

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, AUGUST 9, 2010, AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 7:45 P.M.**

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.
Councillor Allan J. Levine, B.Sc., M.A., DPLI
Councillor Glenn J. Nashen

ALSO PRESENT:

Ms. Tanya Abramovitch, City Manager and Library Director
Ms. Nadia Di Furia, Associate City Manager and HR Director
Mr. Jonathan Shecter, Director of Legal Services and City Clerk,
acted as Secretary of the meeting

QUESTION PERIOD

No questions were asked during the first question period.

100744

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON
AUGUST 9, 2010 ON THE REQUEST FOR THE DEMOLITION OF A PART OF
THE COMMERCIAL BUILDING LOCATED AT 5800 CAVENDISH SITUATED ON
CADASTRAL LOT NUMBERS 1859549, 1561436, 1859556, 1561132, 1859558,
1859555, 1859557, 1561209, 1859548, 1561210, 1561211**

WHEREAS the Demolition Committee of the City of Côte Saint-Luc has carefully considered the application for a permit for the demolition of part of 5800 Cavendish said application filed by Cavendish Shopping Centre Co. Ltd.;

WHEREAS the Demolition Committee has reviewed all submissions related to the said application;

WHEREAS the current assessment role value of the existing building has been determined at \$12,218,300.00;

WHEREAS the applicants intend to use part of the land located at 5800 Cavendish Boulevard to build a mix of residential and commercial uses for their development project;

WHEREAS the Côte Saint-Luc City Council has viewed the proposed development project and deemed it to conform to the City of Côte Saint-Luc's by-laws (subject to the approval of the City's zoning by-law 2217-36);

WHEREAS no evidence has been presented to demonstrate that the proposed demolition of a part of the building would cause disruptions to the neighbourhood

that are any greater than the normal inconveniences associated with such a demolition;

WHEREAS no evidence has been presented that the proposed demolition of a part of the building would cause any other undue prejudice to the neighbours;

WHEREAS the City of Côte Saint-Luc received no objections regarding the proposed demolition;

WHEREAS the proposed new development project fits well into the streetscape as well as into the surrounding neighbourhood;

WHEREAS all of the procedures established by the City of Côte Saint-Luc have been met when considering the present application;

FOR ALL OF THE FOREGOING REASONS,

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT subject to the coming into force of the Zoning by-law No. 2217-36, the City of Côte Saint-Luc’s Demolition Committee grants the Certificate of Authorization for the demolition of a part of the commercial building located at 5800 Cavendish situated on cadastral lot numbers 1859549, 1561436, 1859556, 1561132, 1859558, 1859555, 1859557, 1561209, 1859548, 1561210, 1561211 and further approves the projected use of the area to be demolished provided that the final drawings are approved by the City Council and;

THAT the following conditions be met:

- THAT the applicant’s contractors furnish the City of Côte Saint-Luc with proof of insurance which is satisfactory to the City; and
- THAT said demolition decision be subject to the guidelines, conditions and site control plan to be attached to the Certificate of Authorization;
- THAT the necessary monetary guarantee be obtained pursuant to by-law 2345, the whole within the thirty (30) days following the date of this decision.”

CARRIED BY THE MAJORITY OF THE VOTES WITH COUNCILLOR STEVEN ERDELYI DISSENTING

100745

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT Council hereby authorizes the Mayor to declare the Meeting adjourned.”

CARRIED UNANIMOUSLY

AT APPROXIMATELY 7:55 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING ADJOURNED.

ANTHONY HOUSEFATHER
MAYOR

JONATHAN SHECTER
DIRECTOR OF LEGAL SERVICES
AND CITY CLERK