

MINUTES
REGULAR COUNCIL MEETING

JUNE 27, 2017
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on June 27, 2017 at the Town Hall located at 50 Westminster Avenue South.

Present: Mr. Beny Masella, Mayor
Ms. Elizabeth Ulin, Councillor
Ms. Colleen Feeney, Councillor
Ms. Maria Torres, Councillor

Absent: Ms. Julie Tasker-Brown, Councillor

Also present: Ms. Raffaella Di Stasio, 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 Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

That the Meeting be declared open.

Carried unanimously
#20170627-001

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 Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Tuesday, June 27, 2017 as presented.

Carried unanimously
#20170627-002

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 Meeting of May 29, 2017;
- Special Meeting of June 9, 2017.

Carried unanimously
#20170627-003

5. Correspondence

There was nothing under this item.

6. **Report of the Mayor**

Mayor Masella noted that various traffic calming measures are being implemented to alleviate the inconvenience for residents South of Avon resulting from the Turcot project. He said that the next Coffee with the Mayor will be August 24 at the Community Center. Finally, he revealed his intention to run again as Mayor in the up-coming election.

7. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:07 p.m.

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

Joan Goldwater complained that the issuance of building permits is delayed by the requirement to go through the PAC for the approval of plans. She said she was told she could not obtain a permit until the month of August although her only purpose is to perform maintenance work on her house, not renovation. Mayor Masella answered that he was surprised by that statement because he knows there will be a PAC meeting on July 12 and a special council meeting will follow soon after. Therefore, if her application file is already complete, it should be approved earlier than August. Councillor Ulin noted that the misunderstanding may come from the true fact there will be no regular Council meeting before the end of August, which is not the same thing.

Ian Robinson referred to the answer that was given to a request for access to information concerning the grant application for a new Recreation Center. He wondered why parts of the document were crossed out. The Mayor answered that it was to avoid giving someone else who would be made aware of that information a competitive benefit when the time of a call for tenders comes. The resident asked if there was a public meeting when the resolution approving the grant application was adopted. The Mayor said yes and that he remembered the resident was there, back in August 2016. The resident then asked if speed bumps are designed to bring down speed to 30 kilometers an hour, or to match some other criteria. Having been invited by the Mayor to comment, Public Security Lieutenant Demetrios Georgiou noted that there are indeed two sorts of speed bumps, one of which aims at putting vehicles to stop.

Linda Hammerschmid asked for an update on break-ins in town recently. The Mayor said he knew there were two or three actual break-ins and one or two attempted break-ins. The police has been told and asked to increase its patrols, Public Security Officers (PSO) have been asked to wise up, and information to residents has been given. The resident also asked a question about leaf blowing. She wondered if it could be possible to allow it more often, like once a month. The Mayor remarked that the prohibition used to be complete and without exception. He doubted Council might be interested in being more open about it during this mandate.

Cynthia Nichols said that someone started to dig up where Bell Canada worked for a while near her place, and she wondered who that was. The Mayor noted that it is the contractor hired by Bell, not by the Town. On another point, she said there was a break-in at her place, and the Mayor asked her if she reported it to the police. She said yes.

The First Question Period ended at 8:22 p.m.

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

There was nothing under this item.

9. **Administration and finances**

a) **Approval of disbursements – May 24 to June 20, 2017**

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

That the list of accounts payable from May 24 to June 20, 2017 totaling \$3,104,561.36 be approved and paid as listed.

Carried unanimously
#20170627-004

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

Carried unanimously
#20170627-005

10. Urban Department

a) Planning Advisory Committee – meeting of June 21, 2017

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

To confirm that Pro-Mayor Maria Torres was authorized and requested to sit on the Planning Advisory Committee in the absence of Councillors Julie Tasker-Brown and Colleen Feeney, regular members of this committee, as well as of Mayor Beny Masella, and that her appointment to its meeting of June 21, 2017 be ratified.

