

**MINUTES**  
**REGULAR COUNCIL MEETING**

**NOVEMBER 14, 2017**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on November 14, 2017 at the Town Hall located at 50 Westminster Avenue South.

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

Also present: Ms. Raffaele 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.

Eighteen (18) residents and visitors were in attendance.

**1. Opening of the Meeting**

It was moved by Councillor Dino Mazzone, seconded by Councillor Maria Torres and resolved:

That the Meeting be declared open.

Carried unanimously  
#20171114-001

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 Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Tuesday, November 14, 2017 as presented.

Carried unanimously  
#20171114-002

**4. Approval of the Minutes**

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved, Councillor Dino Mazzone having voted against, and Councillor Colleen Feeney in favor:

To approve the Minutes of the regular Council Meeting held on October 2, 2017.

Carried by a majority  
#20171114-003

**5. Correspondence**

There was nothing under this item.

## **6. Report of the Mayor**

Mayor Masella thanked the electors of Montreal West for the confidence they placed in him, and congratulated the other Council members for their election. He also thanked his family for their support, and the Returning Officer's team for its work. He noted the tribute that was paid to war veterans on Remembrance Day with the ceremonies that took place in Montreal West. He also noted that the CP Holiday Train will be in Montreal West on November 26, and that it would be a good occasion for people to donate money or non-perishables to the NDG Food Depot.

## **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.

Norbert Bedoucha said that there are people in the town, like in the North, who feel they are not included and he asked what the Council would do to address this. Councillor Ulin said there could be more activities organized in various places, like Strathearn Park. Also, Council will think of ways to improve its communications with residents in order to reach everyone. On another point, the resident asked if pedestrian safety at the level crossing will be more a priority than a new arena for Council members. The Mayor answered that there is no comparison between these two files. Municipalities have nothing to do with level crossings. There are little things that can be done in the short term, notably through the Réseau de transport métropolitain (RTM), but real worthwhile solutions can only be planned in the long term, and are not even within the operating budget of the RTM, as they would necessarily involve a financial commitment of the governments. The resident made suggested that resources be allocated to monitor the traffic problems at the level crossing. The Mayor mentioned that he already asked the RTM to increase the presence and the role of police officers which are paid to be there at peak hours.

Peter Cooney raised again the question of whether the Town would agree to take care of snow removal on the lane near his home. The Mayor noticed that this lane is only used by two or three people, and it appears that there are some permanent private fixtures there. The resident also raised the issue of heavy vehicles driving by on Avon Road. The Mayor said that the Ministry of Transportation of Quebec (MTQ) will soon install road signs to forbid them from driving to the East. To enforce these rules, the Town does not have jurisdiction, only the police and MTQ officers. The resident mentioned trucks around Parmalat. The Mayor said that the Town did what it could in this file and will continue, and invited the resident to attend neighborhood committee meetings with the MTQ on Turcot. On another point, the resident said that cars should not be allowed to park on the East side of Brock, South of Avon, to facilitate things for street sweepers.

Louise Chenevert said she wrote down what people told her during the election campaign. For instance, some residents on Ronald would like to be allowed to use tempo shelters; others would like to see a bulb changed on Northview; a proposal was made to turn Westminster into a one-way street at peak hours.

June Grey noted that there is a no-parking zone on the North side of Courtney. Yet, snow removal employees always put snow on the side when cars are parked. The Mayor said there will be a discussion about this.

George Hilal mentioned that he was part of two residents' initiatives that collected signatures on petitions concerning a request for a sound barrier in the South. The Mayor said they will be transferred to the MTQ and the neighborhood committee. The resident handed copies to the Town Clerk.

Norbert Bedoucha said he mentioned the issue of sound at the neighborhood committee and that he had documents of interest. The Mayor invited him to file them with the MTQ. Councillor Mazzone noted that the Turcot file will be a big part of his Public Security portfolio.

Louise Chenevert wanted to know what will be the follow up on the list of remarks and requests she left earlier tonight. Councillor Ulin said Council did not even know what is in that list right now, and will have to look into it.

The First Question Period ended at 8:40 p.m.

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

### **a) Regular Council meetings in 2018 – calendar**

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

1) That the regular meetings of Council in 2018 be held in the Music Room of the Town Hall on the last Monday of the following months at 8:00 p.m., except in June (last Tuesday), September (last Wednesday) and December (third Monday), on these dates:

- January 29;
- February 26;
- March 26;
- April 30;
- May 28;
- June 26;
- August 27;
- September 26;
- October 29;
- November 26;
- December 17.

2) That this calendar be posted in The Suburban.

