

Minutes of Town of Hampstead

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON MONDAY AUGUST 3RD, 2020, VIA WEB CONFERENCE, AT 8:00 P.M., IN HAMPSTEAD, QUEBEC.

THOSE PRESENT WERE: Mayor William Steinberg, Councillors Michael Goldwax, Cheryl Weigensberg, Harvey Shaffer, Leon Elfassy, Jack Edery and Warren Budning and forming a quorum with Mayor Steinberg presiding.

ALSO PRESENT: Mr. Richard Sun, Director General, and Me Pierre Tapp, Town Clerk, acting as Secretary of the meeting.

OPENING OF MEETING

The Mayor called the meeting to order at 8:14 P.M.

PUBLIC QUESTION PERIOD

The Mayor invited persons to ask their questions.

- Question were asked by residents and answered by the Mayor and the Councillors.

2020-187

ADOPTION OF THE AGENDA

On motion of Councillor Michael Goldwax, seconded by Councillor Harvey Shaffer, it is UNANIMOUSLY RESOLVED:

- **THAT** the agenda of the regular meeting is hereby adopted as submitted.

Adopted

RECESS

The Mayor recessed the meeting at 8:37 p.m. and reconvened the meeting at 9:24 p.m.

2020-188

ADOPTION OF THE MINUTES

On motion of Councillor Jack Edery, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **THAT** the Minutes of the Regular Council meeting of July 6th, 2020 and of the Special Council Meeting of July 27th, 2020 are hereby approved as submitted.

Adopted

2020-189

ADOPTION OF BY-LAW NO. 1010-10 MODIFYING BY-LAW NO. 1010 CONCERNING TARIFFS

WHEREAS a notice of motion was deposited July 6th, 2020;

WHEREAS a Draft By-law was adopted July 6th, 2020;

WHEREAS the Members of Council have received a copy of By-law no. 1010-10 modifying By-law no. 1010 regarding tariffs, and declare to have read it;

On motion of Councillor Michael Goldwax, seconded by Councillor Jack Edery, it is UNANIMOUSLY RESOLVED:

- **TO** approve By-law no. 1010-10 modifying By-law no. 1010 on tariffs.

2020-190

ADOPTION OF BY-LAW NO. 1021-1 MODIFYING BY-LAW NO. 1021 CONCERNING PARKS AND PUBLIC PLACES

WHEREAS a notice of motion was deposited July 27th, 2020;

WHEREAS a Draft By-law was adopted July 27th, 2020;

WHEREAS the Members of Council have received a copy of By-law no. 1021-1 modifying By-law no. 1021 concerning Parks and Public Places will be submitted to Council for adoption.

On motion of Councillor Jack Edery, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **TO** defer this resolution to a subsequent Council Meeting.

Adopted

2020-191

DEPOSIT OF THE MINUTES OF THE REGULAR PAC MEETING HELD ON JULY 13TH, 2020

Each member of the Council having received copies, the Town Clerk deposits the minutes of the Regular Planning Advisory Committee meeting held on July 13th, 2020.

The Council takes note of the deposit of the said minutes by the Town Clerk.

2020-192

REQUEST TO AUTHORIZE A MINOR EXEMPTION TO ZONING BY-LAW NO. 1001-2 FOR A DETACHED SINGLE-FAMILY DWELLING LOCATED AT **10, HOLLY ROAD, LOT NO. 2 089 340, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (BY-LAW CONCERNING MINOR EXEMPTIONS NO. 1013)**

WHEREAS the members of Council have reviewed the following request for a minor exemption to Zoning By-law no. 1001-2;

1. Section 65, schedule b), to allow the left side setback at 1.47m. (4.83 ft) instead of 2.47m. (9 ft);

WHEREAS the Planning Advisory Committee, at its meeting held on July 13th, 2020, recommended to *refuse* the request for a minor exemption;

On motion of Councillor Jack Edery, seconded by Councillor Cheryl Weigensberg, it is UNANIMOUSLY RESOLVED:

- **THAT** the minor exemption to the Zoning By-law no. 1001-2 for a detached single-family dwelling located at **10 Holly Road** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is *refused* as recommended by the PAC.

The project partially meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Intervention of interested persons concerning the request for Minor Exemption for project located at 10 Holly Road.

No intervention.

Councillor Warren Budning recused himself and did not vote.

Adopted

2020-193

REQUEST TO AUTHORIZE THE ADDITION TO A DETACHED SINGLE-FAMILY DWELLING LOCATED AT 10. HOLLY ROAD, LOT NO. 2 089 340, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775)

On motion of Councillor Harvey Shaffer, seconded by Councillor Jack Edery, it is UNANIMOUSLY RESOLVED:

- **THAT** the addition for a detached single-family dwelling located at **10 Holly Road** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is **refused** as recommended by the PAC.

