

MINUTES
SPECIAL COUNCIL MEETING

MARCH 13, 2020
8:15 a.m.

Minutes of the Special Meeting of the Council of Montreal West held on March 13, 2020 at the Town Hall located at 50 Westminster Avenue South.

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

One other person was in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
20200313-001

The Mayor called the Meeting to order at 9:20 a.m.

2. Adoption of the Agenda

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

To adopt the Agenda of the Special Meeting of Friday, March 13, 2020 as presented.

Carried unanimously
20200313-002

3. Site Planning and Architectural Integration Program (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 11, 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:

Address	Project
252 Percival	Replacement of a window on the rear façade;
21 Ballantyne N.	Replacement of a window on the main façade.

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
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56 Rugby Painting of the light cladding material and soffits as well as the replacement of sixteen windows, front door and a side door;
43 Nelson Replacement of a window on the main façade.

Carried unanimously
20200313-003

4. Approval of a second Draft By-Law – By-Law Consolidating the Zoning By-Law of the Town of Montreal West and modifying various other provisions

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

To approve the second Draft By-Law for a By-Law Consolidating the Zoning By-Law of the Town of Montreal West and modifying various other provisions, being the same as the first draft version, except for the following provisions:

A- Removal of proposed amendments from the first draft by-law

1. home-based professional activities for use H2 in the schedule of uses and standards for zones RC-1 to RC-5, RD-1 to RD-3, RE-1, RE-2, RG-1, MA-2 and CL-4;
2. paragraph 6 of article 2.1.9;
3. paragraphs 7 and 17 of article 4.1.10;
4. second sentence in both paragraphs 2 and 4 of the first indented line of article 4.2.1;
5. paragraphs 1 and 4 of the first indented line of article 4.2.8;
6. title of section 5.2 (English only);
7. paragraphs 5.1 (English only), 5.2 (English only) and 5.4 of article 5.2.3;
8. fifth indented line of paragraph 1 of article 5.2.4 (English only);
9. first indented line of article 5.2.7;

B- Modifications to proposed amendments from the first draft by-law

1. paragraph 16 of article 4.1.10: remove the authorization of sheds in lateral yards;
2. paragraph 5.3 of article 5.2.3 (English only): withdraw the replacement of “hardscaping” with the words “paved”;
3. first indented line of article 5.2.4 (English only): replace the addition of “other paved” with the word “hardscaping”;
4. second sentence to both paragraphs 2 and 3 of the first indented line of article 6.2.1: insert the word “maximum” before “area of signs” and replace “cannot be less than” with the word “is”.

Carried unanimously
20200313-004

5. Adoption of By-Law No. 2020-001 – 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)

WHEREAS a copy of this By-Law in draft version was previously tabled at a Council meeting when the notice of motion was given;

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. 2020-001 entitled “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)” be adopted.

Carried unanimously
20200313-005

6. Concordance amendments to Zoning By-Law No. 2010-002 following amendments to the Planning Programme as modified in By-Law No. 2020-001

WHEREAS the Town Council has adopted By-Law No. 2020-001 amending the Planning Programme enacted by 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);

WHEREAS it appears that no other modifications are required as a consequence to the other urban planning by-laws, notably to the zoning by-law;

WHEREAS section 110.6 of the Act Respecting Land Use Planning and Development (C.Q.L.R., c. A-19.1) provides that after the adoption of a by-law amending the planning programme, the council of a municipality may indicate that the zoning by-law, among others, need not be amended to bring it into conformity with the modified planning programme;

THEREFORE:

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

To declare that Zoning By-Law No. 2010-002 need not be amended to bring it in conformity with the Planning Programme, as amended in By-Law No. 2020-001.

Carried unanimously
20200313-006

7. **Notice of Motion and Deposit of Draft By-Law for a By-Law to establish a financial assistance program for the revitalization of commercial facades and signs and the accessibility to businesses for persons with disabilities**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law to establish a financial assistance program for the revitalization of commercial facades and signs and the accessibility to businesses for persons with disabilities".

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

8. **Permanent appointment – mechanic**

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

That Mr. Franck Esberard be appointed permanent mechanic (Class 16) as of March 16, 2020.

Carried unanimously
20200313-007

9. **Public Question Period**

The Mayor noted the beginning of the Public Question Period at 9:55 a.m.

10. **Termination of the Meeting**

At 9:56 a.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20200313-008

Beny Masella
Mayor

Claude Gilbert
Town Clerk

The annexes mentioned above are deposited
in the municipal archives in File *Archives-20200313*