

Minutes of Town of Hampstead

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON NOVEMBER 4TH, 2019, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 7:00 P.M.

THOSE PRESENT WERE: Mayor William Steinberg, Councillors Jack Edery, Leon Elfassy, Harvey Shaffer, 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.

THOSE ABSENT WERE: Councillors Cheryl Weigensberg, and Michael Goldwax.

OPENING OF MEETING

The Mayor called the meeting to order at 8:18 p.m.

2019-290

MODIFICATION OF THE AGENDA

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

- TO amend the agenda as proposed in order to add thereto the following items:

6.2 Deposit – Statements of pecuniary interests of members of council.

Adopted

2019-291

ADOPTION OF THE AGENDA

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

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

Adopted

2019-292

ADOPTION OF THE MINUTES

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

- THAT the Minutes of the Regular Council meeting of October 7th, 2019, are hereby approved as submitted.

Adopted

2019-293

ADOPTION OF THE SCHEDULE OF THE REGULAR SITTINGS OF COUNCIL FOR YEAR 2020

CONSIDERING Section 319 of the *Cities and Towns Act* and Section 1 of By-law no. 740-3;

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

- THAT the following schedule of the Regular Sittings of the Town Council for the year 2020 is to be held at 8:00 p.m. at the Community Center, 30 Lyncroft Road in Hampstead:

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January 6 th ;	July 6 th ,
February 3 rd ;	August 3 rd ;
March 2 nd ;	September 8 th ; (Tuesday)
April 6 th ;	October 5 th ;
May 11 th ,	November 2 nd ;
June 1 st ;	December 7 th .

Adopted

2019-294

DEPOSIT – STATEMENTS OF PECUNIARY INTERESTS OF MEMBERS OF COUNCIL

Written Statements of Pecuniary Interests of Mayor William Steinberg and Councillors Cheryl Weigensberg, Jack Edery, Leon Elfassy, Michael Goldwax, Warren Budning, and Harvey Shaffer have been deposited at this Council Meeting, in accordance with Section 358 of the *Act respecting elections and referendums in municipalities* (R.S.Q., c.E-2.2).

2019-295

NOTICE OF MOTION – BY-LAW NO. 1024 TAX RATES FOR THE YEAR 2020

NOTICE OF MOTION was given by Councillor Jack Edery that, at a subsequent meeting of Council, By-law no. 1024, decreeing and imposing the tax rates to cover the Town's Expenses for the Year 2020, will be submitted to Council for adoption.

2019-296

ADOPTION OF DRAFT BY-LAW NO. 1024 DECREEING AND IMPOSING THE TAX RATES TO COVER THE TOWN'S EXPENSES FOR THE YEAR 2020

WHEREAS a notice of motion was deposited November 4th, 2019;

WHEREAS the Members of Council have received a copy of Draft By-law no. 1024 decreeing and imposing the tax rates to cover the Town's Expenses for the Year 2020, and declare to have read it;

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

- TO approve the Draft By-law no. 1024 decreeing and imposing the tax rates to cover the Town's Expenses for the Year 2020.

Adopted

2019-297

ADOPTION OF 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;

WHEREAS a Draft By-law was adopted October 7th, 2019;

WHEREAS the Members of Council have received a copy of By-law no. 1009-2 modifying By-law no. 1009 concerning the demolition of immovables will be submitted to Council for adoption.

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

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

Adopted

2019-298

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ADOPTION OF 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 a Draft By-law was adopted October 7th, 2019;

WHEREAS the Members of Council have received a copy of 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 Harvey Shaffer, it is UNANIMOUSLY RESOLVED:

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

Adopted

2019-299

DEPOSIT OF THE MINUTES OF THE REGULAR PAC MEETING
HELD ON OCTOBER 10TH, 2019 AND OF THE SPECIAL PAC
MEETING HELD ON OCTOBER 15TH, 2019

Each member of the Council having received copies, the Town Clerk deposits the minutes of the Regular Planning Advisory Committee meeting held on October 10th, 2019 and of the Special Planning Advisory Committee held on October 15th, 2019.