The project partially meets the prescribed standards of the Zoning By-law no. 1001-2 and only partially meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Councillor Warren Budning recused himself and did not vote.

Adopted

2020-194

REQUEST TO AUTHORIZE MODIFICATIONS OF THE FRONT FACADE FOR A DETACHED SINGLE-FAMILY DWELLING LOCATED AT 11 HOLLY ROAD, LOT NO. 2 089 539, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775).

On motion of Councillor Harvey Shaffer, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **THAT** the modifications of the front façade for a detached single-family dwelling located at **11 Holly Road** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is **approved** as recommended by the PAC.

The project meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2020-195

REQUEST TO AUTHORIZE AN ADDITION IN THE REAR YARD OF A DETACHED SINGLE-FAMILY DWELLING LOCATED AT 12 MERTON CRESCENT, LOT NO. 2 088 912, ZONE RA-1, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775)

On motion of Councillor Warren Budning, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **THAT** the addition in the rear yard of a detached single-family dwelling located at **12 Merton Crescent** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is **approved** as recommended by the PAC.

The project meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2020-196

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REQUEST TO AUTHORIZE REQUEST TO AUTHORIZE TWO MINOR EXEMPTIONS TO ZONING BY-LAW NO. 1001-2 FOR A SEMI-DETACHED SINGLE-FAMILY DWELLING LOCATED AT 237 HARROW CRESCENT, LOT NO. 2 090 132, ZONE RB-4, (ZONING BY-LAW NO. 1001-2) AND (BY-LAW CONCERNING MINOR EXEMPTIONS NO. 1013).

WHEREAS the members of Council have reviewed the following request for a minor exemption to Zoning By-law no. 1001-2;

1. Section 65, schedule b), to allow the front setback at 6.06 m (19.88 ft) instead of 6.1 m (20.0 ft);
2. Section 65, schedule b), to allow the right-side setback at 2.10 m (6.89 ft) instead of 2.3 m (7.54 ft).

WHEREAS the Planning Advisory Committee, at its meeting held on July 13th, 2020, recommended to *approve* the request for a minor exemption;

On motion of Councillor Warren Budning, seconded by Councillor Harvey Shaffer, it is UNANIMOUSLY RESOLVED:

- **THAT** the minor exemption to the Zoning By-law no. 1001-2 for a detached single-family dwelling located at **237 Harrow Crescent** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is *approved* as recommended by the PAC.

The project only partially meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Intervention of interested persons concerning the request for Minor Exemption for project located at 237 Harrow Crescent.

No intervention as per documents received by the Town Clerk.

Adopted

2020-197

REQUEST TO AUTHORIZE THREE MINOR EXEMPTIONS TO ZONING BY-LAW NO. 1001-2 FOR A DETACHED SINGLE-FAMILY DWELLING LOCATED AT 11 MERTON CRESCENT, LOT NO. 2 088 876, ZONE RA-1, (ZONING BY-LAW NO. 1001-2) AND (BY-LAW CONCERNING MINOR EXEMPTIONS NO. 1013)

WHEREAS the members of Council have reviewed the following request for a minor exemption to Zoning By-law no. 1001-2;

1. Sections 76 and 95 to allow the fence in the back yard on Finchley Road at 0 m (0 ft) instead of 4.57 m (15.0 ft);
2. Sections 76 and 95 to allow the fence in the back yard on Merton Crescent at 0 m (0 ft) instead of 4.51 m (14.8 ft);
3. Sections 76 and 95 to allow the mechanical equipment in the front yard on Merton Crescent.

WHEREAS the Planning Advisory Committee, at its meeting held on July 13th, 2020, recommended to *approve* the request for a minor exemption;

On motion of Councillor Warren Budning, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **THAT** the minor exemption to the Zoning By-law no. 1001-2 for a detached single-family dwelling located at **11 Merton Crescent** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is *approved* as recommended by the PAC.

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The project only partially meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Intervention of interested persons concerning the request for Minor Exemption for project located at 11 Merton Crescent.

No intervention as per documents received by the Town Clerk.

Adopted

2020-198

REQUEST TO AUTHORIZE FAÇADE MODIFICATIONS TO A SEMI-DETACHED SINGLE-FAMILY DWELLING LOCATED AT **6630 MACDONALD AVENUE**, LOT NO. 2 088 535, ZONE RB-6, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775)

On motion of Councillor Warren Budning, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **THAT** the façade modifications to a semi-detached single-family dwelling located at **6630 Macdonald Avenue** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is conditionally approved as recommended by the PAC provided that:
 - The modifications are acceptable, if the proposed balcony respects the 0.6 M minimum distance to the property line.

