

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, MAY 17, 2010, 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 Mike Cohen, B.A.  
Councillor Steven Erdelyi, B.Sc., B.Ed.  
Councillor Sam Goldbloom, B.A.  
Councillor Ruth Kovac, B.A.  
Councillor Allan J. Levine, B.Sc., M.A., DPLI  
Councillor Glenn J. Nashen

ALSO PRESENT:

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

**QUESTION PERIOD**

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Having no residents present, there were no questions asked.

100532

**ACCEPTANCE OF AN OFFER TO PURCHASE 3783.43 SQUARE FEET OF  
THE CITY OWNED LAND WITH CADASTRAL NUMBER 1 560 758**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

“THAT Côte Saint-Luc City Council (“Council”) hereby accepts the offer to purchase (“Offer”) 3783.43 square feet of the city owned lane with cadastral number 1 560 758 located on Marc Chagall avenue;

THAT the purchase price for the property is *seventy-seven thousand two hundred and ninety-five dollars and forty-seven cents* (\$77,295.47);

THAT said Offer and subsequent sale shall be pursuant to the terms and conditions of the agreement annexed herewith as if to form an integral part of the minutes;

THAT Notary Me Sandor Steinberg be and is hereby authorized to prepare the deed of sale to give effect to the foregoing Offer;

THAT the signature of the deed of sale be subject to the prior approval of Council;

THAT all costs relating to this Offer and subsequent sale, including, but not limited to, the costs of any necessary subdivisions, land surveyors and/or

preparation of the deed of sale, its registration, and the necessary copies thereof, including two copies for the City of Côte Saint-Luc ("City"), shall be paid for by the purchaser, which will assume all future instalments 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 the said deed;

THAT the City Manager or the Director of Purchasing & Contracts be authorized to sign the Offer on behalf of the City."

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

COUNCILLOR NASHEN THEN WENT ON RECORD AS STATING HE VOTED IN FAVOUR OF THE RESOLUTION BUT WOULD NOT LIVE IN THE AREA IN QUESTION DUE TO ITS PROXIMITY TO POWER LINES

100533

**APPROVAL OF EVALUATION CRITERIA AND APPOINTMENT OF SELECTION COMMITTEE FOR THE EVALUATION OF A REQUEST FOR QUALIFICATION FOR DESIGN-BUILD SERVICES FOR THE CONSTRUCTION OF AN AQUATIC AND INTERGENERATIONAL CENTRE**

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WHEREAS the City of Côte Saint-Luc ("City") will make a public Request for Qualification ("RFQ") for the above mentioned services;

WHEREAS, the City must name a selection committee that will evaluate the bids pursuant to specific evaluation criteria and its corresponding bid weighting system;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT Côte Saint-Luc City Council hereby approves the attached evaluation criteria and corresponding bid weighting system (for the RFQ) annexed herewith to form an integral part of the minutes;

"THAT Côte Saint-Luc City Council hereby appoints a selection committee to evaluate each bid submitted for the RFQ consisting of the four following City employees: Ken Lerner, David Taveroff, Pierre DesOrmeaux, and Elisa Laxer as well as Project Manager Anthony Palumbo and hereby names the two following employees as alternate members: Charles DeJean and Johanne Clermont."

CARRIED UNANIMOUSLY

100534

**PUBLIC WORKS – PURCHASE ONE FORD TRANSIT CONNECT**

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WHEREAS the City of Côte Saint-Luc ("City") administration issued an invited call for tender (C-33-09) to purchase one Ford Transit Connect and received one (1) conforming bid;

WHEREAS Fortier Auto (Montreal) Ltée was the only conforming bidder;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT Côte Saint-Luc City Council hereby awards the contract to purchase one Ford Transit Connect, pursuant to tender C-33-09, to Fortier Auto (Montréal) Ltée and authorizes payment of an amount not to exceed \$27,129.00 plus applicable taxes;

THAT Treasurer's certificate no. 10-0059 dated May 14, 2010 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

100535

**IT – REJECT BIDS FOR TENDER C-19-10 FOR AXIS CAMERAS WITH LICENSES**

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WHEREAS the City of Côte Saint-Luc ("City") administration made an invited call for tender (C-19-10) for axis cameras and received four (4) bids;

WHEREAS pursuant to section 8 of the notice to bidders, the City reserves the right to reject all bids;

It was

MOVED BY COUNCILLOR ALLAN J. LEVINE  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT Côte Saint-Luc City Council hereby rejects all of the bids received for tender C-19-10 for axis cameras and licenses;

THAT the City administration be and is hereby authorized to issue a new call for tenders."

CARRIED UNANIMOUSLY

100536

**RESOLUTION TO ADOPT THE DRAFT ZONING BY-LAW NO. 2316 TO BE ENTITLED: "BY-LAW TO AMEND BY-LAW 04-047 IN ORDER TO MODIFY THE PLANNING PROGRAMME OF THE CITY OF CÔTE SAINT-LUC"**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT in conformity with *"An Act respecting Land Use and Development"* the Council of the City of Côte Saint-Luc hereby adopts the draft By-Law No. 2316 to be entitled: "By-law to amend By-Law 04-047 in order to modify the Planning Programme of the City of Côte Saint-Luc";

THAT In conformity with section 109.2, paragraph 2 of the *Land Use Planning and Development Act*, Council hereby delegates to the City Clerk the power to set the date, time and place of the Public Consultation meeting."

