

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, DECEMBER 15, 2014, 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 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 wishing to ask questions, there were no questions.

141237

**RESOLUTION TO WAIVE THE READING OF BY-LAW 2438 TO BE ENTITLED:
“BY-LAW 2438 CONCERNING TAXES AND TARIFFS OF THE CITY OF
CÔTE SAINT-LUC FOR THE FISCAL YEAR 2015”**

WHEREAS, the above captioned by-law was given to members of Council on December 11, 2014;

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

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc unanimously waives the reading of By-Law 2438 to be entitled: *“By-law 2438 concerning taxes and tariffs of the City of Côte Saint-Luc for the fiscal year 2015”* when it will be presented for adoption, the whole in accordance with the law.”

CARRIED UNANIMOUSLY

141238

**BY-LAW ENTITLED: “BY-LAW 2438 CONCERNING TAXES AND TARIFFS OF
THE CITY OF CÔTE SAINT-LUC FOR THE FISCAL YEAR 2015” - ADOPTION**

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT By-law entitled: *“By-law 2438 concerning taxes and tariffs of the City of Côte Saint-Luc for the fiscal year 2015”* be and is hereby adopted and numbered 2438.”

CARRIED UNANIMOUSLY

141239

NOTICE OF MOTION – BY-LAW 2433 TO BE ENTITLED: “BY-LAW 2433 CREATING THE FEE SCHEDULE FOR CULTURAL, SPORTS AND LEISURE ACTIVITIES FOR THE SPRING AND SUMMER OF 2015 AS WELL AS TO AMEND BY-LAW 2439 CONCERNING “FUN CARDS” FEES”

Councillor Mitchell Brownstein gave Notice of Motion that By-Law 2433 to be entitled: “By-law 2433 creating the fee schedule for cultural, sports and leisure activities for the spring and summer of 2015 as well as to amend By-law 2439 concerning “Fun Cards” fees” will be presented at a later meeting for adoption.

141240

RESOLUTION TO WAIVE THE READING OF BY-LAW 2433 TO BE ENTITLED: “BY-LAW 2433 CREATING THE FEE SCHEDULE FOR CULTURAL, SPORTS AND LEISURE ACTIVITIES FOR THE SPRING AND SUMMER OF 2015 AS WELL AS TO AMEND BY-LAW 2439 CONCERNING “FUN CARDS” FEES”

WHEREAS, the above captioned by-law was given to members of Council on December 11, 2014;

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 STEVEN ERDELYI

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc unanimously waives the reading of By-Law 2433 to be entitled: “By-law 2433 creating the fee schedule for cultural, sports and leisure activities for the spring and summer of 2015 as well as to amend By-law 2439 concerning “Fun Cards” fees” when it will be presented for adoption, the whole in accordance with the law.”

CARRIED UNANIMOUSLY

141241

AUTHORIZATION TO SETTLE A LITIGATION WITH ALLSTATE IN ALLSTATE VS. CITY OF CÔTE SAINT-LUC AND SIMO MANAGEMENT

WHEREAS Plaintiff, Allstate du Canada compagnie d'assurance ("Allstate") filed a Motion Introductive of Suit for damages and interest on December 20, 2013 claiming that co-defendants, the City of Côte Saint-Luc ("the City") and Simo Management Inc. ("Simo"), were liable for an amount of \$15,000, plus capital, interest, costs and special indemnity, said suit ("Suit") bearing docket #500-22-208531-130;

WHEREAS Allstate and the City wished to resolve the Suit without any admissions on either side of any nature whatsoever, including but not limited to, the responsibility of the parties and/or the quantum claimed;

WHEREAS on November 25, 2014 the City and Allstate began negotiations which subsequently culminated in a proposed settlement to resolve this present file by way of payment of \$4,250.00 in capital, interest, taxes and costs ("Proposal");

WHEREAS this Proposal is conditional upon the Côte Saint-Luc City Council ("Council") accepting it and adopting it by resolution at its Special Council Meeting tonight;

