

MINUTES
REGULAR COUNCIL MEETING

APRIL 24, 2017
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on April 24, 2017 at the Town Hall located at 50 Westminster Avenue South.

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

Absent: Mr. Beny Masella, Mayor

Also present: Mr. Claude Gilbert, Interim Director General and Town Clerk

Pro-Mayor Maria Torres acted as chairperson of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Fifteen (15) residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
#20170424-001

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

To adopt the Agenda of the Regular Meeting of Monday, April 24, 2017 as presented.

Carried unanimously
#20170424-002

4. Approval of the Minutes

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

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

- Regular Council Meeting of March 27, 2017;
- Special Council Meeting of April 7, 2017;
- Special Council Meeting of April 18, 2017.

Carried unanimously
#20170424-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

In the absence of Mayor Masella, the Pro-Mayor read the report he had prepared for this meeting. The Mayor wrote that he met with officials of the Agence Métropolitaine des Transports (AMT) and of the Borough of Côte-Des-Neiges-Notre-Dame-De-Grâce on March 23. This meeting was to discuss plans for the Montreal West station and to hear the results of AMT studies to improve pedestrian safety. One of the scenarios was the installation of traffic lights at the Westminster level crossing, but the results of the studies surprisingly showed that it would make the situation worse, because of the geometry of the intersection. This was a discouraging finding but the AMT has committed to institute other methods by making changes to the station. These modifications, which he described, will take place in 2018. Finally, the next Coffee with the Mayor will be Thursday, May 25.

7. First Public Question Period

The Pro-Mayor announced the beginning of the First Public Question Period at 8:15 p.m.

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

Abby Shyavitz gave an update on her proposal that Council meetings be webcast. She made inquiries with other organizations to see if it would be feasible, and found out that it would be very expensive. Someone suggested that some of Facebook applications could be used for free, and to go through schools like Royal West Academy where students could make this task a part of their extra-curricular activities. However, she did not get much feedback at this point from the Vice-Principal. Councillor Torres thanked her for her efforts, and Councillor Tasker-Brown said she had sent an email on this subject to the Town's Coordinator for Recreation, Communications and Environment.

Ian Robinson talked about the proposed Recreation and Community Center. He contended that Councillor Feeney said she would have no problem increasing the Town's debt with this infrastructure. Councillor Feeney denied she said that and added that her point was these are good times to get in debt because of the availability of grants, and the currently very low interest rates. The resident disagreed. He noted that, in the past months, he had asked if Council would apply for a grant before knowing the survey results. He understood at the time that Council would not, but apparently it did. Councillor Feeney said that it was never a secret that a grant application would be made. However, the Town would not decide to undertake any work before knowing the survey results. The resident said he was disappointed. Councillor Feeney noted that the auditor said the Town has excellent financial management and decreased its debt while renewing some of its infrastructure.

David Superstein said that the survey results were disappointing, but they are the direct consequence of the high taxes paid by Montreal West residents. Otherwise, he believed the survey results would have been more in favor of the proposal. In order to decrease the tax burden, he wondered again how much money could be saved if 50% of the snow was blown on private properties instead of being picked up. Councillor Torres noted that snow removal services entail hourly costs. If the snow was blown on lawns, the trucks would have to stop and start all the time to do that. Instead, they run continuously on the streets and it takes less time. So it is not guaranteed that the resident's suggestion would bring economies. Councillor Tasker-Brown added that she has always been concerned about snow costs, but the fact is that more people like that the snow is removed thoroughly. There are ways to save money, like not removing snow on one of the two sidewalks in a street. However, it is not so obvious that residents are ready to get less services in order to pay less taxes. The resident said the Town should have let the snow melt after the last storm, instead of removing it. Councillor Torres noted that in this case, it would have been Town employees who did the work, not contractors. And pedestrian safety is important, so that we will not wait for the sun to melt the snow on sidewalks.

Louise Chênevert said she was concerned about ash trees that were felled on Meadowbrook. Apparently, there are Montreal West residents who cut the trees and took the wood. This could bring infestation in the Town. Councillor Tasker-Brown said that a letter could be sent to the residents who live nearby, in order to warn them of the consequences and inform of the proper manner to dispose of ash wood. The resident also asked if there will be work on the sidewalks on Roxton. Councillor Torres said she would let her know.

Michael Shindler asked if the Town has a global plan for infrastructure work on roads. Councillor Torres said yes, in fact the Town must have what is termed an intervention plan in which roads are evaluated and given a rank, and subsidies are given following the order of priority as shown in this plan. The level of priority for a street is defined by the number of water breaks, so the list may change over the years. Councillor Tasker-Brown

remarked that the Government's criteria for giving grants may not be exactly the same the Town would use, if it could establish its own priorities. Councillor Torres noted that the frequency of water breaks has much decreased, which seems to indicate that progress has been made. The resident asked how much time would last renewed infrastructure. Councillor Feeney said that it would be 50 years for aqueduct. Having been invited by the Pro-Mayor to comment, the Foreman, Mr. Ferdinando Guadagnino, said that a road could last 15 years but there are many factors to consider. Councillor Tasker-Brown added that the presence of trees also help. Councillor Ulin noted that resurfacing roads without doing other work may not require grants. In that case, the choice is the Town's own.

David Superstein asked how much it costs to transport organic waste. Councillor Feeney said she would find out for him. Councillor Ulin noted that there was a time when there were two garbage pickups weekly. Now there is one, plus the compost collection. The Town could save money if people did their own composting, but it is a tough sell.

Peter Cooney said that the neighborhood committee meeting on the Turcot project will be next Monday, and that the Town should have someone there to attend. He complained about 10-wheelers on Avon Road, mostly Parmalat trucks. Councillor Ulin said that Public Security Lieutenant Demetrios Georgiou goes to these meetings. Councillor Tasker-Brown added that there will be soon a Town meeting with some residents from that neighborhood to discuss traffic issues and data with an engineer.

