

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

**JUNE 28, 2021**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on June 28, 2021 at the Town Hall located at 50 Westminster Avenue South.

Present:	Councillors:	Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

Absent:	Mayor	Beny Masella	
	Councillor	Mr. Dino Mazzone	Seat 1

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

Pro-Mayor Maria Torres 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  
#20210628-001

The Pro-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 Maria Torres, seconded by Councillor Colleen Feeney and resolved:

To adopt the Agenda of the Regular Meeting of Monday, June 28, 2021 as presented.

Carried unanimously  
#20210628-002

**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 May 31, 2021;
- Special Meeting of June 3, 2021;
- Special Meeting of June 10, 2021.

Carried unanimously  
#20210628-003

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

a) **Mayor's report on the financial position of the Town**

In accordance with section 105.2.2 of the Cities and Towns Act, Pro-Mayor Maria Torres, on behalf of Mayor Masella, tabled a report on the highlights of the financial report and of the external auditor's report. It is the same report that was presented by Councillor Feeney in a previous regular meeting.

b) **Publication of the Mayor's report**

WHEREAS section 105.2.2 of the Cities and Towns Act requires that the report of the Mayor on the financial position of the Town be disseminated in the territory of the municipality in the manner determined by Council;

THEREFORE:

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

That the report of the Mayor on the financial position of the Town be posted on the internet website of The Informer and on the Town's own website.

Carried unanimously  
#20210628-004

c) **Regular monthly report**

There was nothing under this item.

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**

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

8. **First Public Question Period**

The Pro-Mayor announced the beginning of the First Public Question Period at 8:22 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.

**Raïda Baklouti**

Wanted to know how she could get help in finding out whether it is safe or not to keep an old tree in her yard

**Nick Giannias**

Asked if citizens should email the mayor or councillors directly when they have questions or concerns. Expressed concerns about the protected left turn arrow from the 138 NW onto St. Jacques SE (around the Petro Canada station) which has been shortened recently. Overall, it is becoming harder and harder to enter the town from the highway.

**Bernie Nadler**

Now that the bike path running from the end of Brock South to the bike path along the Lachine Canal is completed, asked the Town to create a bike path (safe lane) leading from the train tracks, running down Brock South.

**Jody Masson**

Noted that between Curzon and Sherbrooke, it is unsafe to cycle: cars are parked less than two metres from the lane of traffic, and there is a risk of "dooring". Asked to increase the signage to direct shoppers to free parking space for merchants on Westminster and reserve the street parking between Curzon and Sherbrooke to handicapped spaces.

**James Mullaly**

Asked that the crosswalk on the north side of Westminster at Sherbrooke be more prominently indicated in the standard ladder pattern. Southbound traffic invariably stops for pedestrians because there is a stop sign, but traffic northbound from Sherbrooke and Westminster often does not.

**Emilie Dolan**

Asked when the light bulbs in the new street lights will be changed. The current ones are extremely bright and amount to light pollution for nearby houses.

**Abby Shyavitz**

Asked the Town to consider making special arrangements with Côte Saint-Luc, if the Town's pool is closed next summer due to construction of a new sports facility, so that Montreal West residents can buy into some form of membership to access their outdoor pool. Also asked why there was no mobile parade of council members as last year for July 1.

**Jennifer Melnick**

Asked if it true that the library will not be located in the new "Easton" development as planned due to a fundraising shortfall, that it will be permanently located on Westminster where it is now and the Easton will house other private businesses.

**Christian Fritschi**

Asked that article 63 of the Traffic By-Law forbidding children to play on a roadway be enforced. Every day we see examples of this dangerous behavior.

**Linda Hammerschmid**

Asked how many dogs are registered for tags/licences in the Town for the current year, if Garage Sales will be permitted this summer/fall, if Block Parties are allowed this summer, and if so, how permits to close streets are being issued.

**Judy Kennedy**

Asked if the use of dryer sheets, which are carcinogenic and toxic, has ever been prohibited for use in Montreal West.

