

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, AUGUST 8, 2016, AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 8:00 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 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 8:08 p.m. and finished at 8:35 p.m. Four (4) people asked to speak and they were heard.

1) Dr. Bernard Tonchin

The resident lamented regarding the lack of attendance by members of the public at City Council Meetings and inquired as to whether there is something that could be done to encourage more members of the public to attend council meetings. Mayor Brownstein responded that he has always believed in openness; letting people speak and being open to discussion. He further explained that he believes in transparency. He then explained that members of council disseminate their (City) e-mails as well as their phone numbers for any member of the public to reach them. He also explained that in view of keeping the public informed, the City has a website and certain members of council even have a blog.

2) Tamar Hertz

The resident noticed that the Little Sunshine Programme was not listed in the City's Recreation Guide and wondered as to why it is was not indicated therein to which Mayor Brownstein responded that the City, despite all of the tremendous efforts it expended, was unable to maintain this programme in its current form. However, he explained, that the City is looking in to alternative venues to still have a programme that is functioning.

The resident expressed her disappointment that the Programme will not continue in its current form and then requested that for any future decisions on any other similar programme being offered, that the parents of the children enrolled be consulted; as she had suggested many times in the past. All members of council took note of the resident's request.

3) Brian Gilfix

The resident complained regarding the proliferation of ground hogs on Côte Saint-Luc's territory to which both Councillors Nashen and Berku responded that the City is bound by stringent provincial legislation in terms of their removal. Councillor Berku then further explained that the City does what it could for animals in the public domain; in particular, by contracting with the SPCA who would be tasked with the follow up. She then specified that residents who have issues with wild animals on their private property must deal with the matter themselves (by contracting with a licensed trapper) but even those licensed to deal with wild animals are bound by stringent provincial legislation.

4) Filomena DeSantis

The resident requested to install a fence along the same borders and parallel to the one neighbouring her property owned by the JPPS daycare. She then spoke of individuals that trespass on her property. She then spoke of motorists not respecting the Stop Sign on her street. She then asked that her street be made a One-Way.

Mayor Brownstein then responded that the City's Urban Development Department is tasked to look in to the issue of the fence as well as possibly making her street a one-way and the Public Safety Department is tasked to look in to the issue of people on her private property without her authorization.

The resident complained of a wooden structure holding a children's pool illegally placed on City property, specifically, by the daycare neighboring her immovable. Secondly, she complained of daycare staff smoking on her property.

Mayor Brownstein stated that the City could look into her issues and get back to her with any follow up that they could potentially undertake.

160801

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF
COUNCIL DATED JULY 11, 2016 AT 8:00 P.M.**

It was

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

AND RESOLVED:

"THAT the Minutes of the Regular Meeting of Council dated July 11, 2016 at 8:00 p.m. be and are hereby approved as submitted."
CARRIED UNANIMOUSLY

160802

MONTHLY DEPARTMENTAL REPORTS FOR JULY 2016

It was

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

AND RESOLVED:

“THAT the monthly departmental reports submitted for July, 2016 be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

160803

**LIBRARY – AUTHORIZATION TO APPLY FOR A GRANT FROM THE QUEBEC
MINISTER OF CULTURE AND COMMUNICATIONS**

WHEREAS the Quebec Minister of Culture and Communications has made funds available to autonomous public libraries through the program of ‘Project Support’ to support Collection Development;

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

“THAT the Côte Saint-Luc Council hereby authorizes the City of Côte Saint-Luc to request a grant for financial aid from the Quebec Minister of Culture and Communications under the Program of ‘Project Support’ – for the projects in the Collection Development for autonomous public libraries for the financial period of 2016-2017;

THAT Janine West, Library Services Director, or in her absence, Lisa Milner, Manager of Administrative Services, Library, be and is hereby authorized to sign all documents related to this request; in particular, the agreement to be signed with the Department of Culture and Communications;

THAT said resolution shall be accepted for immediate action.”
CARRIED UNANIMOUSLY

160804

**NOTICE OF MOTION – BY-LAW 2475 TO BE ENTITLED: “BY-LAW
2475 CREATING THE FEE SCHEDULE FOR THE ELEANOR LONDON
CÔTE SAINT-LUC PUBLIC LIBRARY FOR THE SEPTEMBER 2016 TO MARCH
2017 PERIOD”**

Councillor Mike Cohen gave Notice of Motion that By-Law 2475 to be entitled: “By-law 2475 creating the fee schedule for the Eleanor London Côte Saint-Luc Public Library for the September 2016 to March 2017 period” will be presented at a later meeting for adoption.

160805

**RESOLUTION TO WAIVE THE READING OF BY-LAW 2475 TO BE ENTITLED:
“BY-LAW 2475 CREATING THE FEE SCHEDULE FOR THE ELEANOR
LONDON CÔTE SAINT-LUC PUBLIC LIBRARY FOR THE SEPTEMBER 2016
TO MARCH 2017 PERIOD”**

WHEREAS, the above captioned by-law was given to members of Council on Friday, August 5, 2016;

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

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc unanimously waives the reading of By-Law 2475 to be entitled: “By-law 2475 creating the fee schedule for the Eleanor London Côte Saint-Luc Public Library for the September 2016 to March 2017 Period” when it will be presented for adoption, the whole in accordance with the law.”