CARRIED UNANIMOUSLY

100537

**“BY-LAW TO AMEND BY-LAW 04-047 IN ORDER TO MODIFY THE PLANNING PROGRAMME OF THE CITY OF CÔTE SAINT-LUC”**

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WHEREAS, the above captioned by-law was given to members of Council on Friday, May 14, 2010;

WHEREAS, all Council members present hereby declare that they have read said by-law and waive the reading thereof;

It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc waives the reading of By-Law No. 2316 to be entitled: “By-law to amend By-Law 04-047 in order to modify the Planning Programme of the City of Côte Saint-Luc” when it will be presented for adoption, the whole in accordance with the law.”

CARRIED UNANIMOUSLY

100538

**RESOLUTION TO ADOPT THE FIRST DRAFT ZONING BY-LAW NO. 2217-MM P1 TO BE ENTITLED: “BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217, OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO DELETE THE ACTUAL BOUNDARIES OF ZONE “CC-2” AND TO MODIFY THE ACTUAL BOUNDARIES OF ZONES “CC-3” AND “PM-25” IN ORDER TO CREATE THE FOLLOWING NEW ZONES: “RU\*-64”, “RU\*-65”, “RU\*-66”, “RU-67”, “RU-68”, “RU-69”, “RM\*- 62”, “HM-6”, “PM-37”, “PM-38” AND “PM-39” ”**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT in conformity with “*An Act respecting Land Use and Development*”, the Council of the City of Côte Saint-Luc hereby adopts the first draft By-Law No. 2217-MM-P1 to be entitled: “By-law to amend the zoning by-law No. 2217, of the City of Côte Saint-Luc in order to delete the actual boundaries of zone “CC-2” and to modify the actual boundaries of zones “CC-3” and “PM-25” in order to create the following new zones: “RU\*-64”, “RU\*-65”, “RU\*-66”, “RU-67”, “RU-68”, “RU-69”, “RM\*-62”, “HM-6”, “PM-37”, “PM-38” AND “PM-39”;

THAT In conformity with section 125, paragraph 2 of the *Land Use Planning and Development Act*, Council hereby delegates to the City Clerk the power to set the date, time and place of the Public Consultation meeting.”

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLOR STEVEN ERDELYI DISSENTING

100539

**RESOLUTION TO WAIVE THE READING OF BY-LAW 2217-MM-P1 TO BE ENTITLED: "BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217, OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO DELETE THE ACTUAL BOUNDARIES OF ZONE "CC-2" AND TO MODIFY THE ACTUAL BOUNDARIES OF ZONES "CC-3" AND "PM-25" IN ORDER TO CREATE THE FOLLOWING NEW ZONES: "RU\*-64", "RU\*-65", "RU\*-66", "RU-67", "RU-68", "RU-69", "RM\*-62", "HM-6", "PM-37", "PM-38" AND "PM-39" "**

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WHEREAS, the above captioned by-law was given to members of Council on Friday, May 14, 2010;

WHEREAS, all Council members present hereby declare that they have read said by-law and waive the reading thereof;

It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT the Council of the City of Côte Saint-Luc waives the reading of By-Law No. 2217-MM-P1 to be entitled: "By-law to amend the zoning by-law No. 2217 of the City of Côte Saint-Luc in order to delete the actual boundaries of zone "CC-2" and to modify the actual boundaries of zones "CC-3" and "PM-25" in order to create the following new zones: "RU\*-64", "RU\*-65", "RU\*-66", "RU-67", "RU-68", "RU-69", "RM\*-62", "HM-6", "PM-37", "PM-38" AND "PM-39"" when it will be presented for adoption, the whole in accordance with the law."  
CARRIED UNANIMOUSLY

100540

**RESOLUTION TO WAIVE THE READING OF DRAFT BY-LAW No. 2344 TO BE ENTITLED: "BY-LAW No. 2344 CONCERNING MUNICIPAL WORKS AGREEMENTS"**

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This item was deferred.

100541

**RESOLUTION TO ADOPT THE DRAFT BY-LAW NO. 2344 TO BE ENTITLED: "BY-LAW No. 2344 CONCERNING MUNICIPAL WORKS AGREEMENTS"**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT in conformity with "An Act respecting Land Use and Development", the Council of the City of Côte Saint-Luc hereby adopts the draft By-law No. 2344 to be entitled: "By-law No. 2344 concerning Municipal Works Agreements";

THAT In conformity with section 125, paragraph 2 of the *Land Use Planning and Development Act*, Council hereby delegates to the City Clerk the power to set the date, time and place of the Public Consultation meeting."  
CARRIED UNANIMOUSLY

100542

**RESOLUTION TO WAIVE THE READING OF BY-LAW No. 2345 TO  
BE ENTITLED: "BY-LAW NO. 2345 GOVERNING THE DEMOLITION OF  
IMMOVABLES"**

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This item was deferred.

100543

**RESOLUTION TO ADOPT THE DRAFT BY-LAW NO. 2345 TO BE ENTITLED:  
"BY-LAW NO. 2345 GOVERNING THE DEMOLITION OF IMMOVABLES"**

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This item was deferred.

100544

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

"THAT Council hereby authorizes the Mayor to declare the Meeting  
adjourned."

CARRIED UNANIMOUSLY

**AT APPROXIMATELY 8:15 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