

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, DECEMBER 10, 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 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
Ms. Nadia DiFuria, Associate City Manager
M^e Jonathan Shecter, City Clerk, acted as Secretary of the meeting

QUESTION PERIOD

The question period started at 8:07 p.m. and finished at 8:12 p.m. One (1) person asked to speak and was heard.

- 1) Leslie Satenstein

The resident inquired as to why it takes so long to repair a light on a City lamp pole that is either burned out or is perennially on to which Mayor Housefather responded that sometimes, these repairs are contingent upon Hydro-Québec performing certain of its own repairs for which the City is reliant.

The resident then inquired as to whether there exists software for a resident to track their complaint to which Mayor Housefather responded that such software does not currently exist as part of the City's software suite but that the City could look into the feasibility of the suggestion.

121203

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF
COUNCIL DATED NOVEMBER 12, 2012**

It was

MOVED BY COUNCILLOR GLENN J. NASHEN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated
November 12, 2012 be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

121204

MONTHLY DEPARTMENTAL REPORTS FOR NOVEMBER 2012

It was

MOVED BY COUNCILLOR GLENN J. NASHEN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the monthly departmental reports submitted for November, 2012 be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

121205

NOTICE OF MOTION: “BY-LAW 2399 CONCERNING TAXES AND TARIFFS OF THE CITY OF CÔTE SAINT-LUC FOR THE FISCAL YEAR 2013”

Councillor Dida Berku gave notice of motion that By-Law entitled: “By-law 2399 concerning taxes and tariffs of the City of Côte Saint-Luc for the fiscal year 2013” will be presented at a later meeting for adoption.

121206

ORDER OF COUNCIL TO SELL IMMOVABLES DUE TO NON-PAYMENT OF MUNICIPAL TAXES AND/OR TRANSFER DUTIES FOR THE 2011 FISCAL YEAR

WHEREAS Council has received the statement of arrears and has examined said statement;

WHEREAS the Assistant City Treasurer filed said statement at tonight’s Council meeting held on December 10, 2012;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT, subject to Section 512 of the *Cities and Towns Act*, the Côte Saint-Luc City Council orders the City Clerk to sell immovables annexed herewith to the Minutes as Annex AA due to non-payment of municipal taxes / transfer duties for the 2011 fiscal year at public auction on March 21, 2013 at the office of the Council (Council chamber, 5801 Cavendish Blvd.)”

CARRIED UNANIMOUSLY

121207

FINANCE - CHANGE ORDER FOR ADDITIONAL FEES OF RAYMOND CHABOT GRANT THORNTON FOR AUDIT ENDING DECEMBER 31, 2011

This item was deferred to a subsequent meeting.

121208

**HUMAN RESOURCES – PUBLIC WORKS - APPOINTMENT OF A
COORDINATOR OF CUSTOMER SERVICE AND ADMINISTRATION,
MANAGEMENT POSITION**

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council appoints Sandra Krichevsky as a Coordinator of Customer Service and Administration (management, permanent position) effective November 26, 2012;

THAT Treasurer's certificate number 12-0165 dated December 3, 2012 has been issued by the Assistant City Treasurer, attesting to the availability of funds to cover the above described expenses."

CARRIED UNANIMOUSLY

121209

**HUMAN RESOURCES – PUBLIC WORKS - HIRING OF TWO AUXILIARY
MECHANICS - BLUE COLLAR, AUXILIARY POSITION**

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of Marc Cuierrier and Aaron Benoualid as Mechanics (blue collar, auxiliary positions), effective December 3, 2012;

THAT Treasurer's certificate numbers 12-0166 and 12-0167 respectively dated December 3, 2012 have both been issued by the Assistant City Treasurer, attesting to the availability of funds to cover the above described expenses."

CARRIED UNANIMOUSLY

121210

**HUMAN RESOURCES – PUBLIC SAFETY - HIRING OF A DISPATCHER -
WHITE COLLAR, AUXILIARY POSITION**

It was

MOVED BY COUNCILLOR GLENN J. NASHEN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of Adam Berretta as a Dispatcher (white collar, auxiliary position), effective November 6, 2012;

THAT Treasurer's certificate number 12-0164 dated December 3, 2012 has been issued by the Assistant City Treasurer, attesting to the availability of funds to cover the above described expenses."

CARRIED UNANIMOUSLY

121211

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

It was

MOVED BY COUNCILLOR MITCHELL BROWNSTEIN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of the White Collar auxiliary employees whose names are listed on the document entitled "Part-Time Employees – White Collars - Hiring", dated December 3, 2012 and that said employees' term of employment will be as per the conditions of the collective agreement;

THAT Treasurer's certificate number 12-0168 dated December 4, 2012 has been issued by the Assistant City Treasurer, attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

121212

**APPOINTMENT OF COUNCILLOR SAM GOLDBLOOM AS ACTING MAYOR OF
THE CITY OF CÔTE SAINT-LUC – JANUARY 1, 2013 UP TO AND UNTIL
MARCH 31, 2013**

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR GLENN J. NASHEN

AND RESOLVED:

"THAT Councillor Sam Goldbloom is and shall be named Acting Mayor of the City of Côte Saint-Luc, effective January 1, 2013 up to and until March 31, 2013 inclusively, and further that the aforementioned Councillor Goldbloom shall have and may exercise the powers of the Mayor when the said Mayor is absent or unable to perform the duties of his office."

CARRIED UNANIMOUSLY

121213

CLOSING OF LOT 5 074 384 – 15.6 SQUARE FEET OF RANDALL AVENUE

WHEREAS lot number 5 074 384, comprising of 15.6 Square Feet of Randall Avenue, is being sold tonight in order to render the building situated on lot 1 560 667 conforming;

WHEREAS the City of Côte Saint-Luc is thus required, by way of resolution, to close the street for lot number 5 074 384, which along with lot number 5 074 385, forms part of Randall Avenue;

It was

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

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby authorizes lot number 5 074 384, comprising of 15.6 Square Feet, to be closed as part of Randall Avenue, the whole as per the terms and conditions - including compensation to the City - of the Deed of Sale and the list of Undertakings for which the Purchaser is obliged; collectively annexed herewith to the Minutes as Annex A1 to avail herein as if cited hereinafter at length.”

CARRIED UNANIMOUSLY

121214

LEGAL/URBAN DEVELOPMENT – LANE SALE TO THE MAZAL HAZAN FAMILY TRUST

WHEREAS, subsequent to a request by the representative of the Mazal Hazan Family Trust in order to render his land conforming, the City of Côte Saint-Luc (“City”) agrees to sell a certain parcel of land consisting of 15.9 square feet cadastrated under number 5 074 384 under the cadastre of Quebec, Registration Division of Montreal (“Lot”), to The Mazal Hazan Family Trust (“Purchaser”) for the price of \$3,000.00 CDN, plus applicable taxes;

WHEREAS the Purchaser is the owner of the adjacent lot situated at civic address 6521 Merton Road, lot number 1 560 667, in the City of Côte Saint-Luc;

WHEREAS the Purchaser signed an Undertaking (“Undertaking”) in connection herewith;

It was

MOVED BY COUNCILLOR ALLAN J. LEVINE
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the sale of the Lot number 5 074 384 to the Purchaser, Mazal Hazan Family Trust, for the total price of \$3,000.00 CDN, plus applicable taxes, the whole pursuant to the (substantially similar) terms and conditions within the Deed of Sale (“the Deed”) and the list of Undertakings for which the Purchaser is obliged; collectively already annexed herewith to the Minutes as Annex A1 to avail herein as if cited hereinafter at length;

THAT the City Clerk or either of the City’s General Counsel be and is hereby authorized to sign the Deed on the City’s behalf before the Purchaser’s notary.”

CARRIED UNANIMOUSLY

121215

FILING OF CORRECTIONS PURSUANT TO ARTICLE 92.1 OF THE CITIES AND TOWNS ACT

WHEREAS according to article 92.1 of the Cities and Towns Act,

"The clerk is authorized to amend the minutes or a by-law, resolution, order or other act of the council, executive committee or borough council in order to correct an error that is obvious just by reading the documents provided in support of the decision. In such a case, the clerk must attach the minutes of the correction to the original of the amended document and file a copy of the amended document and of the minutes of the correction at the next meeting of the council, executive committee or borough council."

