

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, SEPTEMBER 11, 2017, AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 8:00 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  
Councillor Glenn J. Nashen

**ALSO PRESENT:**

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

Mayor Brownstein welcomed and congratulated the CSL Dramatic Society for their nomination for their theatrical production of Little Shop of Horrors.

Mayor Brownstein then presented a video to the public regarding the City's Volunteer Citizens on Patrol ("vCOP") program.

Mayor Brownstein then presented an appreciation gift to Susie Schwartz and Lewis Cohen for their 11 years of dedicated service to the City of Côte Saint-Luc as Volunteer Citizens on Patrol. Councillor Glenn J. Nashen then expressed his appreciation to both volunteers for their amazing work. Mayor Brownstein then thanked Mr. Jordy Reichson, Director of Public Safety, for supervising the City's vCOP program.

Mayor Brownstein then welcomed former Mayor of Côte Saint-Luc and current MP for Mount Royal, Mr. Anthony Housefather.

**QUESTION PERIOD**

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The question period started at 8:11 p.m. and finished at 8:55 p.m. Ten (10) people asked to speak and they were heard.

1) Emmanuel Darmond

The resident inquired as to why the City of Côte Saint-Luc did not go to tender for the Mini R.E.C. contract to which Mayor Brownstein responded that it is not required to go to tender for contracts of this nature.

The resident also complained that an access to information request related to the Mini R.E.C. was denied.

2) Irving Itman

The resident requested a moment of silence to mark the 16<sup>th</sup> anniversary of the September 11<sup>th</sup> terrorist attacks.

The resident then complained about the current state of Kirwan Park to which Mayor Brownstein responded that the City is looking in to the possibility to renovate Kirwan Park. Mayor Brownstein then added that a Public Consultation for Kirwan Park will be held on December 3, 2017.

The resident then inquired as to the estimated date of completion of the repairs to the waterfall located within Yitzhak Rabin Park to which Councillor Erdelyi responded that the work should be completed by end of September/early October. Mayor Brownstein then added that the City will ask the Urban Development Department to look in to the query and then notify the resident of the answer.

The resident then complained about the City's project to build a theatre complex to which Mayor Brownstein responded that this project will not move forward as the grant from the provincial government was refused.

The resident ended by wishing everyone a Happy (Jewish) New Year.

3) Dr. Bernard Tonchin

The resident began by wishing everyone a Happy (Jewish) New Year.

The resident requested that in order to reduce accidents in the City, the City street lights should remain red for a sufficient amount of time in order to allow pedestrians to cross the street safely and the resident then added that drivers should not drive through a yellow street light to which Mayor Brownstein responded that the Urban Development Department will look in to having all City street lights turn red simultaneously at intersections to allow pedestrians to cross safely.

4) Tamar Hertz

The resident inquired as to how decisions being made on the usage of the Aquatic and Community Centre can be based on studies that the City claims to have done when in fact, it did not do for which Mayor Brownstein clarified that the City's decisions about the usage of its Aquatic and Community Centre were based on recommendations from internal studies as well as from the Security Audit of its ACC. Mayor Brownstein then specified that the Security Audit of the ACC is not accessible to the public since it involves security issues.

5) Toby Shulman

The resident expressed her appreciation to Public Security for solving an issue causing a disturbance to residents on Kildare a few nights ago.

The resident complained that there is a lot of traffic on Kildare due to work being carried out and then complained that signs prohibiting parking from 7 a.m. to 9 a.m. have been added on Kildare. The resident then wished to ascertain if it is a City project and then inquired as to when the project will be completed so that traffic can flow easily and once again, residents can park in front of their building to which Jordy Reichson, Director of Public Safety, responded that Simo Management Inc. is carrying out repairs but he does not know the date of completion of said repairs.

6) Eric Banon

The resident sought an update regarding the renovations to the plaza in front of City Hall to which Mayor Brownstein responded that renovations to said plaza will be done, but the City has not decided on a date for these renovations yet.

The resident then wished to ascertain if the City has the intention to reapply for a grant to build an auditorium to which Mayor Brownstein responded that the City does not intend to move forward with the auditorium project since the full grant the City sought was not allotted.

The resident ended by wishing everyone a Happy (Jewish) New Year and thanking the City's Volunteer Citizens on Patrol for their great work.

7) Dr. Davina Mill

The resident complained that her access to information request regarding the enrolment during the day time at the Mini R.E.C. was denied to which Mayor Brownstein responded that this information is Le R.E.C. Room's private information to disseminate and it is thus their choice whether or not to disclose information of this nature. Mayor Brownstein then added that if the room used by Le R.E.C. Room is ever not being used during the day time, the City does not object to the idea of using the room for other activities or events, aside from those offered by Le R.E.C. Room.

8) David Tordjman

The resident inquired as to what information is available on the usage of the City's Aquatic and Community Centre to which Me Jonathan Shecter responded that there is no formal study on the usage of the Aquatic and Community Centre.

The resident then inquired as to why his Access to Information request pertaining to the pay equity assessment was denied to which Me Jonathan Shecter responded that the City does not have any statistics specifically segregating the statistics he is requesting.

9) Marissa Sidel

The resident inquired as to the difference between the roles and responsibilities of elected officials and the roles and responsibilities of the City's employees to which Mayor Brownstein responded that the elected officials create policies while the City's employees implement these policies.

