

MINUTES
REGULAR COUNCIL MEETING

FEBRUARY 22, 2021
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on February 22, 2021 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 |
|---------|--|--------------------|--------|

Also present: Me Raffaele Di Stasio, Director General
Me Claude Gilbert, Town Clerk
Ms. Manon Schalk, Communications Officer

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 mandated by the Ministerial Order 2020-074 of October 2, 2020 from the Quebec Minister of Health and Social Services (page 3, paragraph 14).

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
#20210222-001

The Mayor called the Meeting to order at 8:03 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 Dino Mazzone and resolved:

To adopt the Agenda of the Regular Meeting of Monday, February 22, 2021 as presented.

Carried unanimously
#20210222-002

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 January 25, 2021;
- Special Meeting of February 18, 2021.

Carried unanimously
#20210222-003

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

Mayor Masella recalled the differences between the first and second question periods at regular meetings, generally speaking as for their respective purpose, and in particular within the scope of the pandemic during which Council meetings are held in camera using telecommunications means, to remind how questions can be forwarded. He also mentioned that the agenda has been modified to provide that from now on the Councillors' reports will immediately his own monthly report.

7. **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, the Mayor read her report on matters pertaining to Communications, Recreation and Culture.

8. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:24 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. **Tanya Radhakrishna, Eileen O'Reilly, Rose Marie Smith, Joanne Duy, Sue Maheu, Sheila Caplan, Julia Clarke, Hayden Ross**

Since the Environment Committee is recommending that the Town support the planting of pollinator-friendly plants to support biodiversity, ask the Town to seriously consider this proposal on Town property (where feasible), and to encourage it on private property.

2. **Eileen O'Reilly**

Thanks the Town for the job being done to maintain the public rinks. Asks if the Town would consider offering seeds or seedlings to residents, to plant in the green patches (between the sidewalk and street) on Percival, Wolseley and Strathearn.

3. **Mark Lehberg**

Enjoys using the dog run that is sectioned off at Hodgson Field. Once the field reverts to use as a soccer and recreational area, asks if there will be another area designated for the same purpose in this part of the Town.

4. **Anne Roop**

Thanks the Town for the snow hills and ice rinks, and for the speedy snow removal on the streets as well.

5. **Sylvia Gervais**

Asks if the Town be posting on its website if there are any Covid Variant cases in Montreal West.

6. **Farhan Bhanji**

During the time when the traffic lights were down at the intersection of Avon and Westminster, they were a four way stop (flashing red), and this could be an efficient approach at night time. Asks the Town to consider the idea.

7. **Caroline Combes**

Asks if there will be day camps for Montreal West residents this summer, and if so, when will be the registration period.

8. Abby and Olivia Porter

Ask if the summer programs (such as the camp and the pool) will be accessible to residents.

9. Ellen Moore

Wonders why road salt is still used on street and sidewalks, considering its known undesirable effects on the environment, and asks for clearer guidance about recycling, for instance on rubber bands, thin plastic bags or cellophane.

10. Barbara Malcolmson Baily

Complains that a group of people is meeting daily at the dog run in Hodgson's Field, without masks and without distancing, and said that there should be a limit to the number of people congregating there.

11. Michael Smith

Asks if the Town has considered a policy to support and grow its commercial tax base, like giving residents a break of property taxes if they spend on shops on Westminster.

12. Marie-Claude Messier

Asks why the traffic light at the Avon/Ronald bus stops will be removed and replaced by a mandatory stop.

13. Olga Gross

Says that he City of Montreal provides financial assistance and subsidies to home owners for the costly removal of diseased ash trees on private property, as do Dollard-des-Ormeaux, Kirkland, Dorval, Sainte-Anne-de-Bellevue and Pointe-Claire. Asks why Montreal West is not helping home owners with this costly expense.

14. Susan Elgie

Asks the Town to consider signage or some other measure suggesting that people avoid Sherbrooke Street when jogging, given the difficulty to maintain the two-meter rule when they pass by.

