

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
 MONDAY, MAY 13, 2019, AT 5801 CAVENDISH BOULEVARD,  
 CÔTE SAINT-LUC, AT 7:45 P.M.**

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## 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 Ruth Kovac, B.A.  
 Councillor Mitch Kujavsky  
 Councillor Oren Sebag, B.Sc. RN MBA  
 Councillor David Tordjman, ing.

## ALSO PRESENT:

Ms. Tanya Abramovitch, City Manager  
 Ms. Nadia Di Furia, Associate City Manager  
 M<sup>e</sup> Jonathan Shecter, Co-City Manager, Director of Legal Services  
 and City Clerk  
 M<sup>e</sup> Jason Prévost, Assistant City Clerk, acted as Secretary of the  
 meeting

**QUESTION PERIOD**

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There were no questions were asked.

190504

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON MAY 13, 2019  
 ON THE REQUEST FOR A CERTIFICATE OF AUTHORIZATION FOR THE  
 DEMOLITION OF THE EXISTING RESIDENTIAL BUILDING LOCATED AT 5740  
 SMART, SITUATED ON CADASTRAL LOT NUMBER 1 052 555.**

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WHEREAS the Demolition Committee of the City of Côte Saint-Luc has carefully considered the application for a certificate of authorization for the demolition of 5740 Smart said application filed by Mr. Michael Loo;

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

WHEREAS the evaluation of the building has been determined at \$ 167,900.00;

WHEREAS the applicants intend to use the land located at 5740 Smart to build a new two storey single-family detached dwelling and have thus submitted preliminary architectural drawings;

WHEREAS the City Council has viewed the preliminary drawings and deemed them to conform to the City of Côte Saint-Luc's by-laws and agree that the proposed new building fit into the streetscape and surroundings on Smart Avenue;

WHEREAS no evidence has been presented to demonstrate that the proposed demolition would cause disruptions to the neighbourhood that are any greater than the normal inconveniences associated with such a demolition;

WHEREAS no evidence has been presented that the proposed demolition would cause any other undue prejudice to the neighbours;

WHEREAS all of the procedures established by the City of Côte Saint-Luc have been met when considering the present application;

FOR ALL OF THE FOREGOING REASONS,

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“THAT the City of Côte Saint-Luc’s Demolition Committee:

- GRANTS the Certificate of Authorization for the demolition of the existing single-family detached dwelling located at 5740 Smart situated on cadastral lot number 1 052 555;
- APPROVES the prospectus for the new two storey proposed single-family detached dwelling;

THAT the granting of the said demolition and approval of the said prospectus are contingent upon the following conditions:

THAT the applicant’s contractors furnish the City of Côte Saint-Luc with proof of insurance which is satisfactory to the City;

THAT the necessary monetary guarantee of \$33,580 be obtained pursuant to by-law 2345, the whole within the thirty (30) days following the date of this decision;

THAT construction delays be one year from the time the building permits for the new dwellings are issued pursuant to article 4-10 of by-law 2088 being the Consolidated Building by-law of the City of Côte Saint-Luc;

THAT the demolition work must be conforming to demolition by-law 2345;

THAT the present certificate of authorization becomes null and void if the work did not start within 3 months after issuing the certificate and is not completed within 4 months after starting the work;

THAT working hours are 7:00 am until 7:00 pm during weekdays and no work is permitted on weekends and statutory holidays;

THAT the construction site must be protected by a fence conforming to construction by-law 2088-9: solid, at least 6 feet in height and completely opaque;

THAT the construction site and the adjacent public property must be maintained during the work. An invoice will be sent to the owner if the public property is not maintained;

THAT the existing trees must be protected during the work;

THAT to park equipment on the street, the applicant must apply for an occupation permit at the cost of \$100.00 per day plus application fee of \$75.00, 5 days before the occupation of the street;

THAT the owner will be held responsible for all damages caused to public property during demolition and construction work;

THAT the \$2,500.00 deposit will be invoiced when the construction permit will be issued. This deposit is an estimate in case of damages caused to public property during demolition and construction work. If the deposit is not enough to cover the cost of the damages, an invoice will be sent to the owner;

THAT all measures must be undertaken to prevent inconveniences related to noise, dust, pollution, dirty streets and vermin;

THAT not more than five days after demolition work is completed, the lot must be cleaned of all debris and/or material;

THAT the demolition debris must be transported out of the site and cannot be left on city property.”

CARRIED UNANIMOUSLY

190505

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 8:05 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

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JASON PRÉVOST  
ASSISTANT CITY CLERK