10) Lili Yesovitch

The resident inquired (in reference to the Mini R.E.C. Room contract) as to how residents can be aware of the possibility of entering into a partnership with the City if a project does not go to tender to which Mayor Brownstein responded that going to tender was not legally necessary and as such, the City has the right to look for various opportunities and Le R.E.C. Room filled the City's needs.

170901

**CONFIRMATION OF THE MINUTES OF THE PUBLIC CONSULTATION  
MEETING DATED AUGUST 14, 2017 AT 7:30 P.M.**

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It was

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

AND RESOLVED:

“THAT the Minutes of the Public Consultation Meeting dated August 14, 2017 at 7:30 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

170902

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF  
COUNCIL DATED AUGUST 14, 2017 AT 8:00 P.M.**

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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 August 14, 2017 at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

170903

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED AUGUST 28, 2017 AT 8:00 P.M.**

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It was

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

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated August 28, 2017 at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

**BUSINESS ARISING FROM PREVIOUS COUNCIL MINUTES**

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None.

170904

**MONTHLY DEPARTMENTAL REPORTS FOR AUGUST 2017**

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It was

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

AND RESOLVED:

“THAT the monthly departmental reports submitted for August 2017 be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

170905

**BY-LAW 2492 ENTITLED: “BY-LAW CREATING THE FEE SCHEDULE FOR THE ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY FOR ACTIVITIES FOR THE SEPTEMBER 2017 TO MARCH 2018 PERIOD” - 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 creating the fee schedule for the Eleanor London Côte Saint-Luc Public Library for activities for the September 2017 to March 2018 Period” be and is hereby adopted and numbered 2492.”  
CARRIED UNANIMOUSLY

170906

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF AUGUST 1, 2017 TO AUGUST 31, 2017**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the attached list of disbursements for the period of August 1, 2017 to August 31, 2017 for a total amount of \$3,980,774.88 in Canadian Funds;

THAT Treasurer's Certificate No.17-0178 dated September 5, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”  
CARRIED UNANIMOUSLY

170907

**HUMAN RESOURCES – AWARDING OF A CONSULTANT CONTRACT FOR DIAGNOSTIC SERVICES FOR THE PUBLIC SAFETY DEPARTMENT (K-52-17)**

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WHEREAS the City would like to award a consultant contract for diagnostic services for the Public Safety Department;

IT WAS

MOVED BY COUNCILLOR SAM GOLDBLOOM  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a consultant contract for diagnostic services to Raymond Chabot Grant Thornton & Cie, pursuant to contract number K-52-16, in the amount of \$17,000.00, plus applicable taxes;

THAT Treasurer's Certificate No. TC-17-0181 dated September 6, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses;

THAT the City's General Counsel be and is hereby authorized to sign the aforementioned consultant contract for diagnostic services to give effect to the contract."

CARRIED UNANIMOUSLY

170908

**HUMAN RESOURCES DEPARTMENT – STATUS CHANGE OF THE MANAGER  
OF HUMAN RESOURCES – FROM CONTRACT MANAGEMENT TO  
PERMANENT MANAGEMENT**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the status change of the Manager of Human Resources position, currently held by Claudia Napoli, from a fixed-term contract, management position to a permanent, management position, effective August 20, 2017;

THAT Treasurer's Certificate No. 17-0177 dated September 5, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

170909

**HUMAN RESOURCES – PARKS AND RECREATION DEPARTMENT - STATUS  
CHANGE OF THE MANAGER OF AQUATICS AND LEISURE – FROM  
CONTRACT TO PERMANENT MANAGEMENT**

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It was

MOVED BY ALLAN J. LEVINE  
SECONDED BY RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the status change of the Manager of Aquatics and Leisure position, currently held by Tricia McKenzie, from a fixed-term contract, management position to a permanent, management position, effective July 24, 2017;

THAT Treasurer's Certificate No. 17-0176 dated September 5, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

170910

**HUMAN RESOURCES – PARKS AND RECREATION DEPARTMENT – HIRING OF THE COORDINATOR OF AQUATICS – CONTRACT, MANAGEMENT POSITION**

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It was

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

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of Daniel Abisror as the Coordinator of Aquatics (management position), for a fixed-term contract effective from July 17, 2017 to July 16, 2018;

THAT Treasurer's Certificate No. 17-0179 dated September 5, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

170911

**HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – HIRING OF AN ON-CALL LIBRARY CLERK – WHITE COLLAR, AUXILIARY POSITION**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of Barbara Danopoulos as an on-call Library Clerk (white collar, auxiliary position), effective August 24, 2017;

THAT Treasurer's Certificate No. 17-0180 dated September 5, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

170912

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

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It was

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

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 “Auxiliary Employees – White Collars - Hiring”, dated September 5, 2017 and that said employees’ term of employment will be as per the conditions of the collective agreement;

THAT Treasurer’s Certificate No. 17-0175 dated September 5, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

170913

**APPOINTMENT OF COUNCILLOR SIDNEY BENIZRI AS ACTING MAYOR OF  
THE CITY OF CÔTE SAINT-LUC – OCTOBER 1, 2017 UP TO  
DECEMBER 31, 2017 OR THE END OF HIS MANDATE**

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It was

MOVED BY COUNCILLOR SAM GOLDBLOOM  
SECONDED BY COUNCILLOR ALLAN J. LEVINE

AND RESOLVED:

“THAT Councillor Sidney Benizri is and shall be named Acting Mayor of the City of Côte Saint-Luc, effective October 1, 2017 up to December 31, 2017 inclusively or the end of his mandate, and further that the aforementioned Councillor Benizri shall have and may exercise the powers of the Mayor when the said Mayor is absent or unable to perform the duties of his office.”

