

Minutes of Town of Hampstead

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON OCTOBER 7TH, 2019, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 7:00 P.M.

THOSE PRESENT WERE: Mayor William Steinberg, Councillors Jack Edery, Leon Elfassy, Michael Goldwax, Harvey Shaffer, Warren Budning, Cheryl Weigensberg, 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 7:17 p.m.

2019-250

ADOPTION OF THE AGENDA

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

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

Adopted

2019-252

ADOPTION OF THE 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 was adopted on August 5th, 2019 and a public consultation meeting was held on August 19th, 2019;

WHEREAS the second draft resolution was adopted on September 3rd, 2019;

WHEREAS a public register was held on October 2nd, 2019;

On motion of Councillor Harvey Shaffer, seconded by Councillor Leon Elfassy, it is RESOLVED:

THAT the present resolution is adopted.

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.

Minutes of Town of Hampstead

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:

1. Section 30, concerning the floor area ratio. A ratio of 400% is requested compared to the maximum of 250% authorized under the by-law.
2. 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.
3. 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.
4. 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.
5. 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
Councillor Harvey Shaffer
Councillor Cheryl Weigensberg
Mayor William Steinberg

Voted against

Councillor Warren Budning
Councillor Jack Edery
Counillor Michael Goldwax

Adopted on division

Therefore, the resolution is adopted.

Adopted

2019-258

DEPOSIT OF CERTIFICATE FOR THE OPENING OF THE REGISTER FOR PERSONS QUALIFIED TO VOTE ON RESOLUTION PP-2019-01

The Town Clerk reported that, after the registration proceedings called for and held at the Community Center, 30 Lyncroft Road, from 9:00 a.m. to 7:00 p.m., on October 2nd, 2019 concerning 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 ;

- The number of persons qualified to vote on this By-law is 2,009;
- The number of signatures of persons qualified to vote required making the holding of a poll obligatory is 212;
- The number of persons qualified to vote who have registered is 252 and;

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

Minutes of Town of Hampstead

2019-259

REFERENDUM CONCERNING THE SPECIFIC PROJECT PP-2019-01 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.

CONSIDERING a register was held on October 2nd, 2019 concerning the specific project PP-2019-01 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;

CONSIDERING the number of signatures required for a referendum to be held is 212 and that the number of signatures obtained was 252;

On motion of Councillor Harvey Shaffer, seconded by Councillor Leon Elfassy, it is RESOLVED:

- THAT the Town of Hampstead ask that a referendum be held on November 24th, 2019.
- THAT the Town Clerk, in his capacity of president of elections, will, in accordance with the law, be responsible for said referendum.

Mayor William Steinberg called for a nominal vote.

Voted in favor

Voted against

- Councillor Leon Elfassy
- Councillor Harvey Shaffer
- Councillor Cheryl Weigensberg
- Councillor Michael Goldwax
- Councillor Jack Edery
- Councillor Warren Budning
- Mayor William Steinberg

Adopted unanimously

At 7:37 p.m., Councillor Harvey Shaffer left his seat for the night.

PUBLIC QUESTION PERIOD

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

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

RECESS

The Mayor recessed the meeting at 9:36 p.m. and reconvened the meeting at 9:45 p.m.

At 9:45 p.m., Councillor Cheryl Weigensberg left her seat for the night.

2019-273

REQUEST TO AUTHORIZE THE FAÇADE MODIFICATION FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 19 ELLERDALE ROAD, LOT NO. 2 088 724 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 RESOLVED:

- THAT the modification of a facade to a detached single family dwelling located at **19 Ellerdale Road** and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is approved, notwithstanding the PAC's decision to refuse as long as the proposed modifications are in accordance with exhibit 3.2 herein below. The modification meets the prescribed standards of the Zoning By-law no. 1001-2 and only partially meets the prescribed

Minutes of Town of Hampstead

standards of the Site Planning and Architectural Integration Program
By-law no. 775.

Adopted

2019-251

ADOPTION OF THE MINUTES

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

- THAT the Minutes of the Regular Council meeting of September 3rd, 2019, and of the Special Council meeting of September 16th, 2019, are hereby approved as submitted.

