

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

**AUGUST 30, 2021**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on August 30, 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 Claude Gilbert, Town Clerk  
Ms. Elizabeth Ulin, 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 Dino Mazzone, seconded by Councillor Elizabeth Ulin and resolved:

That the Meeting be declared open.

Carried unanimously  
#20210830-001

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 Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Monday, August 30, 2021 as presented.

Carried unanimously  
#20210830-002

**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 June 28, 2021;
- Special Meeting of July 8, 2021;
- Special Meeting of July 22, 2021
- Special Meeting of August 5, 2021.

Carried unanimously  
#20210830-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella noted that there were many questions and concerns raised regarding some proposed zoning changes that were presented to Council. The purpose of the contentious change was an overall plan by Council to evaluate whether the municipal tax base could be expanded by looking at all Town land. The only real undeveloped Town land remaining are the parking lots. So, an evaluation was mandated. However, they have not been put for sale, there are no buyers/developers, and no decisions have been made regarding any zoning changes. The zoning changes were proposed by professionals in the field. Then it is the Council's job to consult with residents before adopting any changes. But after seeing the concerns raised, it became evident that it would not be possible to constructively and effectively consult with residents via some virtual or hybrid system. Therefore, Council has put the consultation and zoning changes on hold until such time as it can consult with the residents in person. At that point, after receiving comments and concerns, it will see how the zoning changes can be modified. As has been done in the past, most recently with the demolition request on Easton/Broughton, the Town effectively listens to its residents, and orients itself accordingly. On a personal note, the Mayor explained that he missed the regular meeting of June due to some health issues. Luckily, he was in the excellent care of some physicians and nurses that happen to be Montreal West residents, whom he thanked.

**7. Councillors' Reports**

**a) Seat Number 4**

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

**b) Seat Number 1**

Councillor Dino Mazzone reported 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 8:25 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. Julien Feldman**

Asked if the Town considers joining other municipalities across North America which restrict the use of small gas engines that typically do not respect the Town's nuisance by-law, and, instead, intends to promote the use of inexpensive and quieter electric small engines.

**2. Yelena Roy**

Noted that kids from the Little Learners Daycare often visit Davis Park during the day. Asked if it would be possible to have access to a bathroom.

**3. Vincent Surette**

Noted that his street (Rennie) is between Easton where water infrastructure were upgraded ten years ago, and Fenwick where such work is carried out now. Believed that it would not have taken much to add the extra 200 feet of sewage infrastructure on Rennie, given the number of flooding and sewage issues over the last ten years on his street, and the inconvenience due to the work on Fenwick for nearby residents.

**4. Marlene Cousins**

Raised the same issue and added that Rennie is more likely to flood more often as it will be the weakest point in this neighborhood, since there have been infrastructure renewal work on Easton, Broughton, Campbell, Ainslie and now Fenwick.

**5. Eileen O'Reilly**

Thanked the Town for replacing damaged recycling/composting bins but noted that when she required replacements, it was because of damaged lids and asked if it would be possible in future to have replacement lids only. Added she had concerns about the re-zoning proposal for the parking lot at the corner of Strathearn and Milner.

**6. Stan Carny**

Proposed that an irrigation system be installed to water the flower beds around the Town Hall and the Cenotaph rather than having Public Work employees hand water them.

**7. Julian Mazzone**

Asked the Town to install two water fountains, one at George Booth Park and another one at Percival field. Also asked if the Town has any future plans on having a wheeled garbage collection instead of the old fashioned garbage cans which sometimes litter sidewalks and streets especially when it is windy.

**8. Judy Kennedy**

Asked if the Town contemplated banning dryer sheets, which have series carcinogenic chemicals in them and take about two to three years to disintegrate in land fill. There are other products on the market that are reusable. Also asked what can be done with a massive tree in a backyard, half of which has no leaves, and located near major powerlines.

**9. Andy Malolepszy**

Asked if it is know whether recycling materials collected in Montreal West are indeed recycled or dumped like trash. A CBC interview suggested that 90% of recycled material in Canada was being trashed.

**10. Judee Ganten**

Noted that a house known for nuisance issued has been sold but remains uninhabited. Four rusting cars remain immobilized in the driveway. Asked what steps have been taken to address the situation.

**11. George Hilal**

As a resident living South of Avon, asked the Mayor to reiterate his commitment to keeping Brock South a one-way street (going North).

**12. Matthew Sherrard**

Commented the project of Lactalis to put large industrial refrigeration equipment outside of its Parmalat factory, right behind Brock South, despite a by-law that prohibits it. Asked the Town to insist that Côte-des-Neiges Notre-Dame-de-Grace Borough Council refuse this by-law exception that would negatively impact Montreal West residents, and enforce its municipal requirements to keep industrial machinery inside the factory.

**13. Robert Piccioni**

Asked how the Town can ensure that this generator and the water towers are not built and positioned as close as possible to people and residences of Montreal West. Also asked if the Town has had any discussions yet with Lactalis or plan on having them.

**14. Ellen Moore**

Asked what the Town is doing to clear up the sewage problem related to the Little St. Pierre River in the Meadowbrook Golf Course site. Also asked what will be done with the current Community Centre building on Westminster South when the new sports complex is built.

**15. Janice Hamilton**

Although the City of Montreal has already awarded a contract to have the Saint-Pierre River buried in an underground canal beginning in November, many people still hope this can be avoided, or that the river may be cleaned up, or reopened, someday. Asked if any Town employees or elected officials have been in contact with their counterparts in Côte Saint-Luc or the City of Montreal regarding the issue of cross-connections that are polluting the Saint-Pierre River on Meadowbrook.

