

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

**SEPTEMBER 23, 2019**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on September 23, 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.

Ten (10) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20190923-001

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

**2. Acknowledgement of Visitors**

There was nothing under this item.

**3. Adoption of the Agenda**

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

To adopt the Agenda of the Regular Meeting of Monday, September 23, 2019 as presented.

Carried unanimously  
#20190923-002

**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 August 26, 2019;
- Special Meeting of September 6, 2019.

Carried unanimously  
#20190923-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella congratulated the merchants' association for the success of the first Street Fair on Westminster Avenue. He announced that the CP Holiday Train will be back in Montreal West this year, coming November 26. This event gets bigger every year, and food and monetary donations will be again collected for the needy through the Meals on Wheels program and the NDG Food Depot. Finally, he said that the next Coffee with the Mayor would take place October 24.

**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.

A Mr. Mina questioned the Town's process in dealing with a project to demolish and rebuild an immovable on Easton. The Mayor answered that until a concrete proposal of replacement building is submitted, the Town could not consider the demolition request. It is a two-step procedure but the two are tied together.

The First Question Period ended at 8:10 p.m.

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

**a) Agreement for the planting and maintenance of trees – Auto Evolution 95 / Carrossier ProColor**

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

1) That the Town of Montreal West approve the conditions of an agreement with Les Entreprises Stonemark Canada Inc., owner of the business establishment having its seat at 11A Westminster Avenue South, for the purpose of accessing the said owner's land adjacent to the municipal right-of-way in order to plant five (5) trees which will become the property of Stonemark but will be supplied and maintained by the Town.

2) That the Director General of the Town be authorized to sign this agreement.

Carried unanimously  
#20190923-004

**9. Administration and finances**

**a) Approval of disbursements – August 26 to September 19, 2019, 2019**

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

That the list of accounts payable from August 26 to September 19, 2019, 2019 totaling \$1,091,456.35 be approved and paid as listed.

Carried unanimously  
#20190923-005

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

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 September 2019.

Carried unanimously  
#20190923-006

**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 September 18, 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>                                                     |
|--------------------|--------------------------------------------------------------------|
| 10 Brynmor         | Replacement of nine windows;                                       |
| 252 Brock N.       | Replacement of asphalt shingle roof with metallic cladding;        |
| 2 Courtney         | Replacement of thirteen windows;                                   |
| 1 Nelson           | Replacement of one window;                                         |
| 152 Ballantyne N.  | Replacement of eight windows;                                      |
| 457 Westminster N. | Replacement of front door (Option 1);                              |
| 38 Campbell        | Recapping of front landing and stairs and removal of the railings. |

- 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:

| <b>Address</b>        | <b>Project</b>                                                                                           |
|-----------------------|----------------------------------------------------------------------------------------------------------|
| 414-416 Hudson        | Replacement of a window by a patio door, replacement of a window and elimination of a window and a door; |
| 68-72 Westminster N.  | Installation of a window;                                                                                |
| 53-55A Westminster N. | Demolition of rear one storey extension and construction of a two storey extension.                      |

Carried unanimously  
#20190923-007

**b) Minor exemption request – 75-77 Ronald**

*NOTE* Councillor Elizabeth Ulin 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 Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

That the plans and request submitted to the August 21, 2019 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 the schedule of uses and standards in effect under section 3.2.2 of the Zoning By-Law, regarding the immovable located at 75-77 Ronald in zone RD-3 to:

- Normalize an encroachment of the main building, which is located at 1.51 metres from the property line, while the minimum front setback is of 1.82 metres, the consequence being to reduce this requirement by 0.31 metre.
- Normalize an encroachment of the main building on the street side, which is located at 2.78 metres from the property line, while the minimum rear setback is of 3.04 metres, the consequence being to reduce this requirement by 0.26 metre.