Adopted

2019-253

DEPOSIT OF THE RESIGNATIONS OF COUNCILLORS WARREN BUDNING AND MICHAEL GOLDWAX FROM THE DEMOLITION COMMITTEE

The Town Clerk informs the Council of the resignation of Councillors Warren Budning, dated August 28th, 2019, and Michael Goldwax, dated August 31st, 2019, from the Demolition Committee and deposits said resignations to the council.

2019-254

DESIGNATION OF THE MEMBERS OF THE DEMOLITION COMMITTEE

WHEREAS by way of an email dated August 28th, 2019, Councillor Warren Budning had resigned from his position on the Demolition Committee; the resignation was to take effect immediately as of August 28th, 2019;

WHEREAS by way of an email dated August 31st, 2019, Councillor Michael Goldwax had resigned from his position on the Demolition Committee; the resignation was to take effect immediately as of August 31st, 2019;

On motion of Councillor Leon Elfassy, seconded by Councillor Jack Edery, it is RESOLVED:

- THAT Councillor Warren Budning is replaced by Councillor Leon Elfassy
- THAT Councillor Michael Goldwax is replaced by Councillor Cheryl Weigensberg
- THAT Councillor Harvey Shaffer is named as the First (1st) and only Substitute

Adopted

2019-255

ADOPTION OF BY-LAW N° 741-7 MODIFYING BY-LAW N° 741-1 RESPECTING THE DELEGATION OF POWERS TO OFFICERS AND EMPLOYEES TO AUTHORIZE THE SPENDING OF MONEY AND TO MAKE CONTRACTS IN THE NAME OF THE MUNICIPALITY

WHEREAS a notice of motion was deposited September 3rd, 2019;

WHEREAS a Draft By-law was adopted September 16th, 2019;

WHEREAS the Members of Council have received a copy of By-law N° 741-7 modifying By-law no. 741-1 respecting the delegation of powers to officers and employees to authorize the spending of money and to make contracts in the name of the Municipality will be submitted to Council for adoption.

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

Minutes of Town of Hampstead

- TO adopt By-law N° 741-7 modifying By-law no. 741-1 respecting the delegation of powers to officers and employees to authorize the spending of money and to make contracts in the name of the Municipality will be submitted to Council for adoption.

Adopted

2019-256

ADOPTION OF DRAFT BY-LAW NO. 1009-3 MODIFYING BY-LAW NO. 1009 CONCERNING THE DEMOLITION OF IMMOVABLES

WHEREAS a notice of motion was deposited September 3rd, 2019;

WHEREAS the Members of Council have received a copy of Draft By-law no. 1009-3 modifying By-law no. 1009 concerning the demolition of immovables will be submitted to Council for adoption.

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

- TO approve Draft By-law no. 1009-3 modifying By-law no. 1009 concerning the demolition of immovables.

Adopted

2019-257

SERVITUDE BETWEEN THE TOWN OF HAMPSTEAD AND THE CITY OF MONTREAL LOCATED ON A PARCEL OF THE IMMOVABLES KNOWN AND DESIGNATED AS THE LOTS 5 930 797 AND 5 930 798 OF THE QUEBEC CADASTRE, REGISTRY DIVISION OF MONTREAL, TOWN OF HAMPSTEAD

WHEREAS the Town of Hampstead is the owner of lots 5 930 797 and 5 930 798 of the cadastre of Quebec, Registry Division of Montreal, for having acquired them under the acts published in the registry office of the Registry Division of Montreal under numbers 258 259, 839 266 and 1 586 887;

WHEREAS these lots are used as a park and road court and, as a result, are part of the public domain of the Town of Hampstead;

WHEREAS the sewer line subject to servitude 23 252 600 falls under the jurisdiction of the Urban Agglomeration Council of the City of Montreal pursuant to section 27.1 of the *Act respecting the exercise of certain municipal powers in certain urban agglomerations* (CQLR, c E-20.001);

WHEREAS the City of Montreal wishes to obtain a good and valid servitude for a storm sewer line on lots 5 930 797 and 5 930 798 of the cadastre of Quebec, Registry Division of Montreal;

WHEREAS the Town of Hampstead agrees to grant such a servitude in favor of Montreal.