15. Marlene Cousins

Seeing that road and water infrastructure work are planned to take place in 2021 on Fenwick Avenue, asks for the same on Rennie Avenue.

16. Raïda Baklouti

Asks if charcoal barbecues are allowed in Montreal West.

17. Domenica Pulcini

Asks when the stairs leading from Courtney down to Ronald Drive will be repaired, and also when there will be repairs for the sinking asphalt from work done by gas company in front of 22-24 Ronald particularly.

18. Farah Issa

Asks what kind of business operation is licensed at 148 Ronald Drive.

19. Oriana Sutorius

Complains about traffic speed on Westminster and the lack of concern of many drivers for pedestrian safety ; asks for various traffic calming measures to be taken.

20. Julia Clarke

Asks if the Town has considered reducing the budget for Public Security, which she sees as a large and costly service.

21. Julian Mazzone

Wonders if the Town still does sidewalk cleaning in the spring and summer, as he does not remember it being done in recent years.

22. Tammy Dagenais

Asks for an update on the status of the Montreal West day camp for the summer 2021.

23. Mike Elie

Knowing that Avon will be rebuilt/repaved, asks what the plans are for the traffic situation caused by this upcoming work. Concerning snow removal, asks if it is possible to prioritize sections of streets immediately in front of schools/daycares.

24. Hailey Roop

Asks if there is some sort of program that teaches citizens which plants to grow that are best for the environment, and which should not be planted due to invasiveness.

The First Question Period ended at 9:09 p.m.

9. Contracts and Town Clerk's Office

a) Seniors advisory committee

WHEREAS the Town of Montreal West strives to improve the lifestyle of seniors within the community and has approved a Plan of Action to this end, as an integral part of the Municipal Age-Friendly Policy that was adopted in virtue of Resolution #20200831-004;

THEREFORE:

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

1) That the Town of Montreal West authorize the establishment of a follow-up committee of the approved Plan of Action from 2020 to 2025, within the scope of the Senior-Friendly Municipality or *Municipalité Amie des Aînées* (MADA) program, which will be entrusted with following up on the implementation of the said plan, and collecting relevant data that will allow the committee to recommend necessary changes.

2) That Councillor Colleen Feeney be appointed as chairperson.

3) That Marian Scully, Recreation Department manager, be appointed as representative of the Town's Administration.

4) That the following persons be appointed as representatives of Montreal West seniors from January 1, 2021 to January 1, 2022:

- Fred Braman;
- Joanne MacPhail;
- Rosalind Knitter;
- Ron Smith.

5) That the following persons be appointed as representatives of outside organizations which play a role in the lives of Montreal West seniors from January 1, 2021 to January 1, 2022:

- Zelda Freitas;
- Tracie Swim.

6) That the members whose mandate has expired remain on the committee until they are replaced.

7) That this resolution replace Resolution # 20201130-004 and be deemed effective as of November 30, 2020.

Carried unanimously
#20210222-004

10. Administration and finances

a) Approval of disbursements – January 22 to February 18, 2021

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

That the list of accounts payable from January 22 to February 18, 2021 totaling \$1,087,780.07 be approved and paid as listed.

Carried unanimously
#20210222-005

b) Amendment to Resolution # 20201130-009

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

That paragraph 2 of Resolution #20201130-009 which awarded the collection contract for organic matters be replaced with the following:

“That this expense be charged to budget code 02-470-00-490”.

