

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, SEPTEMBER 9, 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 Mike Cohen, B.A.
Councillor Steven Erdelyi, B.Sc., B.Ed.
Councillor Ruth Kovac, B.A.
Councillor Mitch Kujavsky
Councillor David Tordjman, ing.

ABSENT:

Councillor Dida Berku, B.C.L.
Councillor Oren Sebag, B.Sc. RN MBA

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

The question period started at 7:52 p.m. and finished at 8:10 p.m. Five (5) people asked to speak and they were heard.

1) Erick Dahan

The resident expressed concern about the proposed demolition of the immovable located at 5616 McMurray, most notably, with regards to traffic, vibration, noise and pollution due to the eventual construction work. He then mentioned that he was mostly concerned with the design and the height of the proposed immovable. He further asked Council to seriously consider all arguments that will be presented at tonight's meeting; to which Mayor Brownstein responded that Council will further examine the proposed design and the difference in the height of the new immovable juxtaposed with the surrounding immovables, the whole in accordance with the Law.

2) Paolo Aurore

The resident indicated that the rules pertaining to the height of the newly proposed immovable to be constructed should be reviewed so that it blends in better with the adjacent immovable and also mentioned that the property in question is almost three (3) feet higher than the property of his rear neighbour; to which Mayor Brownstein responded that the height difference between his property and the proposed project is not taken into consideration according to the current applicable by-law. The resident further expressed concern about the 3ft. side setback due to snow accumulation and fire safety issues. He also mentioned the neighbor residing at 5614 McMurray should be concerned about the side setback issue; to which Mayor Brownstein responded that the City sent a notice to the neighbor and that

he has not objected to this exemption. The resident also mentioned that the design does not fit the neighborhood.

The resident further suggested to Council that, when it reviews its by-laws, it should take into account sustainability of materials (such as Douglas fir and Solid Birch) removed from homes due to renovation projects such as this one.

3) David Lang

The resident expressed concern about the design of the proposed reconstructed immovable pursuant to the demolition project as it does not fit with the character of the other homes on the street. He also mentioned that he is concerned about the height of the property in question since it is approximately 3 ft. higher than his house which is backing onto same. He then further indicated that the existing window is looking down into his bedroom and the proposed renovation would be even more intrusive. The resident reiterated that his main concern is that the design does not fit with neighboring homes; to which Mayor Brownstein responded that the demolition project will be sent back to the Planning Advisory committee for further examination and that the City effectively does not only what is required by Law but indeed goes over and above.

4) Haim Fruchter

The resident inquired about the neighboring property owner's opinion on the proposed demolition project and further mentioned that said neighbor mentioned to him that he was opposed to the project; to which Mayor Brownstein responded that a formal written objection should be sent to the City by this specific neighbor as members of staff have sent notices to the neighbor, but the City hasn't heard back from him.

5) Heather Thomson

The resident expressed concerns about the height and the design of the proposed demolition project located at 5616 McMurray. She further mentioned that due to the height of the proposed immovable, the morning sunlight on her property will be blocked off. She also indicated that the noise will inconvenience stay-at-home residents and especially ones with small children like herself; specifically that her infants who require afternoon naps will be unable to do so. She then inquired about the laws and regulations related to demolition projects; to which Mayor Brownstein responded that major renovations and demolitions projects are allowed if they are in accordance with City by-laws. She then mentioned that the proposed reduction of the side setback by 3ft. seems unreasonable given the amount of snow that may accumulate during the winter.

190901

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON
SEPTEMBER 9, 2019 ON THE REQUEST FOR A CERTIFICATE OF
AUTHORIZATION FOR THE DEMOLITION OF THE EXISTING RESIDENTIAL
BUILDING LOCATED AT 5616 MCMURRAY, SITUATED ON CADASTRAL LOT
NUMBER 1 053 248.**

This item was deferred to a subsequent meeting.

190902

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

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

**AT 8:10 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

JASON PRÉVOST
ASSISTANT CITY CLERK