

Minutes of Town of Hampstead

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON SEPTEMBER 20, 2010, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 9:00 P.M.

THOSE PRESENT WERE: Mayor William Steinberg, Councillors Abraham Gonshor, Jack Edery, Leon Elfassy, Michael Goldwax, Bonnie Feigenbaum and Harvey Shaffer, forming a quorum with Mayor Steinberg presiding.

ALSO PRESENT: Mr. Richard Sun, Director General and Me Nathalie Lauzière, Town Clerk, acting as Secretary of the Meeting.

FIRST QUESTION PERIOD

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

2010-554

ADOPTION OF THE AGENDA

On motion of Councillor Harvey Shaffer, seconded by Councillor Bonnie Feigenbaum, it was UNANIMOUSLY RESOLVED:

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

Adopted

2010-555

APPROVAL OF THE RENEWAL OF EXPECTATIONS OF THE TOWN OF HAMPSTEAD FROM CLD CENTRE WEST FOR 2010-2011

WHEREAS the CLD (Centre local de développement) Centre West serves the areas of the Saint-Laurent Borough and the City of Côte Saint-Luc, the Town of Hampstead and the Town of Montreal West;

WHEREAS the Members of Council have reviewed the letter and documents sent from the Borough Director of Saint-Laurent concerning the municipal expectations from the CLD Centre West;

It was proposed by Councillor Bonnie Feigenbaum, seconded by Councillor Harvey Shaffer, and UNANIMOUSLY RESOLVED:

- THAT the Council of the Town of Hampstead does not approve the renewal of the 2010-2011 Municipal Expectations from the CLD Centre West for 2009-2010.

Adopted

2010-556

APPROVAL OF THE PAYMENT CONCERNING AN INSURANCE CLAIM REGARDING 20 THURLOW ROAD, HAMPSTEAD

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

- THAT the Town Council approves the complete and final payment of \$ 25,000 to *BFL Canada Risques et assurances inc. and/or F.Dumouchel Holdings Ltd* upon settlement of the file regarding the 20 Thurlow Road, Hampstead insurance claim.
- THAT Treasurer's certificate N° 10-28, dated September 16, 2010 has been issued by the Town's Treasurer, attesting to the availability of funds to cover the described expenses.

Adopted

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2010-557

ADOPTION OF BY-LAW NO.752-1 MODIFYING BY-LAW NO. 752 CONCERNING TARIFFS

CONSIDERING THAT notice of motion was given the at the Regular Council meeting of September 8th, 2009;

It was proposed by Councillor Harvey Shaffer, seconded by Councillor Bonnie Feigenbaum and UNANIMOUSLY RESOLVED:

- TO adopt By-law N° 752-1 modifying By-Law no. 752 concerning tariffs.

Adopted

2010-558

ADOPTION OF ADMINISTRATIVE POLICY ON THE MANAGEMENT OF WATER METERS AND OF CHARGES FOR WATER CONSUMPTION

WHEREAS the Members of Council deem it expedient to install a policy defining the practices relating to the management of water meters and of charges for water consumption;

WHEREAS Council has received, prior to this meeting, a copy of the proposed policy;

It was proposed by Councillor Abe Gonshor, seconded by Councillor Michael Goldwax and UNANIMOUSLY RESOLVED:

- THAT the *Administrative policy on the management of water meters and of charges for water consumption* be and is hereby approved to take effect immediately.

Adopted

2010-559

ADOPTION OF ADMINISTRATIVE PROTOCOL ON THE PROCESS OF A SALE FOR NON-PAYMENT OF TAXES

WHEREAS the Members of Council deem it expedient to install a protocol on the process of a sale for non-payment of taxes;

WHEREAS Council has received, prior to this meeting, a copy of the proposed protocol, appendices and complementary documents;

It was proposed by Councillor Harvey Shaffer, seconded by Councillor Bonnie Feigenbaum and UNANIMOUSLY RESOLVED:

- THAT the *Protocol on the process of a sale for non-payment of taxes, appendices and complementary documents* be and are hereby approved to take effect immediately.

Adopted

2010-560

ADOPTION – DRAFT BY-LAW N° 727-9 FURTHER MODIFYING ZONING BY-LAW N° 727 (DOOR GIVING ACCESS TO A BASEMENT OR CELLAR)

WHEREAS the Members of Council have received a copy of Draft By-Law N° 727-9 further modifying Zoning By-Law N° 727 (door giving access to a basement or cellar), and to define its authorized use, and declare to have read it;

It was proposed by Councillor Michael Goldwax, seconded by Councillor Bonnie Feigenbaum and UNANIMOUSLY RESOLVED:

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- TO approve Draft By-law N° 727-9 to be entitled: “By-Law N° 727-9 further modifying Zoning By-Law N° 727 (door giving access to a basement or cellar) and to define its Authorized Use”.

Adopted

2010-561

DEPOSIT OF THE MINUTES OF THE PAC MEETING HELD ON SEPTEMBER 14, 2010

Each member of the Council having received a copy, the Town Clerk deposits the minutes of the Planning Advisory Committee meeting held on September 14, 2010.