Louise Chênevert asked if the Town could do something to honor the memory of a resident who passed way some time ago. Councillor Ulin said that Council has not set its mind about that.

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

8. Contracts and Town Clerk's Office

There was nothing under this item.

9. Administration and finances

a) Auditor's report – filing

The financial statements for the fiscal year 2016 were tabled with Council. Councillor Colleen Feeney summed up the main points of this report.

b) Approval of disbursements – March 22 to April 18, 2017

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

That the list of accounts payable from March 22 to April 18, 2017 totaling \$497,895.21 be approved and paid as listed.

Carried unanimously
#20170424-004

c) Delegation of powers for the month of April 2017

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

To approve the report of the Director General by interim concerning the exercise of powers delegated under By-Law No. 2005-002 for the month of April 2017.

Carried unanimously
#20170424-005

d) New tariff proposals

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

That new tariffs be charged for the following services:

- General Administration – copy of maps or plans (including taxes)
 - \$3.80 /unit
- Recreation and Community – rental of skateboard installations (excluding taxes)

- with supervisor
\$200.00 /hour

- birthday party (with animator)
\$300.00 /event

Carried unanimously
#20170424-006

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 April 19, 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
55 Curzon 102 Sheraton	construction of a deck in the backyard replacement of stone above garage door with aluminium cladding, replacement of a front facade window, replacement of aluminium cladding and glass blocks with matching bricks, and replacement of a side window	as presented; with conditions;
33 Campbell 146 Strathearn N. 144 Strathearn N. 100 Sheraton	replacement of eighteen windows restoration of dormers and mansard roof restoration of dormers and mansard roof modification of deck (stairs) and construction of a patio	with conditions; as presented; as presented; as presented;
51 Wolseley N.	removal of front roof terrace decking and installation of fiber-glass decking	as presented;
51 Westminster N.	installation of a retractable awning above the ground floor window on front facade	as presented;
12 Brock N.	replacement of a window	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
171 Brock S. 55 Curzon	construction of a detached condos building; modification of openings on rear and sides facades for new windows and doors, replacement of windows on front facade, addition of a new exterior staircase in the back, and replacement of bricks on rear and sides facades of the back extension;
51 Wolseley N.	removal of front roof terrace railings and installation of black aluminium railings.

Carried unanimously
#20170424-007

b) Minor exemption request – 53 Curzon

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 February 22, 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 from section 3.2.2 of the Zoning By-Law, regarding the immovable located at 53 Curzon in zone RB-3:

- Allow that the front setback of the existing building be 3.17 metres from the property line, while the minimum setback is 4.57 metres, the consequence being to reduce this requirement by 1.40 metre;

- Allow that the rear setback of the existing building be 5.94 metres from the property line, while the minimum setback is 6.10 metres, the consequence being to reduce this requirement by 0.16 metre.

Carried unanimously
#20170424-008

11. **Public Works**

a) **Subsidy agreement within the scope of the New Canada Quebec Building Fund (Small Communities Component) – Percival Avenue**

WHEREAS the Town of Montreal West applied for a grant under the New Canada Quebec Building Fund (subcomponent 1.1) by virtue of Council resolution #20160627-009 for replacement work of aqueduct and sewer pipes on Percival Avenue;

WHEREAS this subsidy request has been accepted and an agreement has been submitted for Council's approval to determine the amount of the grant, the administrative conditions and the responsibilities of both the Town and the Quebec Government;

THEREFORE:

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

1) That the Town of Montreal West agree to enter into in an agreement with the Ministry of Municipal Affairs and Land Occupancy for the purpose of receiving financial assistance in the amount of \$570,400 within the scope of the infrastructure program mentioned in title (File No. 2000074).

2) That Mayor Beny Masella be authorized to sign this agreement on behalf of the Town.

Carried unanimously
#20170424-009

12. **Human Resources**

There was nothing under this item.

13. **Appointments**

There was nothing under this item.

14. **Councillors' Reports**

a) **Seat Number 1**

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

b) **Seat Number 2**

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

c) **Seat Number 3**

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

d) **Seat Number 4**

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

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. 2017-004 – 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

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

That By-Law No. 2017-004 entitled “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 adopted.

Carried unanimously
#20170424-010

b) Notice of Motion and dispensation from reading for a By-Law Amending Traffic By-Law No. 405

Pro-Mayor Torres gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a “By-Law Amending Traffic By-Law No. 405”.

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 Torres requested that the reading of this “By-Law Amending Traffic By-Law No. 405” be dispensed with.

c) Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2007-005 relating to tariffs

Pro-Mayor Torres 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. 2007-005 relating to tariffs”.

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 Torres requested that the reading of this “By-Law amending By-Law No. 2007-005 relating to tariffs” be dispensed with.

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:50 p.m.

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

Michael Shindler wanted to know what the call for tenders where no bids were received was about. Councillor Ulin said it was the phase 2 of the refurbishment project for Park Davies. It included landscaping work and the purchase of water games. The resident wondered why there were no bids. Councillor Ulin said that the Town has gathered comments from contractors who did buy the tender documents but abstained. The reasons given are not that clear.

Abby Shyavitz asked Councillor Feeney a question concerning one of the offences she mentioned earlier tonight in her monthly report on Public Security. Councillor Feeney gave her some details. The resident wanted to know the frequency of violent crimes in Montreal West. Councillor Ulin said that in the two years she had this portfolio, there were maybe one or two, not murders but assaults.

18. Termination of the Meeting

At 9:55 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20170424-011

Maria Torres
Pro-Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20170424*