

MINUTES
REGULAR COUNCIL MEETING

MAY 31, 2021
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on May 31, 2021 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 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
#20210531-001

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 Monday, May 31, 2021 as presented.

Carried unanimously
#20210531-002

4. Approval of the Minutes

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

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

- Regular Meeting of April 26, 2021;
- Special Meeting of April 29, 2021;
- Special Meeting of May 6, 2021.

Carried unanimously
#20210531-003

5. Correspondence

There was nothing under this item.

6. **Report of the Mayor**

Mayor Masella noted that, from the volume of questions submitted, the hot topic tonight is the Sports and Recreation Centre. He said this centre is the biggest and best news for the Town in many decades, and will be a catalyst for its rejuvenation. Both the young families flocking to Montreal West and the seniors are clamouring for a new, accessible building to house all sports and recreation activities. To be clear, the Mayor stated that his campaign platform both in 2013 and 2017 included a commitment to work toward securing the funding for a new centre. But this is just the first step. A survey in 2017 concluded the majority of residents were in favour of a new centre provided that any tax increase would be \$100 or less for the average valued home. That means apart from the \$12.5 million grant and any money the Town will inject directly from its surplus, a successful fundraising campaign is needed. Later tonight, a campaign chairperson will be appointed to finalize the campaign details, build the volunteer staff, and then get to work. That campaign will have different levels of participation so that people can contribute at levels as they see fit and take ownership of this new project. Whether one will directly use the new building or not, it will be a community endeavour. When a street is rebuilt, the whole Town bears the costs, not just the affected residents. And as has been the case for the past 12 years, the Town will continue to rebuild roads and rejuvenate parks, while maintaining tax increases to cost of living. A rejuvenated Town is what will keep Montreal West an attractive place to live and keep increasing house sale prices. And a rejuvenated Town is what will continue to make this community thrive.

7. **Councillors' Reports**

a) **Seat Number 2**

Councillor Elizabeth Ulin reported on matters pertaining to Communications, Recreation and Culture.

b) **Seat Number 3**

Councillor Colleen Feeney reported on matters pertaining to Urban Planning, Finance, Administration and Human Resources.

c) **Seat Number 4**

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

d) **Seat Number 1**

Councillor Dino Mazzone reported on matters pertaining to Public Security and to Special Projects Fundraising.

8. **First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:27 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.

Domenica Pulcini

Thanked Council for filling in the stairs from Courtney to Ronald and for repaving the caved in asphalt on Ronald. Asked that a new owner in her neighborhood be told to maintain their front yard. Also complained about increased traffic on Ronald Drive, especially heavy vehicles.

Robert Piccioni

Asked where the current debt of Montreal West stands, if the Town plans to borrow more money to fund the new Recreation Centre, and how will this project impact that debt.

Kevin Brothaler

Complained that it seems difficult to communicate Council members by email, maybe due to technical problems that must be solved. Asked that some attention to be given to the park at the corner of Ballantyne North and Sherbrooke, next to the Pharmaprix parking.

Alexandre Watson

Asked when was the last cost estimate carried out for the Recreation Centre, and what are the financial parameters in terms of a go/no go decision. Also asked the Town to consider including two squash courts in the project.

Jim Mullaly

Noticed that the recycling has been picked up using a regular garbage truck. Wanted to know if this means that the recycling is being treated as garbage.

Rachel Irwin

Asked if it is possible to change the noise regulation for hours when lawn mowers are allowed during the weekend, to allow peaceful summer meals and relaxation outdoors.

Cynthia Koomas

Concerning the plans for the Recreation Centre, asked if any thought was given to building an indoor pool.

Jordan Berson

Asked if there is a chance that an indoor swimming/exercise pool could be included in the proposed recreation center.

Asher Waldman

Concerning the tender process for a new Recreation Centre, asked if the Town will demand a bid bond and material and labour bond to guarantee that the project will be delivered on time and as per price quoted; if the architects and engineers will have to guarantee that any error or omission in the plans and specifications that might increase the cost will be covered by that bond; if the project will be cancelled should the bids exceed the estimated cost; and if it is a turnkey contract.

Mark Lehberg

Asked how many new dog licenses have been issued in the Town in the last 18 months, and how many registered dogs currently reside in Montreal West. Also asked that a temporary dog park be erected at George Booth, along the fence against the tracks. Finally, asked if there are plans to build a permanent dog park near the Recreation Centre.

Linda Hammerschmid

Also asked if there will be a dog park included in the plans for the arena project, and if so would like her group (279 members) to be consulted in advance regarding the design.

