

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

**DECEMBER 17, 2018**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on December 17, 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  
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.

Twelve (12) residents and visitors were 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  
#20181217-001 (2)

The Mayor called the Meeting to order at 8:07 p.m.

**2. Acknowledgement of Visitors**

Mayor Masella greeted and welcomed Commandant Luis Oliveira from the Montréal Police Department (Neighbourhood Police Station 9).

**3. Adoption of the Agenda**

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

To adopt the Agenda of the Regular Meeting of Monday, December 17, 2018 modified as follows :

- by deferring item 9 d): **Rental contract for four photocopiers.**

Carried unanimously  
#20181217-002 (2)

**4. Approval of the Minutes**

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

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

- Regular Meeting of November 26, 2018;
- Special Meeting of December 7, 2018.

Carried unanimously  
#20181217-003 (2)

**5. Correspondence**

There was nothing under this item.

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

Mayor Masella first summed up the highlights of the 2019 budget, saying that the tax bill for an average Montreal West home will increase by 1.88%, while the Town's bill to the Agglomeration has increased by 12% over the past two years. He noted that the Town has secured a grant of \$1,020,300 for infrastructure work on Crestwood and Wolseley North, and will issue a call for tenders early next year to see if the costs match its estimates and allow to go forward. The Mayor also explained why, like other municipalities on the Island, Council is considering to increase the salary of its members. He noted that they are five instead of a minimum of seven everywhere else. Changes to the fiscal aspects pertaining to Councillors' salaries have also an impact. In any case, an increase could only come through a by-law that will have to be debated next year. On another topic, the Mayor listed the particular accomplishments of this year, which include:

- New Website that will be launched in the New Year
- Phase 2 of the Davies Park rejuvenation
- First electric vehicle charging station
- Reconstruction of RD Paul Park
- Reconstruction of Percival
- New roof over the flat section of the Arena
- Hiring of a communication person
- Replacement of some of the playground equipment at Rugby Park
- Signing of a new collective agreement with the blue collar workers
- Amendment to the SPAIP by-law
- Renovation of some Town Hall Offices and moving the boardroom
- In Recreation: New Duathlon activity, new family swims activity, addition of a ballet stream to the summer camp, and hosting of the Swim Sectionals.

Mayor Masella expressed his satisfaction for all that was done in 2018, and thanked the Director General and the other managers for their work. Finally, he said the next Coffee with the Mayor will be January 24, and offered his best wishes for the Holiday Season.

## **7. First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:12 p.m.

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

Kathryn Minorgan noted that there was an item on the agenda about Avon sector. She complained about the risks posed by traffic for pedestrian safety. Mayor Masella noted that the bollards that were there at some point have been removed to facilitate snow clearing, but he will bring up again this matter with the Public Works Department. The resident said this is the worst time of the year at night, but the Mayor remarked that there are three street lights around. Finally, the resident asked that the traffic speed limit be lowered from 40 to 30 km in this sector. The Mayor said this could be discussed first at the Traffic and Safety Committee.

David Superstein questioned Councillor Feeney about the beautification process of Westminster Avenue. She answered that the firm BC2 was hired several years ago that drafted proposals to this end. In this process, Council realized they entailed changes to the by-law governing Site Planning Projects and Architectural Integration Programs (SPAIP). Action will take place to implement these in 2019. On another point, the resident wondered if Montreal West obtained anything more from Montreal in return for paying the Agglomeration a higher amount. The Mayor said there are no service increase and so the Town receives nothing more in terms of police, fire protection, water production and so on, it is Montreal that pays more for these shared services.

Harold Knowles inquired about the debt servicing. Councillor Feeney said there is no law to that effect, it is the Strategic Financial Plan adopted by Council that put forward a commitment to limit its share in the annual budget to 18%. The Mayor told the resident that Council will award a bond issue on January 7 and at that time it will be known what interests the Town will pay on a new long-term loan, if he is interested to know.

Reda Wahba inquired about the implications of the changes to the SPAIP by-law for the merchants on Westminster Avenue. The Mayor noted that the draft by-law detailing them was tabled tonight. The non-resident also asked a question about the commercial tax, and Councillor Feeney answered that she would get back to him with the exact rate.

