

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

**MARCH 25, 2019**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on March 25, 2019 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Mr. Dino Mazzone	Seat 1
		Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

Also present: Me Raffaele Di Stasio, Director General  
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 Colleen Feeney and resolved:

That the Meeting be declared open.

Carried unanimously  
#20190325-001

The Mayor called the Meeting to order at 8:00 p.m.

**2. Acknowledgement of Visitors**

Mayor Masella greeted and welcomed Sergeant Yves Landry from the Montréal Police Department (Neighbourhood Police Station 9).

**3. Adoption of the Agenda**

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

To adopt the Agenda of the Regular Meeting of Monday, March 25, 2019 modified as follows:

- by deferring item 13a): **Traffic and Safety Committee**.

Carried unanimously  
#20190325-002

**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 February 25, 2019;
- Special Meeting of March 8, 2019.

Carried unanimously  
#20190325-003

**5. Correspondence**

There was nothing under this item.

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

Mayor Masella noted that an item on the agenda was the awarding of a contract for major infrastructure work on Crestwood and a section of Wolseley North Avenues. He mentioned that this project benefitted from a government grant and that the contractor's price was more than 10% lower than the estimated cost. The Mayor added that it was important to maintain the pace of the rehabilitation program which has now been underway for several years, although redoing two streets will be a lot of work this summer. He remarked that it was especially relevant to go forward with the cross-connections problem in that sector, and said that there will be a public information meeting with the residents affected by this project. Finally, he noted that the next Coffee with the Mayor will be April 25.

## **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.

Nigel Dove from les Amis de Meadowbrook said he was happy to learn that a contract will be awarded to redo his street. He wanted to know the status of the cross-connections file. Having been invited by the Mayor to comment, the Director General said that the Town conducted color tests instead of smoke tests, because the results are more reliable and conclusive, but the operation is more elaborate and time consuming in comparison. At this time, it is still not completed. The Mayor explained that smoke tests can be conducted on a larger scale at the same time, whereas color tests must be done house by house. The resident said that the City of Montreal, according to The Suburban, was seeking to cover up the Meadowbrook creek as a way to solve the open air pollution problem. The Town Clerk, having been invited by the Mayor to comment, said this is what the promoter had precisely and unsuccessfully requested from the Court. On the other hand, to the Town's knowledge, the City has only asked the Environment Ministry to authorize a temporary diversion of the rain water sewer into the sanitary sewer pipe in the golf course, while a permanent resolution of the contamination is worked out. Councillor Ulin invited the resident to let Council know how it could help to prevent the sort of outcome his organization foresees, keeping in mind the Town does not control this file.

Susan Barwick said she had sent a letter to the Quebec Minister of Transports, of which she handed a copy to Council, and proceeded to read a translation. The resident being a citizen member for Montreal West on the KPH-Turcot Neighborhood Committee, pointed out a major issue South of Avon Road is that there used to be a train tunnel which has been demolished in 2017, while the railway tracks were brought closer to an already established residential area. The Ministry has been invited to meet with the residents in order to restore previous living conditions in terms of sound, view and quality of the air. Councillor Mazzone said he believed that baseline sound data were collected at the time when Campbell Stuart was mayor. The resident said they were collected around 2007 from the parking lot of former Motel Raphaël, which is not very helpful in fact. She added that her and other residents did not want to fight but rather have the government dedicate an amount of green money to get trees and have a small retaining wall built, for instance. Councillor Mazzone said that the railway company might be open to that kind of solution. The resident asked if there have been any communications between the Town and the new developer. The Mayor said that the Town has commissioned an update to a safety study it had already obtained for this sector, in view of the changes entailed by this development project in CDN-NDG. At this point, the Town has not yet developed a firm position. The resident said that a concrete barrier was moved today at Ronald and Brock. Councillor Mazzone answered that it is to be brought back every time. She also noted that people are flying at the corner of Brock and Carnavon because there are no speed bumps. The Mayor asked Public Security Lieutenant Demetrios Georgiou to take note of that remark.

Robert Piccioni also advocated for the return of speed bumps at this corner. The resident also complained that drivers around Courtney and Brock continuously violate traffic directions. Mayor Masella said that in the spring, when the Town installs pots out there, it makes a positive difference. The Mayor noted that when a more permanent measure at this corner was first considered, the Town was not aware of the residential development project at the former Motel Raphaël, and this situation complicated things. Therefore a further assessment is required to figure out what to do next. The resident wondered about the Town's position concerning Brock South becoming a two-way street. The Mayor answered clearly that the promoter and other interested parties know very well that the Town's position is that it shall remain one-way and a South-exit only. The resident wondered why Montreal West should have to take into account what is going in the

adjacent borough then. Councillor Mazzone explained that there might be different outcomes, depending on how many more cars are expected, for instance, and on the measures the developer will take, in the sense that the Town may decide to close the street, but it will not become an access road and at most will remain an exit road.

The First Question Period ended at 8:25 p.m.

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

There was nothing under this item.

**9. Administration and finances**

**a) Approval of disbursements – February 22 to March 19, 2019**

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

That the list of accounts payable from February 22 to March 19, 2019 totaling \$3,865,436.96 be approved and paid as listed.

Carried unanimously  
#20190325-004

**b) Delegation of powers for the month of March 2019**

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 March 2019.

Carried unanimously  
#20190325-005

**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 March 20, 2019.

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>
60 Brock N. 142 Broughton	Replacement of three windows; Replacement of front door.

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>
206 Percival	Replacement of a door and window in the rear façade by a patio door as well as replacement of cladding material in the rear façade.

Carried unanimously  
#20190325-006

**11. Public Works**

**a) General contractor – infrastructure work (Crestwood and Wolseley North Avenues)**

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a contract for major infrastructure work on Crestwood and Wolseley North Avenues;

WHEREAS fifteen tender documents were ordered and five tenders were received;

WHEREAS the engineering firm Shellex analyzed the tenders, evaluated their conformity and recommended that the contract be awarded to the lowest conforming bidder;

THEREFORE:

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

1) That the contract for road, aqueduct and sewer work on Crestwood and Wolseley North Avenues be awarded to the lowest conforming bidder, Cojalac Inc., for a price of \$2,699,236.37 (excluding taxes) under Option C of the tender document, conditional upon approval of Loan By-Law No. 2019-001 by the Ministry of Municipal Affairs and Housing.

2) That the Mayor and the Town Clerk be authorized to sign any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously  
#20190325-007

**12. Human Resources**

There was nothing under this item.

**13. Appointments**

This item was deferred to another meeting.

**14. Councillors' Reports**

**a) Seat Number 4**

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

**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 3**

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

**15. Deposit of Documents**

**a) Treasurer's report on the financing of municipal election expenses**

The report of the Treasurer on activities related to the financing of independent candidates and the control of election expenses was tabled with Council.

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

There was nothing under this item.

**17. Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 8:49 p.m.

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

**18. Termination of the Meeting**

At 8:50 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20190325-008

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Beny Masella  
Mayor

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Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20190325*