The following correction from the July 9, 2012 Regular Council Meeting is hereby filed:

- a) Resolution #120716 entitled: "APPROVAL OF SUBDIVISION PLAN FOR LOT NUMBER 1 564 885"

The lot number should read 1 564 888.
CARRIED UNANIMOUSLY

121216

MANDATE TO ANY ATTORNEY FROM BÉLANGER SAUVÉ TO SELL IMMOVABLES TO THE HIGHEST BIDDER DESCRIBED IN THE NOTICE FOR UNPAID TAXES

WHEREAS article 517 of the *Cities and Towns Act* (R.S.Q., c. C-19) allows Council to mandate someone acting for the City Clerk to sell, to the highest bidder, the immovables described in the notice for sale of immovables due to unpaid taxes;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT Council hereby mandates any attorney from the law firm of Bélanger Sauvé S.E.N.C.R.L. to act on the City Clerk's behalf to sell, to the highest bidder, the immovables described in the notice for sale of immovables due to unpaid taxes the whole subject to the terms and conditions delineated in the aforementioned *Cities and Towns Act*;

THAT Treasurer's certificate no. TC12-0169 dated December 4, 2012 has been issued by the Assistant City Treasurer attesting to the availability of funds to cover the described expenses."
CARRIED UNANIMOUSLY

121217

BY-LAW ENTITLED: "BY-LAW MODIFYING BY-LAW 626 CONCERNING FIRE PREVENTION" - ADOPTION

It was

MOVED BY COUNCILLOR GLENN J. NASHEN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT By-law entitled: "*By-law modifying By-law 626 concerning fire prevention*" be and is hereby adopted and numbered 2396."
CARRIED UNANIMOUSLY

121218

AUTHORIZATION OF PAYMENT OF INSURANCE PREMIUMS

WHEREAS for the purpose of purchasing group property and liability insurance with a possibility of a group deductible, the City of Côte Saint-Luc ("City") participated with other cities and towns in a joint agreement ("Agreement"). The *Comité de transition de l'agglomération de Montréal* ("The Transition Committee") reached this Agreement on May 27, 2005 for and in the name of the Island of Montreal municipalities to be reconstituted and the *Union des municipalités du Québec* ("UMQ") for a three-year period: January 1, 2006 to December 31, 2008;

WHEREAS the "UMQ" was mandated by the Transition Committee to act as the representative of this association known as the *Regroupement des municipalités de l'Île de Montréal* (RMIM) and, as such, the UMQ assumed the responsibilities of advisor and deductible fund manager;

WHEREAS a call for tenders was made by the City's original consultants, Optimum Gestion de risques ("Optimum"), Division de Optimum Actuaire & Conseiller Inc. and by the "UMQ" for the "RMIM";

WHEREAS on December 14, 2005, the Côte Saint-Luc City Council, ("Council"), via resolution number 051217, approved the Agreement reached on May 27, 2005 by the Transition Committee for and in the name of the municipalities to be reconstituted on the Island of Montreal and the "UMQ" for the three-year term beginning on January 1, 2006 and ending on December 31, 2008 for the purpose of purchasing group property insurance with a possibility of a group deductible;

WHEREAS at its Regular Meeting of July 14, 2008 Council adopted a new agreement along with the reconstituted municipalities who were party to the previous Agreement said new agreement adopted for a five year period, from January 1, 2009 to January 1, 2014 and providing coverage from the same insurers;

WHEREAS at its Regular Meeting of October 18, 2010 Council awarded a mandate to René Laporte & Associés ("Laporte"), as its general consultant, along with the other members of the reconstituted municipalities from January 1, 2010 to January 1, 2011 renewable each year;

WHEREAS, in 2010 Laporte went out for public tender on behalf of the reconstituted cities and towns;

WHEREAS this year, Laporte went out again for public tender on behalf of the reconstituted cities and towns;

WHEREAS it is necessary for the City to approve its general insurance premiums and deductibles for 2013;

It was

MOVED BY COUNCILLOR MITCHELL BROWNSTEIN
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT Council hereby approves the City's insurance contracts and corresponding deductibles which are annexed herewith as Annex A to form an integral part of the minutes – with their corresponding premiums payable to the lowest conforming bidder, BFL Canada Risk and Insurance Inc. - from January 1, 2013 to December 31, 2013 as follows:

Property insurance	\$29,432.00	Plus applicable taxes
Property insurance (engineering fees)	\$2,669.00	Plus applicable taxes
Machine insurance	\$3,655.00	plus applicable taxes
Delict insurance	\$1,350.00	plus applicable taxes
Civil liability	\$52,822.00	plus applicable taxes
Civil liability (umbrella)	\$12,994.00	plus applicable taxes
Municipal liability	\$12,317.00	plus applicable taxes
Automobile insurance	\$14,173.00	plus applicable taxes
Volunteer accident insurance	\$4,340.00	plus applicable taxes
TOTAL	\$133,752.00	
(Not including taxes)		

THAT Council authorizes payment in the amount of \$1945.00, plus applicable taxes, to René Laporte et Associés for consultation services, risk management 2013-2014, for the *Regroupement des Municipalités de l'île de Montréal* and payment of \$1437.01, plus applicable taxes, to the U.M.Q. for their administration fees;

THAT Council further authorizes the Assistant City Treasurer to establish a deductible reserve of \$100,000 and allot any G/L account she/he deems necessary;

THAT a Treasurer's certificate attesting to the availability of funds to cover the described expenses for the 2013 fiscal year shall be issued at the beginning of 2013."

CARRIED UNANIMOUSLY

121219

NOTICE OF MOTION – BY-LAW 2400 TO BE ENTITLED: “BY-LAW CREATING THE FEE SCHEDULE FOR CULTURAL, SPORTS AND LEISURE ACTIVITIES FOR THE SPRING AND SUMMER OF 2013”

Councillor Mitchell Brownstein gave Notice of Motion that By-Law 2400 to be entitled: “By-law creating the fee schedule for cultural, sports and leisure activities for the spring and summer of 2013” will be presented at a later meeting for adoption.

121220

RESOLUTION TO WAIVE THE READING OF BY-LAW 2400 TO BE ENTITLED: “BY-LAW CREATING THE FEE SCHEDULE FOR CULTURAL, SPORTS AND LEISURE ACTIVITIES FOR THE SPRING AND SUMMER OF 2013”

WHEREAS, the above captioned by-law was given to members of Council on Friday, December 7, 2012;

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

It was

MOVED BY COUNCILLOR MITCHELL BROWNSTEIN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc unanimously waives the reading of By-Law 2400 to be entitled: “By-law creating the fee schedule for cultural, sports and leisure activities for the spring and summer of 2013” when it will be presented for adoption, the whole in accordance with the law.”
CARRIED UNANIMOUSLY

COUNCILLOR MIKE COHEN LEFT THE ROOM

121221

IT – PURCHASE OF COMPUTERS AND MONITORS

WHEREAS the City of Côte Saint-Luc (“City”) wishes to purchase 24 computers to replace existing ones with a median age of five years, and 29 computer monitors for use by city employees;

WHEREAS the City invited quotations under file number Q-11-12 and received one conforming offer from CDW Canada Inc.;

WHEREAS the lowest conforming quotation was from CDW Canada Inc. for \$609 per computer and \$144 per monitor, before taxes;

WHEREAS on April 16, 2007 the Côte Saint-Luc City Council enacted By-law 2256 creating a Working Fund, and wishes to pay for the purchase of the aforementioned computers and monitors from the said Working Fund;

It was

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

AND RESOLVED:

‘THAT Côte Saint-Luc City Council (“Council”) hereby approves and awards a contract for the purchase by the City of 24 computers and 29 computer monitors from CDW Canada Inc. and authorizes payment of \$18,756.12 before taxes, or \$21,564.86 for the aforementioned computers, monitors, recycling fees, on-site 3-year warranty on parts and labour, GST and QST, the whole as per the terms of Quotation Q-11-12;

THAT Treasurer’s certificate number TC 12-0172 dated December 10, 2012 has been issued by the Assistant Treasurer attesting to the availability of funds to cover the described expenses;

THAT either of the City’s General Counsel be and is hereby authorized to accept the aforementioned quotation on behalf of the City on terms they deem appropriate;

THAT Council approves the borrowing out of its Working Fund of an amount of \$21,564.86 to purchase the computers, monitors and other items herein mentioned;

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

THAT the term of repayment shall not exceed five (5) years.”
CARRIED UNANIMOUSLY

121222

**PURCHASING / FINANCE – EXTERNAL AUDITING SERVICES FOR THE CITY:
SELECTION COMMITTEE AND BID WEIGHTING AND EVALUATING SYSTEM**

WHEREAS the City of Côte Saint-Luc (“City”) intends to issue an invited call for tender for external auditing services for its financial years ending December 31, 2012 and December 31, 2013, and with an option in favour of the City for its financial year ending December 31, 2014;

WHEREAS the City first must approve the selection committee and the system of bid weighting and evaluating to be used to evaluate the bids, the whole in virtue of the *Cities and Towns Act*;

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR MITCHELL BROWNSTEIN

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby approves the following selection committee:

Nadia Di Furia;
Rita Arcuro;
Angelo Marino; and
Tanya Abramovitch as an alternate;

THAT the aforementioned committee may sit provided there are at least 3 members of the selection committee who will evaluate the bids;

THAT the system of bid weighting and evaluating annexed hereto as *Annex B* to form an integral part hereof shall be used for the evaluation of the bids in respect of the aforementioned upcoming tender in accordance with the law."