CARRIED UNANIMOUSLY

170914

**AUTHORIZATION TO EXTEND AN IRREVOCABLE LETTER OF CREDIT IN  
ORDER TO SECURE THE COMPLETION OF THE CONSTRUCTION OF THE  
MIXED-USE BUILDING LOCATED WITHIN ZONE HM-6**

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WHEREAS, pursuant to by-law 2345 governing the demolition of buildings, on October 4, 2010, the City of Côte Saint-Luc (“the City”) received an irrevocable letter of credit (“Letter”), given by Otera Capital issued by the Scotiabank and in favour of the City, said Letter annexed herewith as Annex A to form an integral part of this resolution;

WHEREAS the Letter was issued for an amount of 3.5 million dollars to secure the completion of various phases of the Cavendish Mall redevelopment project, including, but not limited to, the sale of lots destined and zoned for single-family homes;

WHEREAS on June 27, 2012, the City requested that the Letter be renewed for its full value;

WHEREAS, pursuant to by-law 2345 and upon the fulfillment of its terms and conditions:

- On August 13, 2012, the monetary guarantee was reduced by \$510,601.00 since thirteen (13) lots destined and zoned for single-family homes were sold (resolution number 120813);



- On September 10, 2012, Council further reduced the amount of the monetary guarantee to \$667,709.00 since seventeen (17) additional lots destined and zoned for single-family homes were sold (resolution number 120911);
- On October 20, 2014, (resolution number 141018) the monetary guarantee was completely reduced save and except for:
  - The building of the mixed-use building (zoned HM-6) for which an amount of \$387,139.00 must be withheld; and
  - \$386,642.00 representing the construction of four (4) semi-detached homes (\$101,294) and fourteen (14) townhouses (\$284,178);
- On December 15, 2014, Council adopted a revised timeline to dovetail with the two (2) remaining phases (building of mixed-use building and receipt of occupancy permits of townhouses) (resolution number 141242); and
- On September 21, 2015, Council authorized a full reduction in the 3.5 million dollar monetary guarantee save and except an amount of \$387,139.00 for the building of the mixed-use building (Zone HM-6), the only remaining phase, and Council declared that the construction of the mixed-use building located within Zone HM-6 shall be completed by October of 2018 (resolution number 150919).

WHEREAS, the construction of the mixed-used building located within Zone HM-6 is still ongoing;

WHEREAS the current Letter will expire on September 25, 2017;

It was

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

AND RESOLVED:

“THAT Côte Saint-Luc Council hereby grants the extension of an irrevocable letter of credit for one full year under the same terms and conditions in order to secure the completion of the construction of the mixed-use building located within Zone HM-6.”  
CARRIED UNANIMOUSLY

170915

**MODIFICATION TO THE DECISION OF THE DEMOLITION COMMITTEE ON THE REQUEST FOR THE DEMOLITION OF THE FORMER INSTITUTIONAL BUILDING LOCATED AT 5760-5790 PARKHAVEN SITUATED ON CADASTRAL LOT NUMBER 1053551 – MODIFICATION OF THE TIMELINE PROVIDED IN AMENDED ANNEXES B AND C OF RESOLUTION 140236**

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

WHEREAS amended Annexes B and C contained within resolution 140236 do not indicate a completion date for step 5 of the construction plan;

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 (“Council”) that step 5 of the construction plan should be completed by December 2019;

WHEREAS according to Mr. Jeff Davey, all other phases have now been completed with respect to the timeline as initially adopted by the Council on December 9, 2013 and any subsequent amendment thereto;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT Council hereby authorizes the revised Annexes B and C replacing the amended Annexes B and C contained within resolution 140236;

THAT Council declares that it wishes that step 5 of the construction plan shall be completed by December 2019.”  
CARRIED UNANIMOUSLY

170916

**IT – PURCHASE OF THIRTY (30) SECURITY CAMERAS**

WHEREAS the City of Côte Saint-Luc (“City”) wishes to replace a nine-year old security camera system as part of an ongoing replacement plan;

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 RUTH KOVAC

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) approves and authorizes the City to purchase from iMotion Inc. thirty (30) cameras and respective required wall mounts for a total amount of \$20,670.00, plus applicable taxes;

THAT Treasurer’s Certificate No. TC 17-0182 dated September 6, 2017 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 non-interest-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 its working fund;

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

170917

**IT – PURCHASE AND INSTALLATION OF A PARK SIGN FOR ELIE WIESEL PARK**

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

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR GLENN J. NASHEN

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) ratifies the purchase and installation of a park sign from Signalisation Kalitec Inc. in the amount of \$5,445.00, plus applicable taxes;

THAT Treasurer’s Certificate No. TC 17-0185 dated September 6, 2017 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 non-interest-bearing loan from its working fund for this expenditure;

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

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

170918

**IT – PURCHASE OF EIGHT (8) DESKTOP COMPUTERS**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to purchase replacement desktop computers;

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 RUTH KOVAC

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) approves and authorizes the purchase of eight (8) computers from Commandare Inc. in accordance with quote no. 38943, for a total amount not to exceed \$6,950.00, plus applicable taxes;

THAT Treasurer’s Certificate No. TC 17-0187 dated September 6, 2017 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 non-interest-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 its working fund;

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

170919

**PUBLIC WORKS – PURCHASE OF ONE ROLL-OFF TRUCK (C-29-17)**

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WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tender and received four (4) conforming bids under Tender No. C-29-17 for one (1) Roll-Off Truck;

