

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, NOVEMBER 11, 2019, AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 8:00 P.M.**

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, B. Comm.
Councillor Oren Sebag, B.Sc. RN MBA
Councillor David Tordjman, ing.
Councillor Sidney Benizri
Councillor Steven Erdelyi, B.Sc., B.Ed.

ALSO PRESENT:

Ms. Tanya Abramovitch, City Manager
M^e Jonathan Shecter, Co-City Manager, Director of Legal Services
and City Clerk
M^e Jason Prévost, Assistant City Clerk, acted as Secretary of the
meeting

VIDEO PRESENTATION IN HONOR OF REMEMBRANCE DAY

A video presentation commemorating Remembrance Day was shown, and a minute of silence was observed by all people in attendance.

QUESTION PERIOD

The question period started at 8:14 p.m. and was suspended at 8:22 p.m. The question period resumed at 8:26 p.m. and finished at 8:29 p.m. Two (2) people asked to speak and they were heard.

1) Moshe Zvionow

The resident complained regarding a statement of offence that he received for parking; to which Mayor Brownstein referred the matter to the Co-City Manager for further querying.

2) Yigal Zvionow

The resident inquired about snow removal operations and the process to modify City by-laws; for which Mayor Brownstein provided details on both.

191101

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL
DATED OCTOBER 23, 2019 AT 7:45 P.M.**

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated October 23, 2019 at 7:45 p.m. be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

191102

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF
COUNCIL DATED OCTOBER 23, 2019 AT 8:00 P.M.**

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated October 23, 2019 at 8:00 p.m. be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

191103

MONTHLY DEPARTMENTAL REPORTS FOR OCTOBER 2019

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the monthly departmental reports submitted for October, 2019 be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

191104

**ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – ADOPTION OF A
CULTURAL POLICY**

WHEREAS the City of Côte Saint-Luc (“City”) is committed to the advancement of arts and culture for the benefit of its residents by fostering an environment conducive to creativity, access to cultural experiences and preservation of a cultural identity;

WHEREAS the City issued a Cultural Policy whose purpose is to provide a creative framework representing the importance and value that the City places on culture and includes the principles, goals and strategies needed to protect, support and foster arts and culture in the City;

It was

MOVED BY COUNCILLOR DAVID TORDJMAN
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves and adopts the Cultural Policy annexed hereto as Annex A to form an integral part hereof.”

CARRIED UNANIMOUSLY

191105

FINANCE - ORDER OF COUNCIL TO SELL IMMOVABLES DUE TO NON-PAYMENT OF MUNICIPAL TAXES, LIST OF ARREARS, TAXES AND TRANSFER DUTIES FOR THE 2018 FISCAL YEAR AND EARLIER, AND THE APPOINTMENT OF AN EXTERNAL FIRM TO CONDUCT THE SALE OF IMMOVABLES DUE TO NON- PAYMENT OF TAXES

WHEREAS the Côte Saint-Luc City Council (“Council”) has received the statement of arrears and has examined said statement;

WHEREAS the City Treasurer filed said statement at the Regular meeting of Council held on November 11, 2019;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT, subject to Sections 511, 512 and 517 of the *Cities and Towns Act* (C.Q.L.R., chapter C-19), Council orders any attorney at Bélanger Sauvé S.E.N.C.L. to sell the immovables contained within the list annexed herewith as Annex B due to non-payment of municipal taxes / transfer duties for the 2018 fiscal year and earlier at public auction on February 20, 2020 at the office of the Council (Council chamber, 5801 Cavendish Boulevard).”

CARRIED UNANIMOUSLY

191106

FINANCE - AUTHORIZATION FOR THE CITY TREASURER TO BID ON BEHALF OF THE CITY FOR THE AMOUNT IN UNPAID ARREARS CORRESPONDING WITH UNPAID MUNICIPAL TAXES

WHEREAS the City of Côte Saint-Luc (“City”) will hold a Public auction at the City Hall located at 5801 Cavendish Boulevard, Côte Saint-Luc, on February 20, 2020 at TWO o’clock in the afternoon (2:00 p.m.) to satisfy the payment of the municipal taxes and the duties on transfers of immovables, with interest, penalties, plus costs, unless the said taxes, duties, interest, penalties and costs are all paid before the sale;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the City Treasurer be authorized to bid on behalf of the City, for the amount of arrears corresponding to municipal taxes, interest, penalties and costs at the municipal auction to be held February 20, 2020 at 2:00 p.m.”

CARRIED UNANIMOUSLY

191107

FINANCE - TABLING OF COMPARATIVE STATEMENTS AS AT SEPTEMBER 30, 2019 AND REVISED BUDGET REPORT – SECTION 105.4 OF THE CITIES AND TOWNS ACT

The City Clerk confirmed that the Comparative Statements as at September 30, 2019 and Revised Budget Report were tabled at tonight's council meeting by the City Treasurer.

191108

RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF OCTOBER 1, 2019 TO OCTOBER 31, 2019

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the attached list of disbursements for the period of October 1, 2019 to October 31, 2019 for a total amount of \$ 8,248,638.52 in Canadian Funds;

THAT Treasurer's certificate No.19-0136 dated November 5, 2019 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

191109

HUMAN RESOURCES – PARKS AND RECREATION – APPOINTMENT OF THE COORDINATOR OF AQUATICS – FIXED-TERM CONTRACT, MANAGEMENT POSITION

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the appointment of Julie Leduc as the Coordinator of Aquatics, into a fixed-term contract, management position, effective from August 5, 2019 to August 7, 2020;

THAT Treasurer's certificate number 19-0124, dated September 16, 2019 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

191110

HUMAN RESOURCES — URBAN DEVELOPMENT – HIRING OF AN ASSISTANT PERMIT AGENT – WHITE COLLAR, AUXILIARY POSITION

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED

"THAT the Côte Saint-Luc City Council hereby approves the hiring of Alexandra Nimigeanu as an Assistant Permit Agent (white collar, auxiliary position) in the Urban Development Department, effective September 16, 2019;

THAT Treasurer's certificate number 19-0131, dated November 4, 2019 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

191111

HUMAN RESOURCES – PUBLIC SAFETY – HIRING OF A CROSSING GUARD

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR STEVE ERDELYI

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of Danilo Forte Arago as a Crossing Guard, effective September 30, 2019;

THAT Treasurer's certificate number 19-0133, dated November 4, 2019, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

191112

HUMAN RESOURCES – PUBLIC SAFETY – HIRING OF AN ON-CALL DISPATCHER – WHITE COLLAR, AUXILIARY POSITION

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of Tania Adam as an on-call Dispatcher (white collar, auxiliary position), effective October 3, 2019;

THAT Treasurer's certificate number 19-0134, dated November 4, 2019, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