CARRIED UNANIMOUSLY

COUNCILLOR MIKE COHEN RETURNED TO THE ROOM

121223

URBAN DEVELOPMENT – CONTRACT DE GRÉ À GRÉ WITH CIMA+

WHEREAS the City of Côte Saint-Luc (“City”) awarded a contract de gré à gré to Cima+ for the carrying out of certain geotechnical and environmental tests on four (4) City roads;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council (“Council”) hereby ratifies the contract entered into de *gré à gré* with Cima+ regarding the carrying out of certain geotechnical and environmental tests on the following four (4) City roads contemplated as part of its road resurfacing program, namely:

Cranbrooke (entire street)
Magnolia (between Westluka and Smart)
Armstrong (between Mackle and Aldrin)
Merrimac (entire street);

THAT upon receipt of a proper invoice for same following the completion of this mandate, Council authorizes the payment to Cima+ of the associated fees in accordance with the terms of an offer of services from Cima+ dated September 24, 2012, namely \$13,600.00, plus applicable taxes;

THAT a Treasurer's certificate issued by the Assistant City Treasurer on December 3, 2012 numbered TC 12-0163 attests to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

121224

**ENGINEERING – ENGINEERING PROFESSIONAL SERVICES TENDER
(C-29-12) SELECTION COMMITTEE AND BID WEIGHTING AND EVALUATING
SYSTEM**

WHEREAS the City of Côte Saint-Luc ("City") intends to issue an invited call for tender under tender number C-29-12 seeking certain engineering professional services related to: (i) the replacement of the cooling tower and its support base for the City Hall/Eleanor London Côte Saint-Luc Public Library building complex ("Complex"); and (ii) the rehabilitation of the building envelope of this Complex;

WHEREAS the City first must approve the selection committee and the system of bid weighting and evaluating to be used to evaluate the bids, the whole in virtue of the *Cities and Towns Act*;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby approves the following Selection Committee members:

Charles Senekal
Mohammed Ali
Charles De Jean
Joanna Luciano

THAT said Committee shall be comprised of at least three (3) of the four (4) members of the Selection Committee to evaluate the bids;

THAT the system of bid weighting and evaluating annexed hereto as Annex C to form an integral part hereof shall be used for the evaluation of the bids in respect of the aforementioned upcoming tender in accordance with the law."

CARRIED UNANIMOUSLY

121225

URBAN DEVELOPMENT - REQUEST FOR AUTHORIZATION FROM THE *MINISTRE DES AFFAIRES MUNICIPALES, DES RÉGIONS ET OCCUPATION DU TERRITOIRE* TO GRANT A CONTRACT TO SIMO MANAGEMENT IN ORDER TO PROCEED, ON A MONTHLY BASIS, WITH THE PRICES STIPULATED IN THE CURRENT CONTRACT PENDING THE GOVERNMENTAL DECREE APPROVING RESOLUTION 120925 DATED SEPTEMBER 24, 2012 AS AMENDED BY THE PRESENT RESOLUTION

WHEREAS on September 24, 2012 and under reserve of the *Municipal Powers Act*, R.S.Q., c. C-47.1 ("Act"), the Council of the City of Côte Saint-Luc ("City") awarded to SIMO Management Inc. ("SIMO"), pursuant to a public call for tenders (tender no. C-20-12) as amended by that certain *Letter Agreement Amending Bid of Simo Management Inc. effectively dated September 27, 2012* ("Letter Agreement"), a contract to manage its sewer and water system for the term of January 1, 2013 to December 31, 2016, with an option in favour of the City for calendar year 2017;

WHEREAS SIMO was the sole conforming bidder;

WHEREAS pursuant to Article 22 of the Act:

A local municipality may entrust a person with the operation of its waterworks or sewer system or other water supply or water purification works for a maximum term of 25 years.

A contract under the first paragraph may also stipulate that the person must finance any work carried out under the contract. In that case, the *Municipal Works Act* (chapter T-14) does not apply.

The resolution authorizing a contract made under the first paragraph must be submitted for approval to the qualified voters and the Government.

WHEREAS in compliance with the Act and following the publication of a public notice in this regard, the City held a voters' register on October 10, 2012, providing the persons qualified to vote an opportunity to sign the register and thereby cause a referendum;

WHEREAS no persons qualified to vote signed the register and Council Resolution 120925 is therefore deemed approved by the persons qualified to vote thereon;

WHEREAS a certificate of results was deposited at the meeting of City Council held on October 22, 2012;

WHEREAS thereafter, the City transmitted to the *Ministre des affaires municipales, Régions et Occupation du territoire* ("MAMROT") the pertinent documents in order to receive a government decree authorizing the aforesaid contract to Simo Management Inc.;

WHEREAS the Letter Agreement stipulates that SIMO's current contract shall continue on a monthly basis pending the issuance of the government decree approving Council Resolution 120925 dated September 24, 2012, as amended by the present resolution;

WHEREAS the authorization of the MAMROT is required in order to validate this stipulation;

WHEREAS a month to month contract is required in order to ensure the continuity of management services for the City's water and sewer systems for the period

between the end of the existing contract (December 31, 2012) and the issuance of the government decree;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the preamble hereto shall form an integral part of this resolution;

THAT the Côte Saint-Luc City Council hereby requests authorization from the MAMROT to award SIMO a contract based on the monthly prices stipulated in SIMO’s current contract ending December 31, 2012 for the *services de base* and any *service à l’acte* required; and this from January 1, 2013 until the issuance of the government decree approving Council Resolution 120925 dated September 24, 2012 **as amended by this resolution** awarding tendered contract C-20-12 to Simo Management Inc.; or until such other date as the Ministry shall deem appropriate;

THAT Council Resolution 120925 dated September 24, 2012 is amended to replace the first resolution therein as follows:

“THAT subject to the conditions set out in the Municipal Powers Act, R.S.Q., c. C-47.1, the City hereby awards a contract for the management of its water and sewer systems to Simo Management Inc. in accordance with the tender terms of C-20-12. This contract shall begin on the date of the government decree approving this resolution and expire on 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 Letter Agreement Amending Bid of Simo Management Inc. Under Tender C-20-12 (including Annex 1) dated September 22, 2012;”

THAT the Mayor, the City Clerk, or any of the General Counsel be authorized to draft, negotiate and sign any document giving effect to the foregoing.”

CARRIED UNANIMOUSLY

121226

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 6032 KRIEGHOFF – CITY OF CÔTE SAINT-LUC

It was

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

AND RESOLVED:

“THAT the site planning and architectural integration programs received November 5, 2012 showing the replacement of brick by Techo Bloc bricks to the front façade of a detached single-family dwelling on lot 1560839 at 6032 Krieghoff and prepared by Qualizza Siciliano Design Inc, designer, for the Planning Advisory Committee meeting of November 12, 2012, be approved according to the provisions of Chapter 14 of by-law 2217, Annex “B” (zone RU-55) of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

121227

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 6518 MERTON – CITY OF CÔTE SAINT-LUC**

It was

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

AND RESOLVED:

“THAT the site planning and architectural integration programs received November 2, 2012 showing an addition of a one-storey floor for a detached single-family dwelling on lot 1560754 at 6518 Merton and prepared by Cohen & Rubin, architects, for the Planning Advisory Committee meeting of November 12, 2012, be approved according to the provisions of Chapter 14 of by-law 2217, Annex “B” (zone RU-55) of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

121228

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5875 ARMSTRONG – CITY OF CÔTE SAINT-LUC**

It was

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

AND RESOLVED:

“THAT the site planning and architectural integration programs received November 12, 2012 showing elevations for modifications to the roof line and front façade of a detached single-family dwelling on lot 1561099 at 5875 Armstrong on lot 1561099 and prepared by Illustra, designer, for the Planning Advisory Committee meeting of November 12, 2012, be approved according to the provisions of Chapter 14 of by-law 2217, Annex “B” (zone RU-55) of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

121229

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5787 WOLSELEY – CITY OF CÔTE SAINT-LUC**

It was

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

AND RESOLVED:

“THAT the site planning and architectural integration programs received November 12, 2012 showing elevations for the construction of two new detached single-family dwellings on lots 1052325 and 4831461 at 5787 Wolseley and prepared by Mr. M. Carrier, architect, for the Planning Advisory Committee meeting of November 12, 2012, be approved according to the provisions of Chapter 14 of by-law 2217, Annex “B” (zone RU-55) of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

121230

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5512 RANDALL – CITY OF CÔTE SAINT-LUC**

It was

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

AND RESOLVED:

“THAT the site planning and architectural integration programs received October 5, 2012 showing the construction of a rear extension for a detached single-family dwelling on lot 1560619 at 5512 Randall and prepared by Mr. S. Godel, architect, for the Planning Advisory Committee meeting of October 24, 2012, be approved according to the provisions of Chapter 14 of by-law 2217, Annex “B” (zone RU-55) of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

121231

**URBAN PLANNING – MINOR EXEMPTION – 5512 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 5512 Randall, Lot 1560619, 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 only one existing interior parking space - despite having an area of more than 167.22m² (1800 sq. ft) with the addition of a proposed rear extension - instead of having to provide a minimum of two interior parking spaces when the area of a detached single-family dwelling is more than 167.22m² (1800 sq. ft). The foregoing is in accordance with the provisions of Zoning By-law 2217, article 7-2-1 a.”

