

Minutes of Town of Hampstead

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON NOVEMBER 3RD, 2014, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 8:00 P.M.

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

ALSO PRESENT: Mr. Richard Sun, Director General and Mrs. Simona Sonnenwirth, Assistant Town Clerk, acting as Secretary of the Meeting.

FIRST QUESTION PERIOD

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

2014-266

ADOPTION OF THE AGENDA

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

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

Adopted

2014-267

ADOPTION OF THE MINUTES

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

- THAT the Minutes of the Regular Council Meeting of October 6th, 2014 and the Minutes of the Special Council Meeting of October 14th, 2014 are hereby approved as submitted.

Adopted

2014-268

DEPOSIT – STATEMENTS OF PECUNIARY INTERESTS OF MEMBERS OF COUNCIL

Written Statements of Pecuniary Interests of Mayor William Steinberg and Councillors Karen Zajdman, Warren Budning, Jack Edery, Leon Elfassy, Michael Goldwax 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).

2014-269

APPOINTMENT OF ACTING MAYORS FOR THE YEAR 2015

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

- THAT the following Councillors be and are hereby appointed Acting Mayor effective on the dates indicated, to have and exercise all powers of the Mayor when the latter is absent or otherwise unable to perform his duties, the whole in accordance with Section 56 of the *Cities and Towns Act*:

Councillor Jack Edery

January 1, 2015 to February 28, 2015

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Councillor Leon Elfassy
March 1, 2015 to April 30, 2015

Councillor Warren Budning
May 1, 2015 to June 30, 2015

Councillor Karen Zajdman
July 1, 2015 to August 31, 2015

Councillor Harvey Shaffer
September 1, 2015 to October 31, 2015

Councillor Michael Goldwax
November 1, 2015 to December 31, 2015

Adopted

2014-270

ADOPTION OF BY-LAW N^o 727-17- FURTHER MODIFYING ZONING BY-LAW N^o 727 (GENERAL PROVISIONS CONCERNING PERMITTED USES OR STRUCTURES)

WHEREAS the Members of Council have received a copy of By-law N^o 727-17 further modifying Zoning By-law N^o 727, regarding the general provisions concerning permitted uses or structures, and declare to have read it;

On motion of Councillor Leon Elfassy, seconded by Councillor Michael Goldwax, it was UNANIMOUSLY RESOLVED:

- TO approve By-law N^o 727-17 to be entitled: "By-law n^o 727-17- further modifying Zoning By-law n^o 727 regarding the general provisions concerning permitted uses or *structures*."

Adopted

2014-271

NOTICE OF MOTION – BY-LAW N^o 741-4 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

NOTICE OF MOTION was given by Councillor Jack Edery that, at a subsequent meeting of Council, By-law N^o 741-4 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.

All Council members have received a draft copy of By-law N^o 741-4 and a motion to dispense with the reading of the said By-law was made.

Adopted

2014-272

APPROVAL OF THE PAYMENT CONCERNING AN INSURANCE CLAIM FOR 204 HARLAND ROAD

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

- TO defer this resolution to a subsequent Council Meeting.

Adopted

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2014-273

DEPOSIT OF THE MINUTES OF THE PAC MEETING HELD ON OCTOBER 20TH 2014

Each member of the Council having received a copy, the Assistant Town Clerk deposits the minutes of the Planning Advisory Committee meeting held on October 20th, 2014.

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

2014-274

REQUEST TO AUTHORIZE AN ADDITION IN THE REAR YARD OF A DETACHED SINGLE FAMILY DWELLING LOCATED AT 15, HOLTHAM ROAD, LOT NO. : 2 089 984, ZONE RA-1, (ZONING BY-LAW NUMBER 727), (SPAIP BY-LAW NUMBER 775)

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

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize an addition in the rear yard of a detached single family dwelling located at 15, Holtham Road, submitted to the Planning Advisory Committee meeting of October 20th, 2014 is *approved* as recommended by the PAC. The modifications meet the prescribed standards of the Zoning By-law number 727 and meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

Adopted

2014-275

REQUEST TO AUTHORIZE A FAÇADE MODIFICATION AND AN ADDITION TO A DETACHED SINGLE FAMILY DWELLING AT 202 HARLAND ROAD, LOT NO. : 2 089 281 ZONE RA-2 (ZONING BY-LAW NO. 727) (SPAIP BY-LAW NO.775)

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

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize a façade modification and an addition to a detached single family dwelling at 202, Harland Road, submitted to the Planning Advisory Committee meeting of October 20th, 2014 is *approved* as recommended by the PAC. The modifications meet the prescribed standards of the Zoning By-law number 727 and meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

Adopted

2014-276

RECOMMENDATIONS IN REGARDS TO AN URBAN STUDY FOR THE CREATION OF A NEW ZONE ON QUEEN MARY ROAD AND ZONING REQUIREMENTS AND SITE PLANNING CRITERIA FOR THE SAID SECTOR (ZONING BYLAW NUMBER 727) (SPAIP BY-LAW NUMBER 775)

