

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, MAY 29, 2017, AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 7:00 P.M.**

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PRESENT:

Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B. presiding  
Councillor Sidney Benizri  
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

ALSO PRESENT:

Ms. Nadia Di Furia, Interim City Manager  
M<sup>e</sup> Jonathan Shecter, Associate City Manager and City Clerk, acted  
as Secretary of the meeting

**QUESTION PERIOD**

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The question period started at 7:04 p.m. and finished at 7:25 p.m. Four (4) people asked to speak and they were heard.

1) Rabbi Yehouda Benoliel

The resident explained that 21 years ago, his father started his existing synagogue and that his community flourished. He further added that by 2002-2003, his congregation required a larger place. In 2013, he stated that he found a lot to his liking and then *gambled* by purchasing the lot; even if it was not zoned for a synagogue. He then stated that the Zoning Amendment process to allow the construction of a Synagogue on this lot has been ongoing for four years and that during this time, he has incurred many expenses. He then added that now that the Zoning Amendment process is ongoing, the project, he noticed, was disturbing for certain neighbours. The resident then explained, however, that his Synagogue cannot function well in its current location and therefore, his congregation requires another home. He then called upon the Côte Saint-Luc City Council to assist him in trying to find a suitable location (should the Zoning Amendment be defeated by the Qualified Voters). Mayor Brownstein then explained to the resident that the City supports its religious institutions and that it always try to do what it can to support them.

Mayor Brownstein then stated that in reference to the current Zoning Amendment process, a large number of Qualified Voters (in Zones RU-67 and RU-48) have already manifested their opposition to the project and therefore, it is likely that sufficient numbers will be obtained during the date of the Register.

2) Mr. Elazar Eliashiv

The resident wished to give Rabbi Benoliel credit for realizing that many of his fellow residents do not oppose his synagogue; just its newly, proposed location. The resident also declared that he would be willing to assist the Rabbi to find a more suitable location for his Synagogue.

3) Anne-Murielle Hassan

The resident went on record as not opposing the project which is the object of the proposed zoning amendment; just its location.

4) David Azoulay

The resident asked the City to look in to having Community Cars in Côte Saint-Luc to which Mayor Brownstein responded that the City could look in to it.

The resident then requested that the City enhance its current dog park and also segregate the larger canines from the smaller ones to which Councillor Cohen responded that the City has already formed a committee on the issue. Councillor Erdelyi then added that the City is looking into building a second dog run.

The resident then requested that the City verify the dog run on Westminster for ideas for possible enhancement to its current dog run to which Mayor Brownstein responded that the City could indeed do so.

170540

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF  
COUNCIL DATED MAY 8, 2017 AT 8:00 P.M.**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated May 8, 2017 at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

170541

**RESOLUTION TO WAIVE THE READING OF BY-LAW 2490 TO  
BE ENTITLED: “BY-LAW 2490 TO AMEND BY-LAW 921 (ALREADY  
AMENDED BY BY-LAW 2159) REGULATING NOISE IN THE CITY OF  
CÔTE SAINT-LUC)”**

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WHEREAS, the above captioned by-law was given to members of Council on Friday, April 28, 2017;

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 2490 to be entitled: “By-law 2490 to amend By-law 921 (already amended by By-law 2159) regulating noise in the City of Côte Saint-Luc” when it will be presented tonight for adoption, the whole in accordance with the law.”

CARRIED UNANIMOUSLY

170542

**BY-LAW ENTITLED: "BY-LAW 2490 TO AMEND BY-LAW 921 (ALREADY AMENDED BY BY-LAW 2159) REGULATING NOISE IN THE CITY OF CÔTE SAINT-LUC)" - ADOPTION**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

"THAT By-law entitled: "By-law 2490 to amend By-law 921 (already amended by By-law 2159) regulating noise in the City of Côte Saint-Luc)" be and is hereby adopted and numbered 2490."

CARRIED UNANIMOUSLY

170543

**REQUEST FOR A SPECIAL PERMIT PURSUANT TO BY-LAW 921**

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WHEREAS, in light of tonight's adoption of By-law 2490, Trantor Realty (MTL.) Inc. made a request for a Special Permit pursuant to by-law 2159 (amending by-law 921) which states:

"However, the City Council under special circumstances may grant permits for the carrying out of the above works, within the respective above-mentioned time periods"

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

"THAT Council hereby grants the Special Permit the whole as per by-law 2159 as well as Annex A entitled: "(Annex "A" to Application for Special Permit)" to form an integral part of the Minutes."