CARRIED UNANIMOUSLY

121232

**URBAN PLANNING – MINOR EXEMPTION – 6777 TO 6811 KILDARE –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR MITCHELL BROWNSTEIN

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 6777 to 6811 Kildare, Lot

4992588, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow for a new dwelling in a row (townhouse) project:

1. To be considered as a building made up of at least three (3) and at the most eight (8) juxtaposed dwelling units instead of a maximum allowable amount of seven (7) juxtaposed dwelling units. The foregoing is in accordance with the provisions of Zoning By-law 2217, article 1-9, definition for “dwelling in a row;
2. The height of the ground floor level to be at 2.13m (7.0’) above the adjacent City sidewalk level instead of a maximum allowable height of 1.52m (5.0’) above the adjacent City sidewalk level. The foregoing is in accordance with the provisions of Zoning By-law 2217, article 4-6-1 b;
3. The ground floor level rear balconies:
 - 1) to encroach from 3.18m (10.44’) to 6.08m (19.96’) into the minimum rear setback instead of the maximum permitted encroachment of 3.05m (10.0’) into the minimum rear setback;
 - 2) to be located at 1.22m (4.02’) from the rear land line instead of the minimum required setback of 3.04m (10.0’) from the rear land line.
The foregoing are both in accordance with the provisions of Zoning By-law 2217, articles 4-2-2 and 4-4-5a;
4. The total area covered by a balcony in the rear yard to be 63% instead of a maximum allowable total area of 50% covered by a balcony in the rear yard. The foregoing is in accordance with the provisions of Zoning By-law 2217, article 4-4-6.”

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLORS ALLAN J. LEVINE, RUTH KOVAC AND STEVEN ERDELYI ALL DISSENTING

121233

**URBAN PLANNING – MINOR EXEMPTION – 5809 TOMMY DOUGLAS –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR SAM GOLDBLOOM
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5809 Tommy Douglas, Lot 2086959, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the ground floor level for a detached single family dwelling under construction to be at 7’-7” above the adjacent City sidewalk level instead of the maximum required height of 7’-0” above the adjacent City sidewalk level. The foregoing is in accordance with the provisions of Zoning By-law 2217, art 4-6-1 b.”

CARRIED UNANIMOUSLY

121234

**RESOLUTION TO ADOPT ZONING BY-LAW NO. 2217-44 ENTITLED: “BY-LAW
TO REPLACE CHAPTER 11 OF THE ZONING BY-LAW NO. 2217 OF THE CITY**

**OF CÔTE SAINT-LUC CONCERNING THE PROTECTION OF TREES WITH A
NEW CHAPTER 11”**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR SAM GOLDBLOOM

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. 2217-44 entitled: “By-law to replace Chapter 11 of the Zoning by-law No. 2217 of the City of Côte Saint-Luc concerning the protection of trees with a new Chapter 11”.”
CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLORS GLENN J. NASHEN, DIDA BERKU AND STEVEN ERDELYI ALL DISSENTING

121235

**RESOLUTION TO ADOPT BUILDING BYLAW NO. 2088-7 ENTITLED:
“BY-LAW TO AMEND CONSOLIDATED BUILDING BY-LAW NO. 2088 OF THE
CITY OF CÔTE SAINT-LUC IN ORDER TO MODIFY THE PROVISIONS
CONCERNING IN PARTICULAR; CONSTRUCTION FENCING, THE
INSTALLATION OF AUTOMATIC WATER EXTINGUISHING (SPRINKLER)
SYSTEMS AND EMERGENCY LANES”**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR MITCHELL BROWNSTEIN

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. 2088-7 entitled: “By-law to amend consolidated Building By-law No. 2088 of the City of Côte Saint-Luc in order to modify the provisions concerning in particular; construction fencing, the installation of automatic water extinguishing (sprinkler) systems and emergency lanes”.”
CARRIED UNANIMOUSLY

121236

**RESOLUTION TO ADOPT BY-LAW NO. 2397 ENTITLED: “POTABLE WATER
USE BY-LAW OF THE CITY OF CÔTE SAINT-LUC”**

It was

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

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc hereby adopts By-Law No. 2397 entitled: “Potable water use By-law of the City of Côte Saint-Luc”.”
CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLOR STEVEN ERDELYI DISSENTING

121237

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

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 *inter alia*, 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 agglomeration council meetings may be held in January 2013 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 GLENN J. NASHEN

AND RESOLVED:

“THAT Council take the following stance in view of any Agglomeration Council meetings to be held in January 2013 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 meetings or that shall be added to Agenda of said meeting to be held in January 2013 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

121238

OTHER BUSINESS - PUBLIC WORKS – APPROVAL OF STREET WASTE COSTS FOR 2012

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby approves the costs for 2012 for dumping its street waste for a total amount of \$29,420.92 including taxes, divided between two dump sites, namely LEEP (Les Entreprises Environnementales Pierrefonds Inc.) and Groupe Mélimax a Division of Centre Tri Mélimax Inc., in accordance with the verified tonnages dumped at each site;

THAT Treasurer’s Certificate numbered TC 12-0171 has been issued by the Assistant Treasurer attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

121239

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR GLENN J. NASHEN

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 9:39 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING
ADJOURNED.**

ANTHONY HOUSEFATHER
MAYOR

JONATHAN SHECTER
CITY CLERK

ANNEX A

CORRECTING MINUTES

SUBJECT: Correction of a lot number

MINUTES correcting the minutes of the Regular Meeting held on Monday, July 9, 2012, and particularly one resolution by which the City of Côte Saint-Luc accepted a subdivision plan.

NATURE OF THE CORRECTION:

To correct a '5' to an (underlined) '8' in the following lot number:

1 564 888

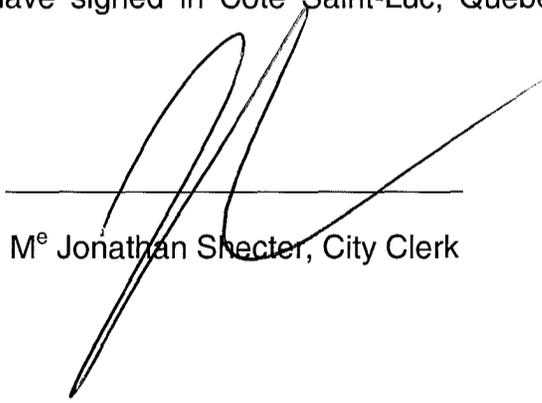
DOCUMENT IN SUPPORT OF CORRECTION:

Subdivision plan dated May 23, 2012

I, the undersigned, M^e Jonathan Shecter, Clerk of the City of Côte Saint-Luc, will hereby modify the council minutes of the Regular Council Meeting of Monday, July 9, 2012 namely, resolution 120716.

These minutes with corrections enter into force immediately after being signed.

In witness whereof, I have signed in Côte Saint-Luc, Quebec, this 3rd day of December 2012.



M^e Jonathan Shecter, City Clerk

ANNEXE A

PROCÈS VERBAL DE CORRECTION

OBJET : Correction d'un numéro de lot

PROCÈS VERBAL de correction du procès-verbal de la séance ordinaire tenue le lundi, 9 juillet 2012, et plus particulièrement une résolution acceptant un plan de subdivision.

NATURE DE LA CORRECTION :

Correction d'un '5' à un '8' souligné de numéro de lot :

1 564 888

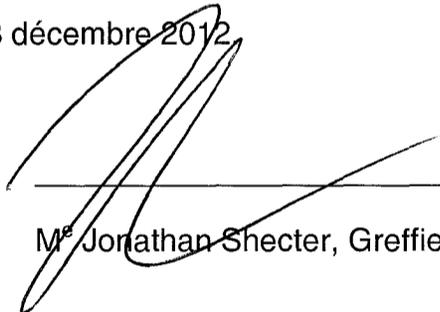
DOCUMENT À L'APPUI DU PROCÈS-VERBAL ET DE LA RÉOLUTION CORRIGÉE :

- Plan de subdivision daté du 23 mai 2012

Je soussigné, M^e Jonathan Shecter, greffier de la Ville de Côte Saint-Luc, modifie _____ par _____ le _____ présent procès-verbal de correction, le procès-verbal de la séance du lundi, 9 juillet 2012 en particulier, la résolution 120716.

Le présent procès-verbal de correction entre en vigueur à compter de sa signature.