**16. Daniel Boulerice**

Asked for the status of testing the sanitary sewer system for cross-connections in Montreal West, and how many houses have been tested this summer.

**17. Peter McLean**

Raised the issue of bicycles riding on sidewalks, which is dangerous for pedestrians.

**18. Farah Issa**

Concerning a suspected illegal grow-op on Ronald Drive, said she found out that it is licensed. Asked about the minimum buffer criteria from residences.

**19. Tracie Swim**

Asked for a simplified description of the suggested zoning changes, with non "Urban planning legal" language. Said it is important to notify the residents who are directly affected by any changes affecting where they live. Would have liked to find such information in The Informer.

**20. Paul Desjardins**

Asked if there could be a second speed bump on Brock South between Carnarvon and Avon. Mentioned the increased traffic from the condos and many young children playing in the street. Asked for the reason why all the trees that were planted along the tracks starting from Ste-Anne de Bellevue Blvd stopped at the new apartment buildings. There should be trees (or a wall) all along the fence at the bottom of Brock South to create a barrier and decrease the noise pollution from the highway and tracks.

**21. James Mullaly**

As recycling is being picked up by regular garbage trucks with compressors, wondered if it is recycled or not. Also asked why the crosswalk across Westminster at Sherbrooke is not plainly indicated with horizontal lines similar to the crosswalk at Westminster and Broughton.

**22. Rebecca Vanderelst**

Wondered about the reason for the lot at Milner and Strathearn to be re-zoned. Neighbors are suspecting development (commercial/residential) but have been told via email and Facebook that this is misinformation.

**23. Ann McLaughlin**

Asked the same question and if the land been sold.

**24. Colin Brodhead**

Asked if the new dedicated bike path along the lower section of Brock will be linked eventually to Broughton, and if there are plans to add a dedicated lane for bikes on Broughton from Lachine to De Maisonneuve. Also asked to remove the pavement and add trees on the road section above Davies Park that borders the north end of the park.

**25. Kevin Brothaler**

In terms of traffic policy, wanted to know the specific criteria the Town uses to decide between speed bumps and bollards. Also asked why insist on bollards instead of speed bump at the bottom of Ballantyne, noting that there is a children's playground.

**26. Brandon Helfield**

Asked what the Council intends on doing to make the intersection at Westminster and Sherbrooke more safe. It is a dangerous intersection, which makes the intersection at Westminster and Milner dangerous too. Said the Town should build a couple traffic lights.

**27. Susan Superstein**

Said that sidewalk holes should be repaired with tar until they can be repaired properly. Also asked who examines tree health, noting that one on the corner of Parkside and Ballantyne is dying.

**28. Mae Anne Burrige**

Complained about soccer matches and other noisy activities held by the Town in the sports field of Royal West Academy. Festivities and soccer should be held on the other side of the field near Easton not Ainslie.

**29. Karen Donnelly**

Said that by-law changes that are considered and could significantly affect residents/businesses should be described in layman terms. She read the August 13 e-bulletin, but it was not clear that it could mean the removal of the Strathearn parking lot.

The First Question Period ended at 9:17 p.m.

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

**a) Amendment to resolution #20210628-006 – tariff of remuneration (election staff)**

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

To amend Resolution #20210628-006 by the removal of the training fee for Room Supervisor, and by the addition of the following provisions:

*Training*

*Each*

Counting of votes on polling day	\$15
Special situations on polling day	\$15

Carried unanimously  
#20210830-004

**10. Administration and finances**

**a) Approval of disbursements – June 26 to August 27, 2021**

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

That the list of accounts payable from June 26 to August 27, 2021 totaling \$1 476 221.26 be approved and paid as listed.

Carried unanimously  
#20210830-005

**b) Delegation of powers for the months of July and August 2021**

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

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the months of July and August 2021.

Carried unanimously  
#20210830-006

**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 August 25, 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>
19 Fenwick	Replacement of the front door
43 Curzon	Replacement of three windows and a door
75-77 Roxton	Replacement of two front doors, a balcony door, a side door and two windows
314 Northview	Construction of universal access ramp on the side of the building

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>
48-54 Westminster N.	Installation of a commercial sign
102-104 Westminster N.	Resurfacing the front stairs and landing, removal of the low walls and replacement of the railings
125 Westminster N.	Replacement of the front porch fascia, decking, stairs and railings

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>
325 Brock N.	Replacement of front stairs, landing and railings
83 Ballantyne N.	Renovation of the front vestibule and replacement of stucco on the entire house, replacement of front stairs, landing and railings as well the replacement of windows and doors

Carried unanimously

#20210830-007

**b) Minor exemption request – 63 Ainslie**

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

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

That the plans and request submitted to the August 4, 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 paragraph 8 of section 4.1.10 of the Zoning By-Law, regarding the immovable located at 63 Ainslie in zone RB-7 to:

- Normalize the encroachment of an existing veranda in the front setback, despite the fact that such an encroachment is not allowed pursuant to the relevant schedule of uses and standards in that zone, the consequence being to allow that the veranda be located at 4.36 metres from the property line instead of a minimum of 4.57 metres as for the main building, thereby reducing the requirement by 0.21 metre.

Carried unanimously  
#20210830-008

**12. Public Works**

There was nothing under this item.

**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**

There was nothing under this item.

**17. Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:25 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.

Matthew Sherrard reiterated his question concerning the risk associated with the equipment that Lactalis plans to put outside its Parmalat factory, if it can get a by-law derogation from the Borough of Côte-des-Neiges Notre-Dame-de-Grace.

**18. Termination of the Meeting**

At 9:27 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  
#20210830-009

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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-20210830*