

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
WEDNESDAY, OCTOBER 23, 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 Dida Berku, B.C.L.  
Councillor Mike Cohen, B.A.  
Councillor Mitch Kujavsky  
Councillor Oren Sebag, B.Sc. RN MBA  
Councillor David Tordjman, ing.

ABSENT<sup>1</sup>:

Councillor Sidney Benizri  
Councillor Steven Erdelyi, B.Sc., B.Ed.

ALSO PRESENT:

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

**QUESTION PERIOD**

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The question period started at 8:29 p.m. and finished at 8:31 p.m. One (1) person asked to speak and they were heard.

- 1) Susan Reiser

The resident inquired about the demolition work, more specifically; if the demolition work concerns the demolition of the entire building as she is a tenant; to which Councillor Berku responded that the City will review her situation. (Subsequent to this questioner's concern, Council wished to adjourn in order to deliberate);

191001

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

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

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<sup>1</sup> Due to the unfortunate passing away of Councillor Ruth Kovac, her absence was also noted.

**THE MEETING RESUMED AT 10:10 PM**

191002

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON OCTOBER 23, 2019 ON THE REQUEST FOR A CERTIFICATE OF AUTHORIZATION FOR THE DEMOLITION OF THE EXISTING RESIDENTIAL BUILDING LOCATED AT 5872-5874 SHALOM AVENUE, SITUATED ON CADASTRAL LOT NUMBER 1 562 055**

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WHEREAS the Demolition Committee of the City of Côte Saint-Luc (being the Côte Saint-Luc City Council) has carefully considered the application for a Certificate of Authorization for the demolition of 5872-5874 Shalom Avenue said application filed by Mr. Serge Elbaz;

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

WHEREAS the evaluation of the building has been determined at \$478,100.00;

WHEREAS the applicants intend to use the land located at 5872-5874 Shalom Avenue to build a new, two storey, two-family detached dwelling and have thus submitted preliminary architectural drawings;

WHEREAS the Demolition Committee 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 Shalom 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;

WHEREAS in view of inquiring related to the situation of an existing tenant, the Demolition Committee has learned that the owner and the tenant have signed an agreement dated September 26, 2019 by which the tenant is allowed to reside in the basement apartment until December 31, 2019;

FOR ALL OF THE FOREGOING REASONS,

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

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

- GRANTS the Certificate of Authorization for the demolition of the existing, two-family, detached dwelling located at 5872-5874 Shalom Avenue situated on cadastral lot number 1 562 055;

- APPROVES the prospectus for the new two storey proposed two-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;
- the necessary monetary guarantee of \$ 95,620 be obtained pursuant to by-law 2345, the whole within the thirty (30) days following the date of this decision;
- the construction delays for the new building 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;
- the Demolition Work and all Reconstruction Work must be conforming to demolition by-law 2345;
- the present certificate of authorization becomes null and void if the Demolition Work did not start within 3 months after issuing the certificate and is not completed within 4 months after starting the Demolition Work;
- hours to perform Demolition Work and all Reconstruction Work are 7:00 am until 7:00 pm during weekdays and no work is permitted on weekends and statutory holidays;
- 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;
- the construction site and the adjacent public property must be maintained during the Demolition Work and all Reconstruction Work. In the event that the construction site or adjacent public property is not properly maintained, an invoice representing any costs incurred will be sent to the owner;
- the existing trees must be protected during the Demolition Work and all Reconstruction Work;
- five (5) days before the occupation of the street, the applicant must apply for an occupation permit in order to park or place equipment on the street at the cost of \$100.00 per day in addition to paying an application fee of \$75.00;
- the owner will be held responsible for all damages caused to public property during the Demolition Work and all Reconstruction Work;
- 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 for the entire balance owed;
- all measures must be undertaken to prevent inconveniences related to noise, dust, pollution, dirty streets and vermin;

- the lot must be cleaned of all debris and/or material no later than five (5) after the completion of the Demolition Work and all Reconstruction Work;
- the demolition debris must be transported out of the site and cannot be left on city property; and
- the applicant for the demolition must undertake to respect the lease cancellation agreement and provide the tenant peaceable enjoyment until the end of her lease which is January 1, 2020.”

CARRIED UNANIMOUSLY

191003

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 10:15 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

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JASON PRÉVOST  
ASSISTANT CITY CLERK