CARRIED UNANIMOUSLY

160806

ADMINISTRATIVE SERVICES – APPOINTMENT OF A CITY EMPLOYEE TO CLAIM AN AMOUNT OF \$677.31 FROM REVENUE QUEBEC ON BEHALF OF THE CITY OF CÔTE SAINT-LUC

WHEREAS the City of Côte Saint-Luc wishes to appoint a City employee to claim an amount of \$677.31 that was deposited into the Revenue Quebec account;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby appoints Ileana Monica Matei, Manager of Financial Operations, to represent the City of Côte Saint-Luc in order to claim an amount of \$677.31 from Revenue Quebec for which the City of Côte Saint-Luc is the rightful owner and for which the amount must be returned to same;

THAT the aforementioned Ms. Matei be and is hereby authorized to sign any document to give effect to the foregoing.”

CARRIED UNANIMOUSLY

160807

RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF JULY 1, 2016 TO JULY 31, 2016

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED

“THAT the Côte Saint-Luc City Council approves the attached list of disbursements for the period of July 1, 2016 to July 31, 2016 for a total amount of \$4,604,712.96 in Canadian Funds;

THAT Treasurer’s certificate No.16-0140 dated August 1, 2016 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

160808

HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF ON CALL ASSISTANT ANIMATOR – FIXED-TERM CONTRACT, MANAGEMENT POSITION

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of Shayne Taylor-Haughton as an "on call" Assistant Animator (management position), for a fixed-term contract effective from June 27, 2016 to December 31, 2016;

THAT Treasurer's certificate number 16-0137 dated July 29, 2016 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."
CARRIED UNANIMOUSLY

160809

HUMAN RESOURCES – PARKS AND RECREATION DEPARTMENT - HIRING OF WHITE COLLAR AUXILIARY EMPLOYEES

It was

MOVED BY COUNCILLOR SAM GOLDBLOOM
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of the White Collar auxiliary employees whose names are listed on the document entitled "Part-Time Employees – White Collars - Hiring", dated July 28, 2016 and that said employees' term of employment will be as per the conditions of the collective agreement;

THAT Treasurer's certificate number 16-0138 dated July 29, 2016 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."
CARRIED UNANIMOUSLY

160810

HUMAN RESOURCES – LIBRARY – STATUS CHANGE OF LIBRARY CLERK – FROM AUXILIARY TO PERMANENT WHITE COLLAR

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves a status change for Library Clerk Anthony Grillone, from auxiliary white collar to permanent white collar, effective September 6, 2016."
CARRIED UNANIMOUSLY

160811

**HUMAN RESOURCES – PUBLIC WORKS – APPOINTMENT OF A
TEMPORARY DISTRIBUTION AGENT – MOTORIZED EQUIPMENT – WHITE
COLLAR, AUXILIARY POSITION, SICK LEAVE REPLACEMENT**

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the appointment of Céline Martineau as a temporary Distribution Agent – Motorized Equipment (white collar, auxiliary position), for a sick leave replacement, effective June 6, 2016;

THAT Treasurer's certificate number 16-0120 dated June 17, 2016 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

160812

**RESOLUTION IN FAVOUR OF NEUTRAL PACKAGING FOR TOBACCO
PRODUCTS**

WHEREAS tobacco is the most prevalent cause of sickness and avoidable death in Canada, killing approximately 37,000 people each year;

WHEREAS the tobacco *epidemic* is caused by an industry that uses all means at its disposal in order to render its products more attractive and its appearance less dangerous;

WHEREAS packaging is one of the most powerful promotional vehicles for tobacco products;

WHEREAS the *Federal Tobacco Control Strategy 2012-2017* must be renewed between now and March of 2017 and the standardization of packaging must be one of the first measures deployed within the context of an approved strategy;

WHEREAS in conformity with the recommendation of the *World Health Organization*, Australia, France, the United Kingdom and Ireland all adopted laws that demand neutral and standardized packaging for tobacco products and several other governments have also announced their intention to do so in the near future;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR GLENN J. NASHEN

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") requests that the Parliament of Canada legislates in order to demand neutral and standardized packaging for tobacco products the whole as more delineated as follows:

Neutral and standardized packaging will prohibit all the promotional elements of all tobacco products including the use of colors, images, logos, slogans, distinctive policies and finishings. Only the name and

brand shall be authorized and the health warnings shall remain present on the packaging;

The size and form of the packaging will be standardized, prohibiting therefore any specific formats such as slim and ultra-slim cigarette packages and which will result in reducing the size of the warning;

The appearance of the cigarettes will also be standardized; so, amongst other things, to prohibit the use of a brand, logo, colors and special finishes as well as to establish the norms on the length and diameter of the cigarettes.”

CARRIED UNANIMOUSLY

160813

AUTHORIZATION TO PROCEED WITH THE MUNICIPALISATION OF LOT 1 054 643 OF THE CADASTRE OF QUÉBEC AND DESIGNATION OF THE AFOREMENTIONED LOT FOR THE USE OF A ROAD OPEN TO PUBLIC TRAFFIC (M^cMURRAY AVENUE)

WHEREAS the City of Côte Saint-Luc (the “City”) acquired lots forming McMurray Avenue in 1958 by way of deed number 1378770;

WHEREAS subsequent to exchanges with an adjacent owner to lot 1 054 643, the City discovered that lot 1 054 643 of the Cadastre of Québec, a lot which forms part of McMurray Avenue, is seemingly owned by Westminster Homes Inc.;

WHEREAS considering the research in the Archives as well as the Québec Land Registry, it seems that the portion of McMurray Avenue did not form part of the transfer deed in favour of the City of Côte Saint-Luc;

WHEREAS considering that lot 1 054 643 of the Cadastre of Québec has been used as a public road open to public traffic for at least ten (10) years;

WHEREAS considering the City has not levied taxes for at least the last ten (10) years on lot 1 054 643 of the Cadastre of Québec;

WHEREAS considering that the conditions of Article 72 of the *Municipal Powers Act* in view of municipalising lot 1 054 643 of the cadastre of Québec have been respected;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby mandates Jonathan Shecter, City Clerk and/or M^e Andrea Charon, Assistant City Clerk to complete the process contemplated within Article 72 of the *Municipal Powers Act* in view of confirming that the City of Côte Saint-Luc is the rightful owner of lot # 1 054 643 of the Cadastre of Québec which constitutes a part of McMurray Avenue;

THAT Council further hereby declares that aforementioned lot 1 054 643 forms part of the public domain of the municipality as well as part of McMurray Avenue.”

