

To approve the second 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, but with the following change:

- replacing the words “uses H3, H4 and H5” with “all residential uses” in article 5.

Carried unanimously
#20170327-008

11. Public Works

a) Mandate to the City of Montreal to carry out a group call for tenders for the supply of road salt in bulk

WHEREAS the City of Montreal has offered to coordinate a group call for tenders, on behalf of participating municipalities, for the supply of road salt in bulk from September 15, 2017 to April 30, 2018;

WHEREAS the Director of Public Works will act as representative of the Town of Montreal West in this regard;

THEREFORE:

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

- 1) That the Council authorize the participation of the Town of Montreal West in a group call for tenders for the purpose of awarding contracts for the supply of road salt in bulk.
- 2) That the Town of Montreal West delegate to the City of Montreal the power to prepare the specifications and other tender documents, to proceed with the calls for tenders, to receive and to analyze the offers, and to report the results to the participating municipalities.
- 3) That the Director of Public Works and the Assistant Director of Public Works be authorized to sign any necessary documents to implement this resolution.

Carried unanimously
#20170327-009

12. Human Resources

There was nothing under this item.

13. Appointments

There was nothing under this item.

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**

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

d) **Seat Number 3**

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

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. 2017-002 – By-Law authorizing a loan of \$3,884,350 for the carrying out of road, aqueduct and sewer work, sidewalk repairs and the replacement of street lights on Brock and Ballantyne Avenues between Curzon and Sherbrooke**

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 Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

That By-Law No. 2017-002 entitled "By-Law authorizing a loan of \$3,884,350 for the carrying out of road, aqueduct and sewer work, sidewalk repairs and the replacement of street lights on Brock and Ballantyne Avenues between Curzon and Sherbrooke" be adopted.

Carried unanimously
#20170327-010

b) **Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2009-011 concerning permits in order to modify certain definitions and work not requiring a building permit**

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. 2009-011 concerning permits in order to modify certain definitions and work not requiring a building permit".

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 amending By-Law No. 2009-011 concerning permits in order to modify certain definitions and work not requiring a building permit" be dispensed with.

17. **Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:15 p.m.

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

Cynthia Nichols noted that, during the Earth Hour, despite the fact that Montreal West had decided to participate, many lights were not turned off. Councillor Torres explained that electric lights in municipal buildings were turned off, but neither street lights nor light poles in the parks, for obvious safety reasons, and not the lights in a building like the Curling Club, which does not belong to the Town.

18. Termination of the Meeting

At 9:20 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20170327-011

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20170327*