

MINUTES
REGULAR COUNCIL MEETING

SEPTEMBER 29, 2020
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held by telecommunications means on September 29, 2020.

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.

NOTE This Council meeting was held in camera, and was attended by Council members using telecommunications means, as authorized by the Ministerial Order 2020-029 of April 26, 2020 from the Quebec Minister of Health and Social Services (page 2, last paragraph).

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
#20200929-001

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 Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Tuesday, September 29, 2020 modified as follows:

- by replacing item 16: **Notice of Motion, Reading and Adoption of By-Laws** with the following one: **Acceptance of purchase offer – lot 1 292 196**;
- by postponing item 11 a): **Service contract – garbage collection**.

Carried unanimously
#20200929-002

4. Approval of the Minutes

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

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

- Regular Meeting of August 31, 2020;
- Special Meeting of September 10, 2020;
- Special Meeting of September 21, 2020
- Special Meeting of September 24, 2020.

Carried unanimously
#20200929-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella said he had a follow-up phone call, organized with the help of Minister Marc Garneau's office, with Fiona Murray and Olivier Quenneville from CN. Ms. Murray is VP of Public and Government Affairs. Mr. Quenneville is Director of Public Affairs. They shared with him a new directive that has been issued by the Rail Traffic Centre in Edmonton stating categorically that trains are not to idle in the area behind the houses on Ronald Drive unless it is an emergency and prior authorization has been obtained. To be clear, it will not be the decision of a local crew. As well, they have stated that the area in question is not and will not be a crew change point – unless a crew is to be changed in an emergency as noted above. They also wanted to clarify some things. The daily average number of trains has been decreasing annually. In 2016, it was an average of 19 trains per day. In 2020, the average is 16. As well, they are building a retaining wall along their tracks. It is not a crash wall. And finally, they wanted to clarify that the tunnel that used to be in place in the sector belonged to the MTQ and it was the MTQ that decided to not replace it. They promised to inform the Mayor of any emergencies that may result in a train being parked in the area. But the trains are supposed to be powered down.

On another topic, Mayor Masella met with the representatives from EXO to receive an update about their plans for the Montreal West station. As mentioned last fall, their plan is to add another building on Sherbrooke at Connaught to allow people to access the northern tracks directly from Sherbrooke and to have the tunnel under tracks 1 and 2 extend north to that new building. In other words, the tracks will eventually be accessed via 2 buildings: the old station on the south side at Broughton and the new building on the north side at Sherbrooke. This will allow them to funnel foot traffic away from the level crossing at Westminster. Riders will access the station either on the north side or on the south side via the buildings. They will be hosting a public consultation session regarding the new building on October 22. Residents are invited to attend virtually and ask any questions they want answered. The information will be posted on the Town website about how to join the EXO public consultation.

The Mayor added that, later in the agenda, there will be a resolution accepting an offer to purchase the lot at the corner of Avon and Westminster and including the existing library building. The developer will erect a three-story with mezzanine building that contain 24 condo units. As well, the ground floor will also contain 2 commercial units, one which will be the home of the public library. So there will be a modern new home for the library, the variety of housing stock will be increased, as well as the Town's tax base, and one can hope this project will act as a catalyst to stimulate the commercial sector. Mayor Masella thanked the Director General who has worked with the developer, with the Library board and with Council to reach this point. He added that a dedicated webpage will be online in the coming day.

Finally, the Mayor mentioned the fact that the Montreal region has been designated a red zone. The most drastic change involves the interdiction of visitors inside homes from another address. He invited residents to pay extra attention and keep in touch by any other means with the vulnerable shut-ins in the community and within their families. On a practical note, it has not affected the recreation programming yet. But it may affect the Public Works team so the Mayor asked again to exercise patience as the Town tries to address everybody's requests with a reduced staff working in more difficult situations.

7. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:10 p.m.

Given the circumstances, residents had been invited to submit in advance their questions concerning matters of general interest to the Mayor and Councillors.

1. David Pinchuk

a. Asked that the sidewalks on the Westminster 'hump' bridge be reinstated back to one way on each side.

2. Mary Rabzel

a. Noted that the pedestrian signs on all sides of the hump bridge have been removed. As such, some pedestrians are no longer following what had been outlined (walk on the same side as the flow of car traffic). Wondered why these signs were removed.

3. Nathalie Benaroche

a. Asked if there is a reason that the one-way signs on the pedestrian sidewalks of the hump were removed.

4. Sharon McCallan

a. Given the fact that Montreal is now in a red zone, asked why are students of Royal West Academy able to walk in large groups along Westminster Avenue, going in and out of stores, unmasked.