Carried unanimously  
#20171114-004

**b) Agglomeration Council regular meetings**

WHEREAS the Mayor requests that Council give him general guidelines as regards the items on the agenda of up-coming regular Agglomeration Council Meetings, including the approval of contracts identified as pertaining to Agglomeration business, and with a view that these guidelines shall be in effect until Council wishes to modify them or until the Mayor requests that they be modified;

THEREFORE:

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Dino Mazzone and resolved:

1) That the Town's representative on the Agglomeration Council, Mayor Beny Masella, be instructed to represent the Town's best interests in whatever manner he deems necessary and in particular, without limitation, by inquiring as to whether the allocation of any costs to the Agglomeration is legitimate, especially the allocation of costs between the Agglomeration and the independent municipalities, and to vote for such allocations only if and to the extent that they may be so considered.

2) That this resolution apply to any future regular meeting of the Agglomeration Council.

Carried unanimously  
#20171114-005

**c) Property and liability insurance contracts**

WHEREAS for the purpose of purchasing group property insurance benefiting from a possible group deductible, the Town is party to an agreement with the reconstituted municipalities and the Union des municipalités du Québec (UMQ), for a five-year period from January 1, 2014 to January 1, 2019 as per Resolution #20130826-005;

WHEREAS the UMQ was mandated by the reconstituted municipalities to act as representative of the association including Montreal West and known as the Regroupement des municipalités de l'Île de Montréal (RMIM) and, as such, the UMQ is assuming the responsibilities of advisor and deductible-fund manager;

WHEREAS a public call for tenders has been issued by the UMQ acting for the RMIM and by the consultant FIDEMA Groupe conseils inc.;

WHEREAS the said consultant analyzed the tenders received and made a recommendation to award the necessary contracts, taking into consideration a civil liability group deductible coverage in the amount of \$524,999;

THEREFORE:

It was moved by Councillor Dino Mazzone, seconded by Councillor Colleen Feeney and resolved:

1) To award the Town's property and liability insurance contracts from January 1, 2018 to January 1, 2019 through the insurance broker B.F.L. Canada Inc. as per the following premiums (before taxes):

<u>Coverage</u>	<u>Premium (\$)</u>
Goods	5,132
Machine breakdown	455
Crime	387
Primary responsibility	6,685
Municipal responsibility	2,336
Automobile – private owner	6,711
Engineering fees	342
Judicial costs	1

2) To pay, for the Town's insurance premium for the 2018 term, the total sum of TWENTY-FOUR thousand THREE dollars (\$24,003.00), including taxes, to the insurance broker B.F.L. Canada Inc.

3) To pay the UMQ the sum of FOURTEEN thousand SIX hundred SIXTY-ONE dollars (\$14,661.00), constituting the Town's share of the civil liability group deductible coverage for the 2018 term.

4) To pay the UMQ, for the 2018 term, an amount equal to one percent (1%) of the cost of the insurance premium, including taxes, for the responsibilities assumed as representative of the RMIM.

Carried unanimously  
#20171114-006

## **9. Administration and finances**

### **a) Approval of disbursements – September 30 to November 8, 2017**

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

That the list of accounts payable from September 30 to November 8, 2017 totaling \$472,661.20 be approved and paid as listed.

Carried unanimously  
#20171114-007

### **b) Delegation of powers for the month of October and first half of November 2017**

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres 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 October and first half of November 2017.

Carried unanimously  
#20171114-008

### **c) Cost certification statement – gas excise tax**

WHEREAS the Town has taken cognizance of the Guide concerning the Payment Terms of the Government's Contribution within the scope of the Program regarding Gasoline Tax and the Contribution of Quebec (TECQ) for the years 2014 to 2018;

WHEREAS the Town must follow the applicable terms of this Guide in order to receive the contribution confirmed in a letter from the Minister of Municipal Affairs and Land Occupation;

THEREFORE:

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

1) That the Town of Montreal West undertake to comply with the applicable content of the Guide mentioned in the preamble.

2) That the Town accept and agree to be fully and solely liable and to exonerate the Canadian and Quebec Governments as well as their ministers, officers, employees and

agents in the event of any claims, requests, losses, damages and costs of whatever nature arising from bodily injuries to third parties (including death) and material losses or damages to property that may be attributed to a deliberate or negligent behavior directly or indirectly linked to capital expenditures realized with the proceeds from the funding received under the TECQ 2014-2018 program.

3) That the Town approve and authorize the sending of the work program and of all the required documentation to the Ministry of Municipal Affairs and Land Occupation, in order to receive the contribution of which it was notified by the Minister, as mentioned in the preamble.

