

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, AUGUST 11, 2008, AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 8:00 P.M.**

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PRESENT:

Mayor Anthony Housefather, B.C.L., L.L.B, M.B.A. presiding  
Councillor Dida Berku, B.C.L.  
Councillor Mitchell Brownstein, B. Comm., B.C.L., L.L.B.  
Councillor Mike Cohen, B.A.  
Councillor Steven Erdelyi, B.Sc., B.Ed.  
Councillor Sam Goldbloom, B.A.  
Councillor Ruth Kovac, B.A.

ALSO PRESENT:

Mr. Ken Lerner, City Manager  
Mr. Jonathan Shecter, Director of Legal Services and City Clerk,  
acted as Secretary of the meeting

**PRESENTATION – MAITRE RONALD LEVY**

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Mayor Housefather and Councillor Kovac, on behalf of their colleagues on council, congratulated Maître Ronald Levy for becoming the President of the Lord Reading Law Society. Councillor Kovac then announced to the public that a book entitled, 'Jewish Painters of Montreal' shall be donated in Me. Levy's name to the Eleanor London Côte Saint-Luc Public Library.

080801

**RESOLUTION TO OFFER BEST WISHES AND TO EXPRESS DEEP PRIDE IN  
HAVING DAVID ZILBERMAN, OLYMPIC ATHLETE AND CÔTE SAINT-LUC  
RESIDENT COMPETE IN THE SUMMER OLYMPICS**

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WHEREAS the summer Olympic games are presently taking place in Beijing, China;

WHEREAS Canada has sent a team of athletes;

WHEREAS David Zilberman is a member of the Canadian Wrestling Team;

WHEREAS David Zilberman is a resident of Côte Saint-Luc;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“The City of Côte Saint-Luc expresses its best wishes and best of luck to Mr. David Zilberman during the Olympic Games as well as its deep pride that he is representing Côte Saint-Luc as well as Canada at such a prestigious event;

THAT a copy of this resolution be sent to Mr. David Zilberman and that he be invited to a future meeting in order for council to congratulate him in person.”

CARRIED UNANIMOUSLY

080802

**EXPRESSION OF CONDOLENCES – FALLEN CANADIAN SOLDIER IN  
AFGHANISTAN**

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WHEREAS the Canadian Armed Forces have been called up to serve in Afghanistan in an effort to help restore order and protect the peace as part of a multi-national force; and

WHEREAS the brave soldiers of the Canadian Armed Forces are often in harm's way in service to Canada and all Canadians;

WHEREAS the following soldier was killed in action in Afghanistan, in the service of our country:

**Corporal James Arnal**

**- July 18, 2008**

It was

MOVED BY COUNCILLOR SAM GOLDBLOOM  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the City of Côte Saint-Luc extends its deepest sympathies to the family, friends and comrades of the above-named fallen soldier, and sends a message of support, encouragement and appreciation to our troops serving abroad;

THAT this resolution be sent to the Minister of National Defence, Mr. Peter Mackay, who shall transmit a copy of the resolution to the family of the fallen soldier; Member of Parliament for Mount-Royal, Mr. Irwin Cotler; as well as to the President of the Royal Canadian Legion, Carl Garber, Branch 97;

THAT said resolution shall be for immediate action.”  
CARRIED UNANIMOUSLY

**QUESTION PERIOD**

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The question period started at 8:12 p.m. and finished at 8:37 p.m. Four (4) people asked to speak and they were heard.

1) Avrom Shtern

The resident wished to thank council for supporting the upcoming Meadowfest.

The resident then inquired as to whether council was aware that there is an alternate flight path over Côte Saint-Luc during storms to which Mayor Housefather responded that this flight path is only employed in specific situations and is reasonable under the circumstances that it is executed.

The resident then inquired as to whether there would be proper emergency access for the projected townhouse project on Marc Chagall to which Mayor Housefather responded that there would.