CARRIED UNANIMOUSLY

COUNCILLOR GLENN J. NASHEN LEFT THE ROOM

160814

**PARKS AND RECREATION – PARTNERSHIP BETWEEN CUMMINGS CENTRE
AND THE CITY OF CÔTE SAINT-LUC TO PROVIDE A SENIORS DROP-IN
CENTRE**

WHEREAS the City of Côte Saint-Luc (“City”) and the Cummings Centre (“Centre”) have entered into a partnership that provides a solution to the closing of the René-Cassin Seniors Drop-In Centre and Caregiver Respite program;

WHEREAS the City has provided a new location for the Centre which will be a designated room and bathroom which are located in the Parks and Recreation/Aquatics and Community Centre complex based on the undertakings outlined in the signed letter dated and signed June 14, 2016 (“Letter Agreement”), attached hereto;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby approves the partnership between the City and Cumming Centre and acknowledges the undertakings for both parties to fulfill outlined in the Letter Agreement;

THAT the Letter Agreement attached, forms an integral part thereof;

THAT the City’s General Counsel be and is hereby authorized to sign the aforementioned Letter Agreement on the City’s behalf.”
CARRIED UNANIMOUSLY

COUNCILLOR GLENN J. NASHEN RETURNED TO THE ROOM

160815

**PARKS AND RECREATION – SERVICES CONTRACT FOR PRINTING OF
FALL/WINTER 2016-2017 SPRING/SUMMER 2017 AND FALL/WINTER
2017-2018 BROCHURES (C-28-16)**

WHEREAS the City of Côte Saint-Luc (the “City”) requires the printing of brochures for the fall/winter 2016, spring summer 2017 and fall/winter 2017-2018 brochures;

WHEREAS the City issued an invited call for tenders under Tender No. C-28-16 and invited five (5) companies to bid on the printing of the said brochures;

WHEREAS the lowest conforming bidder was *Impart Litho.*;

WHEREAS due to significant deadlines, the Fall/Winter 2016-2017 brochures had to be printed prior to tonight’s Regular Council meeting;

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) ratifies the awarding of the contract for the fall/winter 2016- 2017 brochures for an amount of \$13,193.60, plus applicable taxes, to *Impart Litho* for the printing of the Parks and Recreation Program of Activities and Services Fall/Winter 2016-2017 brochures;

THAT the Council approves the expense to *Impart Litho* for the remainder of the contract, namely the amount of \$26,387.20, plus applicable taxes, for the for the printing of the Parks and Recreation Program of Activities and Services Spring/Summer 2017 and the Fall/Winter 2017-2018 brochures;

THAT Treasurer’s Certificate No. TC16-0145 dated August 3, 2016 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

160816

**PUBLIC AFFAIRS, COMMUNICATIONS AND INFORMATION TECHNOLOGY –
PURCHASE, INSTALLATION, AND PROGRAMMING OF AN ACCESS
CONTROL SYSTEM AT PUBLIC SAFETY STATION (K-82-16)**

WHEREAS the City of Côte Saint-Luc (“City”) wishes to purchase and program a new access control system at the Public Safety Station;

WHEREAS on April 16, 2007, the Côte Saint-Luc City Council enacted By-law 2256 creating a working fund under By-law number 2256;

It was

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

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby approves and awards a contract for the purchase of access control hardware and programming of said hardware to Consultants techniques Technilogic Inc. and authorizes payment of \$8,821.89, plus applicable taxes, for the aforementioned hardware and programming;

THAT Treasurer’s certificate number TC 16-0141 dated August 3, 2016 has been issued by the Treasurer attesting to the availability of funds to cover the above-described expenses;

THAT Council further approves the borrowing pursuant to a noninterest-bearing loan from its working fund for this expenditure;

THAT the City shall provide every year out of its general fund, a sum sufficient to repay the loan back into the working fund;

THAT the terms of repayment shall not exceed five (5) years.”
CARRIED UNANIMOUSLY

160817

**PUBLIC AFFAIRS, COMMUNICATIONS AND INFORMATION TECHNOLOGY –
PURCHASE, INSTALLATION, AND PROGRAMMING OF AN ACCESS
CONTROL SYSTEM AT THE PUBLIC SAFETY STATION (K- 83-16)**

WHEREAS the City of Côte Saint-Luc (“City”) wishes to install a new access control system at its Public Safety Station;

WHEREAS on April 16, 2007, the Côte Saint-Luc City Council enacted By-law 2256 creating a working fund;

It was

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

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby approves and awards a contract for the installation of access control hardware to DIM Security Inc. and authorizes payment of \$3,811.40, plus applicable taxes, for the aforementioned installation;

THAT Treasurer’s certificate number TC 16-0142 dated August 3, 2016 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses;

THAT Council further approves the borrowing pursuant to a noninterest-bearing loan from its working fund for this expenditure;

THAT the City shall provide every year out of its general fund, a sum sufficient to repay the loan back into the working fund;

THAT the terms of repayment shall not exceed five (5) years.”
CARRIED UNANIMOUSLY

