

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, JUNE 10, 2013, AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 7:53 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

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

130601

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON JUNE 10, 2013  
ON THE REQUEST FOR THE DEMOLITION OF THE FORMER COMMERCIAL  
BUILDING LOCATED AT 5640 HUDSON SITUATED ON CADASTRAL LOT  
NUMBER 1052974**

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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 5640 Hudson said application filed by 8084793 Canada Inc.;

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

WHEREAS the evaluation of the existing building has been determined at \$152,000.00;

WHEREAS the applicants intend to use the land located at 5640 Hudson to build three new detached single-family dwellings and two new semi-detached single-family 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 home would fit into the streetscape and surroundings on Hudson and Wolseley Ave.;

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 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 ALLAN J. LEVINE  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

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

- GRANTS the Certificate of Authorization for the demolition of the former commercial building located at 5640 Hudson situated on cadastral lot number 1052974;
- APPROVES the prospectus for the new proposed single family dwellings;

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 \$30,400.00 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 building permits for the new dwellings are 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

130602

**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 7:59 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING  
ADJOURNED.**

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ANTHONY HOUSEFATHER  
MAYOR

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JONATHAN SHECTER  
CITY CLERK