

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

**OCTOBER 4, 2021**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on October 4, 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 Elizabeth Ulin and resolved:

That the Meeting be declared open.

Carried unanimously  
#20211004-001

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 Dino Mazzone and resolved:

To adopt the Agenda of the Regular Meeting of Monday, October 4, 2021 as presented.

Carried unanimously  
#20211004-002

**4. Approval of the Minutes**

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

To approve the Minutes of the Regular Council Meeting held on September 20, 2021.

Carried unanimously  
#20211004-003

**5. Correspondence**

There was nothing under this item.

## **6. Report of the Mayor**

Mayor Masella noted that this was the last public meeting of this Council before polling day. On November 7, two Councillor's positions are up for election, Seats 1 and 2. Two other Councillors, Colleen Feeney and Maria Torres and himself were acclaimed and re-elected. The Mayor expressed his gratitude for that show of confidence. He added it was good to see three new faces vying for a seat on Council. So to Councillor Ulin and the other candidates, he wished good luck. And to outgoing Councillor Mazzone, on behalf of Montreal West residents, he thanked him for his time and commitment towards making this a better community.

Mayor Masella looked back at the personal goals he set out during the 2017 election:

- Continue the work rebuilding Town infrastructure;
- Continue working to secure the grants needed to bring the Recreation Centre to fruition;
- Work to bring development to the library lot;
- Move onto the next phases of the Davies Park rejuvenation and continue the renovation of the other parks;
- Continue working with residents to mitigate the effects outside projects have on local traffic and safety;
- Use the Town's Strategic Financial Plan as a guideline to keep tax increases at or below cost of living.

The Mayor said he was proud that, as a team, this outgoing Council achieved them all. After the elections and after the Council has met and discussed it, they will set forth goals for the new mandate. He concluded by inviting electors to exercise their right and cast their ballot, on November 7, for the two people that will form the balance of Council.

## **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 8:30 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. Kevin Brothaler**

Asked if Council has decided a course of action about the garbage at Roy D. Locke Park, such as the addition of a garbage bin and post signage against smoking, and perhaps some checks during lunch time.

### **2. Marisa Cesari**

Referring to questions submitted at the meeting in May 2021, she said there was no follow up. She had pointed out the lack of cars stopping at the stop signs on Radcliffe and Hudson, and also the problem of bike safety.

### **3. Sabrina Forlini**

Asked for an update on the Hydro Quebec tower replacement project, and wondered the actual work will begin.

### **4. Nathaniel Ward**

Asked if Public Security offers residential property checks for residents whom are away from home for an extended period of time (example: vacation), and if so, made the suggestion that this service be publicized and made more easily available through a web form on internet. On another point, since the demolition of the old library, he noticed that

when turning onto Westminster from Avon the street is awfully dark at night. It appears that some of the street lighting is no longer working between Avon and Ainslie.

**5. Donna McLaughlin**

Asked what the plans are for the parking lots on Milner. Instead of parking lots, he made the suggestion that these lots be turned into parks, to make sure a condo building will never be built there.

**6. David Pinchuk**

Noticed a lot of dogs running around and defecating in the playground area of Rugby Park. There used to be a sign not allowing dogs in the playground area. It is not there anymore and should be put back.

**7. Rachel Ricci**

Parking on Westminster is becoming extremely congested and she can no longer find parking near home. An apartment building across the street has a very large driveway that no one uses. A neighbor has rented out her home to many Concordia students who all have their own cars. The resident has asked many times to adopt zone parking like Westmount.

**8. Stan Carny**

The resident said he recently learned that slider type windows are banned, and wondered how such a decision could be made without public consultation. He expressed concerns for the increased cost that homeowners would have to support as a result. On another point, he suggested to restructure the Planning Advisory Committee in order to make sure there are residents from the three sections of the Town's territory.

**9. Mark Lehberg**

Knowing that the temporary dog park is scheduled to open at Hodgson Field on October 15 for six months, he wondered why it cannot open earlier, in September. Also asked for a follow up on a request for access to information he made a few weeks ago.

**10. Domenica Pulcini**

Complained that Ronald Drive is abandoned and neglected, and a terrible eyesore. Since June 2021, she sent emails to Council members and Public Security, but was answered that the Town can only fine the owners but does not have the authority to clean up and cut grass on neglected properties.

**11. Rick Gianfelice**

Suggested that solar panels be installed on the roof of the new Sports and Recreation Center. Also suggested to add a dog run behind the arena instead of just tables and trees.