**Valmar Kurol**

Asked for an update on the construction schedule, if known, of the new condo complex at the Westminster/Avon former library site.

**Anne Péloquin**

Asked for a confirmation that the Town by-laws forbid to leave mobile basketball hoops on the public way. Complained that some people are aggressive on that matter.

**Ray Van Dusen**

Asked if there is a Town by-law regarding security cameras vis-a-vis impact on privacy of neighboring properties, and also who can be consulted directly by property owners who have questions or comments regarding town by-laws.

**Debbie Josephson**

Asked if there is any way one can receive either a receipt or notification by email that the tax payment has actually been received by the Town, when it is submitted using the online bank service.

**Stephen Walsh**

Wanted to know the status of the proposal to not use Triangle Park as a construction storage site during the work on Fenwick Avenue. Also asked what are the regulations or norms for contractors regarding damage to trees during construction projects on Town property.

**Rachel Ricci**

Asked the Town to regulate parking on the residential part on Westminster. Residents buy their parking passes, but guests leave their cars from Friday morning till Tuesday morning. As a result, residents cannot find spots in front of their homes anymore.

**Ian MacEachen**

Asked if there are plans to repair the Percival parking lot. The asphalt surface is in very bad condition, and water accumulates in ever deepening and growing small lakes.

**Laurie Cox**

Wanted to be assured that the boxwood in the front of her house will be replaced if it is damaged during the construction work on Fenwick. Also complained that Royal West Academy has put out junk/ garbage in the front of the soccer field on Ainslie.

**Margo Pineau**

Asked Council to explain why a new pool is needed and guarantee that it will not be closed during the construction of the new recreation complex, next summer.

**Emlyn McCutcheon**

Asked if there are plans to redo the tennis courts at the same time as the arena, and if the Town would have an interest in taking back management from the Tennis Club to ensure that Montreal West residents are prioritized, since they are Town's property.

**Sherri McGurnaghan**

Asked if there is a way to rectify the situation caused by the fence behind her duplex, which is too far out and is really causing issues getting into the parking spot. Also asked if there could be a water sampling program for single family homes and duplexes built before 1976, like in Côte Saint-Luc.

**Julie Tasker-Brown**

Noted that, several years ago, parts of Brock North were redone leaving the middle segment of the street left to complete. Year after year, the decaying sidewalks and road surface get progressively worse, and the numerous cracks and holes are filled with more and more asphalt. Asked when the Town is planning to redo the street.

**Aubrie Marchand**

Asked when Council will begin preparing for the pipes to be replaced on Brock North, considering recent damage that happened there.

**Susan Superstein**

Asked if there is a Town by-law concerning people sleeping in basements without direct access to an exit. Also asked what can be done to insure people have the enjoyment of their garden, when neighbors' trees are too big.

**Tara Reymond**

Said that she was recently informed that her basketball net is in violation of the traffic by-law, although it is not on the street or blocking the street, but there is no way of putting it further up on the driveway. Asked for an exemption to keep the basketball net while construction is happening on Fenwick.

**Louise Chenevert**

Asked for a follow up on a former question regarding an inventory of the Town's ash trees, and about how many were treated and felled in 2020 and 2021. Also asked if the ash treatments will be continued in August. Also asked that the pesticide by-law, considering that public security officers cannot enforce it, she said.

The First Question Period ended at 9:07 p.m.

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

**a) Postal ballot for electors aged 70 or more in the up-coming municipal election**

WHEREAS the municipal election of November 7, 2021 is expected to take place while the state of emergency due to the COVID 19 pandemic is still in effect;

WHEREAS the Chief Electoral Officer has enacted, in accordance with section 3 of *An Act to facilitate the conduct of the 7 November 2021 municipal general election in the context of the COVID-19 pandemic* (S.Q. 2021, chapter 8), the *Regulation amending certain municipal provisions to facilitate the conduct of the municipal general election of November 7, 2021, in the context of the COVID-19 pandemic* (2021 G.O.Q., Part 2, Vol. 153, No. 17B, p. 1307B), hereafter called the CEO Regulation, which came into effect on May 15, 2021, and modifies a number of provisions in the *Act respecting elections and referendums in municipalities*, hereafter called the AREM, and in the *Regulation respecting voting by mail* (C.Q.L.R., ch. E-2.2, r. 3);