191113

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

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR MIKE COHEN

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” annexed herewith as Annex C, dated November 4, 2019 and that said employees’ terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer’s certificate number 19-0135, dated November 4, 2019 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

191114

**AUTHORIZATION OF PAYMENT OF INSURANCE PREMIUMS AND
CORRESPONDING DEDUCTIBLES FOR THE 2020 CALENDAR YEAR**

WHEREAS for the purpose of purchasing group property and liability insurance with a possibility of a group deductible, the City of Côte Saint-Luc (“City”) participated with other cities and towns in a joint agreement (“Agreement”). The *Comité de transition de l’agglomération de Montréal* (“The Transition Committee”) reached this Agreement on May 27, 2005 for and in the name of the Island of Montreal municipalities to be reconstituted and the *Union des municipalités du Québec* (“UMQ”) for a three-year period: January 1, 2006 to December 31, 2008;

WHEREAS the UMQ was mandated by the Transition Committee to act as the representative of this association known as the *Regroupement des municipalités de l’Île de Montréal* (RMIM) and, as such, the UMQ assumed the responsibilities of advisor and deductible fund manager;

WHEREAS a call for tenders was made by the City’s original consultants, Optimum Gestion de risques (“Optimum”), Division de Optimum Actuaire & Conseiller Inc. and by the UMQ for the RMIM;

WHEREAS on December 14, 2005, the Côte Saint-Luc City Council, (“Council”), via resolution number 051217, approved the Agreement reached on May 27, 2005 by the Transition Committee for and in the name of the municipalities to be reconstituted on the Island of Montreal and the UMQ for the three-year term beginning on January 1, 2006 and ending on December 31, 2008 for the purpose of purchasing group property insurance with a possibility of a group deductible;

WHEREAS at its Regular Meeting of July 14, 2008 Council adopted a new agreement along with the reconstituted municipalities who were party to the previous Agreement said new agreement adopted for a five-year period, from January 1, 2009 to January 1, 2014 and providing coverage from the same insurers;

WHEREAS at its Regular Meeting of October 18, 2010 Council awarded a mandate to René Laporte & Associés (“Laporte”), as its general consultant, along with the other members of the reconstituted municipalities from January 1, 2010 to January 1, 2011 renewable each year;

WHEREAS, in 2012 Laporte assisted the UMQ to go out for public tender on behalf of the reconstituted cities and towns for a maximum period of 5 years (renewable each year, at the discretion of the City);

WHEREAS at its Regular Meeting of September 9, 2013 Council adopted a new agreement along with the reconstituted municipalities who were party to the previous Agreement, said new agreement adopted for a five-year period, from January 1, 2014 to January 1, 2019 and providing coverage from the same insurers;

WHEREAS at its Regular Meeting of June 11, 2018 Council adopted a new agreement along with the reconstituted municipalities who were party to the previous Agreement, said new agreement adopted for a five-year period, from January 1, 2019 to December 31, 2023 and providing coverage from the same insurers;

WHEREAS, in 2017, given the expiration of the above-mentioned five (5) year term, Fidema Groupe Conseil Inc., the City's Insurance Consultant, assisted the UMQ to go out for public tender on behalf of the reconstituted cities and towns for a maximum period of 5 years (renewable each year, at the discretion of the City);

WHEREAS a tender was awarded for a five-year term starting January 1, 2018;

WHEREAS the City wishes to approve and ratify its general insurance premiums and deductibles for 2020 as the Regroupement has indeed expressed its intention to exercise its option to renew for another year;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT Council hereby ratifies and approves the City's property insurance contracts and corresponding deductibles which are annexed herewith as Annex D entitled: "*Regroupement de municipalités de l'Île de Montréal – Ville de Côte Saint-Luc – Bordereau de reconduction période – 1^{er} janvier 2020 – 2021*" to form an integral part of the minutes – with their corresponding premiums payable to BFL Canada Risk and Insurance Inc. – from January 1, 2020 to December 31, 2020 as follows:

Property insurance	\$82,053.00	Plus applicable taxes
Property insurance (engineering fees)	\$3,995.00	Plus applicable taxes
Machine insurance	\$7,188.00	Plus applicable taxes
Delict insurance	\$852.00	Plus applicable taxes
Civil liability	\$83,081.00	Plus applicable taxes
Civil liability (umbrella)	\$6,544.00	Plus applicable taxes
Municipal liability	\$26,185.00	Plus applicable taxes
Automobile insurance	\$22,008.00	Plus applicable taxes
Justice Fees	\$1.00	Plus applicable taxes
TOTAL (Not including taxes)	\$231,907.00	

THAT additionally, the following costs be and are also hereby approved:

Consultant Fees – FIDEMA Groupe Conseils inc.	\$1,499.98	Plus applicable taxes
Accident insurance for volunteers	\$5,884.00	Plus applicable taxes

TOTAL (Not including taxes)	\$7,383.98
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THAT Council further authorizes payment in the amount of \$84,000.00 for its share of the collective deductible to be held by the UMQ as deductible fund manager and each participant undertakes to pay to the UMQ, an annual fee of 1% of its premium paid, plus any applicable taxes (subject to a minimum aggregate fee of \$4,000 for the entire group);

THAT a Treasurer's certificate attesting to the availability of funds to cover the above-described expenses for the 2020 fiscal year shall be issued at the beginning of 2020."

CARRIED UNANIMOUSLY

191115

RESOLUTION TO RECEIVE THE STATEMENTS OF PECUNIARY INTERESTS OF COUNCILLOR DIDA BERKU

The following member of council deposited their statement of pecuniary interests at tonight's council meeting: Councillor Dida Berku;

WHEREAS, in accordance with the stipulations of an *Act respecting Elections and Referendums in Municipalities* (C.Q.L.R., chapter E-2.2), each Member of a Municipal Council must make a written financial declaration of his/her interests, within sixty (60) days of his/her election or the anniversary thereof;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council officially declare that such statement of pecuniary interests has been received from Councillor Dida Berku and instructs the City Clerk to deposit same in the Archives of the City as well as to send the official list of those who filed their declaration to the *Ministère des Affaires municipales et de l'Habitation*."

CARRIED UNANIMOUSLY

191116

AUTHORIZATION TO SETTLE A LAWSUIT WITH THE CITY OF CÔTE SAINT-LUC AND CHUBB INSURANCE COMPANY OF CANADA ON BEHALF OF ENGIE SERVICES INC.