Carried unanimously
#20170627-006

b) Site Planning Projects and Architectural Integration Programs (SPAIP)

It was moved by Councillor Maria Torres, 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 June 21, 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
15 Campbell	replacement of 2 windows and regular door in the back façade by a 4 pane patio door	as presented;
8 Fenwick	replacement of front stairs	as presented;
17-19 Northview	replacement of three front doors	as presented;
42 Banstead	replacement of front door	as presented;
112 Northview	reconstruction of front landing and stairs and replacement of three window lintels	with conditions;
231 Wolseley N.	replacement of roof cladding	as presented;
166 Sheraton	replacement of front landing	as presented;
120 Brock S.	capping of front landing and stairs with pavers	as presented;
240 Percival	installation of a garden shed in the back yard	as presented;
134 Brock N.	replacement of the side porch (stairs, decking and railings)	with conditions;
27 Brock S.	replacement of thirty windows and lintels and creation of a patio door in the back	with conditions;
8019-8021 Avon	replacement of a storm window in front façade	with conditions;
220 Strathearn N.	side deck modification	as presented;
318 Brock N.	construction of a garden shed in the back yard	as presented;
8026-8028 Avon	replacement of sixty-four windows	as presented;
138 Brock N.	replacement of 15 windows and 2 doors	as presented;
117 Radcliffe	rebuild front stairs to standard size	with conditions;
112 Broughton	replacement of existing two level deck with a new deck and patio	as presented;
80 Percival	closure of back porch	with conditions;
162 Percival	replacement of a side door	as presented.

- 3) 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
171 Brock S.	construction of a detached condos building (21 units)	with conditions (except the first one);

and to further require that the public trees be protected in accordance with the provisions of By-Law No. 2016-001 as well as of the zoning by-law, and that the mullions in the front windows be real crossing mullions, not imitations.

4) To approve the following plans submitted to this meeting, despite the advice of the PAC as outlined in the minutes, but following its recommendations excluding its other comments, as agreed by email from the owner's architect on June 26, 2017:

Address	Project
163 Brock N.	closing the back porch and creation of an opening for a patio door in the back.

5) 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
220 Strathearn N.	painting of the house;
137 Broughton	reconfiguration of the front landing, stairs and walkway;
80 Percival	landing, stairs and railings.

Carried unanimously
#20170627-007

c) Payment of a fee in lieu of land for park use

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

That the Council, in accordance with article 2.2.4 of Subdivision By-Law No. 2009-009, notify Société Habitation Développement Scalia that it shall be required to pay the Town a sum of \$29,380.00 in order to obtain a permit for its building project over former lot 1 292 123, plus all other permit costs.

Carried unanimously
#20170627-008

d) Minor exemption request (231 Wolseley North)

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 Maria Torres and resolved:

That the plans and request submitted to the May 24, 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 231 Wolseley North in order to:

- Allow that the lateral setback of the existing building be 1.79 metres from the property line, while the minimum setback is 2.0 metres in zone RB-2, the consequence being to reduce this requirement by 0.21 metre.

Carried unanimously
#20170627-009

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

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

- 1) That Councillor Colleen Feeney be appointed Pro-Mayor for the months of August, September, October and November 2017.
- 2) That Councillor Colleen Feeney 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 August 1, 2017.

Carried unanimously
#20170627-010

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

On behalf of Councillor Tasker-Brown, the Mayor read her report on matters pertaining to Urban Planning and Environment.

d) Seat Number 2

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

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. 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.

Mayor Masella 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 8:45 p.m.

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

Linda Hammerschmid said she would like people have the option to pay taxes on line. Councillor Feeney explained that paying municipal taxes on line is already possible. However, it cannot be done for dog licenses, because the system in Montreal West is to supply dog tags of a different color every year, so one has to show up at Town Hall any way; it would not be enough to have paid the fee without the right tag to prove one's dog is licensed. It is not like in Montreal where they have a different and very expensive system. The Mayor noted that it is also possible to pay on line for recreation courses and activities. Councilor Ulin added that, since the website is about to be revamped, the Town will be looking to increase the opportunities for payment on line. Also, the resident

asked that municipal notices be publicized by other means than just printing them in The Suburban. Mayor Masella noted that the Town has already begun to make such a use of the E-Bulletin and the social media.

M. Augustyniak asked a question about the urban plan change concerning Brock South. Referring to the public meeting announced for tomorrow, he wondered if it was a zoning change. The Mayor explained that the zoning by-law for that sector was amended last year and this time, the by-law change is only to adjust the urban plan. The meeting is to inform and get feedback from the public.

Ian Robinson remarked that the Turcot was supposed to include some kind of green bridge, but it was learned recently that this element was cancelled, and he wondered if Montreal West would consider joining its voice to Mayor Coderre in order to get back this part of the project. The Mayor said he had no issue with a green link but wanted to see what it would look like.

Linda Hammerschmid noted that her garbage can was damaged after a recent pickup. The Mayor asked her if she had reported this incident to the Public Works Department. The resident said yes. The Mayor noted that the garbage contractor does not always send the same crew here, which may explain why the quality of its work is not consistent.

18. Termination of the Meeting

At 8:55 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20170627-011

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20170627*