

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, SEPTEMBER 24, 2012, AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 8:00 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 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:

M^e Jonathan Shecter, City Clerk, acted as Secretary of the meeting

QUESTION PERIOD

Having no residents present there were no questions asked.

120922

**RESOLUTION TO ADOPT ZONING BY-LAW NO. 2217-43 ENTITLED:
"BY-LAW TO AMEND ZONING BY-LAW NO. 2217 OF THE CITY OF
CÔTE SAINT-LUC IN ORDER TO REPLACE THE TABLE OF USES AND
NORMS FOR ZONE CC-1 WITH A NEW TABLE OF USES AND NORMS"**

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 By-Law No. 2217-43 entitled: "By-law to amend Zoning by-law No. 2217 of the City of Côte Saint-Luc in order to replace the Table of Uses and Norms for Zone CC-1 with a new Table of Uses and Norms."

CARRIED UNANIMOUSLY

120923

**ADOPTION OF A FIVE (5) YEAR LEASE FOR A FLEET OF PRINTERS AND
MULTI-FUNCTION EQUIPMENT INCLUDING ACCESSORIES, MAINTENANCE,
REPAIRS, LABOR, SUPPLIES AND MATERIALS**

This item was deferred to a subsequent meeting.

120924

PARKS AND RECREATION - RENOVATION OF FYON PARK

WHEREAS the City of Côte Saint-Luc has made an invited call for tender for the renovation of the playground equipment at Fyon Park (C-26 -12) according to the law and received three (3) bids;

WHEREAS Tony Caporicci Incorporated was the lowest conforming bidder;

It was

MOVED BY COUNCILLOR MITCHELL BROWNSTEIN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED

"THAT Côte Saint-Luc City Council hereby awards the contract for the renovation of the playground equipment at Fyon Park, pursuant to tender C-26-12, to Tony Caporicci Incorporated and authorizes payment of an amount for \$49,743.00, plus applicable taxes;

THAT Treasurer's certificate number 12-0146 dated September 20, 2012 has been issued by the Assistant City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

COUNCILLOR DIDA BERKU LEFT THE ROOM

120925

CONTRACT FOR MANAGEMENT OF CITY WATER AND SEWER SYSTEM

WHEREAS the City of Côte Saint-Luc ("City") issued a public call for tender (C-20-12) for professional services for the management of the City water and sewer systems for a term of (4) years from January 1, 2013 - December 31, 2016, with an option in favour of the City for the 2017 calendar year;

WHEREAS the City received 1 conforming bid, namely, from Simo Management Inc. ("Simo");

WHEREAS as Simo was the sole bidder, the *Cities and Towns Act* permitted the City to negotiate Simo's price;

WHEREAS the parties have agreed to the reduced prices reflected in the *Letter Agreement Amending Bid of Simo Management Inc. Under Tender C-20-12* dated September 22, 2012 (including *Annex 1* thereto);

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT subject to the conditions set out in the *Municipal Powers Act*, R.S.Q.¹, C-47-1 the City hereby awards a contract for the management of its water and sewer system to Simo Management Inc. in

¹ Including the approval of the contract by the MAMROT

accordance with the tender terms of C-20-12, for the term of January 1, 2013 – December 31, 2016, with an option in favour of the City for 2017, the whole as per the prices tendered by Simo as amended by the *Amending Bid of Simo Management Inc. Under Tender C-20-12* dated September 22, 2012 including *Annex 1* thereto;

THAT for clarity, the City hereby reserves its option rights for 2017, which it may choose whether or not to exercise at a later time;

THAT the aforesaid amended prices are as follows:

	2013	2014	2015	2016	Option: 2017
Services de base	-3% discount: \$674,150	+1.5% \$684,262	+1.5% \$694,526	+1.5% \$704,944	+0% \$704,944
Services à l'acte	-3% discount \$1,592,073	+1.5% \$1,615,954	+1% \$1,632,114	+0.5% \$1,640,274	+0% \$1,640,274

THAT the *Letter Agreement Amending Bid of Simo Management Inc.* under tender C-20-12 dated September 22, 2012, including Annex 1, all annexed hereto to be incorporated herein, is hereby approved and adopted;

THAT any one of the City's General Counsel is hereby authorized to sign the aforementioned Letter Agreement on behalf of the City, and to approve the contents and subsequent inclusion of *Annex 1* thereto;

THAT as soon as practicable at the beginning of each contract year, the City's (Assistant) Treasurer shall issue a Treasurer's Certificate attesting to the availability of funds to cover the contemplated expenses for that contract year."
CARRIED UNANIMOUSLY

COUNCILLOR DIDA BERKU RETURNED TO THE ROOM

120926

URBAN PLANNING – MINOR EXEMPTION – 6000-6010 CAVENDISH – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 6000-6010, Cavendish Lot 1561213, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow a multifamily dwelling, to install a free-standing sign (identifying the name and address of the building) with an area of 32 sq.ft. instead of the maximum permitted area of 20 sq.ft. The forgoing is in accordance with the provisions of Zoning By-law n° 2217, article 9-1-3 j).”

CARRIED UNANIMOUSLY

120927

**URBAN PLANNING – MINOR EXEMPTION – 5601 WESTMINSTER –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5601 Westminster, Lot 1053225, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing detached single-family dwelling built in 1954 under permit No. 53 to be located at 4,45m (14.6') from the front lot line facing Westminster Avenue instead of the minimum required setback of 4,57m (15.0') and at 1,67m (5.48') from the lateral lot line facing Wavell Road instead of the minimum required setback of 4,57m (15.0'). The forgoing are in accordance with the provisions of Zoning By-law N° 2217, Annex "B" (zone RU-22).”

CARRIED UNANIMOUSLY

120928

**URBAN PLANNING – MINOR EXEMPTION – 5647 MELLING –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5647 Melling, Lot 1053285, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing detached single-family dwelling built in 1962 under permit No. 1771 to be located at 4,04m (13.25') from the front lot line instead of the minimum required setback of 4,57m (15.0') and at 1,46m (4.79') from the East side lateral lot line instead of the minimum required setback of 1,98m (6.5'). The forgoing are in accordance with the provisions of Zoning By-law N° 2217, Annex "B" (zone RU-25).”

CARRIED UNANIMOUSLY

120929

**URBAN PLANNING – MINOR EXEMPTION – 5509 RANDALL –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5509 Randall, Lot 1560607, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing detached single-family dwelling to have an area of more than 167.262 m² (1800 sq.ft.) (excluding the area of the garage and the basement floor) with the addition of a proposed rear extension to only have one existing interior parking space instead of having to provide a minimum of two interior parking spaces when the area of a detached single-family dwelling is more than 167.262 m² (1800 sq.ft.). The forgoing is in accordance with the provisions of Zoning By-law n° 2217, article 7-2-1a.”

CARRIED UNANIMOUSLY

120930

**URBAN PLANNING – MINOR EXEMPTION – 5561 RANDALL –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5561 Randall, Lot 1560721, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing detached single-family dwelling to have a garden shed with an area of 11,15m² (120 sq.ft.) and a height of 3,2m (10.5') instead of a maximum permitted area of 9,29 m² (100 sq. ft.) and a maximum permitted height of 3,05m (10.0'). The forgoing are in accordance with the provisions of Zoning By-law n° 2217, article 5-1-1b).”

CARRIED UNANIMOUSLY

120931

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR SAM GOLDBLOOM
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 8:15 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING
ADJOURNED.**

ANTHONY HOUSEFATHER
MAYOR

JONATHAN SHECTER
CITY CLERK