WHEREAS on or about September 30, 2019, the City of Côte Saint-Luc ("City") filed legal proceedings against Chubb Insurance Company of Canada ("Chubb") before the Court of Quebec, District of Montreal, in the Court file bearing number 500-22-258232-191 for \$15,746.22;

WHEREAS on or about October 23, 2019, the City amended said legal proceedings to add Engie Services Inc. ("Engie") as co-defendant, the amended legal proceedings in the Court file bearing number 500-22-258232-191 being referred to as the "Lawsuit";

WHEREAS Chubb, Engie (collectively the "Defendants") and the City (collectively the "Parties") desire to amicably settle the Lawsuit out of Court;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the preamble of this resolution shall form an integral part thereof as if cited hereinafter at length;

THAT the Côte Saint-Luc City Council (“Council”) hereby authorizes the City to settle the Lawsuit for an amount of \$9,000, inclusive of applicable taxes, capital, interests and costs (“Settlement”);

THAT the aforementioned Settlement shall be further contingent upon the signature of a Quittance whose wording shall be at the satisfaction of the Director of Legal Services;

THAT the Director of Legal Services, any person under the direction and supervision of the Director of Legal Services or the City’s General Counsel shall hereby be authorized to sign any document to give effect to the afore-described Settlement.”

CARRIED UNANIMOUSLY

191117

PUBLIC WORKS – COLLECTION OF WASTE, BULKY WASTE AND ORGANIC MATERIALS (C-15-19-25)

WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tenders under tender no. C-15-19-25 for the collection of waste, bulky waste and organic material for a term of one (1) year and four (4) optional years, at the discretion of the City;

WHEREAS the City received one (1) conforming bid from WM Quebec Inc.;

WHEREAS Article 573.3.3. of the *Cities and Towns Act* (C.Q.L.R., chapter C-19) allows a municipality to enter into a contract with a sole bidder for a price less than the tendered price without, however, changing the other obligations, if there is a substantial difference between the tendered price and the price indicated in the estimate established by the municipality;

WHEREAS the City proceeded to negotiate the price with the sole bidder and obtained a \$40,000.00 discount per year from the yearly price before taxes, based on the City awarding the contract for the totality of the term of five (5) years;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract pursuant to the public call for tenders no. C-15-19-25 for the collection of waste, bulky waste and organic material for a period of five (5) years, commencing February 1, 2020 and ending January 31, 2025 to the sole conforming bidder, WM Quebec Inc., for an amount not exceeding \$4,733,589.94, 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 at the relevant times the City's Public Works Department shall procure Treasurer's Certificates to attest to the availability of funds to cover the relevant expenses."

CARRIED UNANIMOUSLY

191118

**APPROVAL AND RATIFICATION OF AN ENCROACHMENT AGREEMENT
BETWEEN THE CITY OF CÔTE SAINT-LUC AND THE OWNER OF 5633
HUDSON AVENUE (K-47-19)**

WHEREAS the City of Côte Saint-Luc and Iona Hassoun, the owner of the property located at 5633 Hudson Avenue, have agreed to sign an encroachment agreement for the said property;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby authorizes the City Clerk to sign, on behalf of the City, a document entitled: "Encroachment Agreement" attached herewith as Annex E to form an integral part thereof."

CARRIED UNANIMOUSLY

191119

**ADOPTION OF DRAFT BY-LAW NO. 2088-10 TO BE ENTITLED: "BY-LAW TO
AMEND BY-LAW 2088 ENTITLED "CONSOLIDATED BUILDING BY-LAW OF
THE CITY OF CÔTE SAINT-LUC" IN ORDER TO REPLACE THE TEXT OF
ARTICLE 7-7 D) WITH A NEW TEXT"**

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT in conformity with *An Act respecting Land Use and Development* (C.Q.L.R., chapter A-19.1), the Côte Saint-Luc City Council ("Council") hereby adopts draft By-Law No. 2088-10 to be entitled: "By-law to amend by-law 2088 entitled: "consolidated building by-law of the City of Côte Saint-Luc" in order to replace the text of article 7-7 d) with a new text";

THAT In conformity with section 125, paragraph 2 of the *Land Use Planning and Development Act*, Council hereby delegates to the City Clerk the power to set the date, time and place of the Public Consultation meeting."

CARRIED UNANIMOUSLY

191120

**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**

WHEREAS according to section 4 of *An Act respecting the exercise of certain municipal powers in certain urban agglomerations* (CQLR, c. E-20.001) (hereinafter “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 December 2019 for which members of the municipal council shall establish the stance that it wishes to take;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

“THAT Council take the following stance in view of any Agglomeration Council meetings to be held in December 2019 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 December 2019 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

SECOND QUESTION PERIOD

The second question period started at 9:03 p.m. and finished at 9:07 p.m. One (1) person asked to speak and he was heard.

- 1) Zurach Feferkorn

The resident expressed concern regarding the accumulation of water in the back of his property due to rain fall; to which Mayor Brownstein ultimately referred the resident to his district Councillor and the Engineering department for follow-up.

191121

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 9:07 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

JASON PRÉVOST
ASSISTANT CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
191104	Annex A	Cultural Policy
191105	Annex B	List of immovables
191113	Annex C	Auxiliary Employees – White Collars – Hiring
191114	Annex D	Regroupement de municipalités de l'Île de Montréal – Ville de Côte Saint-Luc – Bordereau de reconduction période – 1 ^{er} janvier 2020-2021

191118	Annex E	Encroachment Agreement
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Cultural Policy 2019

POLICY #	LIB-002	VERSION	1
ADOPTED	November 11, 2019	UPDATED	N/A
DRAFTED BY	Janine West	TITLE	Library Director

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- Guiding Principles

Strategic Directions, Goals and Objectives

Introduction

What is a cultural policy?

Cultural policy in general refers to government measures taken to encourage or to protect activities in areas defined as cultural.

Policy Statement

The City of Côte Saint-Luc is committed to the advancement of arts and culture for the benefit of its residents by fostering an environment conducive to creativity, access to cultural experiences and preservation of a cultural identity.

Why a cultural policy?

Purpose

The purpose of this policy is to provide a creative framework which represents the value and importance that the City places on culture including the principles, goals and strategies needed to protect, support and foster arts and culture in Côte Saint-Luc.

Specifically, it will:

- Provide a framework for the support for arts and culture.
- Provide a long term vision that will improve planning.
- Allow the city to be eligible for funding for cultural activities from the MCCCCF.
- Provide an action plan that promotes cultural life.

Who is responsible for creating the cultural policy?

Library and Culture Committee acted as the steering committee mandated by City Council to produce a cultural policy for the city.

Mitchell Brownstein, Mayor
Mitch Kujavsky, City Councillor
Tanya Abramovitch, City Manager
Janine West, Library Director
Cornelia Ziga, Director of Parks and Recreation
Danielle Belanger, Manager of Library Programs and User Experience
Justin Burnham, Volunteer and User Engagement Coordinator
Daniel Glassman, resident
Joyce Cohen, resident
Carol Katz, resident

What is culture?