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

2019-300

REQUEST TO AUTHORIZE THE 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 Harvey Shaffer, it is UNANIMOUSLY RESOLVED:

- THAT the addition to a detached single-family dwelling located at **57 Hampstead Road**, and submitted to the Planning Advisory Committee meeting on October 10th, 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

2019-301

REQUEST TO AUTHORIZE THE MODIFICATIONS OF A
FACADE 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 Harvey Shaffer, it is UNANIMOUSLY RESOLVED:

- THAT the modifications of a facade of a single-family dwelling located at **75 Hampstead Road**, and submitted to the Planning Advisory Committee meeting on October 10th, 2019 is deferred 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

2019-302

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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 Harvey Shaffer, it is UNANIMOUSLY 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 October 10th, 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

2019-303

REQUEST TO AUTHORIZE THE MODIFICATIONS OF A FACADE FOR 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 Warren Budning seconded by Councillor Harvey Shaffer, it is UNANIMOUSLY RESOLVED:

- THAT the modifications of a facade of a semi-detached single-family dwelling located at **387 Dufferin Road**, and submitted to the Planning Advisory Committee meeting on October 10th, 2019 is deferred 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

2019-304

REQUEST TO AUTHORIZE THE MODIFICATIONS OF A FACADE FOR A DETACHED SINGLE-FAMILY DWELLING LOCATED AT 5 CRESSY ROAD, LOT NO. 2 089 544, ZONE RA-1, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775)

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

- THAT the modification of a facade for a detached single-family dwelling located at **5 Cressy Road** and submitted to the Planning Advisory Committee meeting on October 10th, 2019, is conditionally approved as recommended by the PAC provided that;

- The materials used must be of superior quality.

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

2019-305

REQUEST TO AUTHORIZE THE MODIFICATION OF RAILINGS FOR A DETACHED BIFAMILY DWELLING LOCATED AT 60-62 HARROW ROAD, LOT NO. 2 090 103, ZONE RB-4, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775)

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

- THAT the modification of railings for a detached bifamily dwelling located at **60-62 Harrow Road** and submitted to the Planning Advisory Committee meeting on October 10th, 2019, is **conditionally approved** as recommended by the PAC provided that;
 - All panels of the railings must be made of glass.

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

2019-306

REQUEST TO AUTHORIZE MINOR EXEMPTIONS TO ZONING BY-LAW NO. 1001-2 FOR A DETACHED SINGLE-FAMILY DWELLING LOCATED AT 148 FINCHLEY ROAD, LOT NO. 2 089 136, 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 front setback at 4.4m (14.44 ft) instead of 6.1m (20 ft);
2. section 65, schedule b, to allow the right side setback at 1.92m (6.3 ft) instead of 2.74m (9 ft);

WHEREAS the Planning Advisory Committee, at its meeting held on October 10th, 2019, recommended to **approve** the request for minor exemptions;

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

- THAT the request for minor exemptions for the property located at **148 Finchley Road**, lot no. 2 089 136, Zone RA-2 is **approved**.

Adopted

2019-307

REQUEST TO AUTHORIZE THE MODIFICATION OF A FACADE FOR A SEMI-DETACHED SINGLE-FAMILY DWELLING LOCATED AT 6532 MACDONALD AVENUE, LOT NO. 2 088 550, ZONE RB-6, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775)

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

- THAT the modification of a facade for a detached single-family dwelling located at **6532 MacDonald Avenue** and submitted to the Planning Advisory Committee meeting on October 10th, 2019, is **conditionally approved** as recommended by the PAC provided that;
 - Different color samples of the same material must be brought in to find the best solution.