Carried unanimously  
#20190923-008

**c) Payment of a compensation for a parking place – 53-55A Westminister North**

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

To accept the request presented by the owner of the immovable quoted in title (lot number 1 291 816) in order to compensate for one (1) missing parking place for a demolition project of a rear one-storey extension and construction project of a two-storey extension, subject to the payment of a total sum of \$5,000.00, in accordance with section 5.1.5 of Zoning By-Law No. 2010-002.

Carried unanimously  
#20190923-009

**11. Public Works**

**a) Garbage collection contract – renewal**

WHEREAS the current contract was awarded to RCI Environnement Inc. by Resolution #20151130-014 for a period of three years ending December 31, 2018 with two renewal options of one year, the first one having been exercised by Resolution #20180926-011;

WHEREAS the tender document provides that the applicable price during the optional year is to be increased from the previous year following the Consumer Price Index (CPI) for Montreal in the preceding twelve months;

THEREFORE:

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

- 1) That the contract for the collection and transportation of garbage on Fridays of RCI Environnement Inc. be extended for another year starting January 1 and ending December 31, 2020 for a price of \$156,057.84 before taxes, to be indexed following the Montreal CPI since January 1, 2019.
- 2) That this expense be charged to budget code 02-420-00-491.
- 3) That the Mayor and the Town Clerk be authorized to execute any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously  
#20190923-010

**b) Organic waste collection contract – renewal**

WHEREAS the current contract was awarded to Rebutis Solides Canadiens Inc. by Resolution #20151130-015 for a period of three years ending December 31, 2018 with two renewal options of one year, the first one having been exercised by Resolution #20180926-012;

WHEREAS the tender document provides that the applicable price during the optional year is to be increased from the previous year following the Consumer Price Index (CPI) for Montreal in the preceding twelve months;

THEREFORE:

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

- 1) That the contract for the collection and transportation of organic waste on Tuesdays of Rebutis Solides Canadiens Inc. be extended for another year starting January 1 and ending December 31, 2020 for a price of \$90,393.98 before taxes, to be indexed following the Montreal CPI since January 1, 2019.
- 2) That this expense be charged to budget code 02-470-00-490.
- 3) That the Mayor and the Town Clerk be authorized to execute any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously  
#20190923-011

**12. Human Resources**

**a) Letter of agreement – SCFP (local section 301)**

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

- 1) That Council approve the terms and conditions of Letter of Agreement No. 2019-01 with the blue collars' union (SCFP local 301) with respect to the granting of union leaves for blue collar employees who are members of the Pension Plan Committee, on the condition that the general assembly of Montreal West blue collars approve the agreement with the Town for the restructuring of the pension plan.
- 2) That the Mayor and the Director General be authorized to sign this letter of agreement on behalf of the Town of Montreal West.

Carried unanimously  
#20190923-012

13. **Appointments**

There was nothing under this item.

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) **Report on drinking water – Ministry of Municipal Affairs and Housing**

This document, which the Town is required to submit to the Ministry of Municipal Affairs and Housing, and was approved by the said Ministry, 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 8:40 p.m.

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

Cynthia Nichols thanked Council on behalf of merchants for the Town's help in organizing the street fair. She asked if there is someone looking on environmental aspects of the infrastructure work going on everywhere. The Mayor explained that a lot of this work is carried out following auscultation of pipes and is intended to restore these infrastructure. It is true that the extent of such work is unprecedented in decades, but it has reduced the number of water breaks. As a result there is an economy since less water is wasted, less erosion and less risks for big holes appearing on streets, for instance. Councillor Torres noted that the government asks municipalities to get intervention plans every three years or so, based on investigations and assessments of the situation by engineers. The Mayor added that the availability of subsidies for the rehabilitation of a given street is linked to its rank on a list of priorities established according to the relative emergency of such work following said intervention plans.

Judy Macdonald said she was pleased with the possibility to give her water meter reading on the Town website, although she found it difficult when she first tried. She asked why it is now a requirement to provide a picture of the water meter, which was not the case before. Councillor Feeney answered that it is to ascertain the reading is correct.

18. **Termination of the Meeting**

At 8:50 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  
#20190923-013

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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-20190923*