

MINUTES
REGULAR COUNCIL MEETING

AUGUST 27, 2018
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on August 27, 2018 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

Absent: Ms. Maria Torres, Councillor

Also present: Me Claude Gilbert, Town Clerk

Mayor Beny Masella 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 Elizabeth Ulin, seconded by Councillor Dino Mazzone and resolved:

That the Meeting be declared open.

Carried unanimously
#20180827-001

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 Dino Mazzone, seconded by Councillor Colleen Feeney and resolved:

To adopt the Agenda of the Regular Meeting of Monday, August 27, 2018 modified as follows:

- by deferring item 8 a): **Agreement on services for disaster victims with the Canadian Red Cross in Quebec.**

Carried unanimously
#20180827-002

4. Approval of the Minutes

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

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

- Regular Meeting of June 26, 2018;
- Special Meeting of July 6, 2018;
- Special Meeting of August 3, 2018;
- Special Meeting of August 8, 2018.

Carried unanimously
#20180827-003

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

Mayor Beny Masella commented two topics, namely the Town's position concerning the Toe-Blake storm sewer, and the status of the arena file.

On the first one, he explained that the said storm sewer terminates in a stream at the privately owned Meadowbrook Golf Club on Montreal West northern border, near Sheraton Drive and Toe Blake Park. He emphasized that, like all responsible municipal governments, this Town puts environmental protection, sustainable development, and the sound management of public funds at the heart of all its decisions. Because Montreal West is more than 100 years old, the Town made a commitment 11 years ago to rebuild all aging public water mains, sanitary sewers and storm sewers. This undertaking will ensure that they function properly and remain in good condition for years to come – for the benefit of current and future generations. With this in mind, more than \$7 million have been earmarked to date for the entire sector to the north of the CPR bridge, to repair streets and replace all relevant underground infrastructure, including sewer connections. In addition, four years ago the City of Montreal advised the Town that wastewater was entering the storm sewer that services a portion of Côte Saint-Luc as well as our Montreal West northern sector. This should not have been happening, and would be due to the fact that some residential sewer lines were connected to the storm sewer system instead of to sanitary sewers. In all likelihood, these improperly connected lines, known as crossed connections, contributed to the contamination of rainwater in the Toe Blake storm sewer, which empties into the Meadowbrook stream. The Mayor noted that these crossed connections were never authorized or installed by the Town. Thanks to its major infrastructure work, which began in 2007 and which has continued every year since, Montreal West now has a clearer picture of the situation. Over the past 11 years, 13 crossed connections were discovered out of more than 350 residences in the north sector, or less than 3.5%. This assessment is nearing completion, and to date, the volume of wastewater discharged into the Toe Blake storm sewer through these crossed connections has been fairly limited. That said, the Mayor added that the Town will continue moving forward with its infrastructure repair work in order to better implement its vision of sustainable development for the benefit of current and future generations.

On the second topic, the Mayor said that the Town found out a few weeks ago that it was not accorded a grant to build a new recreation centre. Same reasons than the last time – more projects than money. Since then, there have been further discussions with several people at the provincial level: MNA's, chiefs of staff and administrators who rank the projects. The Mayor will be meeting with one of them in mid-September. It has been mentioned that a new program will probably be launched in mid-February. That being said, the Town can no longer wait for a grant that may not come to address some pressing needs at the arena. The most pressing is the flat roof over the dressing rooms and offices that leaks like a sieve. Quotes are being requested now to replace that section of the roof but before it is decide whether or not to award that contract, Council needs to further discuss the short and long-term future of that building. Finally, it was said that the next Coffee with the Mayor will be September 20.

7. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:05 p.m.

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

Louise Chenevert thanked Mayor for explaining at length where the Town stands regarding the preservation of St-Pierre River. She handed a copy of a leaflet detailing a ride along the above ground and underground course of the river, from Meadowbrook to Pointe-à-Callière. She asked a question concerning the thirteen crossed connections that have been found, and also about the court case. The Mayor answered that the Town did not authorize crossed connections, so if things had to go that way it could not be held responsible to pay for repairing them. At the same time, he noticed that when roads and sewers are replaced within the Town's plan to renew its infrastructures, as many streets in this sector have already been, the situation is corrected. Montreal West was not involved in the lawsuit of Groupe Pacific against the City of Montreal.

Daniel Boulerice asked if the Town has contacted the owners of those properties where crossed connections have been found at this time. The Mayor said that on the streets where the underground infrastructure have been or will be replaced, any crossed connections have already been or will be repaired. On the whole, 350 addresses have

either been tested or are on such repaired streets, and the Town has to complete its investigation in the northern sector.

Daniel Markuze pointed out the presence of construction stuff at the corner of Westminster and Northview. The Mayor said that the owner got a statement of offence, however some of it is on the CPR right-of-way. The resident asked a question about another file that was taken to court. The Mayor answered that the Town is still waiting for a trial date.

Laura Cousineau noted that the infrastructure work on Percival is going well, although it has been delayed. The Mayor said the contractor is catching up. The resident had a question about the intensity and warmth of the LED lampposts. The Mayor answered that he was informed the strength must follow certain norms, and asked the Director General to see to it. The resident also questioned the color of the light. She had asked to see the specifications on this topic and was not satisfied with the lack of follow up. The Mayor said he would get them for her. Councillor Ulin noted that the Town has to rely on external expertise regarding these technical questions.

Another resident had some technical comments and suggestions to offer on lampposts, which was well received by the Mayor and deemed worthy of consideration.

The First Question Period ended at 8:30 p.m.