160818

**PUBLIC AFFAIRS, COMMUNICATIONS AND INFORMATION TECHNOLOGY –
PURCHASE OF ONE SAN DEVICE (K-65-16)**

WHEREAS the City of Côte Saint-Luc (“City”) wishes to purchase one (1) storage area network (“SAN”) device for its IT server room;

WHEREAS on April 16, 2007, the Côte Saint-Luc City Council enacted By-law 2256 creating a working fund;

It was

MOVED BY COUNCILLOR GLENN J. NASHEN
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby approves and awards a contract for the purchase by the City of one Lenovo S3200 SAN device from Commandare Technologies and authorizes payment of \$21,950, plus applicable taxes, for the aforementioned hardware;

THAT Treasurer's certificate number TC 16-0143 dated August 3, 2016 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses;

THAT Council further approves the borrowing pursuant to a noninterest-bearing loan from its working fund for this expenditure;

THAT the City shall provide every year out of its general fund, a sum sufficient to repay the loan back into the working fund;

THAT the terms of repayment shall not exceed five (5) years."
CARRIED UNANIMOUSLY

160819

**PUBLIC AFFAIRS, COMMUNICATIONS AND INFORMATION TECHNOLOGY –
PURCHASE OF TWO CISCO SWITCHES (K-64-16)**

WHEREAS the City of Côte Saint-Luc ("City") wishes to purchase two (2) Cisco switches for its IT server rooms;

WHEREAS on April 16, 2007, the Côte Saint-Luc City Council enacted By-law 2256 creating a working fund under By-law number 2256;

It was

MOVED BY COUNCILLOR GLENN J. NASHEN
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") hereby approves and awards a contract for the purchase by the City of two Cisco switches from Softchoice LP and authorizes payment of \$18,709.44, plus applicable taxes, for the aforementioned hardware;

THAT Treasurer's certificate number TC 16-0144 dated August 3, 2016 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses;

THAT Council approves the borrowing pursuant to a noninterest-bearing loan from its working fund for this expenditure;

THAT the City shall provide every year out of its general fund, a sum sufficient to repay the loan back into the working fund;

THAT the terms of repayment shall not exceed five (5) years."
CARRIED UNANIMOUSLY

160820

**NOTICE OF MOTION – BY-LAW 2424-1 ENTITLED: "BY-LAW 2424-1
AMENDING BY-LAW 2424 CONCERNING CODE OF ETHICS AND GOOD
CONDUCT FOR THE ELECTED MUNICIPAL OFFICERS OF THE CITY OF
CÔTE SAINT-LUC TO ADD A PROHIBITED ACT AND TO REPLACE THE
COMPETENT AUTHORITY FROM MINISTER TO COMMISSION"**

Councillor Dida Berku gave Notice of Motion that By-Law 2424-1 to be entitled: "By-Law 2424-1 amending by-law 2424 concerning code of ethics and good conduct for the elected municipal officers of the City of Côte Saint-Luc to add a

prohibited act and to replace the competent authority from Minister to Commission” will be presented at a later meeting for adoption.

160821

**RESOLUTION TO WAIVE THE READING OF BY-LAW 2424-1 ENTITLED:
“BY-LAW 2424-1 AMENDING BY-LAW 2424 CONCERNING CODE OF ETHICS
AND GOOD CONDUCT FOR THE ELECTED MUNICIPAL OFFICERS OF THE
CITY OF CÔTE SAINT-LUC TO ADD A PROHIBITED ACT AND TO REPLACE
THE COMPETENT AUTHORITY FROM MINISTER TO COMMISSION”**

WHEREAS, the above captioned by-law was given to members of Council on Friday August 5, 2016;

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

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc unanimously waives the reading of By-Law 2424-1 to be entitled: “By-Law 2424-1 amending by-law 2424 concerning code of ethics and good conduct for the elected municipal officers of the City of Côte Saint-Luc to add a prohibited act and to replace the competent authority from Minister to Commission” when it will be presented for adoption, the whole in accordance with the law.”

CARRIED UNANIMOUSLY

160822

**TABLING OF DRAFT BY-LAW 2424-1 ENTITLED: “AMENDING BY-LAW 2424
CONCERNING CODE OF ETHICS AND GOOD CONDUCT FOR THE ELECTED
MUNICIPAL OFFICERS OF THE CITY OF CÔTE SAINT-LUC TO ADD
PROHIBITED ACT AND TO REPLACE THE COMPETENT AUTHORITY FROM
MINISTER TO COMMISSION”**

Councillor Dida Berku tabled a copy of the draft By-law 2424-1 entitled: “By-Law 2424-1 amending by-law 2424 concerning code of ethics and good conduct for the elected municipal officers of the City of Côte Saint-Luc to add a prohibited act and to replace the competent authority from Minister to Commission” when it will be presented for adoption, the whole in accordance with the law.”

160823

**NOTICE OF MOTION – BY-LAW 2393-1 ENTITLED: “BY-LAW 2393-1
AMENDING BY-LAW 2393 ENTITLED: “BY-LAW 2393 ADOPTING A CODE OF
ETHICS AND GOOD CONDUCT FOR THE EMPLOYEES OF THE CITY OF
CÔTE SAINT-LUC” TO ADD AN ASSOCIATED CONDUCT”**

Councillor Dida Berku gave Notice of Motion that By-Law 2393-1 to be entitled: “By-law 2393-1 amending by-law 2393 entitled: “By-law 2393 adopting a code of ethics and good conduct for the employees of the City of Côte Saint-Luc” to add an Associated Conduct” will be presented at a later meeting for adoption.