Lavanya Hiremath

Asked the same question.

Ann McLaughlin

Asked the same question.

Smita Amarnath

Asked the same question.

Kathryn Minorgan

Asked each Council member to state whether they will stand for office or not in the next election. Also asked when will the seasonal traffic calming bollards on Avon be re-installed, and if the Town has a plan to control speeding on Avon.

Merle Mcphail

Asked if it is true that with the new housing complex, Avon will be turned into a boulevard to help cars enter and exit the parking spaces for this building. Also asked how much the dog park actually cost. Finally, asked if electors will be allowed to vote on line.

Tom Johnstone

Asked how much was spent on building the dog run and the upgraded children's playground and splash pool in Davies Park.

Barry McLaughlin

Asked if there are plans to repair the Percival parking lot.

Peter McLean

Complained about bicycles riding on sidewalks and asked the Town to do something. Also asked if the Town can be liable for not enforcing its own rules.

Daniel Markuze

Asked if it is permissible to perform noisy construction work on weekends and holidays, and why is construction work allowed on days of rest. Also asked if the Town will proceed with the Recreation Centre project if it is determined that taxes will go up by more than \$100 per household, as it was originally budgeted.

Andre Chenier

Wondered how it can be possible to only increase taxes by \$100 a year per household to carry out a \$12.5 million Sports and Recreation Centre project. Questioned the financial advisability of that project in itself and also in consideration of the Town's debt.

Robert Barnes

Concerning the proposed sports complex, advised swift demolition and reconstruction to minimize the disruption to this major recreational infrastructure. Also asked how Bedbrook residents like himself will be included in the process.

Sylvia Gervais

Thanked the Mayor and Council for the work done and asked that more streets be repaired.

Veena Sangwan

Asked for a dog park in the plans for a new arena. It would work well when kids are in the arena. Noted that the Mowest Dog People Facebook page has around 280 members. Also asked how long will the main dog park continue to be fenced in. There has been no access to the grass since April 26.

Janet Rennick

Criticized angry defamatory letters regarding people in public office like the one aimed at the Mayor that was circulated by a resident last week. While everyone is entitled to their opinions, there are surely more productive ways of communicating with one another.

Ian Robinson

Asked if Council would consider in their plans moving the Town Hall to a new site and selling the piece of land where it is now located.

Joyce Crowley

Asked if the Town plans on approaching major companies to name the new civic center in their honour, in exchange for covering the majority of the fundraising dollars required to build it.

Julian Mazzone

Asked if the Town owns the train tower museum, and if there are plans to reopen it. Also asked if there are plans to renovate Roy D Locke park since it's the last park that has not been yet. Furthermore asked if the Town would install water fountains in the parks where there are none, like Rugby. Finally, asked the Town to recognize the work of Julian Hung on his effort to keep the park cleaned on weekends.

Richard Morin

Asked why the estimate of the Recreation Project \$3 million lower than estimated five years ago . Also asked why Council believes that this project is more important than dangerous lead levels in drinking water. Finally, asked how Council's estimates of only \$100/household tax increase can be accurate when this project will double the current debt of \$13 million and \$491,000 interest to \$26 million in debt and \$982,000 in interest.

Stan Carny

Said that the outdoor flag display at the Town Hall does not follow proper protocol, since the Québec flag must take predominance by law. Also asked when the leaf blowers' general ban will be lifted. Finally, asked that the Public Security Officers enforce noise restrictions regarding gas powered leaf blowers.

Jennifer Melnick

Suggested that the annual tree give-away also includes seeds collected from centennial trees in the neighborhood. Concerning the new recreation center, asked if the business model been established/studied that this new facility will be self-supporting. Finally, asked that an indoor pool be included in the project.

The First Question Period ended at 9:13 p.m.

9. Contracts and Town Clerk's Office

There was nothing under this item.

10. Administration and finances

a) Approval of disbursements – April 24 to May 28, 2021

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

That the list of accounts payable from April 24 to May 28, 2021 totaling \$580,815.61 be approved and paid as listed.

Carried unanimously
#20210531-004

b) Delegation of powers for the month of May 2021

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

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the month of May 2021.

Carried unanimously
#20210531-005

c) Amendment to Resolution # 20210429-005

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

That the following paragraph be added to Resolution # 20210429-005 concerning a subsidy application under the Program regarding Gasoline Tax and the Contribution of Quebec (TECQ) for the years 2019 to 2023:

“7) That the Town certify that the attached work planning as approved by the present resolution (version number 2) includes true completed expenses and reflects cost estimates for eligible works.”