WHEREAS the lowest conforming bidder was Technifab Industries;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the City of Côte Saint-Luc hereby awards a contract to Technifab Industries, the lowest conforming bidder, for the purchase of one (1) Roll Off-Truck in accordance with the terms of Tender No. C-29-17, in the amount of \$171,560.00, plus applicable taxes;

THAT the above-described expenses shall be financed from loan By-law 2485 entitled: “By-law 2485 authorizing a loan of \$741,000 for the purchase of heavy vehicles, trucks as well as any heavy vehicle equipment” previously approved by the *Ministère des Affaires municipales et Occupation du territoire*;

THAT Treasurer’s Certificate No. TC-17-0183 dated September 6, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

170920

**PUBLIC WORKS – AWARDING OF CONTRACT FOR PLANTING OF TREES (C-31-17)**

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WHEREAS the City of Côte Saint-Luc (“City”) issued an invited call for tenders under Tender No. C-31-17 for the planting of trees and received two (2) conforming bids;

WHEREAS the lowest conforming bidder was *Les Terrassements Multi-Payages Inc.*;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to *Terrassements Multi-Payages Inc.*, the lowest conforming bidder, for the planting of trees pursuant to the terms of Invited Tender No. C-31-17, in the amount of \$56,284.85, plus applicable taxes;

THAT the above-described expenses shall be financed as follows: \$39,350.00 from the City’s Parks & Playground Fund and \$19,750.00 from the budget category entitled “Deposit Replacement of trees”;

THAT Treasurer Certificate No. TC 17-0189 dated September 7, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expense.”

CARRIED UNANIMOUSLY

170921

**PUBLIC WORKS – PURCHASE OF ADDITIONAL FIFTY (50) TWO-STREAM  
COMPARTMENTALIZED BINS (C-32-16)**

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WHEREAS in 2016 the City of Côte Saint-Luc (“City”) made a public call for tenders for the purchase of 120 units of two-stream, compartmentalized bins under tender No. C-32-16;

WHEREAS on October 13, 2016, by resolution no. 161035, the Côte Saint-Luc City Council (“Council”) awarded a contract to Corporation Norme Internationale Inc., the lowest conforming bidder, as per the terms of the tender No. C-32-16, for the purchase of 120 two-stream compartmentalized bins;

WHEREAS the City wishes to purchase an additional amount of 50 two-stream compartmentalized bins, as allowed by the tender terms;

IT WAS

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) approves the purchase of an additional amount of 50 two-stream compartmentalized bins from Corporation Norme Internationale Inc., as per the terms of the tender No. C-32-17, at the same unit price of \$707.00, for a total amount of \$35,350.00, plus applicable taxes;

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

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 three (3) years;

THAT Treasurer’s Certificate No. TC 17-0184 dated September 8, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

170922

**PURCHASING – APPROVAL OF A SHORT TIME LEASE OF A VACANT LAND  
ON MARC CHAGALL (K-49-17)**

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This item was deferred to a subsequent meeting.

170923

**URBAN DEVELOPMENT – PROFESSIONAL SERVICES FOR THE  
MODERNIZATION OF HVAC AND LIGHTING SYSTEMS IN THE CITY HALL  
AND LIBRARY (C-13-17P)**

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WHEREAS the City of Côte Saint-Luc (“City”) made a public call for tenders for professional services regarding the modernization of HVAC and lighting systems in the City Hall and Library under tender No. C-13-17P and received 4 conforming bids;

WHEREAS according to the City’s system of bid weighting and evaluating, the bid of Bouthillette Parizeau Inc. received the highest final score and is therefore deemed the lowest bidder under the *Cities and Towns Act*;

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 professional services contract to Bouthillette Parizeau Inc, the lowest bidder under the law, for a total amount of \$85,000.00, plus applicable taxes;

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

THAT the above-described expenses shall be financed from loan By-law 2483 entitled: “By-law 2483 authorizing a loan of \$525,000 for the purchase and replacement of the heating, ventilation and air conditioning system (HVAC) for the City Hall situated at 5801 Cavendish Boulevard” previously approved by the *Ministère des Affaires municipales et Occupation du territoire*;

THAT Treasurer’s Certificate No. TC-17-0186 dated September 7, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

170924

**URBAN DEVELOPMENT – AWARDING OF CHANGE ORDERS FOR THE  
CONTRACT FOR REHABILITATION WORK ON THE BUILDING ENVELOPE OF  
ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY - CONTRACTOR  
SERVICES (TENDER C-02-16)**

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WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tenders for contractor services for the rehabilitation work on the building envelope of the Eleanor London Côte Saint-Luc Public Library and awarded the contract to Corporation de Construction Germano (“Germano”), the lowest conforming bidder;

WHEREAS a change order in the amount of \$109,729.74, plus applicable taxes, for unforeseen elements of the project is required to complete the work;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the change order for work under project C-02-16 for contractor services for the rehabilitation work on the building envelope of the Eleanor London Côte Saint-Luc Public Library to Corporation de Construction Germano, and authorizes payment of an amount not to exceed \$109,729.74, plus applicable taxes;

THAT the payment for the change order shall be financed from loan By-law 2445 entitled: “By-law 2445 authorizing a loan of \$2,782,000 for the replacement of the building envelope at City Hall located at 5801 Cavendish Boulevard and at the Eleanor London Côte Saint-Luc Public Library located at 5851 Cavendish Boulevard” previously approved by the *Ministère des Affaires municipales et Occupation du territoire*;