5. Sharon Rozen Asplrr

a. To protect Montreal West local merchants and the population, asked Council to request the administration of Royal West that all students be instructed to wear face masks while walking on Westminster. Added that everyone walking on Westminster should be masked.

b. Thanked the Director of Recreation and Culture, Ms. Paula Cordeau, for her organizational skills and dedication to get recreation courses online.

6. Carol Foster

a. Given that the Montreal area is forced into a second shutdown due to the greatly increased spread of the Corona virus, asked what steps can be taken to control the flagrant disregard for its spread on Westminster during the high school lunch break.

7. Anna Pawulski

a. Asked if the students at Royal West have been spoken to about their behavior on the street and in the stores.

8. Daniel Budd

a. While praising the Town for caring about seniors, children and the most vulnerable of its residents, asked what support it may be planning for small businesses that will struggle as a result of the current circumstances.

9. Tanya Radhakrishna

a. Concerning the request made by some residents to allow tempos in people's backyards as a way to gather in winter, noted that a tent-like structure risks becoming much more indoor-like than outdoor, with the doors/flaps closed. Recommended to ask for guidance from public health authorities before authorizing it.

10. Marian Lennon

a. Said that a Town tree at the front of a neighbor's property is damaging hers, with its branches overhanging the eavestrough and roof.

11. Gerald Ahronheim

a. Said that variously-sized patches of grass seem to have died on many lawns, and are now growing over with some sort of small weed. Wondered if the Town has information, like has any cause been identified, and a treatment or other intervention suggested.

12. Peter McLean

a. Asked to do something about bicycles on sidewalks where they are not allowed.

b. At the corner of Nelson and Westminster, suggested to place a waste container.

13. Judy Kennedy

a. Suggested that the high school could be asked to supervise students from Royal West when they are on Westminster, considering the current pandemic.

b. Asked if the use of carcinogenic dryer sheets is prohibited in Montreal West.

c. Also asked that the Town consider to allow the use of tempos in Montreal West especially for anybody over the age of 70.

14. Julian Mazzone

a. Asked the Town to improve safety on Parkside by installing more no-enter signs or turn-right signs like there are on other streets. Every once in a while cars will go the opposite direction. This is a concern because there are a lot of kids and there is a school.

15. Jennifer Solley

a. Noticed a problem with speeding vehicles on Bedbrook, where there are no speed bumps. Many drivers do not consider that there are children in this area who are either playing in the field, park, at the arena and tennis court. Suggested to install a radar speed sign somewhere along Hodgson Field.

16. Merle Mcphail

a. Noted that the street light located on Ballantyne south north of Avon on the east side near the fire lane seems to have a very short illumination time and does not seem to read or pick up when people are near, it only seems to go on when a car goes by. Asked that the light be made more sensitive to all sorts of traffic and stay on for a longer period, since there is no other street lighting in the immediate area.

- b. Asked why there are no-parking signs on Brock South north of Avon on the east side. These 3 now 2 portable signs have been stationed there for about a month or more.
- c. Noticed that Town workers were not wearing masks while repairing the sidewalk on Brock South. One was and 2 were not. Asked what the Town policy is regarding people working close to each other, even if they are outdoors.

17. Barry Goodz

- a. Said he witnessed countless examples of complete and near-complete disregard for stop signs and speed limits. Complained that police patrols and enforcement appear to be nearly non-existent.

18. Paul Larivière

- a. Asked when the refurbished basketball court will be ready, and for a description of the work done.

19. Anne Péloquin

- a. Complained that school buses park on Easton near Broughton. These are a nuisance for residents who have trouble getting their cars out of the driveways. It also makes it difficult to see children crossing the street near the buses, and it would impede the passage of emergency vehicles.

20. Nick Giannias

- a. Asked if there is a plan to repave Avon between Westminster and Ronald Drive. Suggested that the cost of the repaving would be borne by the Turcot project, given that the bypass traffic is what accelerated the deterioration of the road.

21. Domenica Pulcini

- a. Said that the gas line was repaved poorly on south side of Ronald, when it was installed a few years ago. Condition is worse every year, it is sinking and creating a gap with the street pavement, and new paving is required.
- b. Said also that the stairs leading from Courtney down to Ronald have been in dangerous condition for a few years, and are urgently in need of repair.
- c. Asked for an update on formal complaint from residents on Ronald Drive to the Canadian Transport Agency, Cabinet Minister Marc Garneau and CN's chief legal officer.