2010-562

REQUEST TO AUTHORIZE A MODIFICATION TO THE FRONT ELEVATION AND ADDITION OF A MUDROOM AT 2 MERTON CRESCENT, LOT NO.: 2 088 880, ZONE RA-1 (SPAIP BY-LAW NUMBER 775)

On motion of Councillor Michael Goldwax, seconded by Councillor Bonnie Feigenbaum, it was UNANIMOUSLY RESOLVED:

- THAT the site planning and architectural integration program showing **plans and elevations for a modification to the front elevation and addition of a mudroom to a detached single family dwelling at 2 Merton Crescent**, submitted to the Planning Advisory Committee meeting of September 14, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC considering the following elements:
 - To ensure that the color of the stucco of the front elevation is identical to the neighbour if the renovation work is done at the same time
 - The integration of a midpoint delimitation at the property line if the renovation work of the front elevation is done at different times
 - To ensure that the front façade of the mudroom has the St-Marc Stone of gray color and that the stone is disposed horizontally.

Adopted

At 9: 45 p.m Councillor Bonnie Feigenbaum left the meeting and did not return back.

2010-563

REQUEST TO AUTHORIZE A MODIFICATION OF THE REAR FAÇADE BY ADDING A BASEMENT DOOR AT 3 ALDRED CRESCENT, LOT NO.: 2 089 526, ZONE RA-2 (SPAIP BY-LAW NUMBER 775)

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

- THAT the site planning and architectural integration program showing **plans and elevations for a modification of the rear façade by adding a basement door to a detached single family dwelling at 3 Aldred Crescent**, submitted to the Planning Advisory Committee meeting of September 14, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC.

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Adopted

2010-564

REQUEST TO AUTHORIZE A REAR EXTENSION OF A DETACHED SINGLE FAMILY DWELLING AT 345 DUFFERIN ROAD, LOT NO.: 2 088 459 ZONE R-B1 (SPAIP BY-LAW NUMBER 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 **plans and elevations for a rear extension of a detached single family dwelling at 345 Dufferin Road**, submitted to the Planning Advisory Committee meeting of September 14, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC.

Adopted

2010-565

REQUEST TO AUTHORIZE THE ADDITION OF A SECOND FLOOR TO A DETACHED SINGLE FAMILY DWELLING AT 12 HEATH ROAD, LOT NO.: 2 089 553, ZONE RA-1 (SPAIP BY-LAW NUMBER 775)

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

- THAT the site planning and architectural integration program showing **plans and elevations for the addition of a second floor to a detached single family dwelling at 12 Heath Road**, submitted to the Planning Advisory Committee meeting of September 14, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC considering the following element:

- To ensure that the stucco contains patterns and detailing of residential nature

Adopted

2010-566

REQUEST TO AUTHORIZE THE MODIFICATION OF THE REAR FAÇADE OF A DETACHED SINGLE FAMILY DWELLING AT 5831 FERNCROFT ROAD, LOT NO.: 2 089 234, ZONE RA-1 (SPAIP BY-LAW NUMBER 775)

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

- THAT the site planning and architectural integration program showing **plans and elevations the modification of the rear façade of a detached single family dwelling at 5831 Ferncroft Road**, submitted to the Planning Advisory Committee meeting of September 14, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC.

Adopted

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2010-567

REQUEST TO AUTHORIZE THE EXTENSION OF THE SECOND FLOOR OF A DETACHED SINGLE FAMILY DWELLING AT 5687 QUEEN MARY ROAD, LOT NO.: 2 089 433, ZONE RA-1 (SPAIP BY-LAW NUMBER 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 **plans and elevations to authorize the extension of the second floor of a detached single family dwelling at 5687 Queen Mary Road**, submitted to the Planning Advisory Committee meeting of September 14, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC considering the following elements:
 - The justification of the roof slopes in order to avoid any water accumulation on the roof
 - The addition of decorations around the windows in the new addition
 - Stone on the exterior of the new addition
 - Stone patterns to match the existing

Adopted

2010-568

REQUEST TO AUTHORIZE THE MODIFICATION OF THE REAR FAÇADE BY ADDING A PATIO DOOR ON A SINGLE FAMILY DWELLING AT 5610 QUEEN MARY ROAD, LOT NO.: 2 088 015, ZONE RA-1 (SPAIP BY-LAW NUMBER 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 **plans and elevations to authorize the modification of the rear façade by adding a patio door on a single family dwelling at 5610, Queen Mary Road** submitted to the Planning Advisory Committee meeting of September 14, 2010 is *approved*, the whole in conformity with the provisions of the Zoning By-law number 727 and of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC

Adopted

SECOND QUESTION PERIOD

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

2010-569

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) Michael Goldwax
Michael Goldwax, Acting Mayor

(s) Nathalie Lauzière
Me Nathalie Lauzière, Town Clerk