

**MINUTES**  
**SPECIAL COUNCIL MEETING**

**AUGUST 6, 2020**  
**6:30 p.m.**

Minutes of the Special Meeting of the Council of Montreal West held on August 6, 2020 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 Raffaella 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.

There were no residents and visitors in attendance.

**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 Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

That the Meeting be declared open.

Carried unanimously  
# 20200806-001

The Mayor called the Meeting to order at 6:45 p.m.

**2. Adoption of the Agenda**

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

To adopt the Agenda of the Special Meeting of Thursday, August 6, 2020 as presented.

Carried unanimously  
# 20200806-002

**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 August 5, 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>
48-54 Westminster N.	Installation of two commercial signs;
143 Brock S.	Removal of the rear deck and blocking of the patio door

4-6 Broughton	(second choice); Replacement of front stairs, landing, railings and canopy above main entrance;
236 Strathearn N.	Replacement of the garage door and new flashing around the roof;
163 Northview	Reconstruction of front stairs, landings and walkway;
153 Percival	Construction of a garden shed in the back yard;
5 Northview	Replacement of the front door, seven windows as well as the replacement of a regular door and a window by a patio door;
225 Wolseley N.	Replacement of two windows on the side of the building by a patio door and transom above;
164 Brock N.	Demolition and reconstruction of the detached garage in the back yard;
225 Westminster N.	Replacement of ten windows and front balcony door;
317 Brock N.	Replacement of the side window;
35 Fenwick	Construction of a garden shed in the back yard;
56 Ainslie	Demolition of low wall surrounding front landing, installation of railings and refinish front landing;
207 Bedbrook	Painting of the front door (second color choice);
149 Westminster N.	Demolition and reconstruction of two front decks;
231 Strathearn N.	Replacement of front porch decking and railings, repair of a column and painting of the fascia.

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>
78 Strathearn N. 302-302A Westminster N. 7 Rennie	Demolition and reconstruction of the chimney; Replacement of the front door;  Replacement of the garage door and canopy as well as the replacement of the canopies on the main building;
229 Wolseley N.	Replacement of twenty-six windows.

4) 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>
163 Northview 317 Brock N.	Reconstruction of railings; Replacement of the front door and garage door as well as the cladding material on the second floor and soffits.

Carried unanimously  
# 20200806-003

#### **4. Minor exemption request – 172 Bedbrook**

*NOTE* Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised; it was mentioned in the public notice that comments could be sent by email and none were received.

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

That the plans and request submitted to the July 8, 2020 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 paragraph 6 of section 4.1.10 of the Zoning By-Law, regarding the immovable located at 172 Bedbrook in zone RA-7 to:

- Normalize an encroachment of the front gallery, which is located at 3.74 metres from the property line, while the minimum front setback is of 4.57 metres in the said zone, the consequence being to reduce this requirement by 0.83 metre.

Carried unanimously  
# 20200806-004

#### **5. Minor exemption request – 4-6 Broughton**

*NOTE* Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised; it was mentioned in the public notice that comments could be sent by email and none were received.

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

That the plans and request submitted to the July 8, 2020 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 paragraphs 1 and 3 of section 4.1.10 of the Zoning By-Law, regarding the immovable located at 4-6 Broughton in zone RA-8 to:

- Allow the reconstruction of landing and stairs so that it will extend the current encroachment into the right-of-way from 0.34 metre to 1.17 metre, while they are allowed up to the right-of-way, the consequence being to increase this encroachment by 0.83 metre.
- Allow the reconstruction of a canopy so that it will extend the current encroachment into the right-of-way from 0.05 metre to 0.41 metre, while a canopy is allowed up to 3.57 metres from the right-of-way, the consequence being to increase this encroachment by 0.36 metre (from 3.62 metres to 3.98 metres).

Carried unanimously  
# 20200806-005

## **6. Minor exemption request – 1 Nelson**

*NOTE* Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised; it was mentioned in the public notice that comments could be sent by email and none were received.

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

That the plans and request submitted to the July 8, 2020 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 subparagraph 3 of the first paragraph and subparagraph 1 of the second paragraph of Section 3.3.2 of the Zoning By-Law, regarding the immovable located at 1 Nelson in zone RA-4 to:

- Allow wood clapboard as exterior cladding material on the lateral wall of the garage on the ground floor as well as on all walls of the second floor, instead of a maximum proportion of 15%.

Carried unanimously  
# 20200806-006

## **7. Subsidy application – PRIMADA**

WHEREAS the Town has taken cognizance of the Guide concerning a financial support program under the financial support program called *Programme d'infrastructures Municipalité amie des aînés* (PRIMADA);

WHEREAS the Town must follow the applicable terms of this Guide in order to obtain a subsidy under the said program;

THEREFORE:

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

- 1) That the Town of Montreal West undertake to comply with the applicable content of the Guide mentioned in the preamble, in order to carry out projects within the scope of PRIMADA.
- 2) That the Town of Montreal West undertake to pay its share of the eligible costs for the carrying out of these projects, as well as their operating costs once completed.
- 3) That the Town undertake to assume any non-eligible costs under the program, including any costs overruns and requests for changes.

4) That the Director General be authorized to file the subsidy application form and any other document on behalf of the Town of Montreal West for the purposes of this resolution.

Carried unanimously  
# 20200806-007

**8. Disciplinary measure – Employee No. 4**

WHEREAS the Director General, in the exercise of responsibilities entrusted to her by the Cities and Towns Act, may suspend an employee according to section 113;

WHEREAS Employee No. 4, after inquiry, has been subject to a suspension with pay by the Director General;

THEREFORE:

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

That Council ratify the suspension of Employee No. 4 with pay from March 3 to April 3 inclusively.

Carried unanimously  
# 20200806-008

**9. Permanent appointment – Communication Development Supervisor**

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

That Ms. Elisabeth Roy be appointed permanent Communication Development Supervisor as of August 6, 2020.

Carried unanimously  
# 20200806-009

**10. Public Question Period**

There was no Public Question Period as it could not take place, since the meeting was held in camera in accordance with the aforementioned Ministerial Order 2020-029.

**11. Termination of the Meeting**

At 7:00 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
# 20200806-010

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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-20200806*