

Minutes of Town of Hampstead

MINUTES OF THE SPECIAL COUNCIL MEETING OF THE TOWN OF HAMPSTEAD HELD ON JULY 15TH 2019, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 6:30 P.M.

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

THOSE ABSENT WERE: Councillor Harvey Shaffer.

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 6:43 p.m.

PUBLIC QUESTION PERIOD

The Mayor invited those persons in attendance to ask their questions.

- No questions were asked.

2019-181

ADOPTION OF THE AGENDA

On motion of Councillor Michael Goldwax, seconded by Councillor Cheryl Weigensberg, it is RESOLVED:

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

Adopted

2019-182

FIRST READING IN SESSION OF THE PROJECT RESOLUTION PP-2019-01 CONCERNING THE SPECIFIC PROJECT AIMED AT ALLOWING THE CONSTRUCTION OF A 10-STOREY MULTI-FAMILY BUILDING LOCATED AT 5781 AND 5783 CÔTE ST-LUC ROAD ON LOTS 2 088 780 AND 2 088 781 OF THE QUEBEC CADASTRE, REGISTRY DIVISION OF MONTREAL, TOWN OF HAMPSTEAD

WHEREAS the Town of Hampstead has its own by-law governing the specific construction, alteration or occupancy proposals for an immovable number (By-law no. 1006);

WHEREAS the applicant requests the construction of a multi-family building on the lots numbered 2 088 780 and 2 088 781;

WHEREAS this project requires a zoning modification;

WHEREAS it is in the Town of Hampstead's interest and of its taxpayers to follow through with this request;

WHEREAS the Planning Advisory Committee's recommendation is positive;

WHEREAS the first draft resolution is scheduled to be adopted July 15th, 2019 and a public consultation meeting will be held July 15th, 2019; as well, the second draft is forecasted for August 5th, 2019;

On motion of Councillor Warren Budning, seconded by Councillor Leon Elfassy, it is RESOLVED:

1. Territory Covered

THAT the present resolution applies to the lots numbered 2 088 780 and 2 088 781 on the Quebec cadastre, Registry Division of Montreal, as is illustrated on the plan attached in Annex A.

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2. Authorized Derogations

THAT despite the Urban Planning By-law that applies to the territories described in article 1, derogation from the following articles extracted from the Town of Hampstead Zoning By-law (no. 1001-2) is possible:

- a) Section 30, concerning the floor area ratio. A ratio of 400% is requested compared to the maximum of 250% authorized under the by-law.
- b) Section 54, Table 2, concerning the maximum height of the building. A height of 32 m (105 feet) is requested compared to the maximum of 15.3 m (50 feet) authorized under the by-law.
- c) Section 61, Table 5, concerning the setback for the exterior staircase. A lateral setback of 0 m (0 feet) and a rear setback of 0.46 m (1.5 feet) for the exterior staircase are requested compared to 2 m (6.56 feet) and 3 m (9.84 feet) authorized under the by-law.
- d) Section 65, Annex B, concerning setbacks. A front setback of 3.6 m (11.81 feet) compared to 4.5 m (14.76 feet) authorized under the by-law. A rear setback of 9.2 m (30.18 feet) compared to 10.6 m (35 feet) authorized under the by-law. Lateral setbacks of 4.5 m (14.8 feet) compared to 8.55 m (28 feet) authorized under the by-law.
- e) Section 121, concerning the dimensions of the off-street parking spots. The dimensions of 2.75 m x 5.5 m and 2.30 m x 4.6 m are requested compared to 2.75 m x 6 m authorized under the by-law.

3. Lead Time

THAT the lead time is determined by the Demolition Committee.

4. Financial Guarantee

THAT the financial guarantee is determined by the By-law regarding the demolition of immovables (no. 1009).

Voted in favor

Councillor Leon Elfassy
Counillor Warren Budning

Voted against

Councillor Cheryl Weigensberg
Counillor Jack Edery
Counillor Michael Goldwax

Town Clerk's Note:

Mayor William Steinberg immediately informed the Town Clerk and Council of his intention to use the prerogative of section 53 of the Cities and Town Act, expressing his support for the adoption of this resolution. In accordance with the law, the resolution is then on the agenda of the Regular Council Meeting of August 5th, 2019 for urgent and priority study.

