

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, DECEMBER 10, 2012, AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 7:45 P.M.**

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PRESENT:

Mayor Anthony Housefather, B.C.L., L.L.B, M.B.A. presiding  
Councillor Dida Berku, B.C.L.  
Councillor Mitchell Brownstein, B. Comm., B.C.L., L.L.B.  
Councillor Mike Cohen, B.A.  
Councillor Steven Erdelyi, B.Sc., B.Ed.  
Councillor Sam Goldbloom, B.A.  
Councillor Ruth Kovac, B.A.  
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<sup>e</sup> Jonathan Shecter, City Clerk, acted as Secretary of the meeting

**QUESTION PERIOD**

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No questions were raised considering either demolition request.

121201

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON  
DECEMBER 10, 2012 ON THE REQUEST FOR THE DEMOLITION OF THE  
FORMER SINGLE-FAMILY DETACHED DWELLING LOCATED AT 5568  
RANDALL SITUATED ON CADASTRAL LOT NUMBER 1560588**

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WHEREAS the Demolition Committee of the City of Côte Saint-Luc has carefully considered the application for a permit for the demolition of 5568 Randall said application filed by Mr. Avi Levy;

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

WHEREAS the evaluation of the existing building has been determined at \$160,200.00;

WHEREAS the applicants intend to use the land located at 5568 Randall to build a single-family detached dwelling and have thus submitted preliminary architectural drawings;

WHEREAS the City Council has viewed the preliminary drawings and deemed them to conform to the City of Côte Saint-Luc's by-laws and agree that the proposed new home would fit into the streetscape and surroundings on Randall;

WHEREAS no evidence has been presented to demonstrate that the proposed demolition 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 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 dwelling 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 ALLAN J. LEVINE

AND RESOLVED:

“THAT the City of Côte Saint-Luc’s Demolition Committee:

- GRANTS the Certificate of Authorization for the demolition of the single-family detached dwelling located at 5568 Randall situated on cadastral lot number 1560588;
- APPROVES the prospectus for the new proposed immovable provided that the final drawings are approved by the City Council;

THAT the granting of the said demolition and approval of the said prospectus are contingent upon the following conditions:

- that the applicant’s contractors furnish the City of Côte Saint-Luc with proof of insurance which is satisfactory to the City;
- that the necessary monetary guarantee of \$32,040.00 be obtained pursuant to by-law 2345, the whole within the thirty (30) days following the date of this decision;
- that construction delays be one year from the time the permit for the new immovable is issued pursuant to article 4-10 of by-law 2088 being the Consolidated Building by-law of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

121202

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON  
DECEMBER 10, 2012 ON THE REQUEST FOR THE DEMOLITION OF THE  
FORMER SINGLE-FAMILY DETACHED DWELLING LOCATED AT 5787  
WOLSELEY SITUATED ON CADASTRAL LOT NUMBERS 1052325 AND  
4831461**

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WHEREAS the Demolition Committee of the City of Côte Saint-Luc has carefully considered the application for a permit for the demolition of 5787 Wolseley said application filed by Mrs. Maria Tozzi;

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

WHEREAS the evaluation of the existing building has been determined at \$114,100.00;

WHEREAS the applicant intends to use the land located at 5787 Wolseley to build two single-family detached dwellings and have thus submitted preliminary architectural drawings;

WHEREAS the City Council has viewed the preliminary drawings and deemed them to conform to the City of Côte Saint-Luc's by-laws and agree that the proposed new homes would fit into the streetscape and surroundings on Wolseley.

WHEREAS no evidence has been presented to demonstrate that the proposed demolition 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 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 dwellings fit 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 ALLAN J. LEVINE

AND RESOLVED:

“THAT the City of Côte Saint-Luc's Demolition Committee:

- GRANTS the Certificate of Authorization for the demolition of the single-family detached dwelling located at 5787 Wolseley situated on cadastral lot numbers 1052325 and 4831461;
- APPROVES the prospectus for the new proposed immovables provided that the final drawings are approved by the City Council;

THAT the granting of the said demolition and approval of the said prospectus are contingent upon the following conditions:

- that the applicant's contractors furnish the City of Côte Saint-Luc with proof of insurance which is satisfactory to the City;
- that the necessary monetary guarantee of \$22,820 be obtained pursuant to by-law 2345, the whole within the thirty (30) days following the date of this decision;
- that construction delays be one year from the time the permit for the new immovable is issued pursuant to article 4-10 of by-law 2088 being the Consolidated Building by-law of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

**AT 7:58 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING  
ADJOURNED.**

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ANTHONY HOUSEFATHER  
MAYOR

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JONATHAN SHECTER  
CITY CLERK