Et, j'ai signé à Côte Saint-Luc, Québec, ce 3 décembre 2012,



M^e Jonathan Shecter, Greffier

Annex AA (12/10/2012) Annexe AA

Matricule	First Name	Civic No	Street	Apt. No.	City	Province Fr	Province	Postal Code	Échus	Échus fr	aaa	bbb	Interest	Penalty	Discount	Total
9035-73-7986-7-000-0000	JOSEPH JEFFREY	8261	Mackle		Côte Saint-Luc	Québec	Quebec	H4W 3L1	3,704.99	3704.99	0	0	41.50	37.05	0	3783.54
9135-04-7872-2-000-0000	GELBART ELAN	5762	Wentworth		Côte Saint-Luc	Québec	Quebec	H4W 2S1	3,799.03	3799.03	0	0	625.10	332.41	0	4756.54
9135-25-8882-5-000-0000	CARPINETA ANGELO	8110	Kildare		Côte Saint-Luc	Québec	Quebec	H4W 1E6	7,050.58	7050.58	0	0	1,095.73	458.28	0	8604.59
9135-37-6004-3-000-0000	BENCHAYA OREN	8056	Kildare		Côte Saint-Luc	Québec	Quebec	H4W 1E2	2,111.75	2111.75	0	0	76.16	52.79	0	2240.70
9135-94-5789-1-000-0000	GUERCHON STEPHANE	5512	Hudson		Côte Saint-Luc	Québec	Quebec	H4W 2K1	4,820.51	4820.51	0	0	793.18	421.79	0	6035.48
9136-31-3497-3-000-0000	OHAYON DAVID	7918	Mackle		Côte Saint-Luc	Québec	Quebec	H4W 1A7	4,051.81	4051.81	0	0	666.69	354.53	0	5073.03
9136-81-3119-8-000-0000	PARIENTE LAURENCE	7793	Guelph		Côte Saint-Luc	Québec	Quebec	H4W 1H4	4,027.12	4027.12	0	0	554.20	290.92	0	4872.24
9136-94-9414-0-000-0000	ZOUZOUT SHELLY	5700	Parkhaven		Côte Saint-Luc	Québec	Quebec	H4W 1X5	5,905.16	5905.16	0	0	515.43	275.23	0	6695.82
9137-35-7637-9-014-0001	LASSNER PHILIP	6785	Louis-Pasteur		Côte Saint-Luc	Québec	Quebec	H4W 2X1	3,878.48	3878.48	2150.21	0	1,014.98	539.26	0	7582.93
9137-35-7637-9-071-0001	STEINBERG LINDA	6765	Louis-Pasteur		Côte Saint-Luc	Québec	Quebec	H4W 2X1	3,630.30	3630.3	0	0	597.31	217.64	0	4445.25
9137-36-2471-6-002-0001	SEGAL MONA	5972	Freud		Côte Saint-Luc	Québec	Quebec	H4W 1T1	4,001.70	4001.7	0	0	658.45	333.97	0	4994.12
9137-86-9570-3-002-0001	TOLEDANO ABRAHAM YAIR	6618	Mackle		Côte Saint-Luc	Québec	Quebec	H4W 3J9	1,077.74	1077.74	0	0	77.44	37.72	0	1192.90
9235-08-1953-5-000-0000	BOUHANA-DAYAN DANIELLE	7913	Wavell		Côte Saint-Luc	Québec	Quebec	H4W 1M1	1,205.58	1205.58	0	0	5.93	6.03	0	1217.54
9235-13-8661-7-000-0000	GASANA SOLANGE	624	Hudson		Côte Saint-Luc	Québec	Quebec	H4X 1X3	524.11	524.11	0	0	32.51	13.10	0	569.72
9235-26-1410-8-001-0155	SCHLOMOWITZ TAMARA	7905	CH COTE SAINT-LUC	1108	Côte Saint-Luc	Québec	Quebec	H4W 2W4	1,975.17	1975.17	0	0	225.82	124.59	0	2325.58
9235-26-1410-8-001-0198	SILCOFF CHARLOTTE MOSES	7905	COTE SAINT-LUC	1407	COTE SAINT-LUC	Québec	Quebec	H4W 2W4	3,009.14	3009.14	15.03	0	497.75	264.58	0	3786.50
9235-47-5209-6-001-0005	SAMCON R.B. INC	815	BOUL RENE-LEVESQUE E		MONTREAL	Québec	Quebec	H2L 4V5	143.89	143.89	36.82	0	32.43	17.35	0	230.49
9236-11-0852-2-000-0000	SEWCHUK RONALD	5624	Jellicoe		Côte Saint-Luc	Québec	Quebec	H4W 1Z6	6,153.96	6153.96	0	0	1,012.59	538.47	0	7705.02
9236-17-8260-7-000-0000	STERN MYER	6872	Emerson		CÔTE SAINT-LUC	Québec	Quebec	H4W 1G5	3,764.48	3764.48	0	0	3.09	0.00	0	3767.57
9236-25-3726-5-000-0000	LAZAROWITZ SHIRLEY	5664	Edgemore		Côte Saint-Luc	Québec	Quebec	H4W 1V5	5,719.70	5719.7	0	0	941.14	367.77	0	7028.61
9236-33-6873-6-000-0000	ELHADAD ARIELLA	5597	Chamberland		Côte Saint-Luc	Québec	Quebec	H4W 1W5	2,829.49	2829.49	0	0	13.92	14.15	0	2857.56
9236-48-3079-1-000-0000	SURCHIN ESTHER	5621	Sabin		Côte Saint-Luc	Québec	Quebec	H4W 2W3	3,147.46	3147.46	0	0	466.53	245.64	0	3859.63
9236-54-0658-3-000-0000	OIKNINE GUY	5586	Castlewood		Côte Saint-Luc	Québec	Quebec	H4W 1T9	5,692.92	5692.92	0	0	936.73	464.95	0	7094.60
9237-21-0398-3-001-0550	FISCHER ALICE	6785	Korczak	906	Côte Saint-Luc	Québec	Quebec	H4W 2W6	142.63	142.63	0	0	18.92	10.51	0	172.06
9237-23-4889-3-001-0049	PASCHALIDIS SPIRIDON	5790	Rembrandt	304	Côte Saint-Luc	Québec	Quebec	H4W 2V2	200.00	200	0	0	20.83	10.00	0	230.83
9237-30-0757-1-000-0000	ZOUZOUT SHELLY	5700	Parkhaven		Côte Saint-Luc	Québec	Quebec	H4W 1X5	6,486.16	6486.16	0	0	556.65	297.41	0	7340.22
9237-32-3500-8-001-0386	EZERZER MARC MOJLUF	5720	Cavendish	403	Côte Saint-Luc	Québec	Quebec	H4W 1S9	2,386.04	2386.04	0	0	282.13	144.00	0	2812.17
9237-45-4086-9-006-0001	FIDUCIE FAMILLE HAZAN	6550	Kildare		Côte Saint-Luc	Québec	Quebec	H4W 1B5	3,765.42	3765.42	0	0	612.16	277.84	0	4655.42
9237-53-1726-7-001-0001	BAUM BELLA	5651	Cavendish		Côte Saint-Luc	Québec	Quebec	H4W 3K5	3,207.61	3207.61	0	0	443.18	240.95	0	3891.74
9237-63-2574-9-000-0000	KLEIN NORMAN	6533	Baily		Côte Saint-Luc	Québec	Quebec	H4V 1A1	4,791.75	4791.75	0	0	788.45	419.28	0	5999.48
9237-90-9364-1-000-0000	DAHAN CAROLE	5559	Cavendish		Côte Saint-Luc	Québec	Quebec	H4V 2S1	1,175.63	1175.63	0	0	1.28	0.00	0	1176.91
9336-08-8405-5-000-0000	MARCUS-OVADIA FRIDA	6610	Parkview		Côte Saint-Luc	Québec	Quebec	H4V 1E5	4,864.15	4864.15	0	0	800.35	425.62	0	6090.12

12/10/2012

SALE

IN THE YEAR TWO THOUSAND AND TWELVE

ON THE DAY OF

(2012- -)

BEFORE M^{TRE} Jacques ZNATY, the undersigned NOTARY for the Province of Quebec, practising in the City and District of Montréal.

APPEARED:

CITY OF CÔTE SAINT-LUC, a legally constituted corporation of public law, having its head office at 5801 Cavendish Boulevard, Côte Saint-Luc, Quebec, Canada, H4W 3C3, acting and represented by Jonathan SHECTER, City Clerk, duly authorized for the purposes hereof by resolution number

adopted by the Council city of Côte Saint-Luc at a meeting held on

which is still in force, a copy remains attached to the original hereof having been acknowledged as true and signed for identification by such representatives in the presence of the notary.

**HEREINAFTER CALLED
THE "VENDOR"**

AND

Daniel HAZAN, consultant, residing at 6521 Merton Road, Côte Saint-Luc, Québec, H4V 1C4, Canada.

and

Yvonne HAZAN, business woman, residing at 5554 Borden, Montreal, Quebec, H4M 2Y1; and **Daniel HAZAN**, consultant, residing at 6521 Merton

Road, Côte Saint-Luc, Québec, H4V 1C4, herein acting in their quality as Trustees of the **MAZAL HAZAN FAMILY TRUST**, as established in an act of Donation of Trust signed on the 24th day of March, 2005.

**HEREINAFTER COLLECTIVELY CALLED
THE "PURCHASER"**

WHO have agreed as follows:

OBJECT OF CONTRACT

The Vendor sells to the Purchaser his right of ownership and all his rights title and interest in the immoveable property hereinafter described:

DESCRIPTION OF IMMOVEABLE PROPERTY

A piece of land measuring 15.6 square feet of City property known and described as part of lot number **ONE MILLION FIVE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED EIGHTY-EIGHT (1 564 888)** upon the CADASTRE DU QUÉBEC, in the registration division of Montréal.

Address: Vacant lot

As the said property now subsists, with all its rights, members and appurtenances, subject to all municipal and public utilities servitudes.