The First Question Period ended at 8:28 p.m.

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

**a) Agreement concerning a mandate to the Union des municipalités du Québec (UMQ) for the purchase of liability insurance for skate parks**

WHEREAS the Town of Montreal West, in keeping with section 29.9.1 of the Cities and Towns Act (CQLR, c. C-19), is interested in joining a group set up by the Union des municipalités du Québec (UMQ), on its behalf and on behalf of other municipalities, in order to purchase a common liability insurance coverage for skate parks, during a term extending from 2019 to 2024;

THEREFORE:

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

1) That the Town agree to take part in the purchasing group set up by the UMQ, for the purpose of awarding a liability insurance contract for the skate parks and other similar facilities located in the municipality, the term of this agreement beginning May 1, 2019 and ending April 30, 2024.

2) That the Mayor and the Town Clerk be authorized to sign the agreement entitled "Entente de regroupement de municipalités au sein de l'Union des municipalités du Québec relativement à l'achat en commun d'assurances de responsabilité pour les parcs de rouli-roulant, pistes de BMX et aménagements semblables", a copy of which is included in appendix to this resolution and shall be deemed an integral part thereof.

3) That the Town agree that any municipality that was not initially a part of the purchasing group may, by resolution, at a later date and under the same terms and conditions, become a member of the group, if authorized by the UMQ and upon the condition that such a municipality undertake to comply with the clauses of the tender document, the insurance contract and the consulting firm's mandate, and accept to pay its share of the fees owed to the UMQ, it being understood that the addition of a new member shall not alter the essence of said tender document, contract and mandate.

Carried unanimously  
#20181217-004 (2)

**b) Regular Council meeting date in June 2019**

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

1) That resolution #20181029-004 concerning the calendar of regular meetings of Council in 2019 be modified in order to move the date of one meeting from June 25 to June 26.

2) That a notice be posted in The Suburban to inform the public of this modification, as well as on the website and at the Town Hall.

Carried unanimously  
#20181217-005 (2)

9. **Administration and finances**

**a) Approval of disbursements – November 22 to December 11, 2018, 2018**

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

That the list of accounts payable from November 22 to December 11, 2018, 2018 totaling \$873,718.06 be approved and paid as listed.

Carried unanimously  
#20181217-006 (2)

**b) Delegation of powers for the month of December 2018**

It was moved by Councillor Maria Torres, seconded by Councillor Colleen Feeney 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 December 2018.

Carried unanimously  
#20181217-007 (2)

**c) Grants for 2019**

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

That the Town of Montreal West award the following grants for the year 2019:

• Montreal West Children's Library	\$85,450
• Montreal West Public Library	82,620
• The Informer	15,000
• Community Services Council	4,800
• Dr. Robert Drummond (Roots and Remembrance	250

Carried by a majority  
#20181217-008 (2)

**d) Rental contract for four photocopiers**

This item was deferred to another meeting.

**e) Funding policy – pension plan of municipal employees**

WHEREAS section 142.5 of the Supplemental Pensions Act (CQLR, c. R-15.1) provides that the body who may amend a pension plan must establish a written funding policy that meets the requirements prescribed by regulation, review it regularly and send it to the pension committee;

WHEREAS this requirement, which applies only to defined benefit plans, was introduced by section 24 of the Chapter 29 of the Statutes of 2015 and must be fulfilled by January 4, 2019;

WHEREAS the purpose of the funding policy is to improve planning by providing the various parties with a better understanding of the plan's funding objectives and obligations, as well as of the risks that can affect its funding;

WHEREAS the pension plan of municipal employees was established by the Town of Montreal West which has therefore the authority to adopt the funding policy;

WHEREAS a draft policy was submitted to the Pension Plan Committee on September 20, 2018;

THEREFORE:

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

That the Funding Policy of the Employee's Pension Plan for the Town of Montreal West be approved as included in appendix to form an integral part of this resolution.