160824

RESOLUTION TO WAIVE THE READING OF BY-LAW 2393-1 TO BE ENTITLED: "BY-LAW 2393-1 AMENDING BY-LAW 2393 ENTITLED: "BY-LAW 2393 ADOPTING A CODE OF ETHICS AND GOOD CONDUCT FOR THE EMPLOYEES OF THE CITY OF CÔTE SAINT-LUC" TO ADD AN ASSOCIATED CONDUCT"

WHEREAS, the above captioned by-law was given to members of Council on Friday, August 5, 2016;

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

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Council of the City of Côte Saint-Luc unanimously waives the reading of By-Law 2393-1 to be entitled: "By-law 2393-1 amending by-law 2393 entitled: "By-law 2393 adopting a code of ethics and good conduct for the employees of the City of Côte Saint-Luc" to add an Associated Conduct" when it will be presented for adoption, the whole in accordance with the law."

CARRIED UNANIMOUSLY

160825

TABLING OF DRAFT BY-LAW 2393-1 ENTITLED: "BY-LAW 2393-1 AMENDING BY-LAW 2393 ENTITLED: "BY-LAW 2393 ADOPTING A CODE OF ETHICS AND GOOD CONDUCT FOR THE EMPLOYEES OF THE CITY OF CÔTE SAINT-LUC" TO ADD AN ASSOCIATED CONDUCT"

Councillor Dida Berku tabled a copy of the draft By-law 2393-1 entitled: "By-law 2393-1 amending by-law 2393 entitled: "By-law 2393 adopting a code of ethics and good conduct for the employees of the City of Côte Saint-Luc" to add an Associated Conduct" when it will be presented for adoption, the whole in accordance with the law."

160826

URBAN DEVELOPMENT – APPROVAL OF CHANGE ORDER NO.2 FOR BOILER CONVERSION HEATING SYSTEM EXTERIOR POOL (C-25-14)

WHEREAS the City of Côte Saint-Luc (the "City") undertook the project for the replacement of the boilers for the heating system of the exterior pool at the Parks and Recreation Building;

WHEREAS in the summer of 2015, the boilers were not found to be in working order;

WHEREAS the City put in place a temporary solution for the 2015 season, namely the installation of a temporary heat exchanger;

WHEREAS in the summer of 2016, MLC, the professional engineering firm instituted what was to be a permanent solution, namely a permanent heat exchanger;

WHEREAS the change order for this project is the cost of both the temporary and permanent solution, the temporary and permanent heat exchangers respectively;

WHEREAS it is in the best interests of the City to approve the second change order concerning this project;

WHEREAS a portion of the financing will be from the 10% contingency associated with this project in the amount of \$8,797.37, plus applicable taxes, from PO number 5220;

WHEREAS it is in the best interests of the City ("City") to appropriate the remainder of the monies for the payment of said amount of \$20,872.80, plus applicable taxes, from the City's Unrestricted Surplus Account;

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

"THAT the Preamble hereto shall form an integral part hereof as if recited at length;

THAT the Côte Saint-Luc City Council ("Council") hereby approves and ratifies change order no. 2 for its contractor, l'Heureux Mongeau J.C. Lauzon Inc., pursuant to Tender C-25-14, in the amount of \$29,670.17, plus applicable taxes;

THAT Council hereby approves the appropriation of \$8,797.37, plus applicable taxes, from the 10% contingency associated with this project;

THAT Council hereby approves the appropriation of \$20,872.80, plus applicable taxes - which represents the balance of the change order - from the City's unrestricted surplus;

THAT Treasurer's Certificate No. TC-16-0146 dated August 3, 2016 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

160827

**URBAN DEVELOPMENT – PROFESSIONAL SERVICES FOR THE STREET
CONDITION ASSESSMENT FOR TECQ 2014-2018 (K-81-16)**

WHEREAS the *Ministère des Affaires municipales et Occupation du territoire* (MAMOT) instituted the "*Programme de la taxe sur l'essence et de la contribution du Québec 2014-2018 (TECQ)*" in 2014;

WHEREAS in order to fulfill the professional services requirement in order to be eligible for the TECQ grant, the City of Côte Saint-Luc (the "City") hired CIMA, a consultant who was mandated for the elaboration of an intervention plan;

WHEREAS the City submitted the intervention plan, the work programming plan and the resolution adopting the plans to the MAMOT on February 16, 2016;

WHEREAS the MAMOT verified the documents and approved the priorities 1,2 and 3 as part of the intervention plan;

WHEREAS the MAMOT requested a new *streets condition assessment* to be implemented at the latest, the summer of 2016, in accordance with the ASTM D-6433 (American standard) in order to fully approve the intervention plan;

WHEREAS SNC Lavalin GEM inc. (previously Qualitas) performed similar work in 2003;

WHEREAS the City received a quotation in the amount of \$21,150.00, plus applicable taxes, from SNC Lavalin GEM inc. to perform the professional services including the streets condition assessment and the implementation and training of a software program whereby all the collected data will be integrated and sent to the MAMOT;

WHEREAS this expense will be covered by the TECQ grant;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a professional services contract to SNC Lavalin GEM inc., pursuant to the Consultant Agreement K-81-16 entered into on August 4, 2016;

THAT the aforementioned Agreement contemplates the fees for the professional services to be rendered for a maximum amount of \$21,150.00, plus applicable taxes,

THAT the described expenses shall be financed from loan By-law 2446 previously approved by the MAMOT;

THAT Treasurer’s Certificate No. TC-16-0139 dated July 29, 2016 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