THAT the Treasurer’s Certificate No. TC 17-0190 dated September 7, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

170925

**URBAN DEVELOPMENT – AWARDING OF CHANGE ORDERS FOR THE CONTRACT FOR REHABILITATION WORK ON THE BUILDING ENVELOPE OF ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – PROFESSIONAL SERVICES (TENDER C-23-15)**

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WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tenders for professional services for the rehabilitation work on the building envelope of the Eleanor London Côte Saint-Luc Public Library and awarded the contract to Cardin Ramirez Julien Inc., the lowest conforming bidder;

WHEREAS a change order in the amount of \$31,501.59, plus applicable taxes, for unforeseen elements of the project is required to complete the work;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the change order for work under project C-23-15 for professional services for the rehabilitation work on the building envelope of the Eleanor London Côte Saint-Luc Library to Cardin Ramirez Julien Inc., and authorizes payment of an amount not to exceed \$31,501.59, plus applicable taxes;

THAT the payment for the change order shall be financed from loan By-law 2446-05 previously approved by the *Ministère des Affaires municipales et Occupation du territoire*;

THAT Treasurer’s Certificate No. TC 17-0188 dated September 7, 2017 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

170926

**RESOLUTION TO ADOPT THE BY-LAW NO. 2217-55 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-17 AND TO CREATE WITHIN THE FORMER LIMITS OF ZONE RU-17, THE NEW ZONE PM-40.”**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT in conformity with *An Act respecting Land Use and Development*, the Côte Saint-Luc City Council hereby adopts By-Law No. 2217-55 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-17 and to create within the former limits of zone RU-17, the new zone PM-40”.”

CARRIED UNANIMOUSLY

170927

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5673 EDMORE – CITY OF CÔTE SAINT-LUC**

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IT WAS

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the site planning and architectural integration programs received August 3, 2017 showing modifications (second floor addition, rear extension and new exterior material) on lot 1054352 at 5673 Edgemore and prepared by Genesis Design, designer; for the Planning Advisory Committee meeting of August 8, 2017; be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

170928

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5800 CAVENDISH – CAFÉ DE L’AVENUE – CITY OF CÔTE SAINT-LUC**

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IT WAS

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

AND RESOLVED:



“THAT the site planning and architectural integration programs received August 2, 2017 showing the installation of an illuminated, channel-letters sign on top of the local entrance to be facing The Avenue on lot 4596048 at 5800 Cavendish for the Planning Advisory Committee meeting of August 8, 2017; be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

170929

**URBAN PLANNING – MINOR EXEMPTION – 5586 ROBINSON –  
CÔTE SAINT-LUC**

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IT WAS

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

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5586 Robinson, Lot 1560904, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing, single-family, semi-detached dwelling:

- a) To be located at 4,39m (14.4') from the North/West side Land line instead of the minimum required secondary front setback of 4,57m (15.0') to be facing Nice Rd.;
- b) To have a garden shed located inside the side street land setback facing Nice Rd. instead of being located only behind the side street land setback and behind the main building; and
- c) To have a 8'-0" high wooden fence erected on the common (mitoyen) rear Land line instead of having a fence with a maximum height of 6'-0" when located in a residential zone and when there is no swimming pool on the property.

The whole notwithstanding the provisions of Zoning By-law no. 2217, Annex “B” (zone RU-4) and articles 5-1-1b, 8-3 and 8-4.”

CARRIED UNANIMOUSLY

170930

**URBAN PLANNING – MINOR EXEMPTION – 5595 CHAMBERLAND –  
CÔTE SAINT-LUC**

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IT WAS

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

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5595 Chamberland, Lot 1054430, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing, single-family, detached dwelling built in 1963 under permit no. 2044 to be located at 2,33m (7.64') from the East side Land line instead of the minimum required rear setback of 3,05m (10.0') for a building

located on an irregular land. The whole notwithstanding the provisions of Zoning By-law no. 2217, Annex "B" (zone RU-29)."  
CARRIED UNANIMOUSLY

170931

**URBAN PLANNING – MINOR EXEMPTION – 5784 WESTMINSTER –  
CÔTE SAINT-LUC**

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This item was deferred to a subsequent meeting.

170932

**URBAN PLANNING – MINOR EXEMPTION – 8110 ARCADIAN –  
CÔTE SAINT-LUC**

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IT WAS

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

AND RESOLVED:

"THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 8110 Arcadian, Lot 1290505, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow an existing, single-family, detached dwelling built in 1955 under permit no. 162:

- a) To be located at 3,72m (12.2') from the North/West side Land line instead of the minimum required secondary front setback of 4,57m (15.0') to be facing Arcadian Rd.;
- b) To be located at 2,82m (9.25') from the North side Land line instead of the minimum required rear setback of 5,71m (18.75');
- c) To be located at 1,94m (6.36') from the South/East side Land line instead of the minimum required side setback of 1,98m (6.5'); and
- d) To have a wooden balcony encroach 1,64m (5.38') inside the South/East minimum side setback instead of the maximum required encroachment of 1,22m (4.0') inside the minimum side setback.

The whole notwithstanding the provisions of Zoning By-law no. 2217, Annex "B" (zone RU-13) and article 4-2-2."  
CARRIED UNANIMOUSLY

170933

**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**

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WHEREAS according to section 4 of *An Act respecting the exercise of certain municipal powers in certain urban agglomerations* (CQLR, c. E-20.001) ("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 October 2017 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 October 2017 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 October 2017 based on the information to be presented during those meetings."