ORIGIN OF RIGHT OF OWNERSHIP

The Vendor is the owner of the immoveable having acquired same under the terms of a deed of cession by Stanley Herbert MCDOWELL., received before Me Herbert Henry TEES, notary, on the 25th day of February, 1953, and duly registered in Montreal, under the number 997 045.

WARRANTY

This sale is made without legal or contractual warranty whatsoever, on a completely as-is/where-is condition and basis from the Vendor.

DOSSIER OF TITLE DEEDS

The Vendor undertakes to deliver to the Purchaser, at the Purchaser's cost all the title deeds in his possession.

TRANSFER OF OWNERSHIP

The date for the transfer of ownership is the date of the present deed, with immediate possession and occupation.

DECLARATIONS OF THE VENDOR

The Vendor declares that the immovable is free of all hypothec, taxes, or prior claims.

CHARGES AND OBLIGATIONS

The Purchaser binds and obliges himself to:

1. To accept the said property in its present state, the Purchaser declaring to have seen and examined the same to his satisfaction, and having verified himself with the relevant authorities that the use he intends to make of the immovable complies with the laws and regulations in force;
2. Pay all property taxes due and to become due, including the proportion for the current year from the date of the adjustments, and also to pay, from the same date, all the future instalments in capital and interest of all special taxes imposed before this day payment of which is spread over a period of years;
3. Pay the costs and fees of these presents, their publication and the copies for all the parties;

4. Within 30 days after the publication, at the Purchaser's expense, the Purchaser shall:
- a) Cause the immovable to be consolidated – through a subdivision operation – as one undivided lot under one and the same cadastral number as is currently assigned to an immovable known under civic address 6521 Merton Road, Côte Saint-Luc, Quebec, H4V 1C4, which is owned by the Hazan Family Trust (“the Purchaser”). The Notary shall hold back sufficient funds to cover any permit or expense relative to this operation; and
 - b) Provide the Vendor with satisfactory proof of such division.

PRICE

This sale is made for the price of **THREE THOUSAND DOLLARS (\$3,000.00)**, plus any applicable taxes, which the Vendor recognizes having received and grants by these presents to the Purchaser a total and final acquittance.

DECLARATIONS CONCERNING THE GOODS AND SERVICES (GST) AND THE QUEBEC SALES TAX (OST)

The vendor and the purchaser declare that the object of the present sale is taxable, being a lane sale.

The vendor and the purchaser hereby agree to complete the appropriate forms to have the taxes differed and the purchaser will remain responsible for payment of the taxes, if necessary.

DECLARATION CONCERNING THE PRELIMINARY CONTRACT

This sale is made in execution of the Undertaking – signed by the Purchaser in favour of the Vendor – dated the 21st day of June, 2012. The parties confirm the confirm the agreements contained in the Undertaking reproduced herein as if cited hereinafter at length.

CIVIL STATUS AND MATRIMONIAL REGIME

Daniel HAZAN declare to be married to Tally IBGUI, separate as to property in virtue of a marriage contract received before the Mtre Pierre Labrèche, notary, on the 12th day of April, 1994, bearing his minute number 12 560, and declaring that neither his civil status nor matrimonial regime have been nor are in the process of being changed.

MENTIONS REQUIRED UNDER SECTION 9 OF THE ACT RESPECTING DUTIES ON TRANSFERS OF IMMOVEABLES

- a) The name and address of the Transferor is as herein above mentioned;
- b) The name and address of the Transferee is as herein above mentioned;
- c) The name of the municipality wherein the property herein sold is situated within the municipality of Côte Saint-Luc, on the territory of the Agglomeration of Montreal, Province of Quebec;
- d) The Transferor and the Transferee declare that the amount of the consideration for the transfer of the property is the sum of **THREE THOUSAND DOLLARS (\$ 3,000.00)**;
- e) The Transferor and the Transferee declare that the amount constituting the tax base of the mutation tax is **THREE THOUSAND DOLLARS (\$ 3,000.00)**;
- f) According to the Transferor and the Transferee, the amount of the mutation tax is the sum of **FIFTEEN DOLLARS (\$ 15.00)**;
- g) There is an exemption from the payment of transfer duties within the terms of Section 20 (a), where the amount of the basis of imposition is less than \$5,000.00;
- h) The parties declare that there is no transfer both of a corporal immoveable and a moveable within the terms of Section 1.01 of the Law.

INTERPRETATION CLAUSE

Whenever the context so requires, the singular shall be interpreted as plural,

and vice versa, and the masculine gender as feminine or neuter. In particular, the term "property" when used herein without any other qualifier means each and every immovable property herein above sold, and includes, for each of them, the land, the buildings which are or will be erected thereon, and the property which is or will be, by accession, incorporated or united therewith, or attached or joined thereto.

LANGUAGE DECLARATION

The parties hereto have requested the undersigned Notary to draw up the present deed of sale in the English language to the extent legally permitted. Les parties aux présentes ont exigé que le notaire soussigné rédige le présent acte de vente dans la langue anglaise dans la mesure où la Loi le permet.

WHEREOF ACT:

DONE AND PASSED at the City of Côte Saint-Luc, on the date aforesaid, and remains of record in the Office of the undersigned Notary under the Number

() of his Repertoire.

AND AFTER DUE READING HEREOF, the parties hereto have signed with and in the presence of the undersigned Notary.

CITY OF CÔTE SAINT-LUC

Per: Jonathan SHECTER

Daniel HAZAN

MAZAL HAZAN FAMILY TRUST

Per : Yvonne HAZAN

Per: Daniel HAZAN

Jacques ZNATY, NOTARY

TRUE COPY OF THE ORIGINAL REMAINED IN MY OFFICE.

Undertaking:

Effective Date: June 21 2012

Re: 6521 Merton Road, Cote Saint-Luc (Qc) H4V 1C4 ("Principal Property") and various other matters

The undersigned, Daniel Hazan, and the Fiducie Mazal Hazan being represented by Daniel Hazan and Yvonne Hazan, its duly authorized representatives as it so declares, hereby undertake in favour of the City of Côte Saint-Luc ("City") WITHOUT ADMISSION OF LIABILITY to promptly do and pay the following:

1. To forfeit my/our damage deposit in the sum of \$11,470.00 currently on deposit with the City, such that no reimbursement of any part thereof shall be made to me/us by the City.
2. Upon the closing of the Deed of Sale, at the Notary's office, to pay the City the amount of \$6,626.36 over and above the aforementioned damage deposit, the whole in conformity with the municipal by-laws of the City of Côte Saint-Luc and pursuant to invoice number 2011-000062 identified as Annex "A" to form an integral part of this Undertaking.
3. To purchase, subject to the prior approval of the City Council, and without any legal or contractual warranty whatsoever, on a completely as-is/where-is condition and basis, from the City, 15.6 square feet of City Property adjacent to the Principal Property for the price of \$3,000.00 plus any applicable taxes, which City Property is identified in Annex "B" hereto to form an integral part hereof. In addition to the Price I/we agree to pay the cost, to the exoneration of the City, of the Land Surveyors fees as well as of the notarial and publication fees and expenses incurred to prepare and publish the deed of sale. I/we shall cause my/our notary to promptly provide the City with a certified true copy of the published deed of sale bearing the notary's minute and publication information.
4. Following the aforementioned purchase, I/we shall cause the Principal Property and the City Property to be subdivided as one undivided lot under one and the same cadastral number as is currently assigned to the Principal Property, and provide the City proof of same. I/we will pay all of the costs related to this subdivision, to the exoneration of the City.
5. All the parties will exchange their deliverables simultaneously with the Notary at the time of closing of the Deed of Sale.

REÇU RECEIVED
MERCI THANK YOU
CITY OF / VILLE DE
CÔTE SAINT-LUC

22 JUN 2012

P. /
MONTANT/
AMOUNT
COMPTANT CHEQUE
CASH C. CRÉDIT
INTERAC CRÉDIT C

D.H.
Y.H.

6. In the event of any claim made by a subsequent purchaser against the City in connection with the Work or the purchase-sale of the City Property, I/we undertake to defend and indemnify the City and hold it completely harmless from any and all claims in capital, interest, penalties, judicial fees and extra-judicial fees. If required to do so by the City's insurers, I will not settle or defend any such claim in any manner or to any extent that will limit the rights of such insurers or cause the insurance premiums of the City to rise.
7. The undersigned are solidarily liable toward the City to perform each and every undertaking herein set forth, without any benefits of division or discussion.
8. This Undertaking will bind and enure my/our heirs, successors, assigns, legal representatives and trustees as well as any subsequent owners of the Principal Property situated at 6521 Merton Road.
9. I/we have requested that this Undertaking be drafted in English. Je/nous avons demandé à ce que cet engagement soit rédigée en anglais.

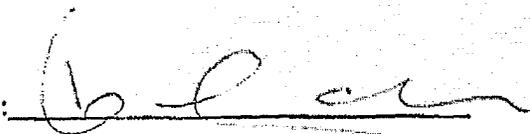
SIGNED IN COTE SAINT-LUC to take effect on the Effective Date:


Daniel Hazan

-and-

Fiducie Mazal Hazan

Per:

Daniel Hazan: 

Yvonne Hazan: 

D.H.
Y.H.