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

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2019-308

REQUEST TO AUTHORIZE THE ADDITION TO A SEMI-DETACHED SINGLE-FAMILY DWELLING LOCATED AT 30 DUFFERIN ROAD, LOT NO. 2 088 402, ZONE RB-5, (ZONING BY-LAW NO. 1001-2) AND (SPAIP BY-LAW NO. 775)

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

- THAT the addition to a semi-detached single family dwelling located at **30 Dufferin Road**, and submitted to the Planning Advisory Committee meeting on October 10th, 2019 is *deferred* as recommended by the PAC. 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

2019-309

REQUEST TO AUTHORIZE THE CONSTRUCTION OF AN APARTMENT BUILDING LOCATED AT 6191 CÔTE ST-LUC ROAD, LOT NO. 2 089 731, ZONE RC-1, (ZONING BY-LAW NO. 1001-2) (SPAIP BY-LAW NO. 775) AND (BY-LAW ON PPCMOI NO. 1006)

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

- THAT the construction of an apartment building located for the property located at **6191 Côte St-Luc Road** and submitted to the Special Planning Advisory Committee meeting on October 15th, 2019 is *deferred* as recommended by the PAC. The construction only partially 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

2019-310

APPROVAL OF THE DISBURSEMENTS FOR THE MONTH OF OCTOBER 2019

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

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

- THAT the disbursements for the period from September 16th, 2019 to October 15th, 2019, in the total amount of \$1,511,303.69 are hereby approved.

Adopted

2019-311

FILING OF THE COMPARATIVE STATEMENT OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR OF 2019

In accordance with Section 105.4 of the *Cities and Towns Act*, the Town Treasurer hereby deposited the following:

- 1) statement of revenues and expenditures as at September 30, for the fiscal year 2019, compared with the same period for the fiscal year 2018; and

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- 2) statement of projected revenues and expenditures for the fiscal year 2019, at the time of the statement’s preparation, compared with those provided for in the budget for the year 2019.

2019-312

AUTHORIZATION TO PROCEED WITH THE SALE OF VEHICLES, MACHINERY AND OTHER ACCESSORIES

WHEREAS the Town wishes to dispose of certain vehicles, machinery, and other accessories that either have not been used for several years, are no longer necessary for daily operations or will be replaced by more recent equivalent items;

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

- THAT, the Director of Material Resources and Information Systems, with the approval of the Director General, are authorized to sell the items detailed in the attached annex “A”, for the best possible return.

Adopted

2019-313

RENEWAL OF CONTRACT – JANITORIAL SERVICES FOR TOWN HALL AND PUBLIC WORKS GARAGE

WHEREAS there has been a call for tenders by way of written invitation, for the supply of janitorial services for a two years contract, for the Town hall and the Public Works buildings;

WHEREAS, after analyzing the tenders opened on December 15, 2017, the lowest bidder conforming to the requirements of the tender invitation was 9063-4825 Quebec Inc. / Service de nettoyage d’immeuble Perform-Net;

WHEREAS resolution number 2018-033, adopted by the Council in January, 2018, authorized granting the contract to the lowest bidder conforming to the requirements, 9063-4825 Quebec Inc / Service de nettoyage d’immeuble Perform-Net;

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

- THAT, the contract be renewed for the period from February 1st, 2020 to January 31st, 2021, at the cost outlined below:

9063-4825 Quebec Inc / Service de nettoyage d’immeuble Perform-Net

Supply of janitorial services for Town Hall and Public Works buildings	\$ 36, 797.50
G.S.T. (5%):	\$ 1, 839.88
Q.S.T. (9.975%):	<u>\$ 3, 670.55</u>
Grand total taxes included:	\$ 42, 307.93

Treasurer’s certificate no. 19-19, dated October 22nd, 2019, has been issued by the Town’s Treasurer, attesting to the availability of funds to cover the described expenses.

- TO differ this matter to a later Regular Council Meeting.

Adopted

2019-314

GRANTING OF CONTRACT – UPDATE OF THE INTERVENTION PLAN FOR THE RENEWAL OF AQUEDUCT PIPES, SEWERS AND ROADS

WHEREAS there has been a public call for tenders in 2014 for the supply of professional services for the writing of the intervention plan for the renewal of aqueduct pipes, sewers and roads;

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WHEREAS by the adoption of the resolution 2014-319, the Council had awarded a contract of \$29,260.00 plus taxes to the firm Aqua Data for the drafting of the intervention plan;

WHEREAS the Director of Public Works recommends that the contract for the update of the intervention plan be granted to the firm Aqua Data, at a cost of \$36,345.00 plus taxes;

WHEREAS the Director of Public Works is of the opinion that only the firm Aqua Data is able to update this intervention plan;

WHEREAS the update of the intervention plan is required in order to register the city for grants from the Ministère des affaires municipales et de l'habitation (MAMH);

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

- THAT, the supply of professional services for the update of the intervention plan for the renewal of aqueduct pipes, sewers and roads, be granted to Aqua Data Inc. for an amount of \$36,345.00 plus taxes.