The resident then inquired as to whether studies were conducted regarding the viability of the distance of the hydro wires from the proposed project on Marc Chagall to which Mayor Housefather responded that if studies would need to be conducted, this would be within the purview of Hydro Québec to undertake.

The resident then inquired as to the nature of the servitudes on the land where the proposed project on Marc Chagall would be located to which Mayor Housefather clarified that Hydro Quebec has a servitude to be able to access their infrastructure.

The resident then inquired as to whether council considered various rules and guidelines concerning the distance between hydro wires and the proposed project on Marc Chagall to which Mayor Housefather responded that there were no existing guidelines that prohibit the project from being built.

2) Dr. Bernard Tonchin

The resident called upon the City to be more vigilant regarding its residents who put out their garbage outside of the hours permitted to which Mayor Housefather responded that the City is indeed vigilant and when an infraction is witnessed, the City would issue a Statement of Offence.

3) Sidney Margles

The resident went on record as commending this council for proceeding with the proposed townhouse project on Marc Chagall.

The resident inquired as to whether there were ideas to beautify the area that fronts Marc Chagall where the path exists near City Hall to which Mayor Housefather responded that the City is looking into it.

The resident then requested that the City should urgently 'eliminate that eye soar of a residue called the snow dump' comprised of 'that black gookie residue' to which Mayor Housefather responded that the City was faced with an inordinate amount of snow this winter which exacerbated the height of the snow dump. He further explained that he has asked the Public Works Director to look into what can be done next spring to alleviate the aesthetic inconveniences of the snow dump.

4) Joseph Benamou

The resident declared that he is the spokesperson for his fellow (Jewish Sephardic) residents who attend the home at the intersection of Kildare and Leger. The resident went on record as declaring the house was not indeed a synagogue but a place of study. He then opined that any home can host guests who wish to study the Torah. He then went on record as not requesting a tax exemption for the immovable in question.

Mayor Housefather explained to the resident that tonight's venue (question period) was not practical to discuss the issues raised and further explained to the resident that he would agree to meet with him – even on the weekend – to discuss the matter further so that the matter receive proper and full attention.

It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated July 14, 2008 be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

080804

**MONTHLY DEPARTMENTAL REPORTS FOR JULY 2008**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the monthly departmental reports for July, 2008 be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

080805

**HUMAN RESOURCES – PARKS AND RECREATION DEPARTMENT – HIRING OF WHITE COLLAR AUXILIARY EMPLOYEES**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

“THAT the Côte Saint-Luc City Council approves the hiring of the White Collar auxiliary employees whose names are listed in the document entitled “White Collar – Part-Time Employees” dated July 30, 2008, and that each of said employees’ respective term of employment will be as per the respective dates indicated on the aforementioned list;

THAT Treasurer’s certificate number TC08-0122 dated August 1, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

080806

**HUMAN RESOURCES — PUBLIC WORKS – HIRING OF BLUE COLLAR AUXILIARY EMPLOYEES**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of the Blue Collar employees whose names are listed in the document entitled "Blue Collar - Part-Time Employees" list and that each of said employees' term of employment will be as per their respective dates indicated on the aforementioned list;

THAT Treasurer's certificate number TC08-0123 dated August 1, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

080807

**HUMAN RESOURCES – PUBLIC WORKS – APPOINTMENT OF MOTORIZED EQUIPMENT DRIVER AND OPERATOR "B", BLUE COLLAR, PERMANENT POSITION**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the appointment of William Clarke as a Motorized Equipment Driver and Operator "B" into a Blue Collar, permanent position, effective June 17, 2008;

THAT Treasurer's certificate number TC08-0124 dated August 4, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

080808

**HUMAN RESOURCES – EMERGENCY MEDICAL SERVICES – END OF EMPLOYMENT OF WHITE COLLAR AUXILIARY EMPLOYEE**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the termination of employment of White Collar auxiliary employee number 2268, effective July 24, 2008;

THAT the City Manager is hereby authorized to sign, on behalf of the City of Côte Saint-Luc, any document giving effect to the foregoing."