Culture is who we are and how we live

Culture refers to the values, customs, heritage and traditions that characterize the community. Culture is inclusive and reflects the elements and traits of its citizens, and the

places, physical amenities, events, products and creations that contribute to such values, customs and traditions.

“Culture is the name for what people are interested in, their thoughts, their models, the books they read and the speeches they hear, their table-talk, gossip, controversies, historical sense and scientific training, the values they appreciate, the quality of life they admire. All communities have a culture. It is the climate of their civilization.”

- Walter Lippmann

“Culture is a roomy idea, one that can be stretched to accommodate everything human beings create. If you want to know what culture is, just take a look around. Culture is the sum-total of human ingenuity: language, signs and symbols, systems of belief, customs, clothes, cuisine, tools, toys and trinkets, the built environment and everything we use to fill it up, and the cherry on the sundae, art...Art is emblematic of culture, its purest expression.”

- Arlene Goldbard, *New Creative Community: The Art of Cultural Development*

Aspects of Culture

Cultural Heritage

- Community history
- Persons of historical importance
- Historic events and sites
- Heritage documents and objects

Cultural Workers

- Artists
- Musicians
- Writers
- Actors

Cultural Carriers

- Cultural patrons
- Cultural volunteers
- Cultural participants

Cultural Pursuits

- Visual arts
- Performing arts
- Material arts
- Literary arts
- Media arts
- Civic arts

Cultural Organizations

- Clubs
- Associations
- Societies
- Schools
- Religious institutions

Cultural Spaces and Facilities

- Library
- Auditoriums
- Studios
- Parks
- Community Centres

Customs, Values and Traditions

- Beliefs
- Values
- Traditions
- Stories
- Language
- Food

Why is culture important?

Culture makes vibrant communities

For years now, cities and municipalities are recognizing that culture is a means creating vibrant and sustainable communities. Culture, it is recognized, enriches our lives, creates a sense of belonging, builds pride in our communities, and supports growth. It shapes our identity, creates a great place to live, builds community and conveys our image to the world.

All of these factors contribute to improving our quality of life. And, quality of life is said to becoming the single most important factor in determining where people choose to live. In order to create that great place where people feel connected, cities need to support culture in all of its aspects and offer a variety of cultural experiences.

The City of Côte Saint-Luc - A Portrait

Built on vast expanses of forest and grassland that gave way to fertile farmland in the 18th and 19th centuries, the Village of Côte Saint-Luc was incorporated in 1903. Originally comprised mostly of francophone farming families, the village grew as Jewish, Scottish, and British families moved into the area. While in 1921 there were only approximately 500 inhabitants, by 1951 there were just over 1,000 enabling the village to become a town. The 1950s brought developers who bought up the majority of the remaining farms and built single family homes. In 1958, when the population reached 10,000, the village which had become a town had finally become a city.

Today, the City of Côte-Saint-Luc is the third largest municipality on the island of Montreal and is a thriving, bilingual, and multicultural community. Predominantly English-speaking, the city also has substantial Moroccan, Russian, Iranian communities as well as a rising Korean population. The Jewish community makes up the largest religious community in Côte-Saint-Luc and out of a total population of approximately 34,000 people, one third are seniors (age 65+).

Its many green spaces, (the city boasts 31 parks), its sports and recreation programs, its library and its excellent array of top quality services, make it an attractive residential community in the West End.

Côte Saint-Luc has been a leader in health and safety issues, becoming one of the first municipalities in Quebec to ban pesticides and require bicycle helmets. It was also one of the first cities to offer a curbside composting program in Quebec. Côte Saint-Luc has been a leader on human rights issues speaking out for minority rights in Quebec and Canada, and has a Human Rights Walkway in Pierre Elliott Trudeau Park dedicated to those men and women who have by their actions, held high the torch of human rights in the world. It is the only municipality on the island of Montreal to have EMS, a volunteer first responder service, which was formed in 1964. In 2006, it became the first city in the province to introduce a Volunteer Citizens on Patrol program. Finally, the city boasts the only full-scale city-run theatre program in the region. Under the name of the *Côte Saint-Luc Dramatic Society*, this award-winning theatre production company derives the majority of its support through community sponsors. The city's focus is on delivering the best possible services including the highest standard of customer service while maintaining tight controls over its finances.

Stakeholders

Stakeholders are individuals or organizations who are involved in participating, providing or promoting culture and whose interests would be positively impacted with the implementation of a cultural policy. The City itself is a stakeholder and can become a potential partner with other cultural organizations.

Residents

Residents are at the centre of this Cultural Policy. Not only are they spectators attending the dozens of cultural events presented each year, they are also active participants in many cultural activities and creators of cultural content. A policy which prioritizes culture in the City of Côte Saint-Luc will have a positive impact on their quality of life.

Local Artists

Côte Saint-Luc has a thriving arts community and prides itself on being a city where professional and amateur artists have chosen to make their home. These artists are valued by the city and are given opportunities whenever possible to showcase their craft. The Recreation Department offers classes to many budding artists and the Library provides a venue for artists to display and exhibit their work.

Community Organizations and Groups

Côte Saint-Luc is home to many socio-cultural organizations, groups and clubs and these organizations play an important role as partners and providers of cultural content. These include the Côte Saint-Luc Men's Club, Côte Saint-Luc Dramatic Society, Canadian Writers Society, and The After Dinner Ukulele Society to name just a few.

Schools

Côte Saint-Luc schools have a crucial role in exposing young people to culture through arts education including STEAM (science, technology, engineering, art, math). Instilling in young people a love of the arts ensures that tomorrow's cultural landscape will be as rich and vibrant as today's. More importantly, art teaches students to think creatively, problem-

solve and be adaptable and flexible, characteristics which are the driving force behind innovation, preparing young people for future employment. The library not only offers STEAM programming but partners with many Côte Saint-Luc schools offering library field trips which include art exhibits and author visits.

There are two music academies in Côte Saint-Luc, Fortissimo and West Island Music Academy, who provide music education to many young residents who reside in the community. These schools often partner with the city by providing talented musicians to play at community events or by providing recitals that are open to the public. Similarly, the Recreation Department offers many courses in applied arts to both young and old.

Religious Institutions

Synagogues and other places of worship connect their congregations to both culture and community. They are often hosts to a variety of engaging cultural activities including lectures, workshops, courses, holiday activities, which they offer to their congregations.

Senior Residences

CSL is home to many senior residences including B'nai B'rith, the Waldorf and St. Patrick's Square. Senior Residences often provide cultural programming to its residents which may consist of painting classes, music appreciation, lectures, and book reviews as well as outings to the museum or theatre. The library is often a partner bringing its cultural programming and experts to senior residences.

