

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

**SEPTEMBER 20, 2021**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on September 20, 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. Elisabeth Roy, 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  
#20210920-001

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, September 20, 2021 modified as follows:

- by adding item 12 a): **Agreement on the relocation of an electric pole on lot 1 292 196.**

Carried unanimously  
#20210920-002

**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 Regular Council Meeting held on August 30, 2021.

Carried unanimously  
#20210920-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella followed up on a question asked at the last Council meeting concerning some proposed changes on the Parmalat property that is situated in CDN-NDG but that borders the Town. The changes proposed include: - Demolition of the Salvation Army building and its replacement by landscaping. - Modification of the Parmalat facade to better hide the mechanical equipment located outside the building. - Enlarging the building on the back side on the side opposite the border with Montreal West. - Installation of visual and acoustic screens behind the property on the side of the Montreal West border to minimize the visual and auditory nuisances generated by their operations. - Installation of a generator and two water towers in the back of the property on the side bordering Montreal West. Additional trees will be planted to help alleviate any extra nuisance. - Arranging a parking lot on the opposite side of the Parmalat property. Secondly, the Mayor said that although there may not have been much public information to share, things are still on track with the Sports and Recreation Centre. The Town is in the process of issuing a call for tenders for the professional services to design the Centre. The selected professional will then embark on the design process that will happen in conjunction with consultations with different focus groups and users of the facility. With that design will come updated cost estimates. In parallel, Scott MacKenzie and his team are developing the fundraising program that will be a key component of the financing structure of this project. As previously stated, the Town is committed to achieving its goal of a tax increase of \$100 for the average valued home. On another topic, the Mayor reminded the audience that the Association of Suburban Municipalities (ASM) is an organization representing the demerged municipalities on the island of Montreal. They sit at the Agglomeration Council with the City of Montreal and discuss shared services like public security (police and fire), public transportation, drinking water, etc. They have been trying to negotiate a fairer way to share the costs for these services, unfortunately without any concrete success. So the ASM has been in constant contact with the Minister of Municipal Affairs to help move this process along to a more equitable solution. Also the ASM will be presenting a brief to the National Assembly during the committee hearings studying Bill 96. Though it is fraught with many points that can negatively affect the English-speaking community, the ASM will focus on the issues that affect municipalities. The Mayor of Senneville and himself will attend those hearings at the end of the month.

**7. Councillors' Reports**

**a) Seat Number 1**

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

**b) Seat Number 2**

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

**c) Seat Number 3**

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

**d) Seat Number 4**

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

**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. Richard Morin**

Asked how the Town arrives at an amount of \$100/year for the arena project. Also asked how many years the residents will be paying this yearly amount. Then asked what interest rate will be paid on the arena loan. Finally, asked how many actual taxpayer individual bills are sent out.

**2. JJ Heisler**

Asked whether the Town plans to install the same outdoor ice rinks as last winter.

**3. Robert Barnes**

Asked if the possibility of a roundabout or traffic circle at Westminster and Avon has been studied for safety and traffic flow considerations.

**4. James Mullaly**

Asked if recycling being picked up by regular garbage trucks gets recycled, and if materials such as metal, glass, cardboard, paper etc that are compressed in a garbage truck are properly sorted for recycling.

**5. Gerry Ahronheim**

Asked when the equipment necessary for tree trimming will be back in service, and tree trimming be caught up.

**6. Mark Lehberg**

Regarding the new arena/community center, asked if there is a resident's committee that provides input on the needs and wants of the community. Also asked if there will be a consultation period and how can one become involved in this process.

**7. Susan Superstein**

Asked the Town to repair the many holes on sidewalks.

**8. Odile Liboiron-Ladouceur**

Asked about the status of the latest zoning change proposal, and if there will be an opportunity to discuss it with citizens.

**9. Isa Helfield**

Asked what the Town's policy and procedure regarding tree trimming is. Is concerned about a request she made.

**10. Andrea Palumbo**

Expressed her concern for the safety of pedestrians, cyclists and anyone using a scooter between Curzon and Nelson. Contended that injuries have been sustained due to cracks and breaks and multiple sink holes on Brock North. Also said that speed is a major issue and asked for more speed deterrents on this particular block.

**11. Barbara Jones**

Complained that dog poo bags are found in composting containers on Tuesdays. Asked the Town to find a way to educate dog owners.

**12. Reda Wahba**

Said that many merchants are concerned with the eventual zoning change for the public parking lot, and asked if there will be a public consultation about it.

**13. Mike Elie**

Wanted to know if there could be a schedule for regular maintenance of play spaces at Ronald Park, like there is one for the maintenance of Town's gardens. Also asked for access to a washroom during regular hours at Davies' Park, since it is a high use space.

**14. Laurie Birbilas**

Asked for an explanation as to why the staircase between Ronald Drive and Courtney Drive cannot remain open all year round. Also asked if it would be possible for the children from Little Learners to use bathrooms at Davies Park.

**15. Stan Carny**

Followed up on a question asked in a previous Council meeting about the display of flags in front of Town Hall.

**16. Natasha Schwartz**

Complained that street parking on her block is virtually unavailable weekdays, because the staff at Elizabeth Ballantyne School use up all available places during the day. Asked the Town to find a solution other than residential permits.