CARRIED UNANIMOUSLY

080809

**HUMAN RESOURCES – PUBLIC SECURITY – END OF EMPLOYMENT OF WHITE COLLAR AUXILIARY EMPLOYEE**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the termination of employment of White Collar auxiliary employee number 2308, effective July 24, 2008;

THAT the City Manager is hereby authorized to sign, on behalf of the City of Côte Saint-Luc, any document giving effect to the foregoing."

CARRIED UNANIMOUSLY

080810

**HUMAN RESOURCES – AMENDMENT TO MANAGEMENT POLICIES AND PROCEDURES MANUAL – REMUNERATION AND CLASSIFICATION PLAN**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Côte Saint-Luc City Council accepts the amendment to the "Remuneration and Classification Plan", (HR MAN-018), as outlined in the City's Management Policies and Procedures Manual."

CARRIED UNANIMOUSLY

080811

**HUMAN RESOURCES – AMENDMENT TO MANAGEMENT POLICIES AND PROCEDURES MANUAL – PERFORMANCE/MERIT BONUSES FOR MANAGEMENT EMPLOYEES**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Côte Saint-Luc City Council accepts the amendment to the "Performance/Merit Bonuses for Management Employees" (HR MAN-019), as outlined in the City's Management Policies and Procedures Manual."

CARRIED UNANIMOUSLY

080812

**HUMAN RESOURCES – PENSION TRANSFER AGREEMENT FOR MANAGEMENT EMPLOYEES**

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This item was deferred to a subsequent meeting.

080813

**HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC**

**LIBRARY – CHANGE OF STATUS OF WHITE COLLAR AUXILIARY  
EMPLOYEE**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the change of status of Katie Bézaire from auxiliary to permanent, effective July 7, 2008."  
CARRIED UNANIMOUSLY

080814

**HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC  
LIBRARY – CHANGE OF STATUS OF WHITE COLLAR AUXILIARY  
EMPLOYEE**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the change of status of Angela Kutshana from auxiliary to permanent, effective July 7, 2008."  
CARRIED UNANIMOUSLY

080815

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF  
JULY 1<sup>ST</sup> TO JULY 31<sup>ST</sup> 2008**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the attached list of disbursements for the period of July 1<sup>st</sup> to July 31<sup>st</sup> 2008 for a total amount of \$3,041,985.42 in Canadian Funds;

THAT Treasurer's certificate number TC08-0131 dated August 7, 2008 has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses;

THAT said resolution shall be for immediate action."  
CARRIED UNANIMOUSLY

080816

**ADOPTION OF BY-LAW 2301 ENTITLED: "BY-LAW CONCERNING THE INCREASE OF THE WORKING FUND FROM \$350,000 TO \$1,000,000"**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT By-law entitled: "By-law concerning the increase of the working fund from \$350,000 to \$1,000,000" be and is hereby adopted and numbered 2301;

THAT it be promulgated according to law."

CARRIED UNANIMOUSLY

080817

**PARKS AND RECREATION – LEASE RENEWAL, SPORTS PRO SHOP AT THE SAMUEL MOSKOVITCH ARENA**

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WHEREAS the Côte Saint-Luc Minor Hockey Association Inc. wishes to extend its lease at the Samuel Moskovitch Arena for a period of one (1) year from September 1, 2008 to August 31, 2009;

It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

"THAT Côte Saint-Luc City Council agrees to extend the term of the sports pro shop lease with the Côte Saint-Luc Minor Hockey Association Inc. for a period one (1) year from September 1, 2008 to August 31, 2009 at an annual rent of \$2,486.88, all applicable taxes included, the whole pursuant to the attached lease renewal agreement annexed herewith as Annex A to form an integral part of the Minutes."