Municipality

Eleanor London Côte Saint-Luc Public Library is one of the major disseminators of culture in the city, offering a plethora of interesting and engaging cultural programs to the community. From movies and music, to books and literature, to art and performance, the library continues to be the cultural heart of the city. Its newly launched CreateSpace is not only home to the Côte Saint-Luc Art Hive, but is space where creativity meets technology and residents both young and old have the opportunity to collaborate, create and connect. The library is responsible for the Harold Greenspon Auditorium.

The Aquatic and Community Centre (ACC) is another cultural facility that organizes and hosts a variety of cultural and socio-cultural programming. The Aquatics and Community Centre has an art studio as well as a dance studio on its premises where quality arts education programs are offered to the community. Rembrandt Park also has an art studio.

WHERE ARE WE TODAY?

What we are proud of

Côte Saint-Luc is proud of its heritage and on being an innovative and creative community where culture is a priority. In 2017, the Shalom Bloom Sculpture Garden opened, which included 10 life-sized wildlife sculptures donated by sculptor Shalom Bloom. In 2018, Dr. Harry Rosen created and donated the sculpture "Reliance/Partenaires" to the Eleanor London Côte Saint-Luc Public Library. The city is also home to the Côte-Saint-Luc Dramatic Society, where actors, writers, musicians and other artistically minded community members

work together to produce quality and critically acclaimed theatrical works. As previously mentioned, the library continues to be the vibrant cultural hub of the community.

Inventory of Cultural Resources

What is a cultural resource?

A cultural resource is anything that contributes to the culture of a particular place or people, both tangible and intangible. These resources are the activities, institutions and people that express our shared beliefs, customs and values. They include:

- Cultural spaces and facilities
- Cultural Heritage
- Festivals and events
- Cultural enterprises
- Community Cultural Organizations

The City of Côte Saint-Luc has a wealth of cultural assets and resources and should leverage them in order to offer residents a quality lifestyle that makes our city a desirable place to live or visit.

Our cultural resources are what defines our local culture and demonstrates the breadth and variety of cultural activity in our community.

Cultural Heritage

Public Art:

City's Collection of Artworks

The City of Côte Saint-Luc owns hundreds of works of art, including sculptures, paintings, drawings, photographs and prints, many on exhibit at the library. The most significant pieces in the collection will be featured in a catalogue to be published in 2019.

Shalom Bloom Sculpture Garden

2017, Pierre Elliott Trudeau Park, 6975 Chemin Mackle, Côte Saint-Luc, QC
In 2017, Côte Saint-Luc resident and sculptor Shalom Bloom donated 10 life-sized sculptures to the City with the stipulation that the City create a "Wildlife Sculpture Park". The Shalom Bloom Sculpture Garden is located in Trudeau Park and opened on Canada Day 2017.

Dr. Harry Rosen Sculpture "Reliance/Partenaires"

This sculpture is located behind the library in Ashkelon Garden and was created and donated to the library by Dr. Harry Rosen. The inscription reads "When communities build libraries, libraries build community".

Esther Wertheimer Sculpture "Three Children at Play"

Located behind the library, this piece was selected by the Quebec Cultural Affairs Department's "Integration of Arts and Architecture" program to grace the then new City Hall and Library.

Linda Covit Sculpture "Walking Fish"

Created in 2011, this piece was selected to grace the entrance to the newly built Aquatic and Community Centre.

Dr. Harry Rosen Sculpture, "To the Summit and Beyond"

This sculpture graces the front of the Mount Sinai Hospital.

Jump Rope Arbor Children's Entryway – "Boy and Girl"

Custom Limited Edition, design and Cast by Randolph Rose Collection, Bronze Sculpture of a boy and girl holding an arbor.

Monuments:

Cenotaph

The Cenotaph is located in Veteran's Park.

Mitchell Kotansky "Bust of Yitzhak Rabin"

Located in Yitzhak Rabin Park, this bronze sculpture was a public commission inaugurated on June 9, 1996.

Paul Lancz "Bust of Pierre Elliott Trudeau"

This bronze sculpture is located at the entrance to Trudeau Park and was created in 1996.

"Monument to Arthur Zygielbaum"

This monument is dedicated to Arthur Zygielbaum, who helped European Jewry during World War II and was inaugurated in 1984 in Arthur Zygielbaum Park.

Human Rights Walkway

Inaugurated in September 2000 and located at Pierre Elliott Trudeau Park, the Côte Saint-Luc Human Rights Walkway is dedicated to those men and women who, by their steadfast commitment to humankind, have held high the torch of human rights and let it light the world.

Heritage Buildings:

8100 Côte Saint-Luc Road

Pierre Lemieux was a farmer and the mayor of Côte Saint-Luc from 1905-1909 and from 1912-1938. He built this house in 1927 and his son sold it to the City in 1946 becoming the City's first official City Hall building. During the 1960s, when City Hall moved to the old Pie XI School on Westminster, the building was home to the Recreation Department. The building now houses the City's Department of Public Safety.

Heritage Sites:

St. Patrick's Square

St. Patrick's Square, located at 6767 Côte Saint-Luc Rd. on the corner of King Edward was originally the home of the first Sulpician Chapel in Côte Saint-Luc built in 1845. The original bell of the chapel sits the lobby of this senior residence.

Cultural Facilities and Spaces

Library:

Eleanor London Côte Saint-Luc Public Library

The Eleanor London Côte-Saint-Luc Public Library was named in honour of Eleanor London, its founder. The library opened in 1966 in the Côte-Saint-Luc Shopping Centre on Côte-Saint-Luc Road and from its very beginnings it was a "People's Library". The library moved to its present home on Cavendish Boulevard in 1986 and continues to be the heart of the community where the focus is on community and relationship building.

CreateSpace

The Library's CreateSpace is an intergenerational space which embraces maker culture. It is space where residents of all ages can collaborate on a variety of arts and crafts projects but also tinker with 3D printing, robotics and other emerging technology.

Community Centres:

Aquatic and Community Centre

The Aquatic and Community Centre opened in September 2011 on Parkhaven Avenue. The \$18 million complex was built with the support of the provincial and federal governments, which covered two-thirds of the cost. Since then, it has become a major hub of activity for people of all ages offering swimming, fitness, children's activities, leisure activities and more.

Art Galleries:

Côte Saint-Luc Public Library Art Gallery

From its beginnings in 1986, the library Art Gallery has held numerous exhibits in painting, photography, lithography, textile art and sculpture. It is a public art gallery which displays exhibits of the highest standard exposing the community to established artists of national and international repute.

Côte Saint-Luc Public Library Community Art Space

The library's Community Art Space was established in 2009 in response to the requests of residents who were looking for a place to exhibit their work. Each year, the library hosts an annual Community Art Celebration whereby exhibitors from the past year are invited to join a one-night-only group show held in the Harold Greenspan Auditorium.

