

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, JANUARY 19, 2015, AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 7:53 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

No-one from the public wished to ask questions.

PRIOR TO THE ADJUDICATION ON THE BELOW-CAPTIONED MATTER,
MAYOR HOUSEFATHER EXPLAINED THE TENOR OF THE PROJECT TO THE
PUBLIC.

150101

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON
JANUARY 19, 2015 ON THE REQUEST FOR A CERTIFICATE OF
AUTHORIZATION FOR THE DEMOLITION OF THE COMMERCIAL BUILDING
LOCATED AT 5850 CAVENDISH, SITUATED ON CADASTRAL LOT NUMBER
1859556**

WHEREAS the Demolition Committee of the City of Côte Saint-Luc has carefully considered the application for a Certificate of Authorization for the demolition of the building located at 5850 Cavendish, situated on cadastral lot number 1859556 (a gas station and convenience store) said application filed by Quanta Architecture for Centre Commercial Cavendish Cie Ltée;

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

WHEREAS the evaluation of the building has been determined at \$377,700;

WHEREAS the applicants intend to use the land located at 5850 Cavendish to build a new gas station/convenience store and a new automatic car wash facility in conformity with Zoning by-law No. 2217-48 and have thus submitted preliminary architectural drawings to this effect;

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 building fits into the streetscape and surroundings on Cavendish Boulevard and Mackle Road.

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 DIDA BERKU
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 commercial building located at 5850 Cavendish situated on cadastral lot number 1859556;
- APPROVES the prospectus for the new proposed gas station/convenience store and new automatic car wash facility.

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 \$75,540 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 building are issued pursuant to article 4-10 of by-law 2088 being the Consolidated Building by-law of the City of Côte Saint-Luc;
- that the awarding of the Certificate of Authorization be subject to the approval of the Rehabilitation Plan setting out the measures that will be implemented for the decontamination of the site if such is necessary.”

CARRIED UNANIMOUSLY

150102

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR SAM GOLDBLOOM

SECONDED BY COUNCILLOR GLENN J. NASHEN

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 8:00 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING
ADJOURNED.**

ANTHONY HOUSEFATHER
MAYOR

JONATHAN SHECTER
CITY CLERK