Carried unanimously  
#20181217-009 (2)

**f) Agence municipale 9-1-1 du Québec – Civil Protection (funding application – component 1)**

WHEREAS a *Regulation respecting warning and mobilization procedures and minimum rescue services required for the protection of persons and property in the event of a disaster* was enacted by the Minister of Public Security on April 20, 2018 and will come into effect on November 9, 2018;

WHEREAS the Town is interested in benefitting from the first component of a funding program offered by the Agence municipale 9-1-1 du Québec in order to support the development of emergency preparedness, primarily to comply with this new regulation;

WHEREAS the Town has completed the self-assessment process requested by the Ministry of Public Security in May 2018 and deems it necessary to improve its state of emergency preparedness;

THEREFORE:

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

1) That the Town of Montreal West submit an application for financial assistance to the Agence municipale 9-1-1 du Québec under the first component of the program mentioned in the preamble, in the amount of \$3,500.00, and undertake to abide by its conditions, in order to carry out the activities described in the application form, and also to contribute a minimum amount of \$1,500.00 so that the total project cost is \$5,000.00.

2) That the Director General, Me Raffaella Di Stasio, be authorized to sign the application form on behalf of the Town and to certify the accuracy of the information provided.

Carried unanimously  
#20181217-010 (2)

## 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 December 12, 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:

<b>Address</b>	<b>Project</b>
342 Ballantyne N. 74-76 Radcliffe	Replacement of front door; Replacement of railings on front yard balconies.

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:

<b>Address</b>	<b>Project</b>
205 Bedbrook	Rebuilding the side landing and stairs.

Carried unanimously  
#20181217-011 (2)

### b) **Approval of a Draft By-Law and fixing of the date of a public consultation meeting – By-Law Amending By-Law No. 2012-005 Concerning Site Planning and Architectural Integration Programs**

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

1) To approve the Draft By-Law for a By-Law Amending By-Law No. 2012-005 Concerning Site Planning and Architectural Integration Programs, in accordance with section 124 of the Act Respecting Land Use Planning and Development (CQLR, c. A-19.1).

2) To convene a public consultation meeting on this Draft By-Law at the John A. Simms Community Center, on January 21, 2019 at 7:30 p.m., in accordance with section 125 of the said Act.

Carried unanimously  
#20181217-012 (2)

## 11. **Public Security**

### a) **Safety study update – Avon sector**

WHEREAS the residents of a sector located between Avon Road, Brock Avenue South and Ronald Drive have been complaining for several years that Brock South is used in an abusive and dangerous way as a detour road to bypass Avon;

WHEREAS a meeting took place on December 13, 2016 at the Town Hall to receive the comments and observations of concerned residents from this sector about the situation;

WHEREAS an *Étude de sécurité* was realized in June 2017 on that situation to address these concerns after a young pedestrian was hit by a car on Avon Road at the corner of Brock South;

WHEREAS this study aimed in particular at the reduction of speed and traffic flow in that sector, in the way of physical adjustments and/or prohibition of certain traffic movements in strategic places, as well as at improving the safety of pedestrian crossing;

WHEREAS the Traffic and Safety Committee also studied the question in 2016 and 2017 and recommended the implementation of traffic mitigation measures;

WHEREAS the Town Council has carefully considered the matter and accepted the Committee's recommendations;

WHEREAS various traffic mitigation measures were put in place as a result;

WHEREAS the Town learned, on September 24, 2018, of a new residential project in the Borough of Côte-des-Neiges – Notre-Dame-de-Grâce close to Brock Avenue South and Boulevard Sainte-Anne-de-Bellevue, the purpose of which is to build 178 new units in three buildings starting as soon as 2019;

WHEREAS an *Étude de circulation pendant la construction et à l'ultime* for this project was commissioned by the promoter at the request of the Borough and was filed on November 29, 2018, where it is recommended that the residents of the three buildings be enabled to access a shared underground parking by a right corner entry from Boulevard Sainte-Anne-de-Bellevue;

WHEREAS public security issues related to this project are a concern for the Town Council as the quiet and safety of nearby residents and of pedestrians in particular may be altered by increased traffic in this sector;

THEREFORE:

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

- 1) That the Town Council give the Director General a mandate to have the *Étude de sécurité* of April 2017 updated in order to include an assessment of the impact of the new residential development project located on Brock Avenue South in the territory of the Borough of Côte-des-Neiges – Notre-Dame-de-Grâce, which assessment will also be submitted to the Town's Traffic and Safety Committee.
- 2) That this resolution be forwarded to the Borough of Côte-des-Neiges – Notre-Dame-de-Grâce, to the City of Montréal, to the Ministry of Transportation and to the promoter of this residential development project.

