

## **Minutes of Town of Hampstead**

### **MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON MAY 27<sup>TH</sup>, 2014, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 8:00 P.M.**

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

**ABSENT:** Councillor Karen Zajdman and Mr. Richard Sun, Director General.

**ALSO PRESENT:** Mr. Yves Mailhot, Acting 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.

2014-122

#### **ADOPTION OF THE AGENDA**

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

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

Adopted

2014-123

#### **SIGNING OF LEASE AGREEMENTS BETWEEN TOWN OF HAMPSTEAD AND TENNIS PROS**

WHEREAS the Town of Hampstead is the owner of the Hampstead Tennis Courts and the Pros *1 Tennis Inc.* (Guillermo Jorquera) and Greg Boire want to lease a part of Hampstead tennis courts in order to provide tennis lessons to tennis members, the whole according to the Town's planning of required services and on the terms and conditions set forth in a lease agreement between the parties;

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

- To approve the lease agreements between the Town of Hampstead and *1 Tennis Inc.* (Guillermo Jorquera) and Greg Boire (the Pros), conditional to the pros taking out and maintaining in force, during the whole of the Term, the forms of insurance required to said agreements, starting the first week of May 2014 to Thanksgiving Monday 2014, and to authorize the Director General or his authorized representative to sign the said agreements.

Adopted

2014-124

#### **ADOPTION OF BY-LAW N° 809 GOVERNING THE DELEGATION TO THE TREASURER OF THE POWER TO AWARD A FINANCING CONTRACT TO THE PERSON ENTITLED THERETO**

CONSIDERING THAT notice of motion of By-law N° 809 was given at the regular council meeting of May 5<sup>th</sup>, 2014 and that Council members received a copy of the By-law within the required delay and they declare to have read it and waive the reading thereof;

**Minutes of Town of Hampstead**

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

- TO approve By-law N° 809 governing the delegation to the treasurer of the power to award a financing contract to the person entitled thereto.

Adopted

2014-125

**NOTICE OF MOTION – BY-LAW N° 730-4 AMENDING PERMITS AND CERTIFICATES BY-LAW N° 730**

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NOTICE OF MOTION was given by Councillor Leon Elfassy that, at a subsequent meeting of Council, By-law N° 730-4 amending Permits and Certificates By-law N° 730 will be submitted to Council for adoption.

All Council members have received a draft copy of By-law N° 730-4 and a motion to dispense with the reading of the said By-law was made.

2014-126

**NOTICE OF MOTION – BY-LAW N° 747-24 – AMENDMENT TO BY-LAW N° 747 TO DECREE THE FEE SCHEDULE FOR CULTURAL, SPORTS AND LEISURE ACTIVITIES**

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NOTICE OF MOTION was given by Councillor Michael Goldwax that, at a subsequent meeting of Council, By-law N° 747-24 modifying By-law N° 747 to Decree the Fee Schedule for Cultural, Sports and Leisure Activities will be submitted to Council for adoption.

All Council members have received a draft copy of By-law N° 747-24 and a motion to dispense with the reading of the said By-law was made.

2014-127

**REQUEST FOR THE APPROVAL OF A MINOR EXEMPTION FROM ZONING BY-LAW 727, ART. 6.3.2., TO PERMIT THE LEFT SIDE SETBACK AT 2.77M (9.10 FT) FROM THE LOT LINE INSTEAD OF 3.36M (11 FT) AND TO PERMIT THE RIGHT SETBACK (SECONDARY FRONT YARD) AT 4.57M (15 FT) FROM THE LOT LINE INSTEAD OF 6.1M (20 FT) TO PERMIT A NEW CONSTRUCTION PROJECT, TO A DETACHED SINGLE-FAMILY DWELLING AT 61 FINCHLEY ROAD LOT NO. : 2 088 743 ZONE RA-1 (BY-LAW CONCERNING MINOR EXEMPTIONS # 18 G-0005) (ZONING BY-LAW NUMBER 727)**

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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 a minor exemption to By-law no. 727, article 6.3.2 for the right setback to permit the new construction project of a detached single family dwelling at 61, Finchley Road, submitted to the Planning Advisory Committee meeting of April 23<sup>rd</sup>, 2014 is *approved* as recommended by the PAC. The modifications partially 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

**Minutes of Town of Hampstead**

**Intervention of interested persons concerning the request for Minor Exemption for project located at 61 Finchley Road.**

*No intervention*

2014-128

**REQUEST FOR THE CONSTRUCTION OF A NEW 2 STOREY DETACHED SINGLE FAMILY DWELLING AT 61, FINCHLEY ROAD LOT NO.: 2 088 743, ZONE RA-1 (ZONING BY-LAW NUMBER 727) (SPAIP BY-LAW NUMBER 775) (DEMOLITION BY-LAW NUMBER 759)**

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 the construction of a new two storey family dwelling at 61, Finchley Road, submitted to the Planning Advisory Committee meeting of April 23, 2014 is ***conditionally approved*** as recommended by the PAC. The modifications partially meet the prescribed standards of the Zoning By-law number 727 and partially meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC provided that:
  - The left setback must respect the requirements of the zoning By-law number 727;
  - The cap of the decorative chimneys should be redesigned.