CARRIED UNANIMOUSLY

## **OTHER BUSINESS**

Councillor Levine mentioned that there is a new walkway in front of Beth Zion Congregation.

Councillor Levine then requested a moment of silence in memory of City's former volunteer Jack Budovitch.

## **SECOND QUESTION PERIOD**

The second question period started at 9:46 p.m. and finished at 10:00 p.m. Three (3) people asked to speak and they were heard.

- 1) Dr. Bernard Tonchin

The resident went on record as requesting that the trees ordered by the City not be ash trees.

- 2) Ms. Rossdeutscher

The resident inquired as to why item 13.2 c. pertaining to the request for her minor exemption regarding the property located at 5784 Westminster was deferred to which Mayor Brownstein responded that this decision was based on a recommendation from the Urban Planning Department. Council then unanimously agreed on approving the request for minor exemption regarding the property

located at 5784 Westminster subject to the purchase of a permit for the installation of the fence and a favorable decision from the inspector.

170934

**URBAN PLANNING – MINOR EXEMPTION – 5784 WESTMINSTER –  
CÔTE SAINT-LUC**

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IT WAS

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

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5784 Westminster, Lot 1052453, be and is hereby approved, subject to the issuance of a permit for the installation of the fence being on private property exclusively and a favorable decision from the inspector, the whole as more amply delineated hereunder:

The request is to allow an existing, single-family, semi-detached dwelling built in 1959 under permit no. 859 to be located at 4,47m (14.66') from the front Land line instead of the minimum required front setback of 4,57m (15.0'). The whole notwithstanding the provisions of Zoning By-law no. 2217, Annex “B” (zone RU-42).”

CARRIED UNANIMOUSLY

**DELIBERATIONS REGARDING ITEM 13.2 C.:**

**Ms. Rossdeutscher:** Why was item 13.2 c. deferred?

**Mayor Brownstein:** Item 13.2 c. was deferred based on a recommendation from our Urban Planning Department. Urban Planning had a further question for the resident.

**Ms. Rossdeutscher:** Sorry I can't hear you guys.

**Mayor Brownstein:** Come forward.

**Mayor Brownstein:** So you will be getting a call from Urban Planning tomorrow, they have a question to ask you.

**Ms. Rossdeutscher:** But my sale is supposed to be tomorrow. My closing is tomorrow and the City told me that there was no issues.

**Mayor Brownstein:** We got an e-mail from Urban Planning, there was an issue.

**Tanya Abramovitch:** A fence was taken down, that is good, and then a fence was put up.

**Ms. Rossdeutscher:** The fence is within our property.

**Tanya Abramovitch:** But we don't know that.

**Ms. Rossdeutscher:** How come no one told me this prior to tonight's meeting?

**Tanya Abramovitch:** We just found out about this today.

**Ms. Rossdeutscher:** Everything was asked, everything was mentioned ahead of time. It's a last minute issue I don't understand why...And I did not receive further notice from the City.

**Mayor Brownstein:** City Manager will read the e-mail received this afternoon.

**Councillor Levine:** Mr. Mayor, can we pass it on condition that these conditions are met?

**Mayor Brownstein:** Let's listen to the e-mail first so we know what we are doing exactly.

**Tanya Abramovitch:**

You will recall that the owner had installed on the City lane at the back of his property, a wooden fence without permit.

As per Council decision, I asked the owner to remove (or buy the part of the lane) the fence from the City lane. The fence was removed on August 17, 2017. The owner was also advised not to install another fence without first obtaining a building permit.

Today, after verification by our inspector, the wooden fence was re-installed without permit at the back of the property. We cannot confirm if the fence is not again partly located on the lane...

**Mayor Brownstein:** So it was installed without a permit and we are not sure if it's in the right spot so we have to verify.

**Ms. Rossdeutscher:** What happens after that? So my sale is blocked?

**Mayor Brownstein:** We can't pass it until we know that the fence has been removed. Right now, we have a notification announcing that it's illegal. It has to be rectified so we can't do anything tonight. It has to be rectified.

**Ms. Rossdeutscher:** Knowing this prior to tonight's meeting would have been appreciated.

**Mayor Brownstein:** When did you rebuild this fence?

**Ms. Rossdeutscher:** I don't know.

**Mayor Brownstein:** Was it within the last week, two weeks, month?

**Mayor Brownstein:** The inspector only found out about it today.

**Ms. Rossdeutscher:** How did you find out if you don't mind me asking?

**Mayor Brownstein:** The inspector goes to visit the location.

**Ms. Rossdeutscher:** So you asked the inspector to visit the location to make sure everything was fine?

**Ms. Rossdeutscher:** Last minute, our buyer asked us to put up a fence.

**Mayor Brownstein:** When we receive an e-mail like this from Urban Planning, we have to verify the location of the fence, since we are not sure if it's at the right spot.

**Ms. Rossdeutscher:** How soon will we be able to close once we get the permit?

**Mayor Brownstein:** We will give you a permit as soon as we can.

**Tanya Abramovitch:** You were advised not to install another fence without a permit first.

**Ms. Rossdeutscher:** So they told us that we had two options: you can take it down or you can put it back up later on, that's up to you. We had no intention to put the fence back up, but the buyer forced us to put it up.

**Tanya Abramovitch:** It's actually quite quick to get a permit from Urban Planning.

**Ms. Rossdeutscher:** I am going to lose a sale because of this. It's all ready to go, something has to be done about this. The fence is not at all on City property. In fact, we are giving more property to the City, it's not at all on the City property.