It is proposed by Councillor Jack Edery, seconded by Councillor Michael Goldwax, it is RESOLVED:

- THAT the Town of Hampstead designates to sign all the documents related to the execution of this resolution and give it full force, the Mayor of the Town of Hampstead, Dr. William Steinberg, and the Town Clerk of the Town of Hampstead, Me Pierre Tapp, and in his absence the Assistant Town Clerk, Mrs. Simona Sonnenwirth.

Adopted

2019-260

ADOPTION OF DRAFT BY-LAW NO. 1009-2 MODIFYING BY-LAW NO. 1009 CONCERNING THE DEMOLITION OF IMMOVABLES

WHEREAS a notice of motion was deposited November 5th, 2018;

Minutes of Town of Hampstead

WHEREAS the Members of Council have received a copy of Draft By-law no. 1009-3 modifying By-law no. 1009 concerning the demolition of immovables will be submitted to Council for adoption.

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

- TO approve Draft By-law no. 1009-2 modifying By-law no. 1009 concerning the demolition of immovables.

Adopted

2019-261

DEPOSIT OF THE MINUTES OF THE REGULAR PAC MEETING HELD ON SEPTEMBER 9TH, 2019

Each member of the Council having received a copy, the Town Clerk deposits the minutes of the Regular Planning Advisory Committee meeting held on September 9th, 2019.

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

2019-262

REQUEST TO AUTHORIZE THE ADDITION TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 14 BARONSCOURT ROAD, LOT NO. 2 089 316, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775).

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

- THAT the addition to a detached single family dwelling located at **14 Baronscourt Road** and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is **conditionally approved** as recommended by the PAC provided that;
 - Real stone must be used on the facade in place of the proposed concrete stone;
 - High quality aluminum siding must be installed;

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

Adopted

2019-262

REQUEST TO AUTHORIZE THE ADDITION TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 21 FALLBROOK ROAD, LOT NO. 2 089 836, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775).

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

- THAT the addition to a detached single family dwelling located at **21 Fallbrook Road** and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is **conditionally approved** as recommended by the PAC provided that;
 - Remove the stone band between the first and second floor except for around the canopy;
 - Greenspace between walkway and driveway is required with a minimum width of 1 meter;
 - Maintain the band of stone around the garage;

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

Adopted

Minutes of Town of Hampstead

2019-263

REQUEST TO AUTHORIZE THE ADDITION TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 21 FALLBROOK ROAD, LOT NO. 2 089 836, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775).

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

- THAT the addition to a detached single family dwelling located at **21 Fallbrook Road** and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is **conditionally approved** as recommended by the PAC provided that;
 - Remove the stone band between the first and second floor except for around the canopy;
 - Greenspace between walkway and driveway is required with a minimum width of 1 meter;
 - Maintain the band of stone around the garage;

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

Adopted

2019-264

REQUEST TO AUTHORIZE AN ADDITION TO A DETACHED SINGLE FAMILY DWELLING LOCATED 69 GLENMORE ROAD, LOT NO. 2 089 902, ZONE RA-2, (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 RESOLVED:

- THAT the addition to a detached single family dwelling located at **69 Glenmore Road**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is **approved** as recommended by the PAC. The addition meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-265

REQUEST TO AUTHORIZE THE MODIFICATIONS TO A FAÇADE FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 75 HAMPSTEAD ROAD, LOT NO. 2 090 384, ZONE RA-2, (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 RESOLVED:

- THAT the modification of a facade to a detached single family dwelling located at **75 Hampstead Road**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is **refused** as recommended by the PAC. The modification meets the prescribed standards of the Zoning By-law no. 1001-2 and only partially meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-266

REQUEST TO AUTHORIZE THE ADDITION TO A SEMI-DETACHED SINGLE FAMILY DWELLING LOCATED AT 387 DUFFERIN ROAD, LOT NO. 2 088 509, ZONE RB-6, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775).

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

Minutes of Town of Hampstead

- THAT the addition to a semi-detached single family dwelling located at **387 Dufferin Road**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is ***approved, notwithstanding the PAC's recommendation to defer.*** The addition meets the prescribed standards of the Zoning By-law no. 1001-2 and only partially meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775. **However, the work to be done on the facade of this same residence remains deferred.**

Adopted

2019-267

REQUEST TO AUTHORIZE THE ADDITION TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 8 MERTON CRESCENT, LOT NO. 2 088 914, ZONE RA-1, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775).

