

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

**FEBRUARY 24, 2020**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on February 24, 2020 at the Town Hall located at 50 Westminster Avenue South.

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

Absent:		Ms. Elizabeth Ulin	Seat 2
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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.

Fourteen (14) 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  
#20200224-001

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 Dino Mazzone, seconded by Councillor Maria Torres and resolved:

To adopt the Agenda of the Regular Meeting of Monday, February 24, 2020 as presented.

Carried unanimously  
#20200224-002

**4. Approval of the Minutes**

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

To approve the Minutes of the regular Council Meeting held on January 27, 2020.

Carried unanimously  
#20200224-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella reported that he met with the senior directors of the Montreal Police Department at the end of last month, where he was informed of an up-coming merger of Neighborhood Police Station PDQ 9 in Côte Saint-Luc with PDQ 11 in Notre-Dame-de-Grace. The new merged station would remain in the current location of PDQ 9 on Westminster at Côte Saint-Luc Road. The Mayor was told that there would be no decrease in the number of police officers with the combined station. Although he could see some advantages with increased workforce, access to undercover units and greater presence, he noted that other mayors have raised some issues. The senior officers have now invited the elected officials of Montreal West, Côte Saint-Luc, Hampstead and Notre-Dame-de-Grace to an information session. Finally, he said that the next Coffee with the Mayor will be Thursday, March 26, from 7:30 to 8:30 a.m. in the Community Centre.

**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.

No questions being asked, the First Question Period ended at 8:06 p.m.

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

**a) Earth Hour 2020**

WHEREAS the "Earth Hour" is a yearly international event sponsored by the World Wide Fund for Nature;

WHEREAS this event is intended to increase public awareness of the importance of saving energy to fight climate change;

WHEREAS in 2019, more than 7,000 municipalities in 188 countries participated in this initiative;

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

1) That the Town of Montreal West agree to turn off all nonessential lighting for one (1) hour on Saturday, March 28, 2020 starting at 8:30 p.m.

2) That all residents of Montreal West be encouraged to join this event in the same way.

3) That the Town of Montreal West invite all Montreal Island municipalities to take part in the Earth Hour 2020.

Carried unanimously  
#20200224-004

**9. Administration and finances**

**a) Approval of disbursements – January 23 to February 19, 2020**

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

That the list of accounts payable from January 23 to February 19, 2020 totaling \$1,177,960.41 be approved and paid as listed.

Carried unanimously  
#20200224-005

**b) Delegation of powers for the month of February 2020**

It was moved by Councillor Dino Mazzone, 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 February 2020.

Carried unanimously  
#20200224-006

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 February 19, 2020.
- 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>
414-416 Hudson	Replacement of front entrance 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>
253 Strathearn N.	Replacement of a window by a patio door;
23 Nelson	Removal or modification of one window on the side facade
56 Rugby	Replacement of sixteen windows, front door and a side door
8022-8024 Avon	Painting of verandas, cement and stucco
21 Ballantyne N.	Conversion of a three-season space into four-season, modifications to openings on the side wall as well as redoing the stucco

- 4) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

<b>Address</b>	<b>Project</b>
216 Ballantyne N.	Painting of the front door.

Carried unanimously  
#20200224-007

b) **Minor exemption request – 124 Easton**

*NOTE* Mayor Beny Masella 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 Maria Torres, seconded by Councillor Colleen Feeney and resolved:

That the plans and request submitted to the January 22, 2020 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2010-002 and G-18-0005, for the following minor exemption from the schedule of uses and standards in effect under section 3.2.2 of the Zoning By-Law, regarding the immovable located at 124 Easton in zone RB-7 to:

- Normalize the combined lateral setback of the main building which is 3.17 metres instead of the minimum 4 metres required in that zone, the consequence being to reduce this requirement by 0.83 metre.