Treasurer's certificate no. 19-20, dated October 23, 2019, has been issued by the Town's Treasurer, attesting to the availability of funds to cover the described expenses.

Adopted

2019-315

GRANTING OF CONTRACT – PREVENTIVE MAINTENANCE FOR AIR CONDITIONING AND VENTILATION SYSTEMS

WHEREAS there has been a call for tenders by way of written invitation for the preventive maintenance for air conditioning and ventilation systems contract;

WHEREAS, after analyzing the tenders opened on October 25th, 2019, the lowest bidder conforming to the requirements of the tender invitation is 9292-5387 Quebec Inc. – Entreprise en Réfrigération et Électricité Snowdon Inc.;

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

- THAT, the following quotation for the following contract be and is hereby approved, the whole as more amply delineated hereunder:
 - Qualified Technician (regular hour): \$ 82.00 / hour
 - Apprentice (regular hour) \$ 23.00 / hour
 - Qualified Technician (evenings) \$ 82.00 / hour
 - Apprentice (evenings) \$ 23.00 / hour
 - Qualified Technician (nights-weekends) \$ 82.00 / hour
 - Apprentice (nights – weekends) \$ 23.00 / hour
 - Travelling fee: \$ 42.00 / each
 - Profit on parts: 15 %
- THAT, above hourly rates will be adjusted as per the “Consumer Price Index” for the second and third year of the contract;
- THAT, according to the frequency and quantity of work done over the past years and the estimate of work to be done over the next three years, the estimate expenditure for the three years contract is \$ 73 661.00 plus taxes.

Both GST and QST are applicable on above rates.

Treasurer certificate no. 19-21, dated October 25th, 2019, has been issued by the Town's Treasurer, attesting to the availability of funds to cover the described expense.

Adopted

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2019-316

SEVENTH RENEWAL OF INTERMUNICIPAL AGREEMENT FOR THE DUMPING OF SNOW BETWEEN THE TOWN OF HAMPSTEAD AND THE CITY OF CÔTE SAINT-LUC

WHEREAS Council has received a copy of the proposed seventh Renewal of Agreement for the Dumping of Snow, since the end of the term of the agreement of 2009, with an effective retroactive date of November 1st, 2019, between the City of Côte Saint-Luc and the Town of Hampstead;

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

- THAT the Director General or, in case of his absence, the Town Clerk, are authorized to sign the seventh Renewal of the intermunicipal agreement for the dumping of snow, with an effective retroactive date of November 1st, 2019, by which the City of Côte Saint-Luc allows the Town of Hampstead to use the Côte Saint-Luc snow dump located at the intersection of Kildare Road and Marc Chagall Avenue during the period of November 1st, 2019 to March 31st, 2020;

Treasurer's certificate no. 19-22, dated October 29th, 2019, has been issued by the Town's Treasurer, attesting to the availability of funds to cover the described expenses.

Adopted

2019-317

APPROVAL OF THE HIRING OF MR. OLIVIER ROY AS PERMANENT "CARETAKER-DRIVER"

WHEREAS one (1) permanent "Caretaker-Driver" position, salary grade 6, with the Community Services and Recreation Department is presently vacant;

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

- TO HIRE MR. OLIVIER ROY as a permanent "Caretaker-Driver" 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

SECOND 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.

2019-318

ADJOURNMENT

All the subjects of the Agenda having been discussed, it was proposed by Councillor Harvey Shaffer, seconded by Councillor Warren Budning, and unanimously resolved to declare that the meeting be closed at 9:50 p.m.

Adopted

Dr. William Steinberg, Mayor

Me Pierre Tapp, Town Clerk