Rejected on division

Therefore, the resolution is refused

2019-183

**FIRST READING IN SESSION OF THE PROJECT RESOLUTION
PP-2019-01 CONCERNING THE SPECIFIC PROJECT AIMED AT
ALLOWING THE CONSTRUCTION OF A 12-STOREY MULTI-
FAMILY BUILDING LOCATED AT 5763 CÔTE ST-LUC ROAD ON
THE LOT 2 088 777 OF QUEBEC CADASTRE, REGISTRY
DIVISION OF MONTREAL, TOWN OF HAMPSTEAD**

WHEREAS the Town of Hampstead has its own by-law governing the specific construction, alteration or occupancy proposals for an immovable number (By-law no. 1006);

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WHEREAS the applicant requests the construction of a multi-family building on the lot numbered 2 088 777;

WHEREAS this project requires a zoning modification;

WHEREAS it is in the Town of Hampstead's interest and of its taxpayers to follow through with this request;

WHEREAS the Planning Advisory Committee's recommendation is positive;

WHEREAS the first draft resolution is scheduled to be adopted July 15th, 2019 and a public consultation meeting will be held July 17th, 2019; as well, the second draft is forecasted for August 5th, 2019;

On motion of Councillor Warren Budning, seconded by Councillor Leon Elfassy, it is **RESOLVED**:

5. Territory Covered

THAT the present resolution applies to the lots numbered 2 088 777 du cadastre du Québec, on the Quebec cadastre, Registry Division of Montreal, as is illustrated on the plan attached in Annex A.

6. Authorized Derogations

THAT despite the urban planning by-law that applies to the territories described in article 1, derogation from the following articles extracted from the Town of Hampstead zoning by-law (no 1001-2) is possible:

- f) Section 30, concerning the floor area ratio. A ratio of 290% is requested compared to the maximum of 250% authorized under the By-law.
- g) Section 54, Table 2, concerning the maximum height of the building. A height of 36.88 m (121 feet) is requested compared to the maximum of 15.3 m (50 feet) authorized under the By-law.
- h) Section 61, Table 5, concerning the setback for the exterior staircase. A lateral setback of 0.3 m (1 foot) and a rear se-back of 0.3 m (1 foot) for the exterior staircase are requested compared to 2 m (6.56 feet) and 3 m (9.84 feet) authorized under the by-law.
- i) Section 65, Annex B, concerning setbacks. A rear setback of 9 m (29.5 feet) compared to 10.6 m (35 feet) authorized under the By-law.
- j) Section 119, concerning the slope of the driveway. A slope of 10.8% compared to 10% authorized under the By-law.
- k) Section 149, concerning the minimum vegetation surface area. A surface area of 16.3% compared to 30% authorized under the By-law.

7. Lead Time

THAT the lead time is determined by the permits and certificates By-law no. 1004.

Voted in favor

Councillor Leon Elfassy
Counillor Warren Budning

Voted against

Councillor Cheryl Weigensberg
Counillor Jack Edery
Counillor Michael Goldwax

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Town Clerk's Note:

Mayor William Steinberg immediately informed the Town Clerk and Council of his intention to use the prerogative of section 53 of the Cities and Town Act, expressing his support for the adoption of this resolution. In accordance with the law, the resolution is then on the agenda of the Regular Council Meeting of August 5th, 2019 for urgent and priority study.

Rejected on division

Therefore, the resolution is refused

2019-184

HIRING OF MR. MAURICIO HENRIQUEZ AS "JOURNEYMAN"

WHEREAS one (1) permanent "Journeyman" position, salary grade 7, with the Public Works Department is presently vacant;

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

- TO hire MR. MAURICIO HENRIQUEZ as a permanent "Journeyman" subject to the usual conditions and in accordance with the provisions of the collective agreement between CUPE Local 301 and the Town of Hampstead.

Adopted

2019-185

ADJOURNMENT

All the subjects of the Agenda having been discussed, it was proposed by Councilor Warren Budning, seconded by Councilor Michael Goldwax and unanimously resolved to declare that the meeting be closed at 7:05 p.m.

Adopted

Dr. William Steinberg, Mayor

M^e Pierre Tapp, Town Clerk