Auditoriums:

Harold Greenspon Auditorium

The Harold Greenspon Auditorium located in City Hall is Côte Saint-Luc's premier cultural venue hosting concerts, author talks, movies, lectures, as well as Cote Saint-Luc Dramatic Society productions. Named in honour of Councillor Greenspon's contributions to city life, the auditorium boasts a capacity of 257 with non-fixed seating and a capacity for 190 with fixed seating. The auditorium can also be rented to outside organizations.

Syd Wise Auditorium

The Syd Wise Auditorium is housed in the Wagar Adult Education Centre and is often used by the City to present cultural events such as annual Cat's Concert.

Parks:

There are a total of 31 parks in Côte Saint-Luc, but these parks in particular are used for cultural events and activities.

Ashkelon Gardens

The garden behind the Eleanor London Côte Saint-Luc library was officially named Ashkelon Gardens on April 22, 1988 in honour of the City's twin city in Israel. This beautiful and inviting space is often used to host library and other cultural activities. It includes a garden patio oasis and is the proud home of the newly donated sculpture Reliance/Partenaires by Dr. Harry Rosen.

Pierre Elliott Trudeau Park

Pierre Elliott Trudeau Park is a beautiful park located on the northern tip of Côte Saint-Luc. Within the park, there are three baseball/softball fields, the man-made Centennial Lake with pedal boat rentals in the summer, three chalets, Confederation Annex which includes an outdoor stage, a tremendous amount of green space and beautiful landscaping, including the Shalom Bloom Sculpture Garden. The park plays host to a variety of cultural activities including Canada Day, Shakespeare-in-the-Park and the library's program of summer concerts.

Community Cultural Organizations

Community Arts Groups:

Canadian Writers' Society

The Canadian Writers' Society is an organization where published and unpublished writers meet in the Eleanor London Côte Saint-Luc Public Library to share their knowledge, experience and stories. Under their banner, they publish a newsletter, The Write Place, which includes stories, as well as tips on how budding writers can improve their craft.

Loose Threads Quilt Guild of Côte Saint-Luc

Loose Threads Quilt Guild was started in 2002 by a group of quilting friends who realized the need for Jewish quilters to get together in a guild setting. Open to all quilters, regardless of religious affiliation, their mandate is to encourage quilting by learning and sharing, and to support Jewish charitable endeavours.

The After Dinner Ukulele Society

The After Dinner Ukulele Society (ADUS) is a ukulele club founded in May 2013, by Eliezer Turgel. Its mission is to bring fellow ukulele enthusiasts together to form a community of ukulele players where members can learn the ukulele, enhance their skills, and play for others in a fun and relaxed environment. Members will build friendships, play songs, share techniques, and, while there the club will provide opportunities to “jam” and showcase their talent.

Côte Saint-Luc Art Hive

The CSL Art Hive meets in the library’s CreateSpace twice a month providing a warm and inviting space where artists and non-artists alike can come together in creativity and conversation.

Jewellery Club

The Jewellery Club is a library initiative and members meet in the library’s CreateSpace to fabricate jewellery and socialize.

Historical Societies:

Côte Saint-Luc Historical Society

Established in 2016, the Côte Saint-Luc Historical Society seeks to collect, preserve and make accessible those essential histories and stories which are integral to the fabric of Côte Saint-Luc.

Clubs:

Côte Saint-Luc Men’s Club

The Côte Saint-Luc Men’s Club welcomes residents age 55 and older. Founded in 1987, the club welcomes local, provincial and national speakers every Thursday morning. The club also organizes activities like fitness, bowling, bridge, golf, choral and discussion groups.

Côte Saint-Luc Women’s Social Club

Côte Saint-Luc Women’s Club welcomes women 55 years of age and older. Members meet on Wednesday afternoons for stimulating programs and activities including guest speakers, canasta and mahjong.

Partner Organizations:

Creative Social Centre

The Creative Social Centre located on Clanranald Avenue offers educational, recreational, sculpting and art classes, fitness and other leisure activities and has been long associated with the City of Côte Saint-Luc.

Municipal Advisory Committees:

Library and Culture Committee

Library and Culture Committee was established in 2007 and included library staff, the portfolio councillor and 3 or 4 members of the public. Its current mandate focuses on arts and culture including advising Council on cultural matters and to produce a cultural policy for the City.

Cultural Industries

Côte Saint-Luc Dramatic Society

The Côte Saint-Luc Dramatic Society is a city-run community theatre initiative that began in the summer of 2011. The goal is to bring together actors, writers, musicians and other artistically-minded community members to produce theatrical works in an inclusive environment where emphasis is placed on teamwork and camaraderie, not celebrity. In recent years, the troupe has received numerous awards and accolades for its performances.

Musicians of the World Orchestra (MWSO)

The Musicians of the World Symphony Orchestra was founded in 2006 by conductor Joseph Milo and his wife Lucy Ravinsky. This one-of-a-kind orchestra was formed when it was discovered that a great pool of professional musicians, recently immigrated to Montreal, had no opportunity to make use of their valuable talent in their new home. The MWSO is composed of 55 musicians: about 80% of its members are from 15 countries around the world, while the remaining 20% are natives of Montreal.

Fortissimo Academy of Music and Arts

Fortissimo Music Academy goes back to 2003, when Svetlana Klempner conceived the idea of turning her growing private practice into an academy, with all-round, rigorous music training in voice, guitar, violin, choir and much more. Today the academy is a non-profit organization boasting a spacious fully equipped facility whose success is based on institutional and individual support.

West Island Music Academy (WIMA)

WIMA is a privately owned and operated music school offering personalized private music lessons, rock band classes, music for toddlers programs, recitals and recordings. The location in Côte Saint-Luc, which was established in 2013, is known for their highly qualified teachers, quality lesson sessions and friendly, welcoming environment.

Festivals and Events

Cultural Heritage Tours/Walks:

Jane's Walk

Jane's Walks are named after Jane Jacobs, a renowned American urban activist. These walks originated in Toronto but have expanded to over 134 cities across 6 continents. They have been held annually since 2007 on the weekend of her birthday, usually the first weekend in May. Participating in a Jane's Walk is a great

way to get to know the communities we live in. Since 2017, the annual walk has been organized by the Library.

Seasonal Celebrations:

The Department of Parks and Recreation organizes a number of seasonal events designed to bring people together, the highly anticipated Winter Carnival, the Valentine's Day Dance, the Halloween Skating Party as well Canada Day.

Performing Arts Events:

Both the Library and the Department of Parks and Recreation organize a number of Performing Arts Events including indoor and outdoor concerts, Shakespeare in the Park, the Cat's Concert, as well as the CSL Dramatic Society Performances.

Film Festivals:

The library offers a number of movie options throughout the year including the Bright Lights Film Club, Wednesday Afternoon at the Movies, Family Movie Night, Sunday Blockbusters as well as the Ciné Club.