Ville de  City of

Côte Saint-Luc

5801, boul. Cavendish Blvd. - Côte Saint-Luc (Québec) H4W 3C3

Tel: (514) 485-6800 Fax: (514) 485-6863

www.cotesaintluc.org

Summary of account

Date	Page
December 31, 2011	Page 1 of 1
File No.	
688 (C)	
Address or cadastre & Lot No.	
Not applicable	
Interest and penalty as at:	Amount Due
December 31, 2011	6 626.36 \$

Issued to

DANIEL HAZAN
 6521 CHEMIN MERTON
 CÔTE SAINT-LUC QC H4V 1C4

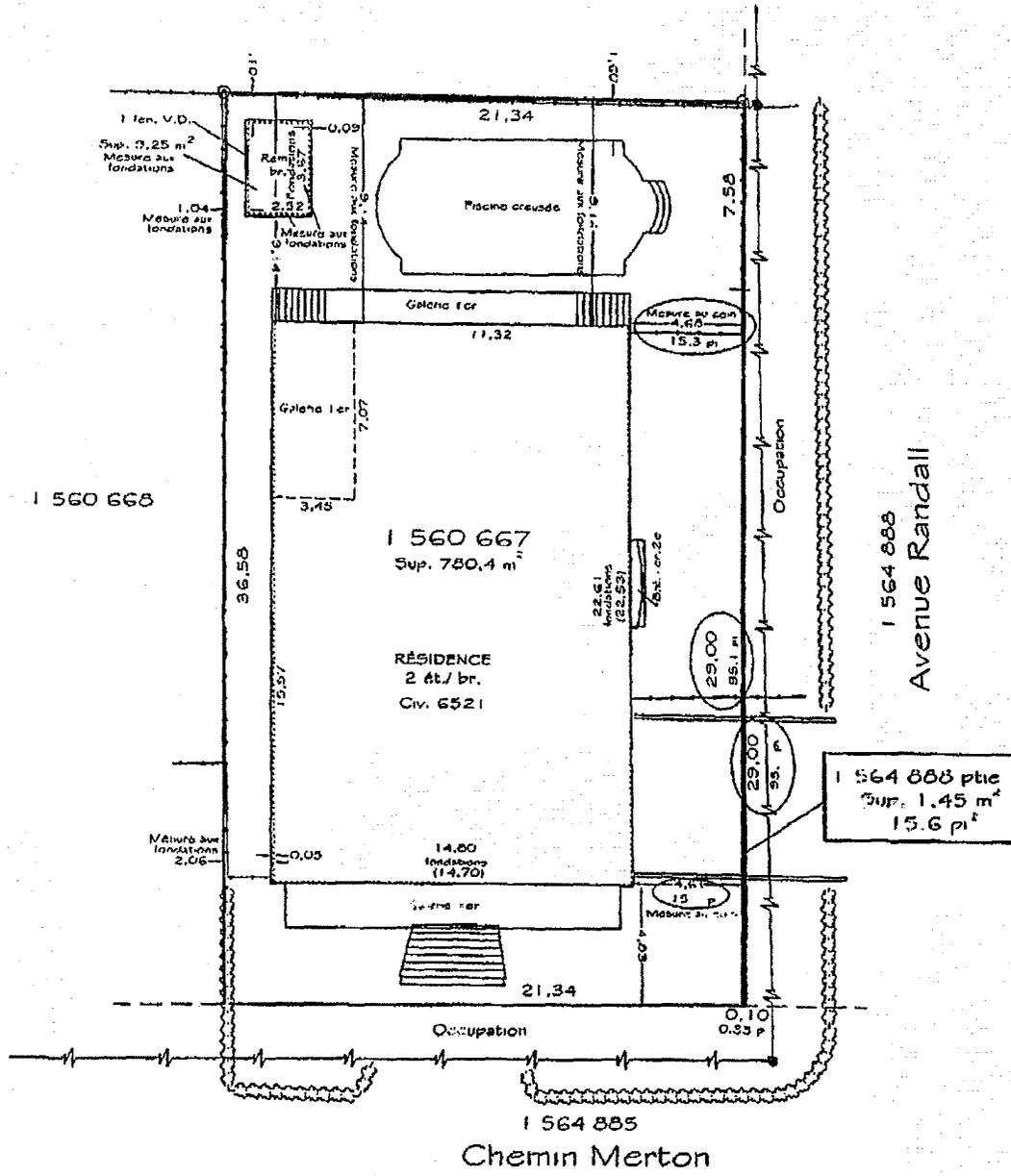
Account Statement Detail

Detail of items payable

Reference	Category	Date	Due Date	Original amount	Paid/Adjusted	Balance	Interest payable	Penalty payable	Total payable
2011-000062		2011-05-19	2011-06-18	6 453.10	0.00	6 453.10	173.26	0.00	6 626.36
Total amount due				6 453.10	0.00	6 453.10	173.26	0.00	6 626.36

D.H.
Y.H.

ANNEX / ANNEXE B



D.H.
YH

Index des Immeubles

Circonscription foncière :	Montréal	
Cadastre :	Cadastre du Québec	
Lot :	5 074 384	
Date d'établissement :	2012-10-01 09:00	Soumis à l'article 19 de la Loi sur le cadastre
Plan :	Liste des plans	
Concordance :	Partie du (des) lot(s) 1 564 888.	

Date de présentation d'inscription	Numéro	Nature de l'acte	Qualité	Nom des parties	Rem
Aucune inscription n'apparaît au Registre foncier informatisé selon vos critères de recherche					

VILLE DE CÔTE-SAINT-LUC
Bordereau d'adjudication
Période : 1er janvier 2013 - 2014

	Montant de garantie \$	Franchise individuelle \$	Fonds de garantie \$	Prime \$
DOMMAGES AUX BIENS				
Biens de toute description	98 781 272	10 000		29 422
Revenus locatifs	43 956	10 000		1
Informatique	1 050 000	10 000		1
Document de valeur	3 000 000	10 000		1
Ceuvres d'art incluant biens en exposition	22 500	10 000		1
Matériel assuré spécifiquement (équipement d'entrepreneur)	1 967 149	5 000		1
Bénéfice brut (sans coassurance, sans restriction mensuelle)	n/a	10 000		n/a
Frais supplémentaires	250 000	10 000		1
Frais d'expertise	250 000	10 000		1
Refoulement des égouts	inclus	25 000		1
Inondation	inclus	50 000		1
Tremblement de terre	inclus	5% /100 000		1
Frais d'ingénierie (s'il y a lieu)				2 669
Prime (sous-total)				32 101
BRIS DES ÉQUIPEMENTS				
Montant de garantie	98 781 272	10 000		3 652
Revenus locatifs	43 956	10 000		1
Bénéfice brut (sans coassurance, sans restriction mensuelle)	n/a	10 000		n/a
Frais supplémentaires	250 000	10 000		1
Frais d'expertise	250 000	10 000		1
Prime (sous-total)				3 655
DÉLITS				
Garantie I (Détournement)	200 000	2 500		1 345
Garantie II (Pertes ou détériorations sur les lieux assurés)	10 000	2 500		1
Garantie III (Pertes ou détériorations hors des lieux assurés)	10 000	2 500		1
Garantie IV (Contrefaçon de mandats ou de billets de banque)	10 000	2 500		1
Garantie V (Contrefaçon préjudiciable aux déposants)	10 000	2 500		1
Garantie VI (Fraude par informatique)	200 000	2 500		1
Avenant no 1 (Augmentation des garanties II et III durant la période des taxes)	n/a	n/a		n/a
Prime (sous-total)				1 350
RESPONSABILITÉ CIVILE PRIMAIRE				
Dommages matériels	*** 1 000 000	* 10 000	Aucun	52 817
Dommages corporels	1 000 000	N/A		1
Garanties additionnelles	1 000 000	* 10 000		1
Refoulement des égouts	1 000 000	** 10 000		1
Bris de conduite	1 000 000	* 10 000		1
Pollution	500 000	* 10 000		1
Prime (sous-total)				52 822
* Franchise par sinistre				
** Franchise par réclamant				
*** 10 000 \$ par sinistre pour les dommages matériels et tous les sinistres sont assujettis à une franchise annuelle de 100 000 \$ par période d'assurance				
RESPONSABILITÉ CIVILE EXCEDENTAIRE / COMPLÉMENTAIRE				
Montant de garantie	9 000 000	Découvert		12 993
Refoulement des égouts	9 000 000	n/a		1
Prime (sous-total)				12 994
RESPONSABILITÉ D'ADMINISTRATION MUNICIPALE				
Garantie frais de nature légale et de comparution devant un tribunal administratif	1 000 000	25 000		12 316
Prime (sous-total)	250 000	25 000		1
				12 317
AUTOMOBILE DES PROPRIÉTAIRES				
Chapitre A (Responsabilité civile)	1 000 000	n/a		14 169
Chapitre B1 (Dommages éprouvés par le véhicule assuré - tous risques)		Voir note		1
F.A.Q. no 20 (Privation de jouissance)	3 000			1
F.A.Q. no 27 (Resp. civ. du fait de dommages à des véh. n'appart. pas à l'assuré)	50 000			1
F.A.Q. no 43 A et E (Mod. à l'indemnisation - sans dépréciation et valeur à neuf)				1
Prime (sous-total)				14 173
PRIME TOTALE				
TAXE (9 % sauf pour l'automobile 5 %)				129 412
PRIME TOTALE INCLUANT TAXE				10 840
				140 252