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

- THAT the addition to a detached single family dwelling located at **8 Merton Crescent** and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is ***conditionally approved*** as recommended by the PAC provided that;
 - The stone band at the base of the house must be continuous around the whole building;

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

Adopted

2019-268

REQUEST TO AUTHORIZE MINOR EXEMPTIONS TO ZONING BY-LAW NO. 1001-2 FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 16 GLENMORE ROAD, LOT NO. 2 089 886, 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 minor exemptions to Zoning By-law no. 1001-2;

1. section 65, schedule b, to allow the left side setback at 2.03m (6.66 ft) instead of 3.2m (10.5 ft);
2. section 70, table 7, to allow the setback for the shed at 0.93m (3.05 ft) instead of 1m (3.28 ft);
3. section 76, table 13, to allow the setback for mechanical equipment at 1.1m (3.61 ft) instead of 1.5m (4.92 ft);

WHEREAS the Planning Advisory Committee, at its meeting held on September 9th, 2019, recommended to ***approve*** the request for minor exemptions;

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

- THAT the request for minor exemptions for the property located at **16 Glenmore Road**, lot no. 2 089 886, Zone RA-1 is ***approved.***

Intervention of interested persons concerning the request for Minor Exemption for project located at 16 Glenmore Road:

No representations were made on the subject by Citizens.

Adopted

Minutes of Town of Hampstead

2019-269

REQUEST TO AUTHORIZE THE MODIFICATION OF FRONT STAIRS FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 28 FALLBROOK ROAD, LOT NO. 2 089 513, ZONE RA-2, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775).

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

- THAT the modification of front stairs of a detached single family dwelling located at **28 Fallbrook Road**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is ***approved*** as recommended by the PAC. The addition meets the prescribed standards of the Zoning By-law no. 1001-2 and the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-270

REQUEST TO AUTHORIZE THE ADDITION TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 101 THURLOW ROAD, LOT NO. 2 088 993, 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 RESOLVED:

- THAT the addition to a detached single family dwelling located at **101 Thurlow Road**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is ***approved*** as recommended by the PAC. The addition meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-271

REQUEST TO AUTHORIZE A SUBDIVISION PROJECT AND THE CONSTRUCTION OF A DETACHED SINGLE FAMILY DWELLING LOCATED AT 191-193 ETON CRESCENT, LOT NO. 2 089 506, ZONE RA-2, (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 RESOLVED:

- THAT the request for the subdivision project and the construction a detached single family dwelling located at **191-193 Eton Crescent**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is ***deferred*** as recommended by the PAC. The proposed project meets the prescribed standards of the Zoning By-law no. 1001-2 and only partially meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-272

REQUEST TO AUTHORIZE THE FAÇADE MODIFICATION FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 26 COLCHESTER ROAD, LOT NO. 2 089 924 ZONE RA-2, (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 RESOLVED:

- THAT the modification of a facade to a detached single family dwelling located at **26 Colchester Road**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is

Minutes of Town of Hampstead

approved as recommended by the PAC. The modification meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-274

REQUEST TO AUTHORIZE THE FAÇADE MODIFICATION FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 134-136 ALDRED PLACE, LOT NO. 2 089 708 ZONE RB-4, (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 RESOLVED:

- THAT the modification of a facade to a detached single family dwelling located at **134-136 Aldred Place**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is approved as recommended by the PAC. The modification meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-275

REQUEST TO AUTHORIZE THE FAÇADE MODIFICATION FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 138-140 ALDRED PLACE, LOT NO. 2 089 709 ZONE RB-4, (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 RESOLVED:

- THAT the modification of a facade to a detached single family dwelling located at **138-140 Aldred Place**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is approved as recommended by the PAC. The modification meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-276

REQUEST TO AUTHORIZE AN ADDITION TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 57 HAMPSTEAD ROAD, LOT NO. 2 088 982, 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 RESOLVED:

- THAT the addition to a detached single family dwelling located at **57 Hampstead Road**, and submitted to the Planning Advisory Committee meeting on September 9th, 2019 is approved as recommended by the PAC. The addition meets the prescribed standards of the Zoning By-law no. 1001-2 and meets the prescribed standards of the Site Planning and Architectural Integration Program By-law no. 775.