WHEREAS it was recommended by the Planning Advisory Committee and approved by Council that, following the reception of a development project for lot number 2 088 742 located on Queen Mary Road beside Town Hall, a master plan for the development of the area and a clear vision for the development of Hampstead on Queen-Mary (north side from Stratford to Hampstead East city limit) should be performed;

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WHEREAS the Planning Advisory Committee recommends that the Hampstead Town Council approves the recommendations in the said study;

WHEREAS Plania was the firm mandated to undertake the summary study to guide the implementation of projects on residential lots located within the said area and optimize the integration of future projects to the neighborhood;

WHEREAS Plania submitted the final version of the study with recommendations and guidelines on October 2014;

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

- THAT the following recommendations from the study be approved:

- Create a new zone on both side of Queen-Mary from Montreal limit to Stratford Road (Part of RA-1 and RB-1 zones).
- Allow only single family and two family buildings on that new zone.
- Allow detached or semidetached buildings on that new zone. Row houses still prohibited.
- Allow side by side two family units on same lot.
- Maximum building height remains as it is.
- Floor Space Index should be increase to 0.7 for H2 only.
- Land Coverage Ratio to should be increase to 0.7 for H2 only.
- Reduce lateral and rear setback requirements for H2 only.
- Allow parking on rear yard only.
- Concealment of parking on rear yard.
- The new zone will still be inside SPAIP exceptional value sector.
- New driveways should be on Secondary Street only to limit access on Queen-Mary.
- Lateral facades should be designed as the main façade.
- Trees and landscape must be an important part of the design.

Mayor William Steinberg called for a vote.

Voted in favour:

Councillor Karen Zajdman
Councillor Jack Edery
Councillor Michael Goldwax
Councillor Warren Budning
Councillor Harvey Shaffer

In favour: 5

Voted against:

Councillor Leon Elfassy

Against: 1

Adopted on division

2014-277

REQUEST TO AUTHORIZE THE CONSTRUCTION OF A NEW 2 STOREY DETACHED SINGLE-FAMILY DWELLING AT 6 BARONSCOURT ROAD LOT NO. : 2 089 312 ZONE RA-2 (ZONING BY-LAW NUMBER 727) (SPAIP BY-LAW NO.775) (DEMOLITION BY-LAW NUMBER 759)

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

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize the construction of a new 2 storey detached single family dwelling located at 6, Baronscourt Road, submitted to the Planning Advisory Committee meeting of October 20th, 2014 is *approved* as recommended by the PAC. The modifications meet the prescribed standards of the Zoning By-law number 727 and meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

Adopted

2014-278

REQUEST TO AUTHORIZE AN ADDITION IN THE REAR YARD OF A DETACHED 2 STOREY SINGLE FAMILY DWELLING LOCATED AT 23 APPLEWOOD CRESCENT LOT NO. : 2 089 940 ZONE RA-2 (ZONING BY-LAW NO. 727) (SPAIP BY-LAW NO.775)

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

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize an addition in the rear yard of a detached 2 storey single family dwelling located at 23, Applewood Road, submitted to the Planning Advisory Committee meeting of October 20th, 2014 is *approved* as recommended by the PAC. The modifications meet the prescribed standards of the Zoning By-law number 727 and meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

Adopted

2014-279

REQUEST FOR AN ADDITION IN THE BACK YARD OF A SEMI-DETACHED SINGLE FAMILY DWELLING AT 5581 QUEEN MARY ROAD, LOT NO. : 2 088 800 ZONE RA-1 (ZONING BY-LAW NO. 727) (SPAIP BY-LAW NO.775)

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

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize an addition in the back yard of a semi-detached single dwelling located at 5581, Queen Mary Road, submitted to the Planning Advisory Committee meeting of October 20th, 2014 is *approved* as recommended by the PAC. The modifications meet the prescribed standards of the Zoning By-law number 727 and meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

Mayor William Steinberg called for a vote.

Voted in favour:

Councillor Karen Zajdman
Councillor Leon Elfassy
Councillor Michael Goldwax
Councillor Warren Budning

Voted against:

Councillor Jack Edery
Councillor Harvey Shaffer

In favour: 4

Against: 2

Adopted on division

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2014-280

APPROVAL OF THE DISBURSEMENTS FOR THE MONTH OF OCTOBER 2014

WHEREAS Council reviewed the list of payments for the month of October 2014;

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

- THAT the disbursements for the period from September 28th, 2014 to October 29th, 2014, in the total amount of \$1 689 805.26 are hereby approved \$ 461 065.81 for cheques and \$ 1,228,739.45 for on line payments).

Adopted

2014-281

PUBLICATION OF THE MAYOR'S REPORT ON THE FINANCIAL POSITION OF THE MUNICIPALITY

WHEREAS the Mayor has presented, to this Meeting, his report on the financial position of the Town of Hampstead;

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

- THAT the Mayor's report on the financial position of the municipality for the year 2014 be distributed free of charge to every civic address in the Town of Hampstead.

Adopted

2014-282

FILING OF THE SECOND COMPARATIVE STATEMENT OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2014

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 2014, compared with the same period for the fiscal year 2013; and
- 2) statement of projected revenues and expenditures for the fiscal year 2014, at the time of the statement's preparation, compared with those provided for in the budget for the year 2014.