The First Question Period ended at 8:54 p.m.

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

**a) Order to sell immovables for non-payment of taxes**

WHEREAS section 484 of the Cities and Towns Act (C.Q.L.R., chapter C-19) provides that arrears of municipal taxes shall be prescribed by three years;

WHEREAS the Treasury Department drew up, in accordance with section 511 of the Act, a statement showing three immovables on which the taxes assessed for 2019 have not been paid as of September 9, 2021;

WHEREAS in August 2021, the Treasury Department sent to the owners of these immovables, on which the taxes are still unpaid for 2019, two notices to inform them that their property could be sold for non-payment of taxes in accordance with the law;

WHEREAS section 512 of the Cities and Towns Act provides that the Council, having taken cognizance of the statement filed by the Treasurer, may order the Town Clerk to sell such immovables at public auction;

THEREFORE:

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

1) That the Council order the Town Clerk to sell at public auction the immovable mentioned on the attached list for non-payment of taxes, on November 25, 2021, at 2:00 p.m. in the Music Room, at the Town Hall located at 50 Westminster Avenue South, Montreal West.

2) That the Town Clerk be authorized to undertake the proceedings required to give effect to this resolution.

3) That the Treasurer be authorized to bid on behalf of the Town, for the amount of arrears in real estate taxes, plus interests and costs.

Carried unanimously  
#20210920-004

#### 10. **Administration and finances**

##### **a) Approval of disbursements – August 28 to September 15, 2021**

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

That the list of accounts payable from August 28 to September 15, 2021 totaling \$3,193,632 be approved and paid as listed.

Carried unanimously  
#20210920-005

##### **b) Delegation of powers for the month of September 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 month of September 2021.

Carried unanimously  
#20210920-006

##### **c) Budget transfer – municipal elections**

WHEREAS an amount of \$80,000 was budgeted for elections from the allocated surplus;

WHEREAS the situation due to the COVID-19 pandemic and the ensuing restrictions and requirements decreed by the Government make it unlikely that the expenses incurred will respect forecasts based on past normal circumstances;

THEREFORE:

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

1) That an amount of \$40,000 from the unallocated surplus (55-991-00-000) be transferred to the allocated surplus (55-992-00-000) and marked for elections.

2) That any and all expenses incurred for the 2021 elections be charged to budget code 02-140-00-418.

Carried unanimously

#20210920-007

**d) Internet services contract**

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

1) That the Town of Montreal West enter into a contract with Videotron to provide internet services at the Black Tower, Town Hall, Community Center and Public Works offices for a term of thirty-six (36) months.

2) That the total rent (not including taxes) be:

- Block Tower: \$1,820.16 (budget code 02-716-00-335);
- Town Hall: \$3,958.20 (budget code 02-130-00-335);
- Community Center: \$3,238.20 (budget code 02-715-00-335);
- Public Works Department: \$3,238.20 (budget code 02-310-00-335);
- TOTAL: \$12,254.76

3) That the Treasurer be authorized to sign this contract on behalf of the Town, effective September 1, 2021.

Carried unanimously  
#20210920-008

**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 September 15, 2021.

2) 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. 83 Ballantyne N.	Replacement of front stairs, landing and railings; 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;
161 Strathearn N. 153 Strathearn N.	Construction of an extension on the second floor; Reconstruction of a dormer.

Carried unanimously  
#20210920-009

**b) Minor exemption request – 227 Brock 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.

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

That the plans and request submitted to the August 25, 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 section 4.1.9 and paragraph 15 of section 4.1.10, regarding the immovable located at 227 Brock North in zone RA-4 to:

- Normalize the setup of a detached garage with a South West lateral setback located at a distance of zero (0) meter from the property line, while the minimum is of one (1) metre, the consequence being to reduce this requirement by one (1) metre.

Carried unanimously  
#20210920-010

**12. Public Works**

**a) Agreement on the relocation of an electric pole on lot 1 292 196**

WHEREAS the real estate promoter LE DÉVELOPPEMENT EASTON S.E.C. / THE EASTON DEVELOPMENT L.P. has undertaken to build a mixed-use immovable on the land lot quoted in title of the present resolution;

WHEREAS the relocation of a Hydro-Québec (Hydro) pole will be necessary for the purposes of this project;

WHEREAS the Town may submit a relocation request to Hydro, which will have the work carried by one of its subcontractors, the costs being supported by the Town;

WHEREAS the Town may agree to submit such a request, provided that the promoter accepts to reimburse all the costs, plus 15% for administration;

WHEREAS the promoter and the Town reached an understanding;

THEREFORE:

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

1) That the Town of Montreal West make an agreement with the aforementioned promoter concerning the reimbursement by the latter of all the expenditures incurred as a result of the relocation of a Hydro-Québec pole, following the terms set in emails exchanged from September 9 to September 20, 2021.

2) That the Director General of the Town, Me Raffaele Di Stasio, be authorized to sign any necessary document to implement this resolution.

Carried unanimously  
#20210920-011

**13. Human Resources**

There was nothing under this item.

**14. Appointments**

There was nothing under this item.

**15. Deposit of Documents**

**a) Statement of comparative financial results**

Comparative statements of financial results as of August 31, 2021 were tabled with Council.

**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 9:06 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 9:07 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20210920-012

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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-20210920*