NOTE :

Véhicules ayant un coût d'achat inférieur à 100 000,00 \$:

Franchise

2 500 \$

Véhicules ayant un coût d'achat de 100 000,01 \$ et plus :

5 000 \$

Système de pondération et d'évaluation des services professionnels

Critères d'évaluation: Services professionnels - Vérification externe	Echelle	Pointage				
		Exceptionnel	Supérieur	Adequat	Passable	Insuffisant
Nom du cabinet: _____	TOTAL SUR:					
1. Expertise du cabinet						
1.1 Expérience préalable dans la vérification externe des municipalités et d'autres organismes publiques/parapubliques	10	10	8	5	4	0
1.2 Projets similaires à n'importe quel niveau gouvernemental réalisés dans les 5 dernières années	5	5	4	3	2	0
1.3 Au moins trois (3) références des clients (y compris la Ville, si applicable) pour des projets effectués au cours des cinq (5) dernières années	10	10	8	5	4	0
Sous-total 1	25					
2. Compétence de l'équipe						
2.1 L'expérience dans le domaine municipal et l'accréditation professionnelle de l'associé-chargé de projet (qui doit se dédier au projet pendant toute sa période)	10	10	8	5	4	0
2.2 L'expérience des autres membres d'équipe dans le domaine municipal ou publique et leurs accréditations professionnelles (ils doivent se dédier au projet pendant toute sa période)	10	10	8	5	4	0
2.3 La continuité de la main-d'œuvre et le plan de remplacement/succession	5	5	4	3	2	0
Sous-total 2	25					
3. Compréhension						
3.1 Compréhension des attentes et de la portée du projet	10	10	8	5	4	0
Sous-total 3	10					
4. Organisation et Méthodologie			8	5	4	0
4.1 Organisation du projet, efficacité, échéancier/calendrier des travaux, respect des délais et des lois	10	10	8	5	4	0
4.2 Programme d'assurance de la qualité	5	5	4	3	2	0
4.3 Utilisation de méthodes et technologies de pointe	10	10	8	5	4	0
Sous-total 4	25					
5. Alternatives						
5.1 Analyse des alternatives entraînant des économies de coûts, stratégies d'optimiser la situation financière de la Ville, résolution des problèmes	10	10	8	5	4	0
Sous-total 5	10					
6. Autres facteurs						
6.1 Clarté de l'offre de service, présentation générale, etc.	5	5	4	3	2	0
Sous-total 6	5					
MAXIMUM POINTAGE INTÉRIMAIRE	100					
Date: _____						
Pointage intérimaire total accordé: _____						
Nom de l'évaluateur: _____						

Professional Services Bid Weighting and Evaluation System

Evaluation Criteria: Professional Services – External Auditing Services	Scale	Score				
		Exceptional	Superior	Adequate	Fair	Insufficient
Name of the firm: _____	TOTAL ON:					
1. Expertise of the firm						
1.1 Prior experience in external auditing of municipalities and other public/parapublic bodies	10	10	8	5	4	0
1.2 Similar projects for any level of government carried out during the last 5 years	5	5	4	3	2	0
1.3 At least three (3) client references (including the City if applicable) for projects realized during the last five (5) years.	10	10	8	5	4	0
SubTotal 1	25					
2. Team's competence						
2.1 Partner-Project manager's experience in the municipal domain and professional accreditation (must be dedicated for term of project)	10	10	8	5	4	0
2.2 Experience of other team members in the municipal or public domain and their professional accreditations (must be dedicated for term of project)	10	10	8	5	4	0
2.3 Workforce continuity capacity and replacement/succession plan	5	5	4	3	2	0
SubTotal 2	25					
3. Comprehension						
3.1 Understanding of expectations and the scope of the project	10	10	8	5	4	0
SubTotal 3	10					
4. Organisation and Methodology						
4.1 Organization of the project, efficiency, scheduling/timeline for deliverables, meeting deadlines and respecting the law	10	10	8	5	4	0
4.2 Quality assurance program	5	5	4	3	2	0
4.3 Degree of State of Art of methods, technologies, etc.	10	10	8	5	4	0
SubTotal 4	25					
5. Alternatives						
5.1 Analysis of cost saving alternatives, strategies for improving the City's financial situation, problem-solving	10	10	8	5	4	0
SubTotal 5	10					
6. Other considerations						
6.1 Clarity of the service offer, general presentation etc.	5	5	4	3	2	0
SubTotal 6	5					
MAXIMUM INTERIM POINTS	100					
Date: _____						
Total Interim Points given: _____						
Name of evaluator: _____						

Annex C / Annexe C

12/10/2012

Système de pondération et d'évaluation des services professionnels

Service de l'ingénierie Ville de Côte Saint-Luc

Critères d'évaluation - Services professionnels	Échelle	Pointage				
		Exceptionnel	Supérieur	Adéquat	Passable	Insuffisant
Titre de l'appel d'offres/projet: _____ Numéro d'appel d'offres : _____ Nom de l'entreprise: _____	TOTAL SUR:					
1. Expertise de l'entreprise						
1.1 Expérience préalable dans la planification et la supervision de contrats gouvernementaux d'environ 500 000 \$ et plus (avant taxes)	10	10	8	5	4	0
1.2 Projets similaires pour n'importe quel niveau gouvernemental réalisés dans les 5 dernières années	10	10	8	5	4	0
1.3 Références des clients (y compris la Ville, si applicable) et/ou la réputation	10	10	8	5	4	0
Sous-total 1	30					
2. Compétence de l'équipe						
2.1 L'expérience du chargé de projet (qui doit se dédier au projet pendant toute sa période)	10	10	8	5	4	0
2.2 L'expérience du superviseur de site (qui doit se dédier au projet pendant toute sa période)	10	10	8	5	4	0
2.3 L'expérience précédente de l'ingénieur principal et des autres membres de l'équipe	5	5	4	3	2	0
2.4 La continuité de la main d'oeuvre: remplacement/succession	5	5	4	3	2	0
Sous-total 2	30					
3. Compréhension						
3.1 Compréhension des attentes et de la portée du projet	10	10	8	5	4	0
Sous-total 3	10					
4. Méthodologie et alternatives						
4.1 Organisation du projet, efficacité, échéancier/calendrier des travaux, respect des délais	5	5	4	3	2	0
4.2 Programme d'assurance de la qualité	5	5	4	3	2	0
4.3 Utilisation de méthodes et technologies de pointe	5	5	4	3	2	0
4.4 Analyse des alternatives entraînant des économies de coûts, recommandations, résolution des problèmes	10	10	8	5	4	0
Sous-total 4	25					
5. Autres facteurs						
5.1 Clarté de l'offre de service, présentation générale, etc.	5	5	4	3	2	0
Sous-total 5	5					
POINTAGE TOTAL INTÉIMAIRE POSSIBLE	100					
Date: _____ Pointage total intérimaire accordé: _____						
Nom de l'évaluateur: _____						

Professional Services Bid Weighting and Evaluating System
Engineering Division City of Côte Saint-Luc

Evaluation Criteria - Professional Services	Scale	Score				
		Exceptional	Superior	Adequate	Fair	Insufficient
Tender/project title : _____ Tender number : _____ Name of the firm: _____	TOTAL ON:					
1. Expertise of the firm						
1.1 Prior experience planning & supervising government contracts of approximately \$500,000 or more (before taxes)	10	10	8	5	4	0
1.2 Similar projects for any level of government carried out during the last 5 years	10	10	8	5	4	0
1.3 Client references (including the City if applicable) &/or trade reputation	10	10	8	5	4	0
SubTotal 1	30					
2. Team's competence						
2.1 Project manager's experience (must be dedicated for term of project)	10	10	8	5	4	0
2.2 Experience of site superintendant (must be dedicated for term of project)	10	10	8	5	4	0
2.3 Past experience of senior engineer and other team members	5	5	4	3	2	0
2.4 Workforce continuity capacity: replacement/succession	5	5	4	3	2	0
SubTotal 2	30					
3. Comprehension						
3.1 Understanding of expectations and the scope of the project	10	10	8	5	4	0
SubTotal 3	10					
4. Methodology and Alternatives						
4.1 Organization of the project, efficiency, scheduling/timeline for deliverables, meeting deadlines	5	5	4	3	2	0
4.2 Quality assurance program	5	5	4	3	2	0
4.3 Degree of State of Art of methods, technologies, etc.	5	5	4	3	2	0
4.4 Analysis of cost saving alternatives, recommendations, problem-solving	10	10	8	5	4	0
SubTotal 4	25					
5. Other considerations						
5.1 Clarity of the service offer, general presentation etc.	5	5	4	3	2	0
SubTotal 5	5					
TOTAL POSSIBLE INTERIM SCORE	100					
Date : _____ Total Interim Score Given:						
Evaluator's Name: _____						