Carried unanimously  
#20181217-013 (2)

## 12. **Human Resources**

There was nothing under this item.

## 13. **Appointments**

### a) **Planning Advisory Committee**

WHEREAS the Planning Advisory Committee is set up according to By-Law No. 2005-004 and the Act Respecting Land Use Planning and Development;

WHEREAS the Councillor responsible for Urban Planning and the Building Inspector (as a non-voting member) are automatically members of the Committee;

WHEREAS Council appointed six other regular members and four alternate members to the Planning Advisory Committee, by virtue of Resolutions #20161219-017 (2), #20170418-004 and Resolution #20171114-014;

THEREFORE:

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

- 1) That the following persons be appointed regular members of the Planning Advisory Committee until December 1, 2019:

- Michel Aubé;
- Sabina Kuepper;
- Shayan Shafei.

2) That the following persons be appointed regular members of the Planning Advisory Committee until December 1, 2020:

- Rami Dimitri;
- George Kfour;
- Sybil McKenna.

3) That the following persons be appointed alternate members of the Planning Advisory Committee until December 1, 2019:

- Jan Davis;
- Marie Dugué.

4) That the following persons be appointed alternate members of the Planning Advisory Committee until December 1, 2020:

- Pietro Palanca;
- Elizabeth Ulin.

5) That Resolutions #20161219-017 (2), #20170418-004 and #20171114-014 be repealed.

Carried unanimously  
#20181217-014 (2)

#### **14. Councillors' Reports**

##### **a) Seat Number 1**

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

##### **b) Seat Number 2**

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

##### **c) Seat Number 3**

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

##### **d) Seat Number 4**

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

#### **15. Deposit of Documents**

##### **a) Statements of pecuniary interests of Council Members**

All Council members have now filed their statements of pecuniary interest.

##### **b) Register of gifts received by Council Members**

An excerpt of the register of gifts, marks of hospitality and benefits received by Council members, in excess of a value of \$200 each, was filed. No such benefits were entered on the register.

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

##### **a) Adoption of By-Law No. 2018-007 – By-Law Concerning Taxes of the Town of Montreal West for the Fiscal Year 2019**

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 Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That By-Law No. 2018-007 entitled "By-Law Concerning Taxes of the Town of Montreal West for the Fiscal Year 2019" be adopted.

Carried unanimously  
#20181217-015 (2)

**b) Adoption of By-Law No. 2018-008 – By-Law Concerning the Traffic of Trucks and Tool Vehicles and Replacing By-Law No. 2014-008**

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 Dino Mazzone, seconded by Councillor Maria Torres and resolved:

That By-Law No. 2018-008 entitled "By-Law Concerning the Traffic of Trucks and Tool Vehicles and Replacing By-Law No. 2014-008" be adopted.

Carried unanimously  
#20181217-016 (2)

**c) Notice of Motion and Deposit of Draft By-Law Amending By-Law No. 2012-005 Concerning Site Planning and Architectural Integration Programs**

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. 2012-005 Concerning Site Planning and Architectural Integration Programs".

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 9:10 p.m.

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

Kathryn Minorgan wondered why the resolution adopted earlier tonight concerning safety in the Avon sector did not mention the problem of heavy vehicles which are not supposed to be authorized in a section of that road. Councillor Mazzone answered that this topic was not addressed in the resolution but in a by-law that was also adopted tonight. Mayor Masella added that the Town does not have the power to deal with offences related to moving vehicles; such violations must notified to the Montreal Police Department.

**18. Termination of the Meeting**

At 9:15 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20181217-017 (2)

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Beny Masella  
Mayor

Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20181217*