**Mayor Brownstein:** We need a permit and an inspection to verify this.

**Ms. Rossdeutscher:** This is last minute, only hours before tonight's meeting. This is not sufficient notice.

**Tanya Abramovitch:** When was this new fence put up?

**Ms. Rossdeutscher:** Something has to be done because I am going to lose this sale. The City was advised a long time ago. I have it in writing even. As I said, it is not on City property. In fact, we are giving more land to the City.

**Mayor Brownstein:** Why don't we pass this subject to inspection? If you pass the inspection, then it's fine. We will pass it subject to inspection tomorrow morning. We will have the inspector go check it tomorrow.

**Councillor Kovac:** And they will have to apply for a permit too.

**Ms. Rossdeutscher:** How long does it take to get the permit after that?

**Mayor Brownstein:** Once the inspector verifies the fence and says that the fence is in the right location, you can go for your signing, you will be getting your permit.

**Ms. Rossdeutscher:** Are there additional fees for the permit?

**Councillor Kovac:** The cost of the permit is based on the cost of the installation of the fence. It's not a huge amount.

**Tanya Abramovitch:** Go to Urban Planning tomorrow morning at 8:30 a.m., bring a cheque and they will tell you how much, bring the cost of your fence and go first thing tomorrow morning

**Ms. Rossdeutscher:** When will the inspector come after that?

**Mayor Brownstein:** Tomorrow, it will all be done tomorrow. We are passing it now.

**Ms. Rossdeutscher:** Would it be possible to receive a notice of when the inspector will come?

**Mayor Brownstein:** We would like you to come to City Hall at 8:30 a.m. for the permit and then we'll arrange that the inspector goes to your house with you.

**Ms. Rossdeutscher:** Thank you.

**Mayor Brownstein:** Let's move now to item 13.2 c. Councillor Kovac, subject to permit and inspection tomorrow.

**Councillor Levine:** I will second it.

**Councillor Kovac:** Director Shecter, you will correct this as well as the legal part of it?

**Jonathan Shecter:** I actually wasn't able to hear what was said.

**Councillor Kovac:** So I will read it out and you can correct the legal part of it.

**Jonathan Shecter:** Maître Bacal will be taking care of the resolution, but I just want to make sure that she hears clearly what is said.

**Councillor Kovac:**

**DECISION:**

Be it resolved:

THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5784 Westminster, Lot 1052453, be and is hereby approved, subject to the purchasing of a permit for the installation of the fence and passing inspection, the whole as more amply delineated hereunder:

The request is to allow an existing, single-family, semi-detached dwelling built in 1959 under permit no. 859 to be located at 4,47m (14.66') from the front Land line instead of the minimum required front setback of 4,57m (15.0'). The whole notwithstanding the provisions of Zoning By-law no. 2217, Annex "B" (zone RU-42)."

**Mayor Brownstein:** Thank you Councillor Kovac. Seconded by Councillor Levine. All in favour. Anyone oppose? Carried unanimously.

**FURTHER DELIBERATIONS REGARDING ITEM 13.2 C.:**

**Jonathan Shecter:** To make sure that your transaction goes smoothly, someone from Urban Development will have to fax or e-mail your notary the new terms and conditions because your notary will want to have a copy from Urban Development of confirmation that the exemption was adopted tonight with the conditions.

**Mayor Brownstein:** Maître Shecter, will you be here tomorrow morning?

**Jonathan Shecter:** I won't be there tomorrow morning at that time.

**Mayor Brownstein:** I want somebody to be there to assist them, to make sure that this goes smoothly.

**Jonathan Shecter:** Somebody at Urban Development will have to physically inspect the premises and will also have to ensure that a letter goes to the notary.

**Mayor Brownstein:** I want somebody that is here tonight to be able to assist them tomorrow morning. Give us your e-mail address.

3) Irving Itman

The resident inquired as to why the street lights on Cavendish near Kildare are not functioning to which Mayor Brownstein responded that the City will look in to this query tomorrow.

The resident then complained that the flowers along Kildare hinder drivers' visibility to which Mayor Brownstein responded that this issue has been resolved.

The resident then complimented Public Works for their great work in the aftermath of the microburst which occurred on August 22, 2017.

170935

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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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 10:00 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

---

FRÉDÉRIQUE BACAL  
ASSISTANT CITY CLERK

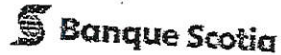
LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
170914	Annex A	Irrevocable Letter of Credit
170915	Annex B	Construction Plan (estimated completion)
170915	Annex C	Timetable



## Annexe A / Annex A



SERVICES INTERNATIONAUX DU QUÉBEC ET L'ATLANTIQUE  
1800 MCGILL COLLEGE, 12 ETAGE, MONTREAL, QUEBEC H3A 3K9 551151/309371



BENEFICIAIRE:  
VILLE DE CÔTE SAINT-LUC  
5501 BOUL. CAVENDISH  
CÔTE SAINT-LUC (QUÉBEC)  
H4W 3C3

DATE D'ÉMISSION: LE 13 OCTOBRE 2010

LETTRE DE CREDIT STANDBY IRREVOCABLE  
N°: 551151/309371  
MONTANT: CAD 3,500,000.00  
ÉCHÉANCE: LE 13 OCTOBRE 2012

MESSIEURS:

