

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, MAY 9, 2016, AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 7:53 P.M.**

PRESENT:

Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B. presiding
Councillor Sidney Benizri
Councillor Dida Berku, B.C.L.
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. Nadia Di Furia, Interim City Manager
M^e Jonathan Shecter, Interim Associate City Manager and City
Clerk, acted as Secretary of the meeting

QUESTION PERIOD

The question period started at 7:53 p.m. and finished at 8:00 p.m. One (1) person asked to speak and was heard.

1) Anna Shorr

The resident indicated that she lives diagonally from the home, that she lives in a very lovely neighbourhood and the proposed immovables do not fit in with the streetscape within her neighbourhood. She then described the proposal (to demolish the existing immovable and build two semi-detached homes) as *awful*. She then complained of snow to be pushed on to her street and then blown on to her lawn as a result of the construction.

Mayor Brownstein then explained that the City held a consultation allowing neighbouring residents to express their concerns. He then explained that the City sent a letter to the neighbouring residents which explained the concerns addressed with a revised proposal.

Councillor Kovac then explained that subsequent to the Demolition Committee Meeting of March 14, 2016 the file returned to the City's Planning Advisory Committee who reviewed the complaints and issued recommendations.

160501

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON MAY 9, 2016
ON THE REQUEST FOR THE DEMOLITION OF THE SINGLE FAMILY
DETACHED DWELLING LOCATED AT 5815 DAVIES SITUATED ON
CADASTRAL LOT NUMBER 1051934**

WHEREAS the Demolition Committee of the City of Côte Saint-Luc has carefully considered the application for a permit for the demolition of 5815 Davies said application filed by Mr. Boris Daych;

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

WHEREAS the evaluation of the existing building has been determined at \$128,700.00;

WHEREAS the applicants intend to use the land located at 5815 Davies to build two new semi-detached, single-family dwellings and have thus submitted preliminary architectural drawings to this effect;

WHEREAS the Côte Saint-Luc 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 Davies;

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 building located at 5815 Davies situated on cadastral lot number 1051934;
- APPROVES the prospectus for the new proposed single family semi-detached 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 \$25,740.00 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

160502

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR GLENN J. NASHEN

AND RESOLVED:

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

CARRIED UNANIMOUSLY

AT APPROXIMATELY 8:00 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING ADJOURNED.

MITCHELL BROWNSTEIN
MAYOR

JONATHAN SHECTER
CITY CLERK