160828

**URBAN DEVELOPMENT - PURCHASE OF A PORTION OF A CITY-OWNED
LANE ADJACENT TO 624 WOLSELEY AVENUE (K-78-16)**

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the City of Côte Saint-Luc (“City”) hereby accepts the proposed purchase by Sébastien Poussard and Leonie Lavoie (collectively, “Poussard” or “Purchaser”) of 207.8 square feet of City-owned property, cadastral number 5 952 135 (“Secondary Property”), adjacent to 624 Wolesley Avenue (“Principal Property”) owned by Poussard, and this for the sum of \$52.48 per square foot, for a total of \$10,905.34, plus applicable taxes;

THAT the conditions of purchase shall include: (a) a disclaimer of all express and implied contractual and statutory guarantees – with the Purchaser purchasing the Secondary Property on an as-is/where-is basis completely free and clear to the City; (b) the obligation of the Purchaser to pay all applicable costs relating to this purchase including land surveyor costs, notarial fees, publication costs and the cost of providing two (2) originals or certified true copies of the

published Deed of Sale to the City; (c) the obligation of the Purchaser, at the Purchaser's expense, to promptly re-subdivide the Secondary Property into one lot with the Purchaser's Principal Property; and (d) such other terms as the City's General Counsel shall consider appropriate;

THAT the Côte Saint-Luc City Council ("Council") hereby authorizes the City's General Counsel to enter into a purchase agreement with the Purchaser outlining the conditions enumerated above and to negotiate and execute on the City's behalf a notarial Deed of Sale incorporating the aforesaid terms;

THAT Council hereby authorizes Christian Chiasson, the City's Coordinator of Urban Planning, to sign the document entitled, "Approbation du Propriétaire" (dossier 1117413), prepared by Jean Girard, arpenteur-géomètre and dated June 29, 2016, minute number 16510 the whole pursuant to a plan numbered with the indication G 4498."

CARRIED BY THE MAJORITY OF THE VOTES WITH COUNCILLOR STEVEN ERDELYI DISSENTING

160829

**NOTICE OF MOTION – BY-LAW NO. 2473 TO BE ENTITLED:
"BY-LAW 2473 TO ADD RESTRICTIONS ON PET STORES CONCERNING THE
SALE OF DOGS AND CATS IN THE CITY OF CÔTE SAINT-LUC"**

Councillor Mike Cohen gave notice of motion that By-Law 2473 to be entitled: "By-law 2473 to add restrictions on pet stores concerning the sale of dogs and cats in the City of Côte Saint-Luc" will be presented at a later meeting for adoption.

160830

**RESOLUTION TO WAIVE THE READING OF BY-LAW No. 2473 TO BE
ENTITLED: "BY-LAW 2473 TO ADD RESTRICTIONS ON PET STORES
CONCERNING THE SALE OF DOGS AND CATS IN THE CITY OF
CÔTE SAINT-LUC"**

WHEREAS, the above captioned by-law was given to members of Council on Friday, August 5, 2016;

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

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

THAT the Côte Saint-Luc City Council waives the reading of By-Law No. 2473 to be entitled: "By-law 2473 to add restrictions on pet stores concerning the sale of dogs and cats in the City of Côte Saint-Luc"

CARRIED UNANIMOUSLY

160831

**RESOLUTION TO ADOPT DRAFT BY-LAW No. 2088-9 TO BE ENTITLED:
“BY-LAW AMENDING CONSTRUCTION BY-LAW NO. 2088 OF THE CITY OF
CÔTE SAINT-LUC IN ORDER TO PROHIBIT ANY EXCAVATION OF ANY LOT
OR LAND WITHOUT OBTAINING A PERMIT ISSUED BY THE DIRECTOR AS
WELL AS TO COMPEL REQUIRED CONSTRUCTION FENCING TO BE
COMPLETELY OPAQUE”**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

THAT the Council of the City of Côte Saint-Luc hereby adopts draft By-Law No. 2088-9 to be entitled: “By-law amending Construction By-law No. 2088 of the City of Côte Saint-Luc in order to prohibit any excavation of any lot or land without obtaining a permit issued by the Director as well as to compel required construction fencing to be completely opaque”.
CARRIED UNANIMOUSLY

160832

**BY-LAW 2474 TO BE ENTITLED: “BY-LAW TO AMEND THE MASTER PLAN
NO.04-407 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO BRING IT INTO
COMPLIANCE WITH THE LAND USE AND DEVELOPMENT PLAN OF THE
AGGLOMERATION OF MONTREAL” - RESOLUTION TO ADOPT BY-LAW**

This item was deferred to a subsequent meeting.

160833

**BY-LAW 2217-53 TO BE ENTITLED: “BY-LAW 2217-53 TO AMEND THE
ZONING BY-LAW 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO
BRING IT TO COMPLIANCE WITH THE CITY OF CÔTE SAINT-LUC PLANNING
PROGRAMME NO 2474” - RESOLUTION TO ADOPT BY-LAW**

This item was deferred to a subsequent meeting.

160834

**BY-LAW 2089-6 TO BE ENTITLED: “BY-LAW TO AMEND THE BY-LAW
REGULATING CADASTRAL OPERATIONS NO 2089 OF THE CITY OF
CÔTE SAINT-LUC IN ORDER TO BRING IT TO COMPLIANCE WITH THE CITY
OF CÔTE SAINT-LUC PLANNING PROGRAMME NO 2474” - RESOLUTION TO
ADOPT BY-LAW**

This item was deferred to a subsequent meeting.

