

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

**MARCH 22, 2021**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on March 22, 2021 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
		Ms. Maria Torres	Seat 4

Absent:		Mr. Dino Mazzone	Seat 1
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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 Elizabeth Ulin and resolved:

That the Meeting be declared open.

Carried unanimously  
#20210322-001

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 Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

To adopt the Agenda of the Regular Meeting of Monday, March 22, 2021 modified as follows:

- by postponing item 11b): **Minor exemption request – 38 Campbell.**

Carried unanimously  
#20210322-002

**4. Approval of the Minutes**

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

To approve the Minutes of the Regular Council Meeting held on February 22, 2021.

Carried unanimously  
#20210322-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella summed up the different purposes of the first and second question periods in this meeting and how the public may participate. He mentioned that two infrastructure projects will be carried out this summer. The first one is repaving work on Avon, between Westminster and the overpass into Lachine at Ronald Drive. This was part of an agreement we had with the Ministère des Transports du Québec and related to the Turcot reconstruction project. The government is contributing an amount of \$600,000. The second one is to rebuild all the infrastructure on Fenwick, from Ainslie until Rennie. Concerning sidewalks, a public consultation was held and residents on Fenwick wished to keep the existing boulevards (the grassy area between the curb and sidewalk). The Mayor quoted an interesting article in The Gazette which referred to a study conducted by the Institut de la statistique du Québec, concerning the economic vitality of municipalities. Among 1162, Montreal West showed up at the 76<sup>th</sup> rank. This study looked at population growth, median household income, percentage employed, and so forth. Finally, Mayor Masella said he attended on March 11 a Montreal island service commemorating those lives lost because of COVID-19. As the positive news continues with regards to vaccine rollout, he invited residents not to forget the departed and to keep their guard up.

**7. Councillors' Reports**

**a) Seat Number 4**

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

**b) Seat Number 1**

In the absence of Councillor Dino Mazzone, there was no report 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.

**8. First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:20 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. Jo Ann Goldwater**

Noting that Côte Saint-Luc is planting more trees to improve the tree canopy on Cote St Luc Road, she asked what will Montreal West be doing to make Sheraton Park a more welcoming green space.

**2. Richard Gianfelice**

Asked if the current temporary fenced in dog-run on Hodgson Field could be moved to the unused area of land between the basketball court and the fencing along the train tracks, or to a similar spot alongside the train track fencing in George Booth Park.

**3. Marie Béland**

Asked why a large number of trees (probably ash) were cut down on Brock and Ballantyne North, since the cut surface of the trunks did not appear to be diseased, and if the Town be cleaning the mess leftover from the cutting.

**4. Matthew Sherrard**

Requested a clarification about restrictions on trucks that can circulate on Ronald Drive and Brock South, and asked if Montreal West Public Security can enforce these restrictions or if it has to be the Montreal Police Department.

**5. Daniel Boulerice**

Concerning the recent court decision about the Toe Blake collector that will kill the St. Pierre River Stream that runs through Meadowbrook, Council has already said that some of the Montreal West cross connections responsible for the polluted stream have been fixed. However, in 2018 Friends of Meadowbrook sent the Mayor a list of Montreal West addresses which according to Daniel Green of “La société pour vaincre la pollution” had cross connections. The resident asked if this list accurate based on the Town’s records and how many cross connections are yet to be fixed.

**6. Peter Rozmovits**

Asked if the two trees that were very recently cut down in George Booth park were diseased, and if there is a plan to replace them, and also if there are any other plans for the maintenance or beautification of this park.

**7. Ian Robinson**

In several areas, for instance at the corner of Royal and Sherbrooke, the City of Montreal has set up common areas with chairs, such that citizens may sit and chat to others. The resident asked if Council would consider the same for various areas of Montreal West.

**8. Janice Hamilton**

In January, the Quebec Court of Appeal ruled that all water, contaminated or not, must stop flowing from the Toe Blake Collector into the St. Pierre River on the Meadowbrook golf course. This will effectively kill the river. The resident asked if the Town is willing to meet with the City of Montreal and Côte Saint-Luc to find a long-term solution that will save the river.

The First Question Period ended at 8:38 p.m.