The project meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2020-199

REQUEST TO AUTHORIZE A MINOR EXEMPTION TO ZONING BY-LAW NO. 1001-2 FOR A DETACHED SINGLE-FAMILY DWELLING LOCATED AT **63 MERTON CRESCENT**, LOT NO. 2 089 421, ZONE RA-1, (ZONING BY-LAW NO. 1001-2) AND (BY-LAW CONCERNING MINOR EXEMPTIONS NO. 1013)

WHEREAS the members of Council have reviewed the following request for a minor exemption to Zoning By-law no. 1001-2;

3. Section 65, schedule b), to allow the fence in the back yard on Merton Road at 0.6 m (1.97 ft) instead of 3.45 m (11.32 ft).

WHEREAS the Planning Advisory Committee, at its meeting held on July 13th, 2020, recommended to *conditionally approve* the request for a minor exemption;

On motion of Councillor Warren Budning, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **THAT** the minor exemption to the Zoning By-law no. 1001-2 for a detached single-family dwelling located at **63 Merton Crescent** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is conditionally approved as recommended by the PAC provided that;
 - A distance of 0.6 M must be left between the street line and the proposed fence to allow hedge planting on private property.

The project only partially meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

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Intervention of interested persons concerning the request for Minor Exemption for project located at 63 Merton Crescent.

No intervention as per documents received by the Town Clerk.

Adopted

2020-200

REQUEST TO AUTHORIZE TWO MINOR EXEMPTIONS TO ZONING BY-LAW NO. 1001-2 FOR A DETACHED SINGLE-FAMILY DWELLING LOCATED AT 229 NETHERWOOD CRESCENT, LOT NO. 2 089 868, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (BY-LAW CONCERNING MINOR EXEMPTIONS NO. 1013).

WHEREAS the members of Council have reviewed the following request for a minor exemption to Zoning By-law no. 1001-2;

4. Section 116 and 118, to allow a strip of grass in the front yard of 0.53 m (1.75 ft) instead of 1.0 m (3.28 ft) between the pedestrian access and the vehicular access;
5. Section 116 and 118, to allow a combined width for the pedestrian access and the vehicular access in the front yard of 9.144 m (30 ft) instead of 7.62 m (25 ft).

WHEREAS the Planning Advisory Committee, at its meeting held on July 13th, 2020, recommended to ***conditionally approve*** the request for a minor exemption;

On motion of Councillor Warren Budning, seconded by Councillor Jack Edery, it is UNANIMOUSLY RESOLVED:

- **THAT** the minor exemption to the Zoning By-law no. 1001-2 for a detached single-family dwelling located at **229 Netherwood Crescent** and submitted to the Planning Advisory Committee meeting on July 13th, 2020 is ***conditionally approved*** as recommended by the PAC provided that:
 - The existing strip of grass must be kept;
 - The driveway must not exceed 7 m (23 ft) wide;
 - 1.0 m (3.28 ft) must be respected between the driveway and the property line.

The project only partially meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards regarding the Site Planning and Architectural Integration Program By-law no. 775.

Intervention of interested persons concerning the request for Minor Exemption for project located at 229 Netherwood Crescent.

No intervention as per documents received by the Town Clerk.

Adopted

2020-201

APPROVAL OF THE DISBURSEMENTS FOR THE MONTH OF JULY 2020

WHEREAS Council reviewed the list of payments for the month of July 2020;

On motion of Councillor Jack Edery, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- **THAT** the disbursements for the period from June 16th, 2020 to July 15th, 2020, in the total amount of **\$17 889 714.21** are hereby approved.

2020-202

RESOLUTION MANDATING THE CITY OF MONTREAL TO CARRY OUT GROUPS CALL FOR TENDERS FOR THE SUPPLY AND DELIVERY OF VARIOUS FUELS

WHEREAS the City of Montreal, has offered to orchestrate group calls for tenders, on behalf of participating municipalities, for the granting of three year contracts for the supply and delivery of various fuels for 2021, 2022 and 2023, with the possibility of two renewals for the years 2024 and 2025;

WHEREAS the Director of Material Resources and Information Technologies will act as representative of the Town of Hampstead in this regard;

On motion of Councillor Michael Goldwax, seconded by Councillor Jack Edery, it is UNANIMOUSLY RESOLVED:

- **THAT** the Council authorizes the Town of Hampstead’s participation in group call for tenders, for the granting of three-year contracts for the supply and delivery of various fuels for 2021, 2022 and 2023, with the possibility of two renewals for the years 2024 and 2025;
- **THAT** the Town of Hampstead delegates the City of Montreal to prepare the specifications and other tender documents; to proceed with the calls for tenders; to receive and to analyze the submissions; and to report the results to the participating municipalities;
- **THAT** the Town of Hampstead delegates the City of Montreal, to adjudicate the proposed contracts.