160835

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5640 YAD MORDECHAI – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC

SECONDED COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the site planning and architectural integration programs received June 23, 2016 showing the addition of a basement room under the rear concrete balcony of an existing, single-family detached dwelling on lot 1561432 at 5640 Yad Mordechai and prepared by Mr. F. D’Aumont, architect; for the Planning Advisory Committee meeting of July 6, 2016, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

160836

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5895 BEETHOVEN – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the site planning and architectural integration programs received June 29, 2016 showing modifications to the façades (after a fire) of an existing, single-family detached dwelling on lot 1560802 at 5895 Beethoven and prepared by M. Y. Farkas, architect; for the Planning Advisory Committee meeting of July 6, 2016, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

160837

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 6822 KILDARE – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the site planning and architectural integration programs received June 30, 2016 showing modifications to the front façade (exterior material) for a detached, single-family dwelling on lot 1561337 at 6822 Kildare and prepared by Ms. R. Lallouz, architectural technician for the Planning Advisory Committee meeting of July 6, 2016, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

160838

**URBAN PLANNING – MINOR EXEMPTION – 5725 WESTMINSTER –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR RUTH KOVAC

SECONDED COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5725 Westminster, Lot 1052733, be and is hereby approved, the whole as more amply delineated hereunder:

The request is in order to allow for an existing, single-family, detached dwelling built in 1955 under permit no. 136 to be located at 1,87m (6.14 ft.) from the East side land line instead of the minimum required side setback of 1,98m (6.5 ft.) and 1,85m (6.07 ft.) from the West side land line instead of the minimum required side setback of 1,98m (6.5 ft.). The foregoing is in accordance with the provisions of Zoning By-law 2217, Annex “B” (zone RU-21).”
CARRIED UNANIMOUSLY

160839

URBAN PLANNING – MINOR EXEMPTION – 5751 DAVIES – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5751 Davies, Lot 1052280, be and is hereby approved, the whole as more amply delineated hereunder:

The request is in order to allow for an existing, single-family, detached dwelling built in 1955 under permit no. 100 to be located at 3,07m (10.07 ft) from the side land line facing Kildare road instead of the minimum required secondary front setback of 4,57m (15.0 ft). The foregoing is in accordance with the provisions of Zoning By-law 2217, Annex “B” (zone RU-40).”
CARRIED UNANIMOUSLY

160840

URBAN PLANNING – MINOR EXEMPTION – 5815 DAVIES – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5815 Davies, Lot 1051943, be and is hereby approved, the whole as more amply delineated hereunder:

The request is in order to allow for a proposed, (subdivided) corner land which shall contain two proposed, single-family semi-detached dwellings, to have a total frontage of 26,34m (86.41 ft.) to be facing Davies Avenue instead of the minimum required frontage of 26,67m (87.5 ft.) for the corner land containing semi-detached dwellings. The foregoing is in accordance with the provisions of the Zoning by-law No. 2217, Annex “B” (zone 40).”

CARRIED UNANIMOUSLY

160841

**RESOLUTION TO ESTABLISH THE STANCE OF THE CITY OF
CÔTE SAINT-LUC COUNCIL ON ISSUES TO BE PRESENTED AT THE
MONTREAL URBAN AGGLOMERATION COUNCIL MEETING**

WHEREAS according to section 4 of *An Act respecting the exercise of certain municipal powers in certain urban agglomerations* (R.S.Q., c. E-20.001) (hereinafter “the Act”), the urban agglomeration of Montreal is made up *inter alia*, of the City of Côte Saint-Luc since January 1, 2006;

WHEREAS according to section 58 of the Act, every central municipality has an urban agglomeration council, the nature, composition and operating rules of which are set out in an order in council and that this agglomeration council constitutes a deliberative body of the municipality;

WHEREAS under section 59 of the Act, every municipality must be represented on the urban agglomeration council;

WHEREAS according to section 61 of the Act, at a meeting of the council of a related municipality, the Mayor informs the council of the matters that are to be considered at a future meeting of the urban agglomeration council, sets out the position the Mayor intends to take on any matter referred to at the urban agglomeration council meeting, discusses that position with the other members present and proposes the adoption of a resolution establishing the council’s stance;

WHEREAS agglomeration council meetings may be held in September 2016 for which members of the municipal council shall establish the stance that it wishes to take;

It was

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

AND RESOLVED

“THAT Council take the following stance in view of any Agglomeration Council meetings to be held in September 2016 as follows:

- to authorize the Mayor or his duly authorized replacement to make any decisions he deems necessary and in the best interest of the City of Côte Saint-Luc and its residents regarding the items on the agenda of the Agglomeration Council meetings to be held in September 2016 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

SECOND QUESTION PERIOD

The second question period started at 9:40 p.m. and finished at 9:51 p.m. Two (2) people asked to speak and they were heard.

- 1) Harold Forrester

The resident inquired regarding whether there was something on the agenda tonight regarding the Cavendish Extension project to which Mayor Brownstein clarified that although the reference to the Cavendish Extension was only

mentioned because it is indicated within the City's Master Plan (on tonight's agenda but deferred), he would nonetheless be glad to give the resident an update as to where the project is at. He then explained that the City of Montreal has put a reserve on certain land necessary to realize the Cavendish Extension. Further to that end, he explained, the City of Montreal is currently in negotiations with CP to purchase certain property to put in the necessary infrastructure to realize the project. Mayor Brownstein then stated that all levels of government support the extension.

The resident then called upon the City to make the Cavendish Extension a high priority as he deemed the current traffic situation unbearable.

2) Dr. Bernard Tonchin

The resident inquired as to what the date of the Cavendish Extension is in terms of its realization to which Mayor Brownstein stated that the construction is slated to commence in 2020 but that he did not have an end date.