Carried unanimously
#20210222-006

c) Loan by notes in the amount of \$1,373,000 (March 2, 2021)

WHEREAS the Town of Montreal West intends to borrow in the long term a total amount of \$1,373,000, by way of a series of bank notes over a five-year period, instead of issuing bonds, in accordance with By-Law Nos. 2010-003 and 2015-002;

WHEREAS the Town has called for tenders for the issue of bank notes dated March 2, 2021 via the "Service d'adjudication et de publication des résultats de titres d'emprunt émis aux fins du financement municipal" of the Ministry of Finance of Quebec;

WHEREAS three (3) tenders were received and deemed conform by the Ministry in accordance with section 555 of the Cities and Towns Act (C.Q.L.R., chapter C-19):

| | Amount (\$) | Interest rate | Year |
|--|--------------------|----------------------|-------------|
| 1- BANQUE ROYALE DU CANADA | | | |
| | 117,900 | 1.32% | 2022 |
| | 119,700 | 1.32% | 2023 |
| | 121,600 | 1.32% | 2024 |
| | 123,500 | 1.32% | 2025 |
| | 890,300 | 1.32% | 2026 |
| | | Price: | \$100 |
| | | Real cost: | 1.32% |
| 2- CAISSE DESJARDINS DE LACHINE | | | |
| | 117,900 | 1.32% | 2022 |
| | 119,700 | 1.32% | 2023 |
| | 121,600 | 1.32% | 2024 |
| | 123,500 | 1.32% | 2025 |
| | 890,300 | 1.32% | 2026 |
| | | Price: | \$100 |
| | | Real cost: | 1.32% |
| 3- FINANCIÈRE BANQUE NATIONALE INC. | | | |
| | 117,900 | 0.55% | 2022 |
| | 119,700 | 0.65% | 2023 |
| | 121,600 | 0.85% | 2024 |
| | 123,500 | 1.10% | 2025 |
| | 890,300 | 1.30% | 2026 |
| | | Price: | \$98.887 |
| | | Real cost: | 1.48911% |

WHEREAS two bids have been deemed equally the most advantageous among the three offers received, taking into account real costs;

WHEREAS the Ministry of Finance drew lots, in accordance with the process to follow in that kind of situation, and as a result, the successful bidder is BANQUE ROYALE DU CANADA;

THEREFORE:

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

- 1) That the preamble of this resolution be an integral part thereof.
- 2) That the Town of Montreal West accept the most advantageous offer, made by BANQUE ROYALE DU CANADA, to borrow an amount of \$1,373,000 in accordance with loan by-laws 2010-003 and 2015-002, by way of serial bank notes within five years, each being dated March 2, 2021, at a cost of \$100.00 for each nominal value of \$100.
- 3) That the bank notes, capital and interest, be payable by cheque or by pre-authorized debit to the registered holder.

Carried unanimously
#20210222-007

d) Conciliation and Amendment of Loan By-Laws

WHEREAS the Town of Montreal West intends to borrow, by way of bank notes, an amount of \$1,373,000;

WHEREAS this amount is broken down under the following loan by-law:

| By-Law No. | Borrowed Amount |
|-----------------------------|------------------------|
| 2010-003 | \$1,078,100 |
| 2015-002 (T.E.C.Q. #966047) | \$164,300 |
| 2015-002 | \$130,600 |

WHEREAS the Town, for the purposes of this loan, wishes to avail itself of the provisions of the first paragraph of section 2 of the Act Respecting Municipal Debts and Loans (C.Q.L.R., chapter D-7), under which it may issue notes for shorter terms than the term originally fixed in the aforementioned by-laws;

WHEREAS the said by-laws must be amended for this purpose;

THEREFORE:

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

That the aforementioned By-Laws be amended to conform to the following provisions:

- 1) The preamble of this resolution shall form an integral part thereof.
- 2) The bank notes shall be dated March 2, 2021.
- 3) The bank notes shall be signed by Mr. Beny Masella, Mayor and Ms. Valentina Maria Todoran, Treasurer.
- 4) The interest on the bank notes shall be payable semi-annually on March 2 and September 2 of each year.
- 5) The capital on these bank notes will be reimbursed as per this schedule:

| Year | Amount |
|-------------|--------------------------------|
| 2022 | \$117,900 |
| 2023 | \$119,700 |
| 2024 | \$121,600 |
| 2025 | \$123,500 |
| 2026 | \$125,600 (to be paid in 2026) |
| 2026 | \$764,700 (to be refinanced) |

6) For the purposes of this loan, the Town of Montreal West shall issue bank notes for a shorter term than the maximum reimbursement period stipulated in Loan By-Law Nos. 2010-003 and 2015-002, that is, for a term of five (5) years as of March 2, 2021.