8. Contracts and Town Clerk's Office

a) Agreement on services for disaster victims with the Canadian Red Cross in Quebec

This item was deferred to another meeting.

9. Administration and finances

a) Approval of disbursements – June 20 to August 10, 2018

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

That the list of accounts payable from June 20 to August 10, 2018, 2018 totaling \$1,093,356.43 be approved and paid as listed.

Carried unanimously
#20180827-004

b) Delegation of powers for the months of July and August 2018

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

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the months of July and August 2018.

Carried unanimously
#20180827-005

10. Urban Department

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

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

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on August 22, 2018.

2) To approve as presented under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
15 Northview	Replacement of the back yard deck;
60 Westland	Construction of a garden shed in the back yard;
75 Percival	Replacement of four windows;
107 Westminster N.	Replacement of front landing, stairs and railings;

118 Westminster N. Replacement of a side door.

3) To approve with conditions under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
125 Ballantyne N.	Replacement of aluminium siding on the rear extension with stucco, reconstruction of the rear deck and demolition of the pergola;
14 Brock N.	Replacement of three doors and four windows
151 Brock N.	Replacement of cladding material on the rear basement entrance as well as sixteen windows and a back door.

Carried unanimously
#20180827-006

b) Minor exemption request – 163 Northview

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 Dino Mazzone and resolved, Councillor Elizabeth Ulin having voted against:

That the plans and request submitted to the August 1, 2018 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 5.2.1.1 of the Zoning By-Law, regarding the immovable located at 163 Northview in order to:

- Allow the construction of a parking area that would be 5.49 linear metres wide, while the maximum width is 3.5 metres, the consequence being to exceed this requirement by 1.99 metres.

Carried by a majority
#20180827-007

11. Public Works

a) Call for tenders – redesigning Brock and Courtney intersection

WHEREAS the Town of Montreal West issued a call for tenders by invitation for the purpose of awarding a contract for the redevelopment of the intersection at Brock Avenue South and Courtney Drive;

WHEREAS three (3) contractors were invited;

WHEREAS one (1) tender was received;

WHEREAS the price is above the limit beyond which a public call for tenders is mandatory (\$100,000);

THEREFORE:

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

That the Town refuse the tender received.

Carried unanimously
#20180827-008

b) Agreement with Hydro-Québec – electric vehicle charging station (Westminster parking lot)

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

1) That the Town of Montreal West accept the terms and conditions of a partnership agreement with Hydro-Québec concerning the purchase of an electric vehicle charging station and the provision of services to assist in its operation.

2) That this agreement come into effect from the date of its signature by both parties, its ending date being December 31, 2020, and automatically renewable for five-year terms, unless one of the parties gives the other a sixty-day notice to the contrary.

- 3) That the Director of Public Works, Mr. Rylan Wadsworth, be appointed as representative of the Town to manage and oversee the implementation of this agreement.
- 4) That all costs related to the purpose of this agreement be charged to budget code 02-470-00-419.
- 5) That the Mayor and the Town Clerk be authorized to sign this agreement on behalf of the Town.

Carried unanimously
#20180827-009

12. Human Resources

There was nothing under this item.

13. Appointments

There was nothing under this item.

14. Councillors' Reports

a) Seat Number 3

Councillor Colleen Feeney reported on matters pertaining to Urban Planning, Finance, Administration and Human Resources.

b) Seat Number 1

Councillor Dino Mazzone reported on matters pertaining to Public Security and to Special Projects Fundraising.

c) Seat Number 2

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

d) Seat Number 4

In the absence of Councillor Maria Torres, there was no report on matters pertaining to Environment, Public Works and Buildings.

15. Deposit of Documents

a) Report on drinking water – Ministry of Municipal Affaires and Land Occupancy

This document, which the Town is required to submit to the Ministry of Municipal Affairs and Land Occupancy, and was approved by the said Ministry, was tabled with Council.

16. Notice of Motion, Reading and Adoption of By-Laws

a) Adoption of By-Law No. 2018-005 – By-Law amending By-Law No. 2007-005 relating to tariffs

WHEREAS a copy of this By-Law in draft version was previously tabled at a Council meeting and made available in accordance with the law;

WHEREAS the purpose and scope of this by-law were summed up at the present meeting;

THEREFORE:

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

That By-Law No. 2018-005 entitled "By-Law amending By-Law No. 2007-005 relating to tariffs" be adopted.

Carried unanimously
#20180827-010

b) Notice of Motion and Deposit of Draft By-Law for a By-Law Amending By-Law No. 2012-006 Enacting a Code of Ethics and Professional Conduct for Municipal Employees

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. 2012-006 Enacting a Code of Ethics and Professional Conduct for Municipal Employees".

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

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:00 p.m.

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

Daniel Markuze asked if the Town would set up a Facebook page for complaints. The Mayor said there will be a section to this end on the new website.

Alexandre Beautik said that there are a lot of duplexes on his street. He asked for a driveway exemption, that is, to exceed the applicable norms. The Mayor said it was not the proper place to discuss his file without proceeding through the administrative channels first. Councillor Feeney explained that, in addition to the by-law indicating the maximum width of a driveway, it also prohibits that the frontage of the house have more than 35% hardscaping. In the example given by the resident, while the exemption allowed another one to exceed the maximum driveway width, it was still below the permissible hardscape percentage. So the exemption was given within a specific context. She also pointed out that minor exemptions for such by-laws are rarely given, and making an exemption request does not mean it will automatically be granted.

18. Termination of the Meeting

At 9:10 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20180827-011

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20180827*