4) That the Town renew its commitment to invest a minimum of \$28.00 per resident/year in terms of municipal infrastructure, that is, a total of \$140.00 per resident during the five years of the program.

5) That the Town undertake to inform the Ministry of Municipal Affairs and Land Occupation of any modification that may be brought to the said work program approved by the present resolution.

6) That the Town certify by this resolution that the attached work program include true incurred costs and reflect the spending estimates of eligible works until March 31, 2018.

Carried unanimously  
#20171114-009

**10. Urban Department**

**a) Site Planning Projects and Architectural Integration Programs (SPAIP)**

It was moved by Councillor Colleen Feeney, seconded by Councillor Dino Mazzone and resolved:

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on October 11, 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:

<b>Address</b>	<b>Project</b>	<b>PAC's recommendation</b>
25 Brynmor	replacement of five windows	as presented;
309 Brock N.	replacement of front door	as presented;
134 Westminster N.	demolition of sunroom and deck, construction of a new sunroom, addition of a new bay window, and replacement of six windows and a door	with conditions.

3) To approve under the SPAIP the following plans, despite the recommendation of the PAC to approve them with conditions as outlined in the minutes, but as follows:

<b>Address</b>	<b>Project</b>	<b>PAC's recommendation</b>
247 Strathearn N.	replacement of front door	as presented.

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:

<b>Address</b>	<b>Project</b>
29 Ballantyne S.	replacement of eight windows.

5) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) by electronic mail on October 25, 2017.

6) 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:

<b>Address</b>	<b>Project</b>	<b>PAC's recommendation</b>
14 Fenwick	demolition of a detached double garage and replacement with a garden shed	as presented.

7) To approve under the SPAIP the following plans, despite the recommendation of the PAC to approve them with conditions as outlined in the minutes, but as follows:

Address	Project	PAC's recommendation
212 Strathearn N.	construction of a deck in the back yard	as presented.

8) 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
140 Ballantyne S.	demolition of wooden stairs and landing as well of a garden shed, and construction of new concrete stairs and landing.

9) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on November 8, 2017.

10) 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
134 Percival	replacement of a door and side panels	as presented;
148 Percival	replacement of twelve windows, front door and patio door	with conditions;
148 Percival	installation of garden shed in the back yard	as presented;
7 Wolseley S.	replacement of front door	as presented;
216 Westminster N.	addition of a patio door, enlargement of a window and replacement of a door and seven windows	with conditions.

11) 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
148 Percival	replacement of side door.

Carried unanimously  
#20171114-010

**b) Minor exemption – 47 Banstead (administrative fees)**

It was moved by Councillor Dino Mazzone, seconded by Councillor Elizabeth Ulin and resolved:

Due to the exceptional nature of this file, that the administrative fees for a minor exemption request concerning the rear setback of a property located at 47 Banstead be waived, considering that an examination of the file demonstrates that the owner in 1989 could not have knowingly infringed the applicable by-law since a permit was issued and the work done accordingly.

Carried unanimously  
#20171114-011

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

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

- 1) That Councillor Dino Mazzone be appointed Pro-Mayor for the months of December 2017 and January, February and March 2018.
- 2) That Councillor Dino Mazzone 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 December 1, 2017.

Carried unanimously  
#20171114-012

**b) Councillor portfolios**

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

- 1) That Councillor Dino Mazzone be entrusted with the responsibility of matters pertaining to Public Security and Special Projects Fundraising.
- 2) That Councillor Elizabeth Ulin be entrusted with the responsibility of matters pertaining to Communications, Recreation and Culture.
- 3) That Councillor Colleen Feeney be entrusted with the responsibility of matters pertaining to Urban Planning, Finance, Administration and Human Resources.
- 4) That Councillor Maria Torres be entrusted with the responsibility of matters pertaining to Environment, Public Works and Buildings.
- 5) That Mayor Beny Masella take responsibility for matters pertaining to Media Relations and Intergovernmental Affairs.

Carried unanimously  
#20171114-013

**c) Planning Advisory Committee**

WHEREAS the Councillor responsible for Urban Planning is automatically a member of the Planning Advisory Committee;

WHEREAS Councillor Colleen Feeney, who was previously appointed as an alternate member of the Committee, has become responsible for Urban Planning;

THEREFORE:

It was moved by Councillor Colleen Feeney, seconded by Councillor Dino Mazzone and resolved:

That Councillor Elizabeth Ulin replace Councillor Colleen Feeney as alternate member on the Planning Advisory Committee.