MOTIF: DEMOLITION D'UNE PORTION DU CENTRE COMMERCIAL CAVENDISH

NOUS, LA BANQUE DE NOUVELLE-ÉCOSSE, ÉMETTONS LA PRÉSENTE LETTRE DE CREDIT EN FAVEUR DE LA VILLE DE CÔTE SAINT-LUC, À LA DEMANDE DE CENTRE COMMERCIAL CAVENDISH CIE LTEE. NOUS SOUSSTIONS, PROMETTONS ET CONVENONS, IRREVOCABLEMENT ET INCONDITIONNELLEMENT, DE PAYER LA DEMANDE AU BENEFICIAIRE TOUT MONTANT EXCÉDANT PAS LE MONTANT MAXIMAL DE TROIS MILLIONS CING CENT MILLE DOLLARS CANADIENS (CAD 3,500,000.00) SUR SIMPLE PRÉSENTATION DES DOCUMENTS CI-APRÈS MENTIONNÉS.

LE BENEFICIAIRE POURRA TIRER LA PRÉSENTE LETTRE DE CREDIT IRREVOCABLE EN TOUT OU EN PARTIE, AU MOYEN D'UNE OU DE PLUSIEURS DEMANDES, JUSQU'À CONCURRENCE DU MONTANT MAXIMAL PRÉVU CI-DESSUS.

LE TERME SERA DE (24) VINGT QUATRE MOIS COMMENÇANT À LA DATE D'ÉMISSION DE LA LETTRE DE CREDIT. TOUT RENOUVELLEMENT SERA FAIT À L'ENTIERE DISCRETION DE HYPOTHEQUES CDPQ INC. AVEC PRÉAVIS DE (60) SOIXANTE JOURS.

TOUTE DEMANDE ÉCRITE DE PAIEMENT DOIT ÊTRE ACCOMPAGNÉE D'UN CERTIFICAT SIGNÉ PAR ME JONATHAN SHEETER, GREFFIER, ATTESTANT:

I) QUE CENTRE COMMERCIAL CAVENDISH CIE LTEE. EST EN DÉFAUT ENVERS LEDIT BENEFICIAIRE AUX TERMES DE LA DÉCISION DU CONSEIL MUNICIPAL ADOPTÉE SOUS LA RÉSOLUTION NO 100744, LAQUELLE FUT MODIFIÉE PAR LA RÉSOLUTION PORTANT LE NUMÉRO 100791 ET MODIFIÉE DE NOUVEAU EN DATE DU 20 SEPTEMBRE 2010 PAR LA RÉSOLUTION PORTANT LE NUMÉRO 100935, OU

II) QUE CENTRE COMMERCIAL CAVENDISH CIE LTEE. N'A PAS À LA DATE DE TELLE DEMANDE, RENOUVELÉ AU MOINS SOIXANTE (60) JOURS AVANT SON ÉCHÉANCE LA PRÉSENTE LETTRE DE CREDIT IRREVOCABLE SELON DES TERMES ET CONDITIONS IDENTIQUES À CEUX DES PRÉSENTES, JUSQU'À COMPLÉTION DE TOUTS LES TRAVAUX DU PROGRAMME DE REUTILISATION DU SOL DÉGAGÉ APPROUVÉ EN VERTU DE LA RÉSOLUTION PORTANT LE NUMÉRO 100791 ET MODIFIÉE DE NOUVEAU EN DATE DU 20 SEPTEMBRE 2010 PAR LA RÉSOLUTION PORTANT LE NUMÉRO 100935.

L'ORIGINAL OU UNE COPIE CONFORME DE LA PRÉSENTE LETTRE DE CREDIT IRREVOCABLE DEVRA ÊTRE JOINT À TOUTE DEMANDE DE PAIEMENT.

LA PRÉSENTE LETTRE DE CREDIT IRREVOCABLE ET LES ENGAGEMENTS DE LA BANQUE Y CONTENUS DEMEURERONT EN VIGUEUR JUSQU'AU 13E JOUR DU MOIS D'OCTOBRE DEUX MILLE DOUZE (2012), À MOINS QUE LE BENEFICIAIRE N'AIT DEMANDÉ PAIEMENT COMPLET DU MONTANT MAXIMAL EN VERTU DE LA PRÉSENTE, TEL QUE PRÉVU CI-DESSUS, AVANT CETTE

AUTHORIZED SIGNATURE/SIGNATURE AUTORISÉE

238143 (7/99)

1- ORIGINAL

2-CUSTOMER/CLIENT

THE BANK OF NOVA SCOTIA/LA BANQUE DE NOUVELLE-ÉCOSSE

3- ADVISING BANK/BANQUE NOTIFICATRICE

4- BRANCH/SUCCURSALE

AUTHORIZED SIGNATURE/SIGNATURE AUTORISÉE

ISSUING BANK NOTE/LETTER OF CREDIT ISSUED BY BRIEF CAUSE/FULL CAUSE/ISSUÉ (NOTE À LA BANQUE ÉMETTRICE: À CONSERVER SI AVEC BRIEF/COMPLÉT ÉMIS PAR CAUSE/ISSUÉ)

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# ANNEX C (09/11/2017) ANNEXE C

Annex C - Timetable	Timeline
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Demolition (see Annex A)	Step 1 - Two story portion	Completed
	Step 2 - Tower portion	Completed

Construction (see Annex B)	Completion of Step 1 townhouses	Completed
	Completion of Step 2 townhouses	Completed
	Completion of Step 3 townhouses	Completed
	Completion of Step 4 townhouses	Completed
	Section 5 - Condo	December 2019