**9. Contracts and Town Clerk’s Office**

**a) Agreement with Centre d’acquisitions gouvernementales (CAG)**

WHEREAS the CAG is an organization under the Treasury Board which assumes various responsibilities dealing, among other things, with procurement and services supply, for the benefit of provincial departments and government bodies, but also of other public bodies, like municipalities;

WHEREAS the CAG is also responsible for the disposal of surplus assets within the government and offers this service to interested municipalities, without requiring them to use exclusively this service but as an option of which they may avail themselves;

WHEREAS the CAG requests that an interested municipality enter into an agreement setting up their respective role and responsibilities in this matter;

THEREFORE:

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

- 1) That the Town of Montreal West accept the terms and conditions of an agreement with the CAG concerning the use of its services for the disposal of surplus assets.
- 2) That the Town Clerk be authorized to sign this agreement and to act as the responsible person for its implementation.
- 3) That the Director of Public Works be authorized to act as the responsible person for operational aspects.
- 4) That the Treasurer be authorized to act as the responsible person for financial resources.
- 5) That this resolution replace resolution #20180626-005.

Carried unanimously  
#20210322-004

**b) Earth Hour 2021**

WHEREAS the “Earth Hour” is a yearly international event sponsored by the World Wildlife Fund;

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

WHEREAS every year, more than 7,000 municipalities in about 190 countries participate in this initiative;

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

- 1) That the Town of Montreal West agree to turn off all nonessential lighting for one (1) hour on Saturday, March 27, 2021 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 2021.

Carried unanimously  
#20210322-005

**c) Rental contract for a photocopier**

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

- 1) That the Town of Montreal West agree to enter into a contract with RICOH Canada Inc. for the rental of a photocopier for the Town Hall (model IM C4500).
- 2) That the total price be \$7,107.00 (not including taxes) plus copy costs per unit.
- 3) That the Treasurer be authorized to sign this contract on behalf of the Town, for a duration of sixty months starting March 1, 2021.
- 4) That this expenditure be charged to budget code 02-130-00-517.

Carried unanimously  
#20210322-006

**10. Administration and finances**

**a) Approval of disbursements – February 19 to March 17, 2021**

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

That the list of accounts payable from February 19 to March 17, 2021 totaling \$692,058.61 be approved and paid as listed.

Carried unanimously  
#20210322-007

**b) Art Etc.**

It was moved by Councillor Maria Torres, seconded by Councillor Colleen Feeney and resolved, Councillor Elizabeth Ulin having abstained after declaring she had an interest in the matter under review:

- 1) Given the total number of hours being requested for rent, and in keeping with past practices, that Council agree to rent the Assembly Hall on the occasion of the Arts and Craft Fair that will take place during three days in November 2021, for a bulk discount amount of \$2,907.00 (taxes included), in consideration of a total of twenty-four hours (24 h) of rental for the event, setup and cleanup, and to keep the other terms and conditions of the previous agreement in effect.
- 2) That Council accept that the deposit to secure the reservation be of \$500.00 upon signing the agreement, followed by a payment of \$2,407.00 no later than May 1, 2021.
- 3) That a further amount of \$500.00 be paid before the event takes place as a reimbursable safety deposit.

Carried unanimously  
#20210322-008

**11. 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 two meetings held by the Planning Advisory Committee (PAC) on March 3 and March 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
57 Ballantyne N.	Demolition of the back yard mudroom, construction of a two-storey extension on the side, replacement of stucco, and modification to openings;
34 Ballantyne N.	Replacement of roofing material;
123 Brock N,	Replacement of the front door, transom above and trim around the front door;
11 Banstead	Replacement of eight windows and two patio doors;
131 Broughton	Modifications to the front stairs, landing and 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:

Address	Project
138 Broughton	Replacement of a window by a patio door, relocation of two windows and closing of some openings.

Carried unanimously  
#20210322-009

**b) Minor exemption request – 38 Campbell**

This item was postponed.

**c) Minor exemption request – 250 Percival**

*NOTE* Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised. No comments were received since the publication.

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

That the plans and request submitted to the February 17, 2021 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 and G-18-0005, for the following minor exemption from section 3.2.2 of the Zoning By-Law, regarding the immovable located at 250 Percival in zone RB-3 to:

- Allow the construction of an extension to a semi-detached building with a zero (0) metre setback from the side property line, while the minimum setback is 1.15 metres, the consequence being to remove this requirement.