22. Mike Peytchev

- a. Said that the minutes from the Neighborhood Committee reveal that CN and MTQ have made every effort to avoid addressing the issue of building proper noise and vibration protection wall along Ronald Drive and Brock South after dismantling tunnel. Asked the Town to formally approach MTQ for addressing this issue as part of the finalization works of the Turcot project until 2021.
- b. Thanked the Mayor and the Council for the due attention given to the petition for mitigation measures against the noise, vibration and emissions from CN operations submitted in August. Asked if any response from CN and/or from Marc Garneau's office has been received to date.

23. Sherri McGurnaghan

- a. Wondered if the new apartments on Brock are located in Montreal West or in the Borough of Côte-des-Neiges—Notre-Dame-de-Grâce, given the civic address displayed.
- b. Asked that the potholes in her lane get fixed before the snow/ice hits.

24. Philippe Bergeron

- a. Asked that something be done regarding the plastic garbage bag hanging on the fence at R.D. Paul Park, either by moving it on fence side of the street, or by moving it further within the park.
- b. Criticized the idea of allowing tempos to be erected in rear yard only. His home being on a corner lot, he would be unable to benefit from this tolerance.
- c. Concerning a company (Sani Nord) cleaning sewers, asked if the Town has reconsidered its contracts with that company, or made sure that the grey matter is disposed in a proper way for the environment.
- d. Questioned the prescribed format and timeline for sending questions to Council.

The First Question Period ended at 8:55 p.m.

8. Contracts and Town Clerk's Office

There was nothing under this item.

9. Administration and finances

a) Approval of disbursements – August 28 to September 25, 2020

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

That the list of accounts payable from August 28 to September 25, 2020 totaling \$482,741.12 be approved and paid as listed.

Carried unanimously
#20200929-004

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 23, 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
107 Bedbrook	Replacement of a french door by a patio door;
74 Easton	Demolition of the back yard mudroom and construction of foundation walls;
145 Wolseley N.	Replacement of twelve windows;
143 Wolseley N.	Replacement of eight windows;
71-73 Northview	Replacement of front concrete landing with pavers;
5 Northview	Replacement of the roofing material and flashing.

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:

Address	Project
74 Easton	Construction of the walls and roof of the proposed extension, replacement of windows and doors, replacement of cladding material and construction of a deck in the side yard;
90 Easton	Replacement of the front door, thirteen windows and of one door, of a window by a patio door, of three doors by windows, addition of a window, replacement of the cladding material on the second floor, painting of the window shutters, foundation wall and garage door and installation of railings on front stairs;
124 Easton	Replacement of the front door and five windows;
317 Brock N.	Replacement of the front door, garage door, the cladding material on the second floor and soffits and addition of windows shutters.

Carried unanimously
#20200929-005

11. Public Works

a) Service contract – garbage collection

This item was postponed to another meeting.

12. Human Resources

There was nothing under this item.

13. Appointments

There was nothing under this item.

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

There was nothing under this item.

16. Acceptance of purchase offer – lot 1 292 196

WHEREAS for several years now, the Town has wanted to sell its property located at the intersection of Avon and Westminster South to redevelop and highlight the strategic nature of this area;

WHEREAS by acting as a catalyst for the future development of this sector, the Town aims to revitalize its downtown core around Edgar Davies Park and exploit its full potential;

WHEREAS the Town's purpose in this file is to achieve various objectives, namely to:

- respond to the need to increase and diversify the housing stock available on its territory;
- welcome new families;
- put forward an architectural vision that will ultimately influence the look of Westminster Avenue and highlight the importance of Montreal West's heritage;
- expand the commercial and/or institutional offer on the main street of the downtown core;
- maximize the tax base of the site;
- promote sustainable building methods;

WHEREAS a public request for proposals was launched in March 2019 embodying those objectives, but did not lead to a conclusion;

WHEREAS discussions and negotiations have been undertaken with a promoter and led to a mutually acceptable agreement at this time;

THEREFORE:

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

1) That the irrevocable offer for the purchase and development of lot 1 292 196 signed on August 3, 2020 by Guerrera Tedeschi Investments Inc. be accepted on its terms which include a sales price of \$1,900,000 plus applicable taxes and other considerations.

2) That the Director General of the Town of Montreal West, Me Raffaele Di Stasio, be authorized to sign this offer as well as any related documents except the sales contract.

Carried unanimously
#20200929-006

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:22 p.m.

Given the circumstances, residents had been invited to send by internet their questions concerning matters on the agenda of this meeting to the Mayor and Councillors.

18. Termination of the Meeting

At 9:23 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20200929-007

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20200929*