CARRIED UNANIMOUSLY

170544

**BY-LAW NO. 2217-54 TO BE ENTITLED: "BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO REDUCE THE ACTUAL LIMITS OF ZONE RU-67 AND TO CREATE WITHIN THE FORMER LIMITS OF ZONE RU-67, THE NEW ZONE IR-20" - ADOPTION**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

"THAT in conformity with *"An Act respecting Land Use and Development"*, the Council of the City of Côte Saint-Luc hereby adopts By-Law No. 2217-54 to

be entitled: "By-law to amend the Zoning by-law No. 2217 of the City of Côte Saint-Luc in order to reduce the actual limits of zone RU-67 and to create within the former limits of zone RU-67, the new zone IR-20."

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLORS RUTH KOVAC AND STEVEN ERDELYI BOTH DISSENTING.

**Councillor Kovac:** Thank you Mr. Mayor. I don't want to go on and repeat everything that was said at the last meeting, because my position is quite clear; it was never about voting against any religious institution it was strictly a zoning issue, a location. It was something that we went through in 1999 with the Chabad, which was at the other end of the Mall. It wasn't the appropriate location then, and at this end of the mall, it's not the appropriate location either, especially since we've just been through an entire zoning process, very recently, and therefore I feel again that it isn't an appropriate location. And really what was brought to light for me tonight was that if the Kollel/synagogue is growing in such numbers, that certainly it is not the right location because the lot is too small to accommodate what you really should be looking at, which is a place for growth. I liken it to when they built City Hall and I got elected and I came to Mr. Butler, "but we're bursting at the seams we have no room." There wasn't foresight to go to another floor because we didn't plant the roots properly. So to go to a building where your roots aren't strong enough to support growth, to me doesn't speak of a good location. But apart from that, yes, it was gamble many years ago that we took, and yes, the residents do have the right to say "no thank you", and yes we have an obligation, like we did before, to work with you to help you find another, more appropriate location. And probably, closer to where most of the people already live, rather than coming you know, another half a mile or, I'm not sure exactly how far you have to walk, but that much further than your current location today. Yes, I would be interested in helping to look for a better, more appropriate location closer to where your congregation is now. The other thing is that the residents, as well as the Mall who sent us a legal letter, have clearly indicated, clearly indicated, with 33 people coming in, that this is not what they wish to have. Everybody knows that the numbers are public. So for me to *schlep* this out and for someone who doesn't speak a word of yiddish I know what the word *schlep* means, to drag this out, to June the 15<sup>th</sup>, and ask the same residents to come a second time to say the same the same thing, is a little bit unfair. We already know that we are not going to go to a referendum, and to say that this is another referendum, and make people come out. On June the 15<sup>th</sup>, I am completely booked that day, so I don't know how many other people are booked that day. Is it fair, when they've already come out with the written petition? Secondly, they've come to request that the Register be open, and to ask them now a third time, to say "no thank you?" And they've clearly indicated their willingness to help us find a new location, why are we dragging this out again? It's not fair to anyone, it makes no sense and you yourself have said, we're not going to a referendum, Council has said that, we know that 33 out of 56 people have voiced their objections, I can't understand why we're imposing this again on our residents, it's just not logical. Were we not elected to make the decisions? Based on all the information that we are now presented with, as much as it doesn't sound nice, to vote against it, I'm not voting against the synagogue, I'm not voting against a religious institution, I am voting against this particular location, with a commitment to helping find a better location.

170545

**IT – PURCHASE OF SECURITY CAMERAS FOR PIERRE ELLIOTT TRUDEAU PARK**

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WHEREAS the City of Côte Saint-Luc ("City") needs to purchase four (4) security cameras to be installed in Pierre Elliott Trudeau Park;

WHEREAS the City asked for quotes from three (3) companies and the lowest quote was received from iMotion Security (“iMotion”);

It was

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

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to iMotion, the lowest bidder, for the purchase of four (4) security cameras for a total amount of \$18,388.00, plus applicable taxes;

THAT the described expenses shall be financed from loan By-law 2447 entitled: “By-law 2447 authorizing a loan of \$2,861,000 for upgrading playground equipment and parks facilities” previously approved by the *Ministère des Affaires municipales et Occupation du territoire*;

THAT Treasurer Certificate 17-0128 dated May 25, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

