

MINUTES
SPECIAL COUNCIL MEETING

APRIL 7, 2022
5:30 p.m.

Minutes of the Special Meeting of the Council of Montreal West held by telecommunications means on April 7, 2022.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Ms. Elizabeth Ulin	Seat 2
		Ms. Maria Torres	Seat 4
	Councillors:	Ms. Lauren Small-Pennefather	Seat 1
		Ms. Colleen Feeney	Seat 3

Also present: Me Raffaele Di Stasio, Director General
Me Claude Gilbert, Town Clerk

Mayor Beny Masella acted as chairperson of the meeting.
Me Claude Gilbert, Town Clerk, acted as secretary of the meeting.

There were no residents or visitors in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
20220407-001

The Mayor called the Meeting to order at 5:41 p.m.

2. Adoption of the Agenda

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

To adopt the Agenda of the Special Meeting of Thursday, April 7, 2022 as presented.

Carried unanimously
20220407-002

3. Site Planning and Architectural Integration Program (SPAIP)

It was moved by Councillor Maria Torres, 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 April 6, 2022.

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
21 Ballantyne N.	Replacement of two windows;
325 Brock N.	Replacement of the front stairs, landing and railings;
227 Brock N.	Replacement of the front 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:

Address	Project
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309 Brock N.	Extension of the main building in the back at the ground floor under the second floor addition, replacement of three windows and of a door;
151 Ballantyne N.	Construction of a two-storey extension in the back, replacement of windows and of a patio door;
465 Westminster N.	Replacement of nine windows;
144 Westminster N.	Replacement of the front door, a side door and of two windows;
24 Garden	Reconstruction of the front landing, 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:

Address	Project
225 Wolseley N.	Construction of a side landing, stairs, railings and lower deck on the side of the house;
61 Brock N.	Replacement of cladding material, windows and doors with modification to openings, replacement of the front stairs, landing and railings;
123 Westminster N.	Replacement of the awnings tissue.

Carried unanimously
20220407-003

4. Montreal West tennis house – maintenance fund and contribution

WHEREAS the Town is owner of lot 1 290 893 where are located a tennis court and a clubhouse;

WHEREAS the Town has entered into a lease, on November 1, 2001, with the Montreal West Tennis Club (“tennis club”) for the use of the said premises, clubhouse and accessories;

WHEREAS this lease is still in effect;

WHEREAS the clubhouse is nearing its useful life and needs some repairs pending its demolition, in order to allow the tennis club to maintain its activities;

WHEREAS the tennis club, which is a legally incorporated entity, is prepared to and has submitted a plan to have such repairs carried out this year;

THEREFORE:

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

1) That the Town of Montreal West agree to set up a maintenance fund in order to support the necessary repairs of the clubhouse operated by the Montreal West Tennis Club (NEQ 1160410347).

2) That this maintenance fund be in the amount of \$20,000 under budget code 02-790-00-905.

3) That the Town undertake to reimburse the tennis club for the amount spent in hiring a contractor for that purpose, on the express condition that the following terms be complied with:

- The scope of the repair project shall be limited to those work required in order to extend the useful life of the clubhouse pending its demolition;
- The contractor (“entrepreneur”) shall be a private legal person or self-employed person qualified to carry out such work and habilitated to this end with the proper license from the *Régie du bâtiment*;
- The said work shall be completed in 2022;
- The contractor shall detain a civil liability insurance and a builder’s risk insurance policy;
- The contract shall be bound to guarantee the quality of the work;
- The work shall comply with all applicable codes, laws and regulations;
- The tennis club shall agree to act as the principal contractor (“maître d’oeuvre”) and release the Town of all liability regarding the conduct of this project, for which the tennis club shall be solely responsible as a result.

3) Subject to the aforementioned conditions, that the Town authorize the tennis club to realize this repair project on its property, and to reimburse a maximum amount of \$20,000 upon submission of supporting documents and proof of payment of the contractor by the tennis club once the work is completed.

Carried unanimously.
20220407-004

5. Grant application – development of independent public libraries

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

1) That the Town of Montreal West apply to the Ministry of Culture and Communications of Quebec for a grant under the program for the development of independent public libraries, in partnership with the Montreal West Public Library and the Montreal West Children's Library (application number 539416).

2) That the Town undertake to comply with the conditions of this program in order to receive the grant.

3) That the Director General of the Town, Me Raffaella Di Stasio, be authorized to sign any necessary documents for the purposes of this resolution.

Carried unanimously
20220407-005

6. Agreement with the Montreal West Children Library and the Montreal West Public Library

WHEREAS the Montreal West Public Library and the Montreal West Children's Library ("libraries") wish to jointly submit an application to the Ministère de la culture et des communications (*Appel de projets en développement des collections des bibliothèques publiques autonomes*) for financial assistance for their respective library collection development program;

WHEREAS in order for this to happen, both libraries ask the Town of Montreal West to become directly involved with the Ministère as an eligible organization on their behalf;

WHEREAS the Town of Montreal West agrees in principle to participate to this project conditionally to the conclusion of a tripartite agreement confirming the roles and responsibilities of all parties;

WHEREAS the two libraries agree to this condition and to the responsibilities that will result from it, namely, being responsible for completing the application form for financial assistance, generating any reports or rendering of accounts, respecting program standards, and so forth;

THEREFORE:

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

1) That the Town of Montreal West undertake to facilitate the application to the Ministère de la culture et des communications for a library collection development grant on behalf of the libraries.

2) That a portion of the annual grant from the Town of Montreal West be used for library acquisitions and recognized as the Town's financial contribution for the purposes of the application to the Ministère de la culture et des communications library collection development grant program.

3) That the libraries be required to adhere to and be responsible for their respective annual financial commitment as agreed upon in the Ministère de la culture et des communications library collection development grant agreement with the libraries.

4) That the libraries also be required to comply with the obligations related to financial reporting as mandated by the Ministère de la culture et des communications for the library collection development grant.

5) That an express condition of this agreement be that each one of the libraries releases the Town of Montreal West from any and all legal and financial responsibility in the execution of the Ministère de la culture et des communications library collection development grant.

6) That the Town of Montreal West disburse the funds received from the Ministère de la culture et des communications to the libraries.

7) That the Town of Montreal West agree to share with the libraries all relevant information concerning the collection development grant received from the Ministère de la culture et communication in a timely fashion.

Carried unanimously
20220407-006

7. Public Question Period

The Mayor noted the beginning of the Public Question Period at 5:59 p.m.

8. Termination of the Meeting

At 6:00 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
20220407-007

Beny Masella
Mayor

Claude Gilbert
Town Clerk

The annexes mentioned above are deposited
in the municipal archives in File *Archives-20220407*