CARRIED UNANIMOUSLY

080818

**PARKS AND RECREATION – PURCHASE OF AN AUDIO SYSTEM FOR THE SAMUEL MOSKOVITCH ARENA**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT Côte Saint-Luc City Council hereby awards the contract to purchase and install an audio system for the Samuel Moskovitch Arena to Spectre Sonore Inc. and authorizes payment of \$17,129.69, plus applicable taxes;



THAT Côte Saint-Luc City Council authorizes borrowing an amount of \$17,129.69, plus applicable taxes from the working fund to purchase the aforementioned audio system;

THAT Côte Saint City Council shall provide, every year, out of its general funds, a sum sufficient to repay the loan into the working fund;

THAT the terms of repayment shall not exceed 3 years;

THAT Treasurer's certificate number TC08-0114 dated July 30<sup>th</sup>, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

080819

**PUBLIC WORKS – AQUEDUCT REPAIR**

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WHEREAS the City has made a public call for tender to obtain professional services to repair seven aqueducts throughout the City (C-24-08) according to the law and received one (1) bid;

It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT Côte Saint-Luc City Council hereby awards the contract for professional services to repair seven aqueducts throughout the City, pursuant to tender number C-24-08, to Tecslut Inc. and authorizes payment of up to \$113,890.00, plus applicable taxes;

THAT Treasurer's certificate number TC08-0126 dated August 5, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

080820

**PUBLIC WORKS – CAMERA ANALYSIS OF SEWERS**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT Côte Saint-Luc City Council hereby awards the contract for a camera analysis of its sewers to Colmatec Inc. and authorizes payment of up to \$14,390.25, plus applicable taxes;

THAT Treasurer's certificate number TC08-0125 dated August 5, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

080821

**PUBLIC WORKS – AQUEDUCT REPAIR**

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WHEREAS the City has made a public call for tender to repair aqueducts on four roads throughout the City (C-38-08) according to the law and received two (2) bids;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT Côte Saint-Luc City Council hereby awards the contract for aqueduct repair, pursuant to tender number C-38-08, to Sanexen Services Environnementaux Inc. and authorizes payment of up to \$525,750.00, plus applicable taxes;

THAT Treasurer's certificate number TC08-0127 dated August 5, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

080822

**PUBLIC WORKS – ROAD RESURFACING**

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This item was deferred to a subsequent meeting.

080823

**PUBLIC WORKS – STREET SIGNS**

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WHEREAS the City has made a public call for tender for street signs (C-34-08) according to the law and received one (1) bid;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED

"THAT Côte Saint-Luc City Council hereby awards the contract for street signs, pursuant to tender number C-34-08, to Lumen Inc. and authorizes payment of up to \$265,455.40, plus applicable taxes;

THAT Treasurer's certificate number TC08-0129 dated August 5, 2008 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

080824

**SENIOR SOCIAL CENTRE – LEASE RENEWAL**

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WHEREAS the lease for the Côte Saint-Luc Senior Social Center located at 7101 Côte Saint-Luc Road, suite 203, expires on October 31, 2008;

WHEREAS the City of Côte Saint-Luc wishes to extend the term of the lease for a period of three (3) years from November 1, 2008 to October 31, 2011;

It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT Côte Saint-Luc City Council agrees to extend the term of the lease of *four thousand one hundred and twenty six* (4,126) square feet located at 7101 Côte Saint-Luc Road, suite 203, with First Capital Management Corp. for a three (3) year term from November 1, 2008 to October 31, 2011 at the following rent, plus applicable taxes:

Year	Rent per square foot	Monthly rent	Annual rent
November 1, 2008 – October 31, 2009	\$18.00	\$6,189.00	\$74,268.00
November 1, 2009– October 31, 2010	\$18.50	\$6,360.92	\$76,331.00
November 1, 2010 – October 31, 2011	\$19.00	\$6,532.83	\$78,394.00

THAT Treasurer's certificate number TC08-0128 dated August 5, 2008 has been issued by the City Treasurer, attesting to the availability of funds in the amount of \$12,378.00 plus applicable taxes to cover the described expenses for the period of November 1, 2008 to December 31, 2008."