Adopted

2020-203

GRANTING OF CONTRACT – PURCHASE OF THREE TRACTORS EQUIPPED WITH SNOWPLOWS

WHEREAS there has been a public call for tenders for the purchase of three tractors equipped with snowplows;

WHEREAS, after analysing the tenders opened on July 24, 2020, the lowest bidder conforming to the requirements of the tender invitation is Lange Patenaude Equipment Ltee. – Kubota Montreal;

On motion of Councillor Michael Goldwax, seconded by Councillor Harvey Shaffer, it is UNANIMOUSLY RESOLVED;

- **THAT**, the contract for the purchase of three tractors equipped with snowplows be and is hereby approved, the whole as more amply delineated hereunder;

LANGE PATENAUDE EQUIPMENT LTEE. – KUBOTA MONTREAL

Purchase of three tractors equipped with snowplows	
(as per tender specifications)	\$272 891.13
Specific tire tax	\$ 54.00
G.S.T. (5%):	\$ 13 647.26
Q.S.T. (9.975%):	<u>\$ 27 226.28</u>
Grand total taxes included:	\$313 818.67

Adopted

2020-204

GRANTING OF CONTRACT FOR THE REPAIR OF SIDEWALK SECTIONS

WHEREAS there has been a public call for tender for the repair of sidewalk sections;

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WHEREAS, after analysing the tenders opened on July 31st, 2020, the lowest bidder conforming to the requirements of the public tender is Cojalac Inc.;

On motion of Councillor Michael Goldwax, seconded by Councillor Harvey Shaffer, it is UNANIMOUSLY RESOLVED:

- **THAT**, the following quotations for the following contract be and is hereby approved, the whole as more amply delineated hereunder:

COJALAC INC.

Repair of sidewalk sections –	
(as per specifications)	\$383 692.00
contingencies (5%):	\$ 19 184.60
G.S.T. (5%):	\$ 20 143.83
Q.S.T. (9.975%):	<u>\$ 40 186.94</u>
Grand total taxes included:	\$463 207.37

Adopted

2020-205

APPROVAL OF THE HIRING LIST OF WHITE-COLLAR STUDENT EMPLOYEES FOR THE COMMUNITY SERVICES AND RECREATION DEPARTMENT

CONSIDERING THAT Council members reviewed the list of the Community Services and Recreation [Director] [Supervising Manager], submitted July 21st, 2020, on the hiring of white-collar student employees,

It is proposed by Councillor Cheryl Weigensberg, seconded by Councillor Jack Edery, it is UNANIMOUSLY RESOLVED:

- **THAT** the Town Council approves the hiring of white-collar student employees as detailed on the list from the Community Services and Recreation Department. The hiring is subject to the usual conditions and in accordance with the provisions of the collective agreement between CUPE Local 429 and the Town of Hampstead.

Adopted

2020-206

APPROVAL OF TEMPORARY HIRING OF MR. ATIBA JABARI HOWELL AS “PUBLIC SECURITY OFFICER”

CONSIDERING THAT the Town of Hampstead requires the hiring of a temporary Public Security Officer, salary grade 8;

CONSIDERING THAT the Director General and the Human Resources Director are recommending the hiring of **MR. ATIBA JABARI HOWELL** to fill such position;

It was proposed by Councillor Cheryl Weigensberg, seconded by Councillor Jack Edery, it is UNANIMOUSLY RESOLVED:

- **TO APPROVE** the temporary hiring of **MR. ATIBA JABARI HOWELL** as “**PUBLIC SECURITY OFFICER**” subject to the usual conditions and in accordance with the provisions of the collective agreement between CUPE Local 429 and the Town of Hampstead.

SECOND PUBLIC QUESTION PERIOD

The Mayor invited persons to ask their questions.

- Question were asked by residents and answered by the Mayor and the Councillors.

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2020-207

ADJOURNEMENT

All the subjects of the Agenda having been discussed,

On motion of Councillor Harvey Shaffer, seconded by Councillor Michael Goldwax, it is UNANIMOUSLY RESOLVED:

- THAT this Council Meeting be adjourned at 9:47 P.M.

Dr. William Steinberg, Mayor

Me Pierre Tapp OMA, Town Clerk