

MINUTES
SPECIAL COUNCIL MEETING

AUGUST 11, 2017
8:30 a.m.

Minutes of the Special Meeting of the Council of Montreal West held on August 11, 2017 at the Town Hall located at 50 Westminster Avenue South.

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

Also present: Ms. Raffaella Di Stasio
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.

One resident was in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
20170811-001

The Mayor called the Meeting to order at 10:00 a.m.

2. Adoption of the Agenda

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

To adopt the Agenda of the Special Meeting of Friday, August 11, 2017 as presented.

Carried unanimously
20170811-002

3.1 Site Planning and Architectural Integration Program (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 August 9, 2017.

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

Address	Project	PAC's recommendation
63 Strathearn N.	replacement of nine windows	as presented;
231 Percival	capping front step and landing with pavers	as presented;
28 Fairfield	replacement of front stairs and landing	as presented;
7 Banstead	replacement of front and rear doors and of transom windows	with conditions;
85 Easton	construction of garden shed in the back yard	as presented;
144 Brock N.	replacement of front door	as presented;
220 Strathearn N.	construction of garden shed in the back yard	as presented;
440-442 Westminster N.	replacement of five windows and one door, installing steel lintels, replacement of window sills, closure of a window and brick repointing	as presented;

350 Ballantyne N.	replacement of twelve windows, one patio door, window sills and soffits	with conditions;
112 Westminster N.	painting of front door	as presented;
86 Percival	replacement of semi-detached garage	as presented;
84 Percival	replacement of semi-detached garage	as presented;
132 Brock N.	reconstruction of front and rear porches and repainting of house trims	with conditions;
217 Westminster N.	flooring and railings replacement on balconies	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
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63 Strathearn N.	replacement of the front door.
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4) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
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80 Percival	closure of back porch and replacement of two windows and one door.
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Carried unanimously
20170811-003

3.2 Site Planning and Architectural Integration Program (SPAIP) – 138 Broughton

It was moved by Councillor Colleen Feeney, seconded by Councillor Maria Torres and resolved, Councillor Julie Tasker-Brown having voted against, and Councillor Elizabeth Ulin in favor:

To approve under the SPAIP the following plans, despite the recommendation of the Planning Advisory Committee to refuse this project in its minutes of August 9, 2017, but upon the same conditions as in PAC minutes of July 12, 2017, except for the requirements about brick-to-brick installation and the color of windows which are replaced with similar recommendations to the owner:

Address	Project
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138 Broughton	replacement of eighteen windows and painting of house trims.
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Carried by a majority
20170811-004

4. Minor exemption request (113 Brock South)

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 June 21, 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 the first paragraph of section 4.6.3 of the Zoning By-Law, regarding the immovable located at 113 Brock South:

- Allow the construction of a fence up to a height of eleven feet (11') on the rear property line, while the maximum height is of six feet (6'), the consequence being to accept that this requirement be exceeded by five feet (5').

Carried unanimously
20170811-005

5. Town Hall foundations – termination of repair contract

WHEREAS a contract for the repair work of foundation and water supply line of the Town Hall was awarded to Construction Morival Ltée, by virtue of Resolution # 20161018-003;

WHEREAS the water supply line was repaired last fall and the foundation repair work was undertaken this summer;

WHEREAS it appeared, once the excavation work begun, that the underlying conditions of the building were such that the rest of the work that was planned could not have been carried out without putting safety at risk, so that further investigations are necessary and other specifications may have to be designed;

WHEREAS section D of the tender document provides that the general administrative provisions of the standard document BNQ 1809-900-II (2002-02-15) apply to this project, unless otherwise modified by the specific administrative provisions in section E;

WHEREAS article 4.1.1 (e) of the BNQ document allows the firm in charge of supervising the work to order that it be stopped immediately for serious justifiable reasons;

WHEREAS article 10.2 of the BNQ document allows the Town to terminate the contract upon sending the contractor a written notice;

WHEREAS CIMA+, the engineering firm that was hired to prepare the plans and specifications and to supervise the work, has recommended that the project be cancelled;

THEREFORE:

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

That the Town of Montreal West terminate the contract of Construction Morival Ltée as of August 5, 2017, as notified by the engineering firm in charge of the project supervision.

Carried unanimously
20170811-006

6. Agreement on the disclosure of information for study purposes on water consumption

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

That the Town of Montreal West approve and ratify the terms and conditions of an agreement proposed by École Polytechnique de Montréal and signed by the Mayor, to allow the communication of data directly and indirectly pertaining to water consumption by residential units in the municipality, excluding any personal information.

Carried unanimously
20170811-007

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

Mayor Masella 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”.

A draft By-Law will be made available to the public at a subsequent Meeting of Council and at least two days before the meeting when it is scheduled to be adopted.

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

8. Public Question Period

The Mayor noted the beginning of the Public Question Period at 10:10 a.m.

Norman Gold summed up his window renovation project. Mayor Masella and Councillor Tasker-Brown commented.

9. Termination of the Meeting

At 10:15 a.m., no further questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20170811-008

Beny Masella
Mayor

Claude Gilbert
Town Clerk

The annexes mentioned above are deposited
in the municipal archives in File *Archives-20170811*