CARRIED UNANIMOUSLY

080825

**ADOPTION OF BY-LAW 2299 ENTITLED: "BY-LAW CREATING THE FEE SCHEDULE FOR THE ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY FOR THE 2008 FALL SEASON"**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT By-law entitled: "By-law creating the fee schedule for the Eleanor London Côte Saint-Luc Public Library for the 2008 fall season" be and is hereby adopted and numbered 2299;

THAT it be promulgated according to law."

CARRIED UNANIMOUSLY

080826

**ADOPTION OF BY-LAW 2300 ENTITLED: "BY-LAW UPDATING THE SCHEDULE OF FEES AND FINES FOR THE ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY IN ORDER TO ESTABLISH THE ANNUAL VIDEO RENTAL MEMBERSHIP FEE AT \$25.00 FOR INDIVIDUALS AND \$40.00 FOR FAMILIES"**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

“THAT By-law entitled: “By-law updating the schedule of fees and fines for the Eleanor London Côte Saint-Luc Public Library in order to establish the annual video rental membership fee at \$25.00 for individuals and \$40.00 for families” be and is hereby adopted and numbered 2300;

THAT it be promulgated according to law.”  
CARRIED UNANIMOUSLY

080827

**URBAN PLANNING – MINOR EXEMPTION – CORNER OF WESTMINSTER  
AND WESTOVER, LOT 1290385 – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED

“THAT as recommended by the Planning Advisory Committee and in accordance with the provisions of By-law G18-0005, the request for a Minor Exemption regarding the property located at the corner of Westminster and Westover, Lot 1290385, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow:

1. a visitor’s parking area to be located at 0’ along the rear and side property lines instead of being setback a minimum of 6’ from the property limits (by-law 2217, article 7-2-9);
2. the length of twelve (12) interior parking spaces and six (6) exterior parking spaces to be 18’-0” instead of the minimum required of 20’-0” (By-law 2217, article 7-5-1).

The foregoing are in accordance with the provisions of Zoning By-law 2217, of the City of Côte Saint-Luc, in particular, those indicated in parenthesis **next to each request.**”

CARRIED UNANIMOUSLY

080828

**URBAN PLANNING – MINOR EXEMPTION – 5775-5777 GLENARDEN –  
CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED

“THAT as recommended by the Planning Advisory Committee and in accordance with the provisions of By-law G18-0005, the request for a Minor

Exemption regarding the property located at 5775-5777 Glenarden, Lot 1053495, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow for an existing semi-detached by-family dwelling to be located at 3.87 m (12.69') from the lateral lot line instead of the minimum of 3.96 m (13') from said line. The foregoing is in accordance with the provisions of By-law No. 2217, in particular, annex "B" (zone RB-13)."  
CARRIED UNANIMOUSLY

080829

**URBAN PLANNING – MINOR EXEMPTION – 6500 KILDARE –  
CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED

"THAT as recommended by the Planning Advisory Committee and in accordance with the provisions of By-law G18-0005, the request for a Minor Exemption regarding the property located at 6500 Kildare, Lot 2090142, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow for an institutional building to have four **illuminated** signs with a total of 162 square feet of signage instead of a maximum of one non-luminous sign with a total of 12 square feet. The foregoing is in accordance with the provisions of By-law 2217, in particular, article 9-1-3d)."  
CARRIED UNANIMOUSLY

080830

**URBAN PLANNING – MINOR EXEMPTION – 5830 WOLSELEY –  
CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED

"THAT as recommended by the Planning Advisory Committee and in accordance with the provisions of By-law G18-0005, the request for a Minor Exemption regarding the property located at 5830 Wolseley, Lot 1052063, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing single-family dwelling to be located at 1.91 M (6'-3") from the East side property line instead of a minimum of 1.98m (6'-6"). The foregoing is in accordance with the provisions of By-law No. 2217, in particular, annex "B", zone RU-42."  
CARRIED UNANIMOUSLY