Carried unanimously  
#20200224-008

c) **Minor exemption request – 42 Brock North**

*NOTE* Mayor Beny Masella 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 Dino Mazzone, seconded by Councillor Maria Torres and resolved:

That the plans and request submitted to the January 22, 2020 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2010-002 and G-18-0005, for the following minor exemption from paragraph 6 of section 4.1.10 the Zoning By-Law, regarding the immovable located at 42 Brock North in zone RA-5 to:

- Normalize the encroachment of an existing deck in the front setback, despite the fact that such an encroachment is not allowed, the consequence being to allow that the deck be located at 2.72 metres from the property line instead of a minimum of 4.57 metres as for the main building, thereby reducing the requirement by 1.85 metres.

Carried unanimously  
#20200224-009

**d) Approval of a first Draft By-Law and fixing of the date of a public consultation meeting – By-Law Consolidating the Zoning By-Law of the Town of Montreal West and Modifying Various Other of its Provisions**

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

- 1) To approve the first Draft By-Law for Consolidating the Zoning By-Law of the Town of Montreal West and Modifying Various Other of its Provisions.
- 2) To convene a public consultation meeting on this Draft By-Law at the Music Room of Town Hall, on March 12, 2020 at 7:15 p.m.

Carried unanimously  
#20200224-010

**e) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – By-Law Amending the Planning Programme enacted in By-Law No. 2009-007 in order to assign to lots 6 016 730, PC-37499, PC-37500, 1 292 534, 1 292 535 and 1 292 536 a new Floor Area Ratio (FAR)**

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

- 1) To approve the Draft By-Law for a By-Law Amending the Planning Programme enacted in By-Law No. 2009-007 in order to assign to lots 6 016 730, PC-37499, PC-37500, 1 292 534, 1 292 535 and 1 292 536 a new Floor Area Ratio (FAR).
- 2) To convene a public consultation meeting on this Draft By-Law at the Music Room of Town Hall, on March 12, 2020 at 7:00 p.m.

Carried unanimously  
#20200224-011

**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 Maria Torres, Elizabeth Ulin, Dino Mazzone and Colleen Feeney.

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

- 1) That Councillor Colleen Feeney be appointed Pro-Mayor for the months of April, May, June and July 2020.
- 2) That Councillor Colleen Feeney 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 April 1, 2020.

Carried unanimously  
#20200224-012

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 4**

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

c) **Seat Number 1**

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

d) **Seat Number 2**

In the absence of Councillor Elizabeth Ulin, there was no report on matters 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 Deposit of Draft By-Law for a By-Law Consolidating the Zoning By-Law of the Town of Montreal West and Modifying Various Other of its Provisions**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Consolidating the Zoning By-Law of the Town of Montreal West and Modifying Various Other of its Provisions".

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

b) **Notice of Motion and Deposit of Draft By-Law for a By-Law Amending the Planning Programme enacted in By-Law No. 2009-007 in order to assign to lots 6 016 730, PC-37499, PC-37500, 1 292 534, 1 292 535 et 1 292 536 a new Floor Area Ratio (FAR)**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Amending the Planning Programme enacted in By-Law No. 2009-007 in order to assign to lots 6 016 730, PC-37499, PC-37500, 1 292 534, 1 292 535 et 1 292 536 a new Floor Area Ratio (FAR)".

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 8:35 p.m.

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

Kadeja Lefebvre commented the incident reported by Councillor Mazzone in his report that occurred on Fielding due to speeding. She did not believe that a barrier would be enough to avoid more incidents of that sort. Councillor Mazzone answered that to his knowledge, too many drivers disrespect rules too often. The Town does not have a real solution so we try to raise the level of conversation.

Cynthia Nichols complained about the level of service she said she does not receive from the Town, be it for the collection of her waste or the safety of her home. She said she had reported an incident to the police. Councillor Mazzone answered that it was not mentioned in the monthly report he gets from Neighborhood Station 9.

Michael Shinder wanted to know the background for the change to the urban plan. Mayor Masella explained that it is to put the urban plan in line with the zoning by-law in a sector located at the end of Brock South, which allows lower density projects. This is why the zoning by-law will not have to be amended as a result.

**18. Termination of the Meeting**

At 8:45 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20200224-013

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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-20200224*