WHEREAS a municipality is entitled to adopt a resolution providing that a person who is entered on the list of electors and who is 70 years of age or older on polling day may, on request, exercise the right to vote by mail in accordance with the applicable rules, as per section 659.4 of the AREM amended by section 40 of the CEO Regulation;

WHEREAS a municipality may avail itself of the provisions of this regulation, provided that a resolution is adopted to this effect no later than July 1;

THEREFORE:

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

1) That any elector who is entered on the electoral list and who is 70 years of age or older on polling day be authorized to exercise, upon request, the right to vote by mail within the scope of the municipal election taking place November 7, 2021, and in any proceedings recommenced after said election in accordance with section 276 of the AREM, as the case may be.

2) That a certified copy of this resolution be forwarded to the Chief Electoral Officer and to the Minister of Municipal Affairs and Housing.

Carried unanimously  
#20210628-005

**b) Tariff of remuneration – election staff**

WHEREAS section 88 of the *Act Respecting Elections and Referendums in Municipalities* (C.Q.L.R., chapter E-2.2) authorizes the Council to establish a tariff of remuneration or compensation for election officers;

THEREFORE:

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

To repeal Resolutions #20161219-006 (2) and #20170918-006 and to approve the *Tariff of Remuneration for Election Officers* included in appendix as an integral part of this resolution.

Carried unanimously  
#20210628-006

**c) Contract management by-law – annual report**

In accordance with the seventh paragraph of section 573.3.1.2 of the Cities and Towns Act, a report was tabled summing up the main points concerning the application of the Town's contract management by-law in 2020.

**10. Administration and finances**

**a) Approval of disbursements – May 29 to June 25, 2021**

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

That the list of accounts payable from May 29 to June 25, 2021 totaling \$3 356 549.71 be approved and paid as listed.

Carried unanimously  
#20210628-007

**b) Delegation of powers for the month of June 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 June 2021.

Carried unanimously  
#20210628-008

**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 a meeting held by the Planning Advisory Committee (PAC) on June 23, 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:

<b>Address</b>	<b>Project</b>
84 Wolseley N. 79 Ballantyne N. 208 Strathearn N.	Replacement of gutters and soffits; Construction of retaining walls in the front yard; Restoring a former side door and replacement of a basement window;
153 Percival 67 Strathearn N. 74-76 Radcliffe	Replacement of six windows; Painting of the front door; Replacement of a basement window by a patio door.

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>
64 Strathearn N. 68 Strathearn N.	Replacement of the front stairs; Replacement of soffits, eight windows, painting of the downspouts and shutters;
23 Easton	Replacement of the garage doors on the detached garage, the back door, seventeen windows and the shutters on the main building.

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>
23 Easton	Replacement of the main door and frame on the main building.

Carried unanimously  
#20210628-009

**b) Minor exemption request – 34 Campbell**

*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 (and none were made after these explanations).

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

That the plans and request submitted to the May 26, 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 relevant schedule of uses and standards and from the second paragraph of section 3.2.2 of the Zoning By-Law, regarding the immovable located at 34 Campbell in zone RB-7 to:

- Normalize a 1.51 metres lateral setback on the South side, instead of the minimum 2 metres required in that zone for a semi-detached building, the consequence being to reduce this requirement by 0.49 metre.
- Normalize the extension of a semi-detached building with a 2.89 metres lateral setback, instead of the minimum 2.99 metres setback from the mitoyen lateral lot line, which must be at least equal to two-thirds (2/3) of the depth of the extension towards the rear lot line (the said extension being 4.48 metres deep), with the consequence being to reduce this requirement by 0.10 metre.