Adopted

2019-277

RESOLUTION IN FAVOR OF THE IMPLEMENTATION OF THE CLIMATSOL-PLUS – VOLET 1 PROJECT

WHEREAS the Town of Hampstead supports the ClimatSol-Plus – Volet 1 project concerning the decontamination of the soil for the property located on 85 Finchley Road.

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

Minutes of Town of Hampstead

- THAT the Town of Hampstead adopts the present resolution in order to submit a request for financial aid.

Adopted

2019-278

APPROVAL OF THE DISBURSEMENTS FOR THE MONTH OF SEPTEMBER 2019

WHEREAS Council reviewed the list of payments for the month of September 2019;

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

- THAT the disbursements for the period from August 16th, 2019 to September 15th, 2019, in the total amount of \$1,296,022.23 are hereby approved.

Adopted

2019-279

RESOLUTION OF CONCORDANCE, SHORT MATURITY DATE AND EXTENSION RELATIVE TO A LOAN BY MEANS OF NOTES IN THE AMOUNT OF \$349,500.00 EFFECTIVE OCTOBER 15th, 2019

WHEREAS in compliance with the following borrowing By-Law and for the amount indicated, the Town of Hampstead intends to borrow, by means of notes, an amount of \$349,500 split as follows;

By-Law No	Amount \$
767	349 500

WHEREAS for the purposes of said issue, it is necessary to modify the borrowing By-law pursuant to which these notes are issued;

WHEREAS in compliance with paragraph 1 of article 2 of the Act respecting municipal debts and loans (RLRQ, chapitre D-7), for the purposes of this loan and for the borrowing By-Law numbers 767, the Town of Hampstead intends to borrow for a shorter term than that originally fixed in said By-Laws;

WHEREAS the Town of Hampstead had on October 8, 2019 a loan in the amount of \$349 500, on an original loan of \$491 200 \$, regarding the financing of By-Law number 767;

WHEREAS as of October 8, 2019 this loan was not renewed;

WHEREAS the loan by means of notes effective October 15, 2019 includes the amounts relative for this refinancing;

WHEREAS consequently and in compliance with with the above-mentioned paragraph 1 of article 2, the repayment term for By-Law 767 needs to be extended;

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

- THAT the preamble of the present resolution becomes an integral part of the resolution as if it was herewith reproduced in its entirety;
- THAT a loan by means of notes in the amount of \$349,500 under borrowing By-law number 767 is realized;
- THAT the interest on the notes will be payable semi-annually, April 15 and October 15 of each year;
- THAT the notes will be signed by the Mayor and the Treasurer;
- THAT the notes will be dated October 15, 2019;

Minutes of Town of Hampstead

- THAT the capital of the notes will be reimbursed as follows:

2020	31 300 \$	
2021	32 100 \$	
2022	32 900 \$	
2023	33 600 \$	
2024	34 500 \$	(to be paid 2024)
2024	185 100 \$	(to be renewed)

- THAT in order to realize this loan, the Municipality must issue notes for a term shorter than the term provided for in the loan By-law 767, that is for a term of **five (5) years** (as of October 15, 2019), as concerns the annual amortization of capital provided for the years 2025 and following, instead of the term prescribed for the annual capital amortization per the said By-law, each subsequent loan must be for the balance or part of the balance owing of the loan.

- THAT given the loan by means of notes effective October 15, 2019, the original repayment term for By-Law 767 needs to be extended by 7 days.

Adopted

2019-280

ADJUDICATION OF NOTES IN THE AMOUNT OF \$349,500.00

Sale of notes by public tender

Opening date :	2019-10-07	Number of tenders :	3
Opening time :	10 :00	Average Maturity :	4 years and 1 month
Opening location :	Ministère des Finances du Québec		
Amount :	349 500 \$	Issuance date :	2019-10-15

WHEREAS a call for tender was requested by the Town of Hampstead for the sale of notes issued October 15, 2019 in the amount of \$349 500, by virtue of borrowing By-law N° 767, via the electronic system \« Service d'adjudication et de publication des résultats de titres d'emprunts émis aux fins du financement municipal\»;

WHEREAS following the call for tender for the sale of notes mentioned above, the Ministry of Finance received three compliant tenders, in accordance with article 555.1 of the *Cities and Towns Act* (RLRQ, chapter C-19) and the resolution adopted with respect to this article.