2014-283

ESTABLISHMENT OF A SELECTION COMMITTEE TO EVALUATE TENDERS CONCERNING PROFESSIONAL ENGINEERING SERVICES FOR AN INTERVENTION PLAN FOR THE RENEWAL OF AQUADUCT PIPES, SEWERS AND ROADS

WHEREAS the Town has conducted a solicitation for professional services for engineering services for an intervention plan for the renewal of aquaduct pipes, sewers and roads;

WHEREAS pursuant to Section 573.1.0.1.1 of the Cities and Towns act, the Council shall form a selection committee to evaluate the bids for services received;

It was proposed by Councillor Michael Goldwax, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

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- TO appoint the employees no. 1053, 1064 and 1322, to be part of the selection committee for the evaluation of tenders concerning the professional engineering services for an intervention plan for the renewal of aquaduct pipes, sewers and roads;
- TO appoint the employee no.1608 as substitute for the selection committee.

Adopted

2014-284

AUTHORIZATION FOR SALE OF VEHICLES, MACHINERY, EQUIPMENT AND MATERIALS

WHEREAS the Town wishes to dispose of certain vehicles, machinery, equipment and materials 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 Michael Goldwax, seconded by Councillor Warren Budning, it was UNANIMOUSLY RESOLVED:

- THAT, the employee no 1064, with the approval of the Director General, is authorized to sell the items detailed in the attached annex "A", for the best possible return.

Adopted

2014-285

APPROVAL OF HIRING OF MS. KATHLEEN MCCARTHY AS "OFFICE AGENT - PUBLIC WORKS"

CONSIDERING THAT the Town of Hampstead requires the hiring of an Office Agent as temporary replacement for a maternity leave;

CONSIDERING THAT the Director of Public Works and the Human Resources Counsellor are recommending the hiring of **MS. KATHLEEN MCCARTHY** to fill such position;

It was proposed by Councillor Michael Goldwax, seconded by Councillor Karen Zajdman, it was UNANIMOUSLY RESOLVED:

- TO APPROVE the temporary hiring of **MS. KATHLEEN MCCARTHY** as "**OFFICE AGENT - PUBLIC WORKS**" to start no later than November 10th, 2014 for a period not to exceed October 30th, 2015, subject to the usual conditions and in accordance with the provisions of the collective agreement between CUPE Local 429 and the Town of Hampstead; and subject to a medical control attesting to the capability to accomplish the duties of the function; and
- THAT Treasurer's certificate no 14-33, dated October 30th 2014 has been issued by the Treasurer, attesting the availability of funds to cover the described expenses.

Adopted

2014-286

HIRING OF MS. LORI LABELLE AS "SECTION HEAD - LEISURE AND ADULTS 55+"

CONSIDERING THAT the Town of Hampstead requires the hiring of a permanent "Section Head – Leisure and Adults 55+";

It was proposed by Councillor Karen Zajdman, seconded by Councillor Leon Elfassy, it was UNANIMOUSLY RESOLVED:

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- TO HIRE Ms. Lori Labelle as “SECTION HEAD – LEISURE AND ADULTS 55+” subject to the conditions described in the “Management Conditions of Employment and Benefits Policy” and in the “Management Remuneration Policy of the Town of Hampstead”; and
- THAT Treasurer’s certificate no 14-29, dated October 27th, 2014 has been issued by the Treasurer, attesting the availability of funds to cover the described expenses.

Adopted

2014-287

HIRING OF MR. YVES PROSPER TEDOM WABO AS “COMPTROLLER”

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

- TO hire **MR. YVES PROSPER TEDOM WABO** as “**COMPTROLLER**” no later than November 17th 2014, subject to the usual conditions and in accordance with the conditions described in the contract signed on October 28th, 2014 between Mr. Tedom Wabo and the Town, as represented by the Director General and contained in the confidential “Personnel” file in the Human Resources Director’s Office;
- THAT Treasurer’s certificate no 14-30, dated October 29th, 2014, has been issued by the Treasurer, attesting the availability of funds to cover the described expenses

Adopted

2014-288

HIRING OF MR. PIERRE TAPP AS “TOWN CLERK”

It was proposed by Councillor Karen Zajdman, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

- TO hire **MR. PIERRE TAPP** as “**TOWN CLERK**” no later than November 10th 2014, subject to the usual conditions and in accordance with the conditions described in the contract signed on October 29th, 2014 between Mr. Tapp and the Town, as represented by the Director General and contained in the confidential “Personnel” file in the Human Resources Director’ Office;
- THAT Treasurer’s certificate no 14-31, dated October 31st, 2014, has been issued by the Treasurer, attesting the availability of funds to cover the described expenses

Adopted

SECOND QUESTION PERIOD

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

2014-289

ADJOURNMENT

All the subjects of the Agenda having been discussed, it was proposed by Councillor Harvey Shaffer, seconded by Councillor Michael Goldwax and unanimously resolved to declare the meeting closed.

Adopted

(s) William Steinberg
Dr. William Steinberg, Mayor

(s) Simona Sonnenwirth
Simona Sonnenwirth, Assistant Town Clerk