WHEREAS Council is being requested to authorize that the Proposal be consummated by way of *reçu quittance et transaction* ("Settlement") and that Jonathan Shecter, their Attorney of Record, as well as both of the City's General Counsel be authorized to sign any document to give effect to the foregoing;

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

"THAT the preamble of this resolution shall form an integral part thereof as if cited hereinafter at length;

THAT Council hereby authorizes the City to settle the Suit bearing docket #500-22-208531-130 by and between the City and Allstate only;

THAT Council hereby authorizes that said Settlement amount shall be \$4,250.00 in capital, interest, taxes and cost and shall be full and final;

THAT in consideration of this Settlement, Allstate shall give the City a full and final release receipt and discharge;

THAT Jonathan Shecter, the Attorney of Record, or either of the City's General Counsel shall be authorized to sign any document to give effect to the foregoing;

THAT Treasurer's certificate No.14-0182 dated December 11, 2014 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

141242

**MODIFICATION TO THE DECISION OF THE DEMOLITION COMMITTEE –
EXTENSION OF DELAY - MODIFICATION OF TIME-TABLE TO EXECUTE
CONSTRUCTION OF REPLACEMENT DEVELOPMENT PROJECT**

WHEREAS on October 20, 2014 the Côte Saint-Luc City Council stated *inter-alia* that the construction of the mixed-use building shall be completed within four (4) years of October 20, 2014;

WHEREAS Mr. Jeff Davey, the Manager of Urban Planning for the City of Côte Saint-Luc, has recommended to the Côte Saint-Luc City Council that a series of fourteen (14) townhouses as well as two (2) semi-detached homes now have as its time-line a completion date of May 1, 2015;

WHEREAS all other phases, according to the aforementioned Mr. Davey, have now been completed with respect to the time-line as initially adopted by the Côte Saint-Luc City Council on August 9, 2010 and any subsequent amendment thereto;

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT pursuant to its decision rendered on August 9, 2010 as well as all amendments relating thereto, the Côte Saint-Luc City Council hereby amends the timetable for the remaining construction within zones RU-67, RM*-65 and HM-6 the whole as more amply delineated by said timeline prepared by Mr. Jeff Davey, the Urban Planning Manager for the City of Côte Saint-Luc, annexed to this resolution as Annex A as if cited hereinafter at length.”

CARRIED UNANIMOUSLY

141243

**MODIFICATION TO THE DECISION OF THE DEMOLITION COMMITTEE
CONCERNING THE GRIFFITH MCCONNELL REDEVELOPMENT PROJECT –
EXTENSION OF DELAY TO DEMOLISH**

WHEREAS a delay is required concerning the completion of the demolition of the former institutional building located at 5760-5790 Parkhaven situated on cadastral lot number 1053551;

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby authorizes an extension of delay to demolish the former institutional building located at 5760-5790 Parkhaven situated on cadastral lot number 1053551 up to and until January 31, 2015.”

CARRIED UNANIMOUSLY

141244

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5634 IRVING LAYTON – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR MITCHELL BROWNSTEIN
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the site planning and architectural integration programs received December 3, 2014 showing the construction of a new detached single-family dwelling on lot 3395741 at 5634 Irving Layton and prepared by Dubé, Matte et Associées, architects; following the Planning Advisory Committee meeting of November 25, 2014, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

141245

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

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

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 8:07 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING
ADJOURNED.**

ANTHONY HOUSEFATHER
MAYOR

JONATHAN SHECTER
CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex¹	Document
141242	Annex A	Timeline

¹ As indicated (where applicable) by the staff member who prepared the resolution.

Annex A - Timetable			Timeline for completion
Remaining Construction	2 Semi detached homes (Lot numbers 4670167 and 4670168 - Zone RU-67)		May 1, 2015
	14 townhouses (Lot number 4574826 - Zone RM*-65)		May 1, 2015
	Mixed use building (Lot number 4670137 - Zone HM-6)		October 20, 2018