1 - BANQUE ROYALE DU CANADA

31 300 \$	2,67000 %	2020
32 100 \$	2,67000 %	2021
32 900 \$	2,67000 %	2022
33 600 \$	2,67000 %	2023
219 600 \$	2,67000 %	2024

Price : 100,00000 Actual cost : 2,67000 %

Minutes of Town of Hampstead

2 - FINANCIÈRE BANQUE NATIONALE INC.

31 300 \$	2,10000 %	2020
32 100 \$	2,20000 %	2021
32 900 \$	2,25000 %	2022
33 600 \$	2,30000 %	2023
219 600 \$	2,40000 %	2024

Price : 98,61900 Actual cost : 2,72568 %

3 - CAISSE DESJARDINS DE NOTRE-DAME-DE-GRACE

31 300 \$	2,95000 %	2020
32 100 \$	2,95000 %	2021
32 900 \$	2,95000 %	2022
33 600 \$	2,95000 %	2023
219 600 \$	2,95000 %	2024

Price : 100,00000 Actual cost : 2,95000 %

WHEREAS the result of the calculation for actual costs indicates that the tender received by the BANQUE ROYALE DU CANADA is the most advantageous;

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

- THAT the preamble to the present resolution forms an integral part as if it were reproduced in its entirety.
- THAT the Town of Hampstead accepts the offer presented by the BANQUE ROYALE DU CANADA for the sale of notes issued October 15, 2019 in the amount of \$349,500.00 by virtue of borrowing By-law N° 767. The notes are issued at a price of 100,00000 for each \$100.00 of nominal value to mature over a period of **five (5) years**
- THAT the notes, capital and interest will be payable, by cheque, to the order of the registered holder or by pre-authorized bank withdrawals to same.

Adopted

2019-281

APPROVAL OF THE ANNUAL REPORT ON THE USAGE OF DRINKING WATER

WHEREAS the Ministry of Municipal Affairs and Land Occupancy - Ministère des Affaires Municipales et de l'Occupation du Territoire (MAMOT) requires municipalities to produce a report on the use of drinking water to facilitate the implementation of measures related to Québec's Strategy for saving drinking water;

WHEREAS the Town of Hampstead has produced its report and it was approved by the MAMOT on August 26th, 2019;

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

- To RATIFY AND APPROVE the Annual Report on the usage of drinking water produced by the Town of Hampstead for the year 2018 as approved by the MAMOT.

Adopted

2019-282

GRANTING OF CONTRACT – RENTAL OF 12 WHEELS TRUCKS WITH DRIVERS FOR SNOW TRANSPORTATION FOR WINTER SEASONS 2019/2020 AND 2020/2021

Minutes of Town of Hampstead

WHEREAS there has been a public call for tenders for the rental of 12 wheels trucks with drivers for the snow transportation for winter seasons 2019/2020 and 2020/2021;

WHEREAS, after analyzing the tenders opened on September 17, 2019, the lowest bidder conforming to the requirements of the tender invitation is Cooperative des Transporteurs du Montreal Metropolitain;

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

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

Cooperative des Transporteurs du Montreal Metropolitain

Rental of twelve wheels trucks with drivers for snow removal for seasons 2019-2020 & 2020-2021 \$ 94.94 / hour + taxes

- THAT, the hourly rate will be adjusted as per the “Cosumer Price Index” for the second season of the contract;
- THAT, according to the frequency and quantities of work done over the past years, the estimate expenditure is assessed at \$ 75 000 taxes included per season.

Treasurer certificate n° 19-16, dated September 20, 2019, has been issued by the Town’s Treasurer, attesting to the availability of funds to cover the described expenses.