Carried unanimously
#20210531-006

11. Urban Department

a) Demolition request – 45 Westminster South

NOTE Councillor Colleen Feeney explained the file under review. A public notice concerning this demolition request was posted in the newspaper, on the property and on the website. The Town website also included a set of documents pertaining to this file. Objections could be sent within the fifteen following days, and four were received. In compliance with government decrees in the current state of sanitary emergency, a further written consultation period of fifteen days followed, during which other comments could be sent. Seven residents from four addresses made their views known in three emails.

WHEREAS a demolition request has been filed with respect to the building mentioned in title of this resolution, along with a construction project for a mixed-use building in its place, as a program for the utilization of the vacated land under By-Law No. 2016-010;

WHEREAS Council considered the condition of the immovable that is the subject of the application, the deterioration or improvement of the architectural appearance and aesthetic character of the neighbourhood, the quality of life in the neighbourhood, the intended use of the vacated land, the housing needs in Montreal West, the economic and fiscal benefits for the Town and residents, the objections and comments received from citizens, and the observations of the Planning Advisory Committee so far;

WHEREAS Council also considered the report and recommendations made by the Urban Planning Department;

WHEREAS Council is convinced of the advisability of the demolition, in conjunction with the development of the vacated land, taking into account the public interest and the interest of the parties, for the following reasons:

- it would allow for an increase and a diversification of the Town's housing inventory which is lacking on the island of Montreal. It would also address the need for new housing units of various types identified in several public consultations conducted as part of the MADA program;
- it would allow for the extension of the commercial offer on the Southern portion of Westminster Avenue which would invigorate the Town center;
- it would allow for the erection of a building better integrated in the environment of the Town and which exterior would better be harmonized with the architecture of the Town;
- it would lead to an increase to the tax base in keeping with the *Strategic Financial Plan* adopted in 2017 by the Town. This would permit the Town to invest more in its infrastructures and its residents;

WHEREAS the Municipal Council is acting as demolition committee by virtue of article 15 of By-Law No. 2016-010 Concerning the Demolition of Immovables, in accordance with article 148.0.3 of the Act Respecting Land Use Planning and Development (C.Q.L.R., Chapter A-19.1);

THEREFORE:

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

That the demolition request for the existing building located 45 Westminster Avenue South be accepted, along with the preliminary programme for land reutilization, subject to the Site Planning Projects and Architectural Integration Program, and under the following conditions:

- The issuance of the demolition permit is pending on the approval and signing of the Municipal Work Agreement for the relocation of the underground infrastructure (water and sewer pipes).
- The fencing surrounding the demolition site must be closed at the end of each workday.
- Submit a trucking route to the Urban Planning Department for the trips in and off the demolition site of the heavy machineries and trucks. The plan will be reviewed by the Urban Planning, Public Works and Public Security departments before being approved. Truck and heavy machinery trips must be avoided on Avon Road between Westminster South and Ronald Drive.
- Sound and dust barriers shall be installed as to attenuate as much as possible the inconvenience caused by the demolition process given the proximity of the residential buildings surrounding the site. Fog cannons dust suppression system is recommended in order to contain the dust onsite.
- An inventory on the condition of the adjacent buildings must be done prior to the commencement of the demolition process. The demolition process shall be monitored closely by the project manager in order to avoid damages to the surrounding properties caused by vibrations. Once the demolition process is finished, a final survey on the surrounding buildings' condition shall be done.
- In keeping with article 20 of By-Law No. 2016-010, a monetary guarantee for the performance of the programme for land reutilization shall be provided by the applicant (owner), in the amount of \$68,100.
- The owner and/or his representatives, contractors and subcontractors shall be fully responsible for any damages caused to adjacent properties by the demolition process, as the case may be. In consequence, the Town shall not be held liable for any claims that could arise to this effect, and the owner shall undertake to release and hold harmless the Town from any such claims for damages.

Carried unanimously
#20210531-007

b) 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 May 26, 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
28 Crestwood	Reconstruction of front landing and capping it with pavers;
13 Crestwood	Replacement of seven windows, the front door and siding;
170 Sheraton	Replacement of a french door by a patio door in the back;
162 Strathearn N.	Replacement of front landing and stairs and installation of railings;
57 Ballantyne N.	Replacement of the front door and the window above the front door, reconstruction of the canopy over the front entrance, replacement of the front stairs, landing and railings, and addition of two new skylights to the roof;
162 Northview	Replacement of the railings on the front porch;
232 Westminster N.	Replacement of three windows;
10 Fairfield	Reconstruction of the front stairs and landing and installation of railings;
234 Westminster N.	Replacement of six windows;
48 Crestwood	Reconstruction of front landing in pavers;
127 Wolseley N.	Replacement of the front door;
181 Bedbrook	Construction of a one-storey extension in the back yard,

modifications to openings and windows replacement.

