

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, DECEMBER 9, 2013, 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
Ms. Nadia DiFuria, Associate City Manager
M^e Jonathan Shecter, City Clerk, acted as Secretary of the meeting

QUESTION PERIOD

Having no-one in the audience, there were no questions.

131201

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON
DECEMBER 9, 2013 ON THE REQUEST FOR THE DEMOLITION OF THE
FORMER INSTITUTIONAL BUILDING LOCATED AT 5760-5790 PARKHAVEN
SITUATED ON CADASTRAL LOT NUMBER 1053551**

WHEREAS the Demolition Committee of the City of Côte Saint-Luc ("City") has carefully considered the application for a permit for the demolition of 5760-5790 Parkhaven, said application filed by Les Developpements Maxera Inc. ("Developer");

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

WHEREAS the assessment role value of the existing building has been determined at \$12,226,300;

WHEREAS the Developer will remit to the City 20% of \$12,226,300, in the amount of \$2,445,260 ("Monetary Guarantee");

WHEREAS the Developer intends to use the land located at 5760-5790 Parkhaven to build an integrated project consisting of a total of 50 single-family dwellings in a row (townhouses) and a ten storey (plus penthouse) multi-family building;

WHEREAS the Côte Saint-Luc City Council ("Council") has viewed the proposed development project and deemed it to conform to the City's by-laws (specifically, Zoning by-law 2217-47);

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 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 have been met when considering the present application;

FOR ALL OF THE FOREGOING REASONS,

It was

MOVED BY COUNCILLOR GLENN J. NASHEN
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

“THAT the City of Côte Saint-Luc’s Demolition Committee grants the Certificate of Authorization (“Certificate”) for the demolition of the former institutional building located at 5760-5790 Parkhaven situated on cadastral lot number 1053551 provided the following conditions are met:

- THAT the applicant’s contractors furnish the City of Côte Saint-Luc with proof of insurance which is satisfactory to the City;
- THAT said demolition decision be subject to the guidelines, conditions and site control plan to be provided by the Developer and attached to the Certificate given by the City;
- THAT construction fencing be installed in accordance with the terms of Construction by-law 2088 section 4-6 and in accordance to industry standard and to the satisfaction of the City, namely but not limited to, that the fencing shall be constructed entirely of solid materials (metal or wood) and be a minimum of 1,83m (6 ft.) in height enclosing the entire site and shall be well maintained until completion of the project as defined in by-law 2088, Section 4-6;
- THAT the necessary Monetary Guarantee be provided to the City prior to issuance of the Certificate said guarantee to apply to all conditions imposed within the resolution;
- THAT the Monetary Guarantee provided by the Developer to the City will not be remitted to the Developer unless and until the entire redevelopment project is completed as per the timeline set out in Annex C¹ and to the satisfaction of the City;
- THAT Council has been furnished with a tree protection and replacement plan for the site that respects the City tree protection bylaw (2217-44)

¹ For which Annexes A and B both form part and parcel of

concerning protection and replacement of all trees on the site which may be affected during demolition and future construction;

- THAT Council hereby declares that the construction works of the replacement development project shall be executed in accordance with the timetable attached hereto as Annex C to form part of this resolution as if recited at length and provided to Council by the Developer;
- THAT no building permits for step 4 construction, as indicated in Annex C, be issued until all existing buildings, as of the date of this decision, on the aforementioned cadastral lot are completely demolished;

THAT Council may draw upon the Monetary Guarantee by a written demand delivered to the financial institution accompanied by a sworn declaration signed by its duly authorized representative stating (a) the amount of the draw pursuant to the Monetary Guarantee based on defaults by which the Developer does not meet the conditions as set out in this resolution; and (b) that such amount is due by the Developer pursuant to the Developer's default with respect to the timetable as set out in Annex C, attached hereto."

CARRIED UNANIMOUSLY

131202

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

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

AND RESOLVED:

"THAT Council hereby authorizes the Mayor to declare the Meeting adjourned."

CARRIED UNANIMOUSLY

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

ANTHONY HOUSEFATHER
MAYOR

JONATHAN SHECTER
CITY CLERK