Carried unanimously  
#20210322-010

**d) Minor exemption request – 57 Ballantyne North**

*NOTE* Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised. No comments were received since the publication.

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

That the plans and request submitted to the February 17, 2021 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 and G-18-0005, for the following minor exemption from section 3.3.8 of the Zoning By-Law, regarding the immovable located at 57 Ballantyne North in zone RA-5 to:

- Allow the construction of a two-storey side extension of the main building with a flat roof, while the minimum roof slope is 3:12 in this zone, the consequence being to remove this requirement.

Carried unanimously  
#20210322-011

**e) Minor exemption request – 35 Ballantyne North**

*NOTE* Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised. No comments were received since the publication.

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

That the plans and request submitted to the February 17, 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 35 Ballantyne North in zone RA-5 to:

- Normalize a lateral setback of the main building which is of zero (0) metre, instead of the minimum 1.2 metres required in that zone, the consequence being to reduce this requirement by 1.2 metres.
- Normalize the combined lateral setback of the main building which is 2.23 metres instead of the minimum 4 metres required in that zone, the consequence being to reduce this requirement by 1.77 metres.
- Normalize the rear setback of the main building which is of 5.39 metres, instead of the minimum 6.1 metres required in that zone, the consequence being to reduce this requirement by 0.71 metre.

Carried unanimously  
#20210322-012

**f) Minor exemption request – 25 Garden**

*NOTE* Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised. No comments were received since the publication.

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

That the plans and request submitted to the February 17, 2021 meeting of the Planning Advisory Committee be refused, in accordance with the Committee's recommendation, 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 25 Garden in zone RA-1 to:

- Allow the construction of a mudroom for the main building with a front setback of 0.55 metre, instead of the minimum 4.57 metres required in that zone, the consequence being to reduce this requirement by 0.55 metre.

Carried unanimously  
#20210322-013

**g) Public Library – 41 Westminster North (sign)**

WHEREAS the Montreal West Public Library has relocated to 41-43 Westminster North and has entered into a lease with the owner for a three-year term that may be renewed;

WHEREAS it is understood that the library will eventually move in the mixed-use building (The Easton) that will be erected at the corner of Avon Road and Westminster Avenue;

WHEREAS the replacement project of the library's sign at its new temporary location was approved under the SPAIP by virtue of resolution #20210222-009;

WHEREAS the proposed sign is not conform to the zoning by-law in terms of size, but similar to the former commercial tenant's sign at this address;

THEREFORE:

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

To accept the specifications prepared by Le Groupe Bellon Prestige (06/01/2021) regarding a sign for the Montreal West Public Library at 41-43 Westminster Avenue North, for as long as it will remain in this location.

Carried unanimously  
#20210322-014

**12. Public Works**

**a) Mandate to the City of Montreal to carry out a group call for tenders for the supply of road salt in bulk**

WHEREAS the City of Montreal has offered to coordinate a group call for tenders, on behalf of participating municipalities, for the supply of road salt in bulk from September 15, 2021 to April 30, 2022;

WHEREAS the Director of Public Works will act as representative of the Town of Montreal West in this regard;

THEREFORE:

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

- 1) That the Council authorize the participation of the Town of Montreal West in a group call for tenders for the purpose of awarding contracts for the supply of road salt in bulk.
- 2) That the Town of Montreal West delegate to the City of Montreal the power to prepare the specifications and other tender documents, to proceed with the calls for tenders, to receive and to analyze the offers, and to report the results to the participating municipalities.
- 3) That the Director of Public Works and the Assistant Director of Public Works be each authorized to sign any necessary documents to implement this resolution.

Carried unanimously  
#20210322-015

**13. Human Resources**

There was nothing under this item.

**14. Appointments**

There was nothing under this item.

**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 Authorizing a Loan of \$2,154,100 for the Carrying out of Repair Work on Road, Sidewalks, Aqueduct and Sanitary and Storm Sewer, and Replacement of Street Lights on Fenwick Avenue**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Authorizing a Loan of \$2,154,100 for the Carrying out of Repair Work on Road, Sidewalks, Aqueduct and Sanitary and Storm Sewer, and Replacement of Street Lights on Fenwick Avenue".

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 9:03 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 9:04 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20210322-016

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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-20210322*