170546

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE RE-TUBING  
IN THE EVAPORATOR CYLINDER OF THE CHILLER IN CITY HALL**

WHEREAS the City of Côte Saint-Luc (“City”) requires the re-tubing in the evaporator cylinder of its chiller in City Hall;

WHEREAS the City requested two quotes and the lowest quote was from *Les Soudeurs Devil Inc.*;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED

“THAT the Côte Saint-Luc City Council (“Council”) hereby awards a contract for the re-tubing in the evaporator cylinder of its chiller in City Hall to the company with the lowest quotation, *Les Soudeurs Devil Inc.* and authorises payment of an amount not to exceed \$18,500.00, plus all applicable taxes;

THAT furthermore, the City shall consider an amount of 10% plus applicable taxes for any potential contingencies and extras, if required, that are first approved according to the City’s procedures;

THAT the described expenses shall be financed from the City’s Working Fund as a non-interest-bearing loan;

THAT Council 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;

THAT Treasurer's Certificate number TC 17-0130 dated May 29, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

170547

**IT – PURCHASE OF FIREWALL SOFTWARE SUBSCRIPTION**

WHEREAS the City of Côte Saint-Luc ("City") wishes to purchase a three-year software subscription service, which is needed to operate the firewalls that help protect its computer network;

WHEREAS the City received three quotations for the software subscription service;

WHEREAS the lowest quotation was from CDW Canada;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

"THAT Côte Saint-Luc City Council hereby approves the purchase of a three-year software subscription for Fortiguard Services and authorizes payment of \$21,743.47, plus applicable taxes for the aforementioned software to CDW Canada;

THAT Treasurer's certificate number TC 17-0127 dated May 25, 2017 has been issued by the Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

**PASSING AWAY OF ELEANOR LONDON**

Mayor Brownstein advised the public of the unfortunate passing away of former City of Côte Saint-Luc Library Director, Eleanor London. He explained to the public that when it came to the library, she was very customer-service oriented, dedicated and passionate.

170548

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

It was

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

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 7:49 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

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JONATHAN SHECTER  
CITY CLERK

<b>LIST OF ANNEXES</b>		
<b>Resolution number</b>	<b>Corresponding Annex</b>	<b>Document</b>
170543	Annex A	Annex "A" to application for special permit

**(ANNEX "A" TO APPLICATION FOR SPECIAL PERMIT)**

a) For the period until June 15, 2017:

- Weekdays, from 7 a.m. until 7 p.m.;
- A cumulative total of four (4) days falling on a Saturday, it being understood that should there not be a total of four (4) workable weekend days before June 15, unused Saturdays can be used post June 15, 2017 in order to complete excavation. Work to begin no earlier than 9 a.m. and to cease as of 5 p.m. on any such Saturday.

b) From June 15, 2017 until the end of the year:

- Concrete super structure work;
- No work during the construction holidays (two (2) weeks) as well as the last week of December and the first week of January;
- Commencement weekdays: 7 a.m.
- Twice every six (6) days, work is to be permitted until 9 p.m. (necessary for concrete pouring/finishing work regarding concrete);
- Fifty percent (50%) of Saturdays, for a maximum of twenty-five (25) Saturdays, 9 a.m. until 5 p.m., subject to the six (6) day cycle immediately above.

c) January 15, 2018 until March 15, 2018:

- Work consists of precast installation;
- Weekdays, from 7 a.m. until 7 p.m.;
- Five (5) Saturdays during this period and this, from 9 a.m. until 5 p.m.

d) For the period March 15, 2018 until end of July, 2018:

- This work consists of interior work;
- Weekdays, from 7 a.m. until 7 p.m.;
- Saturday work would be confined to interior work, from 9 a.m. until 5 p.m.

**CONDITION**

N.B. In the event that there is a construction strike, the delays and windows will be extended to take into consideration what happened during the strike, taking into account



that the blocks of time set forth in a) to d) above have been methodically plotted out as to time required to complete work contained in each block.

In short, all delays to accomplish the work in each of a), b), c) and d) above will be extended once work resumes after any strike in order to allow the work contemplated by each block to be accomplished within the framework of days, times and cycles originally contemplated in a) to d) above ***without however changing within any block the days upon which work can be done or the hours during which work can be done***, the whole as if no strike took place to interrupt what was originally contemplated by a) to d) above.

Montreal, this 24th day of May, 2017

**TRANTOR REALTY (MTL) INC.**

Per: 

Mr. Alex Bouhadana