Adopted

2014-129

**REQUEST FOR THE APPROVAL OF A MINOR EXEMPTION FROM ZONING BY-LAW 727, ART. 6.3.2., TO PERMIT THE RIGHT SIDE SETBACK AT 3.66M (12 FT) FROM THE LOT LINE INSTEAD OF 5.73M (18.8FT) AND TO PERMIT THE UNDERGROUND LEFT SETBACK AT 1M (3.4FT) FROM THE LOT LINE INSTEAD OF 5.73M (18.8FT) TO PERMIT A NEW CONSTRUCTION PROJECT, TO A DETACHED SINGLE-FAMILY DWELLING AT 107 STRATFORD ROAD LOT NO. : 2 088 978 ZONE RA-1 (BY-LAW CONCERNING MINOR EXEMPTIONS # 18 G-0005) (ZONING BY-LAW NUMBER 727)**

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 minor derogation to By-law no. 727, article 6.3.2 for the right setback & the underground left setback to permit a new construction project to a detached single family dwelling at 107, Stratford Road, submitted to the Planning Advisory Committee meeting of April 23<sup>rd</sup>, 2014 is ***approved*** as recommended by the PAC. The modifications partially 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

**Intervention of interested persons concerning the request for Minor Exemption for project located at 107 Stratford Road.**

*No intervention*

**Minutes of Town of Hampstead**

2014-130

**REQUEST FOR THE CONSTRUCTION OF A NEW 2 STOREY DETACHED SINGLE FAMILY DWELLING AT 107, STRATFORD ROAD LOT NO.: 2 088 978, ZONE RA-1 (ZONING BY-LAW NUMBER 727) (SPAIP BY-LAW NUMBER 775) (DEMOLITION BY-LAW NUMBER 759)**

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On motion of Councillor Leon Elfassy, seconded by Councillor Michael Goldwax, 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 two storey detached single family dwelling at 107 Stratford Road, submitted to the Planning Advisory Committee meeting of April 23<sup>rd</sup>, 2014 is *conditionally approved*. The modifications partially meet the prescribed standards of the Zoning By-law number 727 and meet all the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC provided that:

- The stairs on the right hand side should be landscaped.
- Landscaping plans must be submitted.

Adopted

2014-131

**REQUEST TO AUTHORIZE A MINOR EXEMPTION TO ZONING BY-LAW 727 ART. 6.2.1. TO LEGALIZE THE FRONT SETBACK AT 4.65M (15.25 FEET) INSTEAD OF 6.1M (20 FEET) FROM THE PROPERTY LINE AND TO ART. 6.3.2. TO PERMIT THE RIGHT SIDE SETBACK AT 1.87M (6.14 FEET) FROM THE LOT LINE INSTEAD OF 2.13 M (7 FEET) AND THIS, TO A DETACHED DUPLEX AT 38-40, HOLTHAM ROAD LOT NO.: 2 090 012, ZONE RB-4 (ZONING BY-LAW NUMBER 727) (BY-LAW CONCERNING MINOR EXEMPTIONS # 18 G-0005)**

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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 a minor exemption to the zoning by-law number 727 art. 6.2.1 and 6.3.2 to legalize the existing setbacks to a detached duplex at 38-40, Holtham Road, submitted to the Planning Advisory Committee meeting of April 23<sup>rd</sup>, 2014 is *approved* as recommended by the PAC. The modifications partially 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

**Intervention of interested persons concerning the request for Minor Exemption for project located at 38-40 Holtham Road.**

*No intervention*

**Minutes of Town of Hampstead**

2014-132

**APPROVAL OF HIRING OF MR. ERIC JANUKAVICIUS AS  
“BUILDING INSPECTOR”**

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CONSIDERING THAT the Town of Hampstead requires the hiring of a Building Inspector as temporary need for an approximate period of eighteen months;

CONSIDERING THAT the Director General, the Urban Planning and Building Inspections Section Chief and the Human Resources Director are recommending the hiring of **Mr. ERIC JANUKAVICIUS** to fill such position;

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

- TO APPROVE the temporary hiring of **MR. ERIC JANUKAVICIUS** as **“BUILDING INSPECTOR”** no later than May 28<sup>th</sup>, 2014 for a period not to exceed November 30<sup>th</sup>, 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 examination attesting to the capability to accomplish the duties of the function;

Treasurer’s certificate no 14-14, dated May 21<sup>st</sup>, 2014 has been issued by the Treasurer, attesting the availability of funds to cover the described expenses.

Adopted

2014-133

**APPROVAL OF HIRING OF MS SYLVIE FILIATRAULT AS “OFFICE  
AGENT – URBAN PLANNING AND PUBLIC SECURITY”**

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

CONSIDERING THAT the Urban Planning and Building Inspections Section Chief and the Human Resources Director are recommending the hiring of **Ms. Sylvie Filiatrault** to fill such position;

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

- TO APPROVE the temporary hiring of **MS SYLVIE FILIATRAULT** as **“OFFICE AGENT – URBAN PLANNING AND PUBLIC SECURITY”** no later than May 28<sup>th</sup>, 2014 for a period not to exceed January 31<sup>st</sup>, 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 examination attesting to the capability to accomplish the duties of the function;

Treasurer’s certificate no 14-13, dated May 21<sup>st</sup>, 2014 has been issued by the Treasurer, attesting the availability of funds to cover the described expenses.

Adopted

**Minutes of Town of Hampstead**

**SECOND QUESTION PERIOD**

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

2014-134

**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 the meeting closed.

Adopted

(s) William Steinberg \_\_\_\_\_  
Dr. William Steinberg, Mayor

(s) Nathalie Lauzière \_\_\_\_\_  
M<sup>c</sup> Nathalie Lauzière, Town Clerk