Carried unanimously  
#20210628-010

**12. Environment**

**a) Mayor's pledge – monarch butterfly**

WHEREAS the monarch butterflies are an iconic North American species;

WHEREAS their exceptional migration and their fascinating life cycle appeal to the imaginations of millions of citizens;

WHEREAS the monarch population has declined by 90% in North America over the past 20 years;

WHEREAS scientists attribute this decline to the degradation and loss of reproduction habitats;

WHEREAS in September 2015, the U.S. National Wildlife Federation (NWF) launched the Mayors' Monarch Pledge in an effort to engage cities, towns, counties and communities of all kinds to join the effort to help save monarch butterflies;

WHEREAS since then, more than 600 local and regional governments in Mexico, the United States and Canada have committed themselves to this North American initiative;

WHEREAS the David Suzuki Foundation and Montréal Space for Life are collaborating to convince municipalities to join this initiative;

THEREFORE:

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

- 1) That the Town of Montreal West officially commit itself to helping to restore monarch habitats by implementing measures to protect the species and by encouraging its citizens to participate in these efforts, so that these magnificent butterflies can once again flourish all over the continent.
- 2) That Mr. Beny Masella be authorized to sign the Mayors' Monarch Pledge to make Montreal West a Monarch Friendly Town.
- 3) That the Town undertake to implement the following action items within a year of taking the pledge:
  1. Issue a Proclamation to raise awareness about the decline of the monarch butterfly and the species' need for habitat;
  2. Launch a public communication effort to encourage citizens to plant monarch gardens at their homes or in their neighborhoods;
  3. Plant a monarch-friendly demonstration garden at Town Hall or another prominent location.
- 4) That a certified copy of this resolution be forwarded to the David Suzuki Foundation.

Carried unanimously  
#20210628-011

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

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

- 1) That Councillor Colleen Feeney be appointed Pro-Mayor for the months of August, September, October and November 2021.
- 2) That Councillor Colleen Feeney 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 August 1, 2021.

Carried unanimously  
#20210628-012

**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 Concerning the Traffic of Trucks and Tool Vehicles and Replacing By-Law No. 2018-008**

The Pro-Mayor gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Concerning the Traffic of Trucks and Tool Vehicles and Replacing By-Law No. 2018-008".

The said By-Law, in draft version, was tabled with Council and made available to the public.

**17. Second Public Question Period**

The Pro-Mayor announced the beginning of the Second Public Question Period at 9:29 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 9:30 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  
#20210628-013

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Maria Torres  
Pro-Mayor

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Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20210628*

**APPENDIX TO RESOLUTION #20210628-006**

**Tariff of Remuneration for Election Officers**

<i>Office staff (for permanent employees of the Town)</i>	<i>Lump sum</i>
Returning Officer	\$5,900
Election Clerk	4,425
Assistant to the Returning Officer	2,950
<i>Advance poll and Election Day</i>	<i>Daily</i>
Officer in Charge of Information and Order (OCIO)	\$235
OCIO and Member of Identity Verification Panel (IVP)	255
Chairperson of IVP	\$200
Member of IVP and Assistant OCIO	200
Member of IVP	180
Substitute officer (any position)	\$90
Meal allowance	\$15



<i>Advance poll</i>		<i>Daily</i>
Deputy Returning Officer (DRO)		\$255
Poll Clerk (PC)		235
DRO and Chairperson of IVP		\$275
PC and Member of IVP		255
<i>Election Day</i>		<i>Daily</i>
DRO	counting of advance poll votes	\$70
PC		60
DRO	counting of mailed votes	\$80
PC		70
Deputy Returning Officer		\$275
Poll Clerk		255
Room Supervisor		\$425
<i>Revision Board</i>		<i>Hourly</i>
President		\$32
Vice-President and Member		27
<i>Training</i>		<i>Each</i>
Session (general)		\$40
Session (Room Supervisor)		\$45
Session (OCIO, IVP and counting of advance poll votes)		\$35
<i>Treasurer</i>	<i>Authorized party candidate</i>	<i>Authorized independent candidate</i>
Verification of:		
-Expenses report (per report)	\$55	\$120
-Financial report (per report)	220	55
-General duties (per candidate)	22	27