**12. Peter Cooney**

Asked if someone is working with the Borough of CDN-NDG regarding the allocation of the new refrigeration unit at Parmalat being put somewhere else and not in residents' back yards, rather than letting them fight this on their own. Also asked that the Town request Quebec to monitor the many trucks on Avon and stop the use.

**13. Eckhard Siggel**

Asked when the Town plans to resurface Percival between Curzon and Nelson. Also, noting that a section of Avon has been resurfaced recently, suggested that a line be drawn to indicate a shoulder for cyclists.

**14. Julian Mazzone**

Asked what the Town did with the old green street signs, to know if they could be given or sold. Also suggested to place compost bins in all parks from spring to fall to reduce overflow of garbage cans especially on weekends. On another point, asked for an update on the new Montreal West train station north entrance.

**15. Antonietta Pulcini**

Asked if it is possible to put some kind of lighting on the stairs from Ronald Drive to Courtney Drive, as it is very dark and dangerous especially since the stairs are not in very good condition. Also asked what is happening with the zoning for Ronald Drive and how does this affect the property owners.

**16. Louise Chenevert**

Truth and Reconciliation Day was on September 30, and Canadian Flags have been lowered following the discovery of unmarked graves at the Kamloops residential school in May. Schools have followed as well as adjacent municipalities like Côte St. Luc. Suggested that the flag in Memorial Park be lowered to show respect at least until Remembrance Day on November 11.

**17. Ann McLaughlin**

Asked which company was hired to conduct the soil tests in the Milner-Strathearn parking lot last summer and what was the cost of the contract. Also asked if other work is scheduled in the contract for this lot or other lots in the Town.

**18. Howard Barza**

Asked how confident Council is that its original estimate suggesting that the average home owner will not incur a property tax increase exceeding \$100.00 as a result of the proposed new sports and recreation center is still valid.

**19. Susan Superstein**

Asked when potholes on train overpass will be filled.

**20. Ellen Moore**

Asked when the Town will stop using salt on roads and sidewalks during the cold months. Also wondered why there are no term limits on office-holding in Montreal West.

**21. Robert DesLauriers**

Wondered about the status of the new Sports and Recreation Center file, and if something about it would be finalized before the election.

**22. Harold Knowles**

Said that the addition of speed bumps is not the answer to traffic problems. The Town should focus on the cause and lobby the provincial government to connect Cavendish north and south of the rail yard, Côte St. Luc Road to highway 20, and West Broadway across the commuter tracks. Brock and Ballantyne should never have been changed to one way, as this tempts drivers to speed. Better going back to 2-way streets everywhere.

**23. Richard Morin**

Wondered how the amount of \$100/yr/taxpayer for the arena project was estimated, since by his own estimations it would cost twice as much. Also wondered how were calculated the principal amount and interest rate of the bank loan for this project.

**24. Darquise Tardif**

Asked how many actual taxpayer individual bills are sent out by the Town, and how many voters are legally registered in Montreal West.

**25. Kenneth Saldanha**

Asked the Mayor to explain how he came up with \$100 per household per year to pay for the Mega Arena project, since there are ordinary citizens who expect that these costs will run way over these estimates and for a significant number of years. Did not agree this is the best use of tax money for such a project.

**26. James Mullaly**

Reiterated a question raised in former meetings to know whether recyclable material (paper, cardboard, metal and glass) that is compressed together in collection trucks is actually sorted and recycled. On another point, at a previous council meeting it was stated that the north intersection of Sherbrooke and Westminster was going to have a properly designated crosswalk. Asked why this has not been done yet.

The First Question Period ended at 9:20 p.m.

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

There was nothing under this item.

**10. Administration and finances**

**a) Approval of disbursements – September 16 to October 1, 2021**

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

That the list of accounts payable from September 16 to October 1, 2021 totaling \$219,544.29 be approved and paid as listed.

Carried unanimously  
#20211004-004

**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  
#20211004-005

**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 29, 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>
231 Wolseley N.	Replacement of front stairs and railings;
153 Strathearn N.	Reconstruction of a dormer.

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>
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;
500 Hudson	Recover the ceramic cladding with metallic cladding on all facades.

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;
149 Percival	Replacement of front stairs, landing and railings;
45 Westminster S.	Construction of a new mixed-use building.

Carried unanimously  
#20211004-006

**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**

**a) Annual report on drinking water – Ministry of Municipal Affairs and Housing**

This document, which the Town is required to submit to the Ministry of Municipal Affairs and Housing, and was approved by the said Ministry, was 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 9:27 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.

Richard Morin reiterated the questions he asked during the first question period. Mayor Masella said he was answered then.

18. **Termination of the Meeting**

At 9:28 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  
#20211004-007

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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-20211004*