

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
TUESDAY, JUNE 11 2019, AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 7:45 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 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
M^e Jonathan Shecter, Co-City Manager, Director of Legal Services
and City Clerk
Ms. Nadia Di Furia, Associate City Manager
M^e Jason Prévost, Assistant City Clerk, acted as Secretary of the
meeting

QUESTION PERIOD

There were no questions asked.

190601

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON JUNE 11, 2019
ON THE REQUEST FOR A CERTIFICATE OF AUTHORIZATION FOR THE
DEMOLITION OF THE EXISTING RESIDENTIAL BUILDING LOCATED AT 6848
BANTING, SITUATED ON CADASTRAL LOT NUMBER 1 561 553.**

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 6848 Banting said application filed by Mr. Emmanuel Amar;

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

WHEREAS the evaluation of the building has been determined at \$ 306,600.00;

WHEREAS the applicants intend to use the land located at 6848 Banting 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 Banting 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 SIDNEY BENIZRI

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 6848 Banting situated on cadastral lot number 1 561 553;
- 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 \$ 61,320 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

190602

APPROVAL OF THE ADJOURNMENT OF THE MEETING

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 8:06 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

JASON PRÉVOST
ASSISTANT CITY CLERK