Library Programs:

The library offers a number of programs during the year for both children and adults including lectures on music, art, history, current events, travel, book talks and discussions, art displays, storytimes, etc.

SWOT Analysis

SWOT analysis is a tool that examines the internal and external Strengths, Weaknesses, Opportunities and Threats of an organization or community. A SWOT analysis regarding the cultural situation and resources in Côte Saint-Luc was completed by the Library and Culture Committee. The following summary captures the current SWOT in Côte Saint-Luc.

What are Côte Saint-Luc's Strengths (Internal)?

- The Library
- Aquatic and Community Centre
- The City's commitment to a high level of customer service
- Côte Saint-Luc Dramatic Society
- The Library Art Gallery
- A large community of artists
- A cultured and educated community
- A Community Art Space for exhibitions
- Installations of Public Art
- Large number of Volunteers
- An innovative and creative City staff
- Its many parks and green spaces
- A safe neighbourhood
- High levels of community engagement and participation
- Strongly networked community

What are Côte Saint-Luc's Weaknesses (Internal)?

- Lack of space in current facilities
- Lack of neighbourhood focus
- Poor communication
- Limited financial and human resources
- Little support for local businesses
- Limited outdoor summer programming (Concerts, Movies)
- Lack of sustainability for new and innovative programs
- Lack of any vibrant or pleasing streetscape
- Weak public transportation system
- No coordinated vision
- Shortage of cultural activities that appeal to younger adults
- Limited knowledge of city history and heritage

What are Côte Saint-Luc's Opportunities (External)?

- Available grants for arts and culture
- Sponsorship opportunities
- Legacy donation opportunities
- Maker movement
- Redevelopment of strategic areas
- Opportunities of associations to lesson the burden on city resources
- Increasing multiculturalism
- Contests to attract participation and increase awareness
- Involving youth in the development or programming
- Intergenerational programming
- Attracting more donations of art
- The green space off the Avenue
- Commercial Kitchen
- Many outdoor and indoor public gathering spaces
- Increased consultation and transparency leading to increased public involvement

What are Côte Saint-Luc's Threats (External)?

- Limited financial resources
- Challenges to improving transportation
- Lack of manpower
- Variable Weather in winter which stifles participation and unreliability of summer weather which can limit outdoor activities
- Other more pressing city priorities such infrastructure
- Vulnerability of arts and culture to budget cuts as a "nice to have"
- Other cultural options closeby , i.e., Segal Centre and the Jewish Public Library

WHERE ARE WE HEADED?

Vision Statement

By valuing and supporting arts and culture, we will build a strong and vibrant community, not only creating more beauty, joy, and connection in the world, but bringing people of all backgrounds together in a celebration of inclusion, diversity and tolerance.

Our Commitment

The municipality's role is to be the leading and unifying voice for local cultural life in the City. It must show leadership not only with the creation and adoption of this cultural policy, but support for cultural infrastructure, initiatives, organizations and artists within the community. Above all, it is responsible for coordinating communications related to cultural activities in Côte Saint-Luc and providing the necessary resources to ensure that culture has the ability to thrive in this city. Specifically, the City of Côte Saint-Luc commits to be a:

Promoter and Advocate: We will celebrate and promote arts and cultural initiatives, utilizing marketing resources and mechanisms to promote and generate arts participation.

Facilitator and Information Broker: We will act as a central resource to gather and communicate knowledge about the city's heritage and to collect and disseminate information about artists, cultural activities and community.

Creator and Innovator: We will create opportunities for self-expression and be a leader in the cultural domain.

Custodian and Host: We will organize cultural events for the enjoyment of all residents and will develop and maintain city facilities and outdoor spaces where creative expression and community activities can happen.

Curator and Collector: We will collect and exhibit art in both our indoor and outdoor spaces, as well as collect, curate and exhibit heritage collections.

Partner and Stakeholder: We will work with artists, creative professionals, organizations and community groups to support cultural programming and create new opportunities.

Funder and Fund Seeker: We will support cultural programming through responsible fiscal budgeting and seek out grant opportunities from other levels of government.

Guiding Principles

Arts and Culture makes a significant contribution to our quality of life

Arts and culture create a welcoming sense of place and a desirable quality of life. In particular the arts contribute to a community's well-being, building community and creating vibrant neighbourhoods. Arts and culture initiatives that encourage public learning for all ages also encourage "lifelong learning" and subsequently support quality of life. The city

welcomes artistic expression from a broader community of artists in order to educate, inspire and expose its residents to the world beyond. The City supports artistic expression in order to enhance the quality of life of its residents and the community as a whole.

Arts and Culture have a positive impact on the well-being of individuals

Culture not only benefits communities as a whole, culture also benefits individuals. The arts can be a source of delight and wonder which can provide emotionally and intellectually moving experiences. Artistic expression contributes to forging an individual identity and can contribute to an individual's sense of belonging. The arts can combat social isolation by engaging particular older residents in cultural programming. Children who receive arts education have stronger social skills, improved motivation to learn and more esteem for themselves and their peers. Arts education helps to create a positive school environment in which learning and human development can occur.

Côte Saint-Luc takes pride in its rich artistic and cultural community

Côte Saint-Luc has a large community of artists including a wide array of visual artists, artisans, musicians, writers and performers. Each one plays a different and necessary part in contributing to the overall health and well-being of the community. Creative people provide a community with joy, interaction and inspiration, but they can also push us to engage thoughtfully on a variety of societal issues. The City is proud to support its artists and recognizes their significant contribution to the fabric of our community.

Participation in culture is a means of growing community

When people gather together they feel connected and a sense of belonging. The City of Côte Saint-Luc strives to offer many different kinds of cultural experiences as a means to bring people together, both young and old, resulting in the strengthening of community ties. The City also recognizes that it is comprised of many different cultural communities. Cultural programming that celebrates diversity of lifestyles enhances quality of life by encouraging a community's tolerance of diversity. The arts also support a strong democracy, engaging citizens in civic discourse, dramatizing important issues and encouraging collective problem solving.

The City plays an important role in making culture accessible to all

Making culture accessible to all residents remains a top priority for the City. The arts can create a level playing field, open to all socioeconomic individuals and groups enabling public participation. These events and activities rely on effective and timely communication in order to attract participation. Whether communicating digitally or through visual and written promotional tools throughout the city, clarity, timeliness, and appeal will improve accessibility.

Creating vibrant public spaces is key to creating a vibrant cultural life

The city values the concept of placemaking in planning new or improving existing public spaces. At its core is the creation of great places and underscores the importance of designing for people. It refers to an intentional process and it relies heavily on public participation. In terms of arts and culture, the City will see its spaces through a cultural lens, i.e., is this a space that will attract people?; will people be able to congregate, participate in a cultural activity, and feel a sense of connection and belonging?; and finally, will our spaces bring vibrancy and life to the community?