Carried unanimously  
#20171114-014

**c) Pension Plan Committee**

It was moved by Councillor Colleen Feeney, seconded by Councillor Dino Mazzone and resolved:

- 1) To appoint the following persons as representatives of the employer on the Pension Plan Committee of the Employees' Pension Plan for the Town of Montreal West:
  - Councillor Colleen Feeney;
  - Ms. Raffaella Di Stasio, Director General;
  - Ms. Valentina Maria Todoran, Treasurer;
  - Mr. Claude Gilbert, Town Clerk.
- 2) To appoint Mr. Brian Burke as independent member on the Pension Plan Committee.
- 3) To repeal resolution #20170529-021.

Carried unanimously  
#20171114-015

**14. Councillors' Reports**

a) **Seat Number 3**

Councillor Colleen Feeney presented her intentions and priorities pertaining to Urban Planning, Finance, Administration and Human Resources.

b) **Seat Number 4**

Councillor Maria Torres presented her intentions and priorities pertaining to Environment, Public Works and Buildings.

c) **Seat Number 1**

Councillor Dino Mazzone presented his intentions and priorities pertaining to Public Security and to Special Projects Fundraising.

d) **Seat Number 2**

Councillor Elizabeth Ulin presented her intentions and priorities pertaining to Communications, Recreation and Culture.

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 Concerning Taxes of the Town of Montreal West for the Fiscal Year 2018**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Concerning Taxes of the Town of Montreal West for the Fiscal Year 2018".

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 Concerning Taxes of the Town of Montreal West for the Fiscal Year 2018" be dispensed with.

b) **Notice of Motion and dispensation from reading for a By-Law enacting a Code of Ethics and Good Conduct for Elected Municipal Officers and replacing By-Laws Nos. 2014-003 and 2016-018**

Mayor Masella gave notice of motion that it is intended to submit for adoption, at a subsequent regular Meeting of Council, a "By-Law enacting a Code of Ethics and Good Conduct for Elected Municipal Officers and replacing By-Laws Nos. 2014-003 and 2016-018".

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

Mayor Masella requested that the reading of the "By-Law enacting a Code of Ethics and Good Conduct for Elected Municipal Officers and replacing By-Laws Nos. 2014-003 and 2016-018" be dispensed with.

c) **Deposit of a Draft By-Law Amending Traffic By-Law No. 405**

Further to the notice of motion that was given October 2, 2017 for a "By-Law Amending Traffic By-Law No. 405", Mayor Masella tabled a draft by-law to this effect.

17. **Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:25 p.m.

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

Norbert Bedoucha asked if there is a plan to webcast Council meetings. Councillor Ulin explained that this item was brought at the end of the last mandate. She said the Town will look into what are the demands, costs, requirements and so on to implement it. She agreed it is in principle a reasonable idea. On another point, the resident mentioned a situation which has caused many complaints over the years, that is, about defective

street lights at Westover and Westminster, which border on Montreal West and Côte Saint-Luc. Councillor Mazzone said that security is paramount and it would be much better to take care of it rather than having to react when there is an accident, even though it is understood there would be a cost to solve the problem. Mayor Masella noted that the problem is that spare parts cannot be found, so it would be necessary to replace those lights, and due to the price (between \$300,000 and \$400,000), Côte Saint-Luc has showed no interest up to now to share the costs with Montreal West.

Julia Scot asked if there is a standard size for speed bumps. Councillor Torres answered she would have to ask the Public Works Department. The Mayor said it is not a case of one-size-fits-all. Some streets may need more aggressive ones than others. The Town will get an engineer's evaluation in that respect and will try to standardize, but it is believed that variations are acceptable and can be justified.

Michael Shinder asked what are Council's intentions concerning a new recreation center project. The Mayor said that it would depend on the availability of grants and thus on the terms of applicable subsidy programs. He still believed this project is a good idea. Councillor Mazzone said he was open to pursue a project of this nature, but maybe different ideas could be considered. Councillors Feeney and Torres concurred with the Mayor. Councillor Ulin added that it is a bit premature to determine the extent of such a project, since the conditions of possible subsidy programs are not known at this time. The resident then asked what would be the time frame to submit a new application when these terms are announced. The Mayor noted that there will be a deadline, but when it is announced, the Town will be ready. It is already getting prepared to phase the project in order to adapt its presentation, if needed.

**18. Termination of the Meeting**

At 9:40 p.m., no other questions being asked,

It was moved by Councillor Colleen Feeney, seconded by Councillor Dino Mazzone and resolved:

That the Meeting be terminated.

Carried unanimously  
#20171114-016

---

Beny Masella  
Mayor

---

Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20171114*