080831

**RESOLUTION TO ADOPT THE SECOND DRAFT ZONING BY-LAW NO. 2217-ii-P2 TO BE ENTITLED: "BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217, OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO RENAME THE EXISTING ZONE "CC-4" BY THE ZONE "RU\*-63" AND TO ENLARGE ITS LIMITS"**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

"THAT the second draft zoning By-law 2217-ii-P2 to be entitled: "By-law to amend the zoning By-law No. 2217, of the City of Côte Saint-Luc in order to rename the existing zone "CC-4" by the zone "RU\*-63" and to enlarge its limits", be and is hereby adopted;

THAT the City clerk be and is hereby instructed to complete the procedure to finalize the draft by-law in accordance with the law;

THAT said resolution shall be for immediate action."

COUNCILLOR BROWNSTEIN JOINED THE MEETING PRIOR TO THE VOTE

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLORS DIDA BERKU AND STEVEN ERDELYI DISSENTING

Subsequent to the adoption of the resolution, Councillor Berku went on record as not necessarily being in favour of a strip mall in that area and being in favour a townhouse project but not *the* townhouse project proposed. She further went on record stating that, "I feel that the City did not push hard enough to get the proper setbacks." She further opined that the project to be built will be done so within the Hydro Quebec Right of Way more specifically, backyards will be built within Hydro servitudes. She then wished to further go on record as stating, "we should not be putting young families within Hydro Servitudes. We should have pushed (the project) back 15 feet."

Mayor Housefather then explained two points to Councillor Berku. They were that:

- 1) Tonight's vote was not on the dimensions of the project but rather what Use the land in question would be zoned for; and
- 2) The City could not have negotiated in the venue she was proposing regarding having larger setbacks from the Hydro Quebec power lines as this would not have been practical.

080832

**URBAN PLANNING - SALE OF CITY-OWNED PROPERTY SURROUNDING 5458 WESTMINSTER**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT Côte Saint-Luc City Council hereby approves to enter into a deed of sale prepared by Me Sandor Steinberg, Notary ("Deed") with 9086-4539 Quebec Inc. ("Purchaser") to sell city-owned property with cadastral number 4 148 670 for an amount of *ninety eight thousand five hundred and sixteen dollars and sixty two cents* (\$98,516.62) plus applicable taxes;

THAT said Deed bearing file number 47930 must contain, *inter alia*, the following corrections:

- The street "Woolsley" must be spelled "Wolseley"
- Two servitudes are to be added to the Deed. One servitude shall be added in favour of the City and one in favour of Gaz Metropolitan.

THAT all costs relating to the Deed, including but not limited to, the costs of necessary subdivisions, land surveyors and/or preparation of the Deed, its registration, and the necessary copies for the City, will be paid for by the Purchaser, which will assume all future installments of all assessments heretofore imposed or which may be imposed, adjustments of all taxes and assessments to be made to the date of the signing of said Deed;

THAT the City Clerk or the Director of Purchasing be and are hereby authorized to sign the Deed on behalf of the City."

CARRIED UNANIMOUSLY

080833

**URBAN PLANNING - SALE OF CITY-OWNED PROPERTY SURROUNDING  
5830-5832 WESTMINSTER**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT City of Côte Saint-Luc City Council hereby approves to enter into an agreement ("Agreement") by way of deed of sale ("Deed") to sell 277.16 square feet of cadastral lane 1 054 785 to Centre Moharane Inc. ("the Purchaser") for *three thousand six hundred and five dollars and ninety two cents* (\$3,605.92), plus applicable taxes;

THAT the signature of the Deed shall be subject to the prior approval of the City;

THAT the Purchaser's notary be and is hereby authorized to prepare the Deed to give effect to the foregoing Agreement;

THAT all costs relating to the Deed, including but not limited to, the costs of necessary subdivisions, land surveyors and/or preparation of the Deed, its registration, and the necessary copies for the City, which will be paid for by the Purchaser, which will assume all future installments of all assessments heretofore imposed or which may be imposed, adjustments of all taxes and assessments to be made to the date of the signing of said Deed;

THAT the City Clerk or the Director of Purchasing be and are hereby authorized to sign the Deed on behalf of the City."