7) Regarding the annual capital amortization for 2027 and the subsequent years, each subsequent loan shall apply to the balance or part of the balance of the loan.

Carried unanimously
#20210222-008

11. 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 17, 2021.
- 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 |
|----------------|--|
| 64-66 Roxton | Construction of a garden shed behind the property line, on Hydro-Quebec rented land; |
| 38 Banstead | Replacement of nine windows and three doors (Option 1); |
| 250 Percival | Demolition of the two-storey 3-season structure in the back and construction of a permanent extension; |
| 18 Rennie | Construction of a 2-storey extension in the back, replacement of |

| | |
|----------------------|--|
| | windows and front door, modifications to existing openings, replacement of the fascia, soffits and shutters; |
| 29 Fenwick | Construction of an extension on the back of the existing house and replacement of cladding material on the dormers; |
| 60 Easton | Replacement of one window and replacement of a window by a patio door; |
| 57 Ballantyne N. | Demolition of the back yard mudroom, construction of a 2-storey extension on the side and replacement of stucco; |
| 311 Ballantyne N. | Replacement of two windows; |
| 145 Radcliffe | Replacement of pavers and railings on front landing and stairs; |
| 109 Strathearn N. | Replacement of a single door by a double french door, enlarging one window and create exit stairs from the basement in the back façade as well replacement of the basement door, replacement of two windows by a larger window on the side façade and replacement of nine other windows; |
| 39-43 Westminster N. | Replacement of a commercial sign. |

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 |
|--------------------|---|
| 74 Easton | Demolition of the back yard mudroom and construction of a larger extension in the back yard, replacement of windows and doors, replacement of cladding material, construction of a deck in the side yard; |
| 38 Campbell | Construction of an extension on the side and replacement of cladding material around the front door and painting of existing doors, windows, fascia and all other trims; |
| 101 Westminster N. | Installation of one commercial sign; |
| 318 Ballantyne N. | Replacement of a single door by a double french door in the back; |
| 6 Courtney | Replacement of a single door and window by a patio door; |
| 30 Ballantyne S. | Adding a window in the basement; |
| 314 Northview | Replacement of forty-seven windows and four doors; |
| 11 Banstead | Replacement of eight windows and two patio doors. |

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:

| Address | Project |
|-------------------|--|
| 57 Ballantyne N. | New windows, doors and trims; |
| 18-20 Wolseley S. | Replacement of twenty-two windows, one door and cladding material. |

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

| Address | Project |
|--------------|---|
| 216 Percival | Replacement of the front stairs and railings; |
| 25 Garden | Construction of a mudroom in front of the house and replacement of the second floor front window by a patio door. |

Carried unanimously
#20210222-009

b) Minor exemption request – 145 Ballantyne South

NOTE Councillor Colleen Feeney 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 Colleen Feeney and resolved:

That the plans and request submitted to the January 20, 2021 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 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 145 Ballantyne South in zone RA-9 to:

- Normalize an encroachment of the main building on the North side, which is located at 0.65 metre from the property line, while the minimum lateral setback is of 1.2 metres, the consequence being to reduce this requirement by 0.55 metre.

Carried unanimously
#20210222-010

12. **Public Works**

There was nothing under this item.

13. **Human Resources**

There was nothing under this item.

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

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

- 1) That Councillor Maria Torres be appointed Pro-Mayor for the months of April, May, June and July 2021.
- 2) That Councillor Maria Torres 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, 2021.

Carried unanimously
#20210222-011

15. **Deposit of Documents**

There was nothing under this item.

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 9:30 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 9:31 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20210222-012

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20210222*