160842

APPROVAL OF THE ADJOURNMENT OF THE MEETING

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 9:52 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

JONATHAN SHECTER
CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
160814	Annex A	Letter of Agreement between Cummings Centre and the City of Côte Saint-Luc



June 14, 2016

Via Email to:

Pauline Grunberg, Executive Director
Cummings Centre
5700 Westbury Avenue
Montreal, Quebec, H3W 3E8
514-343-3529 ext. 3501
pauline.grunberg@cummingscentre.org

RE : DROP IN CENTRE – UNDERTAKINGS BY CÔTE SAINT-LUC AND CUMMINGS CENTRE

Dear Ms Grunberg,

The City of Côte Saint-Luc ("City") is delighted that the New Horizons grant ("Grant") for the Senior Drop In Centre ("Centre") has been approved. The City is looking forward to the strategic alliance with The Cummings Centre ("Cummings") that provides a solution to the closing of the René-Cassin Seniors Drop-In Centre and Caregiver Respite program. The City has provided a new location for the Centre which will be in a designated room and bathrooms which are located in the Parks and Recreation/Aquatics and Community Centre complex ("Premises").

The initial term of the arrangement will be for three (3) years ("Term"). It is understood that the Term, contemplated to start on or about August 29th, 2016, can be reduced at any time by the Cummings due to reduced participation or lack of funding. Cummings must provide the City with at least a three (3) month notice in writing. The Centre's estimated opening hours will be from 9 am- 4 pm, five (5) days a week. As discussed, Cummings will assume the cost and responsibility for the staffing, programming, operations and management of this Centre at the Premises. Cummings will pay to the City all additional human resources expenses that they incur that are required to have the program run, including but not limited to the salaries of the Blue Collar employees, security agents and attendants as well as costs related to maintaining the Premises including but not limited to all "materials" such as electricity, toilet paper, supplies and other maintenance costs subject to the approval of the grant officer. The estimated cost of these expenses should not exceed a total amount of \$6,666.00 for the first year. All amounts claimed by the City must be justified with detailed invoices and must be approved by Cummings prior to the payment. For the following two (2) years of the Term, if the program is successful, the proposed amounts will not exceed \$12,000.00 and \$15,000.00 for each year respectively. Again the City must justify the expenses and have them approved by Cummings.

The City has also agreed to perform the necessary renovations and upgrades to the Premises, including, but not limited to, access on the main floor, the installation of a small kitchenette, storage, certain upgrades to the handicap bathroom and a ramp at the emergency exit. Cummings has allocated from the Grant an amount that should not exceed \$10,000.00 to be paid to the City for the upgrades upon pre-authorized approvals of detailed invoices at competitive prices by Cummings. Cummings has agreed to allocate a maximum of \$5,000.00 for the purchase of equipment pre-approved and requested by Cummings. These amounts will be disbursed by Cummings to the City as the funding becomes available to Cummings over the course of the first year. The City will aim to finalize the renovations and upgraded by August 1, 2016. The target date for opening the Centre is August 29, 2016.

By signing the letter Cummings hereby indemnifies, exonerates, defends and holds harmless, save and except for acts of gross negligence, the City and all affiliates, elected officials, employees, agents and representatives, volunteers of the City, from and against all direct and indirect claims, demands and damages, in capital, interest, costs of whatsoever nature and whenever arising in connection with this arrangement.

As well, without limitation, Cummings shall defend, hold harmless and indemnify the City and all affiliates, elected officials, employees, agents and representatives, volunteers of the City for any and all claims, costs, expenses and liabilities, of whatsoever nature, in connection with the arrangement, the Premises, and any other matter expressed in or implied under this arrangement.

Furthermore, Cummings shall be solely and exclusively responsible for the administration, management and all matters related to the operations of the Centre to the complete exoneration of the City in capital, interests and costs, to assume and pay the salaries of the employees running the Centre and be solely and exclusively responsible, to the complete exoneration of the City, in capital, interests and costs, for the conduct and remuneration of its employees (including, without limitation, all salaries, benefits, CSST, workmen's compensation, etc.) and all insurance premiums associated with the insurance required under this arrangement.

For the duration of the Term, Cummings shall maintain an insurance policy for damage to property and all-risks civil responsibility, the coverage limits of which will be for an amount of not less than ONE MILLION DOLLARS (**\$1,000,000**) per occurrence. Cummings has agreed to name the City as an additional insured on such policy with a \$0 deductible payable by the City. Cummings shall remit to the Lessor a certificate of the requested insurance policy.

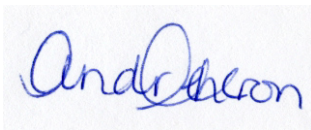
Kindly indicate your agreement to all of the above by signing in the space provided hereinbelow, at which point we shall have a mutually binding agreement. Kindly scan back your signed letter agreement as soon as possible. Your scanned signature and emailed document shall be deemed an original and together with this Letter Agreement

signed by the undersigned, shall form one, the same, and the entire agreement of the parties, which the parties have agreed to draft in English (que les parties ont consenties à rédiger en anglais).

We look forward to continuing our working together on this wonderful social project. Feel free to contact the undersigned if you should need any further assistance.

Best regards,

Me Andrea Charon



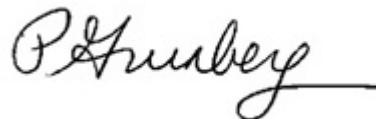
General Counsel
City of Côte Saint-Luc

Cc: Mitchell Brownstein, Mayor
Dida Berku, Council member
Nadia DiFuria, Interim City Manager
Jonathan Shecter, Interim Associate City Manager
Cornelia Ziga, Associate Director for Park and Recreation

READ, UNDERSTOOD AND AGREED:

Cummings Centre: Pauline Grunberg, Executive Director

Signature of an authorized signing officer:



Date: June 15, 2016