CARRIED UNANIMOUSLY

080834

**RESOLUTION TO ESTABLISH THE STANCE OF THE CITY OF  
CÔTE SAINT-LUC COUNCIL ON ISSUES TO BE PRESENTED AT THE  
MONTREAL URBAN AGGLOMERATION COUNCIL MEETING**

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WHEREAS according to section 4 of *An Act respecting the exercise of certain municipal powers in certain urban agglomerations* (R.S.Q., c. E-20.001) (hereinafter "the Act"), the urban agglomeration of Montreal is made up namely, of the City of Côte Saint-Luc since January 1, 2006;

WHEREAS according to section 58 of the Act, every central municipality has an urban agglomeration council, the nature, composition and operating rules of which are set out in an order in council and that this agglomeration council constitutes a deliberative body of the municipality;

WHEREAS under section 59 of the Act, every municipality must be represented on the urban agglomeration council;

WHEREAS according to section 61 of the Act, at a meeting of the council of a related municipality, the mayor informs the council of the matters that are to be considered at a future meeting of the urban agglomeration council, sets out the position the mayor intends to take on any matter referred to at the urban agglomeration council meeting, discusses that position with the other members present and proposes the adoption of a resolution establishing the council's stance;

WHEREAS an agglomeration council meeting shall be held on August 28, 2008 for which members of the municipal council shall establish the stance that it wishes to take;

It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT Council take the following stance in view of the Agglomeration Council meeting to be held on August 28, 2008 as follows:

- to authorize the Mayor or his duly authorized replacement to make any decisions he deems necessary and in the best interest of the City of Côte Saint-Luc and its residents regarding the items on the agenda of the Agglomeration Council meeting to be held on August 28, 2008 based on the information to be presented during those meetings."

CARRIED UNANIMOUSLY

**SECOND QUESTION PERIOD**

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The Second question period started at 9:32 p.m. and finished at 9:46 p.m. Three (3) people asked to speak and they were heard.

1) Sidney Margles

The resident inquired as to what price the lanes belonging to the city are sold for to which Mayor Housefather responded that the municipal evaluation is always used as a base.



The resident then inquired as to whether the City is amenable to selling its lanes when they are no longer required and are cumbersome to maintain to which Mayor Housefather responded in the affirmative.

The resident then inquired as to whether residents are advised that they may purchase City lanes adjacent to their property when expedient to which Mayor Housefather responded that they are.

2) Dr. Bernard Tonchin

The resident requested further clarification concerning the lane sale at 5458 Westminster to which Mayor Housefather responded.

The resident then inquired as to whether the City must go to tender again when it only receives one bid for which Mayor Housefather clarified that not only does the City not have to go to tender again but it can – when the law provides – negotiate a (lower) price when there is one sole bidder.

The resident then went on record as requesting that members of council can read out – as slow as possible – each resolution concerning the awarding of bids so he can be sure to hear the name of each company being awarded a contract to which Mayor Housefather responded that tonight's resolutions were read out by his colleagues at an acceptable pace but that council can expend a special effort to accommodate him.

3) Alex Davis

The resident complained that Hydro Quebec consistently decides to unilaterally lower its wires on a continuous basis to which Mayor Housefather responded that the City cannot issue general directives to Hydro Quebec and that the matter in question should be taken up with Hydro Quebec personally, his National Assembly Member as well as the Minister responsible for the Hydro Quebec portfolio.

The resident then opined that the townhouse project on Marc Chagall was a *slum* for which Mayor Housefather disagreed.

**AT 9:46 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING  
ADJOURNED.**

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ANTHONY HOUSEFATHER  
MAYOR

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JONATHAN SHECTER  
DIRECTOR OF LEGAL SERVICES  
AND CITY CLERK