Adopted

2019-283

GRANTING OF CONTRACT – REMOVAL OF STUMPS AND RE SODDING

WHEREAS there has been a call for tenders, by way of written invitation, for the removal of stumps and re sodding;

WHEREAS, after analyzing the tenders opened on September 20, 2019, the lowest bidder conforming to the requirements of the tender invitation is Groupe D.R.M. Inc;

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

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

GROUPE D.R.M. INC

Removal of 71 stumps and re sodding: \$ 37 400.00
(as per specifications in tender documents)

G.S.T. (5%): \$ 1 870.00

Q.S.T. (9.975%): \$ 3 730.65

Grand total taxes included: \$ 43 000.65

Refused

2019-284

AUTHORIZATION TO PROCEED WITH THE CONTRACT RENEWAL FOR MAINTENANCE AND APPLICATIONS SUPPORT WITH PG SOLUTIONS INC FOR 2020

WHEREAS the Town proceeded to the purchase of the PG Solutions Inc applications in 2005;

WHEREAS the PG Solutions applications are those used for the current operations by the employee;

Minutes of Town of Hampstead

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

- THAT the annual renewal maintenance contract for 2020 be awarded to PG Solutions Inc for the amount of \$ 53 239 taxes included;
- THAT the Treasurer’s Certificate No 19-15 dated September 20, 2020, has been issued, attesting to the availability of funds to cover the described expenses.

Adopted

2019-285

AUTHORIZATION OF A PAYMENT FOR ADDITIONAL WORKS IN THE CONTRACT OF PROFESSIONAL SERVICES FOR THE CLEANING AND INSPECTION OF SEWER PIPES

WHEREAS there has been a call for tenders, by way of written invitation, for professional services for the cleaning and inspection of sewer pipes;

WHEREAS, after analysing the offer of services received and the application of the formula to determine the pointing of each bidder, the highest bidder’s note conforming to the requirements of the tender was the one obtained by CIMA+ Construction;

WHEREAS resolution number 2019-117, adopted by the Council on May 13, 2019, authorized granting a contract of \$50 642.37 taxes included to CIMA+ Construction;

WHEREAS additional works have been required for a cost of \$8 349.41 taxes included;

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

- TO authorize an extra payment of \$8 349.41 taxes included to CIMA+ Construction, to cover the additional works for professional services for the cleaning and inspection of sewer pipes.

Adopted

2019-286

GRANTING OF CONTRACT – SUPPLY AND PLANTATION OF TREES

WHEREAS there has been a call for tenders, by way of written invitation, for the supply and plantation of trees;

WHEREAS, after analyzing the tenders opened on October 1, 2019, the lowest bidder conforming to the requirements of the tender invitation is 160676 Canada Inc. - Pepiniere Mascouche Enr.;

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

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

160676 CANADA INC. - PEPINIERE MASCOUCHE ENR.

Supply and plantation of 114 trees (as per specifications in tender documents)	\$ 75 240.00
G.S.T. (5%):	\$ 3 762.00
Q.S.T. (9.975%):	\$ 7 505.19
Grand total taxes included:	\$ 86 507.19

Treasurer certificate n° 19-18, dated October 1, 2019, has been issued by the Town’s Treasurer, attesting to the availability of funds to cover the described expenses.

Adopted

Minutes of Town of Hampstead

2019-287

APPROVAL OF THE HIRING OF MR. MAXIME TURCOT AS PERMAMENT “DRIVER-OPERATOR”

WHEREAS one (1) permanent “Driver-Operator” position, salary grade 12, with the Public Works Department is presently vacant;

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

- TO HIRE Mr. Maxime Turcot as a permanent “Driver-Operator” 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

2019-288

APPROVAL OF THE HIRING OF MR. BRENT ROBERTS AS TEMPORARY “LIEUTENANT”

CONSIDERING THAT the Town of Hampstead requires the hiring of a temporary Lieutenant;

CONSIDERING THAT the Director General, the Chief of Operations-Public Security and the Human Resources Director are recommending the temporary hiring of **Mr. Brent Roberts** to fill such position;

It was proposed by Councillor Michael Goldwax, seconded by Councillor Warren Budning, it is RESOLVED:

- TO APPROVE the temporary hiring of **MR. BRENT ROBERTS** as “**LIEUTENANT**”, 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

SECOND QUESTION PERIOD

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

- No questions were asked.

2019-289

ADJOURNMENT

All the subjects of the Agenda having been discussed, it was proposed by Councillor Warren Budning, seconded by Councillor Michael Goldwax, and unanimously resolved to declare that the meeting be closed at 10:37 p.m.

Adopted

Dr. William Steinberg, Mayor Me Pierre Tapp, Town Clerk