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
56 Curzon	Replacement of the second-floor rear extension's cladding material.

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
17 Ballantyne S.	Demolition of a three-season structure in the back and construction of a one-storey extension, replacement of the front door and two windows as well as the elimination of a window on the side façade;
317 Brock N.	Reconstruction of front landing and stairs;
45 Westminster S.	Construction of a new mixed-use building.

Carried unanimously
#20210531-008

c) Minor exemption request – 45 Westminster 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 Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

That the plans and request submitted to the May 5 and May 26, 2021 meetings of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 and G-18-0005, for the following minor exemptions (except for the first one) from the schedule of uses and standards in effect under article 3.2.2, paragraph 5 of article 4.2.1, second paragraph of article 4.6.3, article 3.3.13 and article 3.1.9 of the Zoning By-Law, and from the normative definition of Building Height in Permit By-Law no. 2009-011, regarding the construction of an immovable to be located at the current address 45 Westminster South in zone MA-1 to:

- Refuse the construction of balconies having a projection onto the public right-of-way by two feet six inches (2'6").
- Allow the construction of a shed in the back yard (East side) attached to the main building for the purpose of garage ventilation, while sheds are prohibited for apartment buildings, the consequence of accepting this request being to overlook this prohibition.
- Allow the construction of masonry wall of four feet (4') in height, while the sleeper wall cannot be more than two feet (2') high, the consequence of accepting this request being to exceed this requirement by two feet (2').
- Allow the construction of a mezzanine which height is 3.3 metres, while the maximum is 2.5 metres, the consequence of accepting this request being to exceed this requirement by 0.8 metre.
- Allow that the setback of the mezzanine in relation to the façade on Westminster (West side) be 2.9 metres and that in relation to the façade on Avon (South side) it be of 4 metres, while the setback must be the equivalent of twice its height and therefore of 6.6 metres, the consequence of accepting this request being to reduce this requirement by 3.7 metres on Westminster and by 2.6 metres on Avon.
- Allow the building to encroach in the line of non-construction in the second half of the building towards the back, where the maximum height of the building in the back is set to 9.14 metres and in the front is set to 15.24 metres, while the height of the proposed building in the back is 10.73 metres, the consequence of accepting this request being to exceed the limit by 1.59 metres.
- Allow the construction of an additional storey, while the maximum number is set to three (3) according to the schedule of uses and standards, and a mezzanine that occupies more than 40% of the floor below is considered another storey, the consequence of accepting this request being to overlook this limit.

Carried unanimously
#20210531-009

d) Minor exemption request – 27 Ballantyne North

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 Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

That the plans and request submitted to the April 21, 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 4.1.9 and paragraph 7 of section 4.1.10 of the Zoning By-Law, regarding the immovable located at 27 Ballantyne North in zone RA-5 to:

- Allow the construction of a patio with a rear setback of zero (0) metre instead of 1 metre minimum, the consequence being to reduce this requirement by one metre.

Carried unanimously
#20210531-010

12. Recreation and Culture

a) Recreation and Sport Center – capital campaign

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

1) That a Steering Committee be constituted for the purposes of a capital campaign for a new Recreation and Sport Center in Montreal West, to be responsible for reviewing, receiving and administering all donations in an appropriate manner, and for coordinating the solicitation and recognition activities.

2) That this committee be made of volunteers and chaired by Mr. Scott Mac Kenzie as Campaign President.

3) That a Donations Review Committee be constituted as a subcommittee being comprised of the Campaign President, the Town Director General, the Campaign Advisor, the Town Clerk, and a campaign accountant, to be responsible for implementing and recommending changes as necessary to the proposed Donations Policy.

4) That an Administration Committee be constituted as a subcommittee being comprised of members appointed by the Town Director General, to be responsible for implementing and operationalizing the administrative process.

5) That the proposed organizational chart, donation acceptance policy and donor relations program and guidelines be approved.

Carried unanimously
#20210531-011

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 amending Contract Management By-Law No. 2019-004

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending Contract Management By-Law No. 2019-004".

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 9:35 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.

Nathalie Garson asked for a separate change area that would be gender neutral to be included in the new recreation center.

18. Termination of the Meeting

At 9:40 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20210531-012

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20210531*