Strategic Priorities

The following strategic priorities align with the City's cultural vision, values and guiding principles.

Strategic Priority 1: Connect people, programs and places

Improve cultural communications across the city so that residents are aware of upcoming programs and activities.

Develop, maintain and improve cultural spaces and facilities that will support high quality arts experiences.

Ensure cultural programs and services are accessible to all regardless of age, ability or mobility.

Portray the city as a cultural destination by hosting cultural programs and events that attract a wider audience.

Strategic Priority 2: Create a sense of identity and belonging

Create opportunities for diverse cultural communities to come together in meaningful ways.

Create and promote intergenerational arts opportunities.

Reflect and support inclusion and diversity across all aspects of arts and cultural programming.

Welcome and facilitate the integration of newcomers through the city's cultural organizations.

Strategic Priority 3: Tell our story

Create tools that facilitate access to the city's history, stories and memorabilia.

Identify and protect sites and buildings of historical interest.

Highlight the city's cultural assets and heritage through walking tours, lectures and publications.

Seek out opportunities to preserve various collections of historical interest or value.

Strategic Priority 4: Consult, involve, collaborate

Create opportunities for residents, and for youth in particular, to be part of the cultural planning process.

Leverage the talents and resources of residents creating the cultural leaders of tomorrow.

Annex A (11/11/2019) Annexe A

Seek out sponsorships and partnerships for cultural projects and activities.

Create opportunities for local artists to share their work, artistic process and passion.

Annex B (11/11/2019) Annexe B

CITY OF CÔTE SAINT-LUC
STATEMENT OF ARREARS
2018 Sale of Immovables for Non-Payment of Taxes - Balance Due to November 6, 2019

Roll Number	Location	Name 1	Name 2	2018 Over due	Interest	Penalty	Total
1	9238-88-9549-9-001-0174	6803 rue Abraham-de-Sola App. 1102, Côte Saint-Luc	GOLDMAN NISSENBAUM GIJA	4,383.61	0.00	658.14	5,041.75
2	9337-02-6667-3-000-0000	5560 avenue Alpine	LAVALLEE SANDRINE	6,274.94	0.00	668.78	6,943.72
3	9337-31-2106-5-000-0000	5510 avenue Alpine	FREDER SHERYL	5,968.75	0.00	734.23	6,702.98
4	9137-77-9562-0-000-0000	5875 avenue Armstrong	9298-0267 QUEBEC INC.	11,091.03	0.00	1,651.19	12,742.22
5	9137-87-1142-7-000-0000	5873 avenue Armstrong	OUANINE ELISABETH	4,142.86	0.00	24.97	4,167.83
6	9235-38-2370-8-007-0001	5525 avenue Ashdale	SALKOVITZ DAVID	1,444.61	0.00	0.00	1,444.61
7	9235-38-2370-8-014-0001	5541 avenue Ashdale	BOTBOL JUDITH	4,739.10	0.00	711.51	5,450.61
8	9237-64-2522-6-000-0000	6525 chemin Bailly	FATTOR MARCO	5,934.20	0.00	876.97	6,811.17
9	9135-31-8515-9-000-0000	5622 avenue Blossom, Côte Saint-Luc	780193 CANADA INC.	6,943.13	0.00	1,042.42	7,985.55
10	9137-88-7092-6-000-0000	5890 avenue Brandeis	7782195 CANADA INC.	12,273.56	0.00	1,810.49	14,084.05
11	9137-89-8161-6-000-0000	5893 avenue Brandeis	AMAR PATRICKARIE	10,997.91	0.00	1,651.19	12,649.10
12	9137-37-5188-1-019-0001	6056 boulevard Cavendish	SCHIER AMNON	5,232.62	0.00	779.07	6,011.69
13	9137-49-1326-6-007-0001	6041 boulevard Cavendish	DAYAN ISRAEL	5,184.91	0.00	746.20	5,931.11
14	9137-66-1603-2-001-0111	1201 - 5900 boulevard Cavendish	DEGEN ROSE	3,860.38	0.00	579.58	4,439.96
15	9237-32-3500-8-001-0620	1803 - 5720 boulevard Cavendish	NEDELKO FARRI MARINA	2,311.04	0.00	316.01	2,627.05
16	9236-33-6873-6-000-0000	5597 croissant Chamberland	ELHADAD ARELLA	85.33	0.00	3.46	88.79
17	9238-77-1355-6-001-0001	5879 rue David-Lewis	BOIDWAN JOHN	5,036.82	78.51	775.38	5,890.71
18	9135-24-8389-4-000-0000	5725 avenue Davies	VOLINSKY ANDREW	23.97	0.00	2.47	26.44
19	9135-34-5500-8-000-0000	5710 avenue Davies	HAYNES VERNOL	4,489.68	0.00	641.97	5,131.65
20	9136-52-2755-1-000-0000	5771 - 5773 avenue Elfridge	CREMISI GILBERT	21.83	0.00	2.08	23.91
21	9236-74-7351-6-000-0000	5509 avenue Elgin	GRECO JOHN	700.81	0.00	21.02	721.83
22	9136-64-8802-0-000-0000	5751 - 5753 avenue Glenarden	BERTUCCI MARIA ROSA	5,109.99	0.00	503.67	5,613.66
23	9136-81-3119-8-000-0000	7793 - 7795 chemin Guelph, Côte Saint-Luc	PARIENTE LAURENCE	7,459.15	0.00	1,113.14	8,572.29
24	9136-91-1064-7-000-0000	7525 chemin Guelph	BENEVA STEVE	2,790.58	0.00	384.57	3,175.15
25	9236-02-1849-6-000-0000	5651 avenue Jallioe, Côte Saint-Luc	PORATH DAPHNA	6,853.18	-30.16	1,033.79	7,856.81
26	9135-25-8882-5-000-0000	8110 chemin Kilare	CARPINETA ANGELO	7,871.84	0.00	1,181.85	9,053.69
27	9136-63-9130-7-000-0000	7512 chemin Kilare	GOLDSTEIN ANITA	4,459.15	0.00	669.48	5,128.63
28	9136-65-7136-1-033-0028	chemin Klidare, Côte Saint-Luc	ELHAAR TAL NESSIM	16.96	0.00	2.08	19.04
29	9136-98-3888-2-000-0000	6887 - 6889 chemin Klidare	COLLECCHIA FRANCESCO	8,817.21	0.00	1,323.79	10,141.00
30	9237-21-0398-3-001-0062	403 - 6795 croissant Korczak	RIBBO JESSICA	461.06	0.00	7.71	468.77
31	9237-21-0398-3-001-0172	1005 - 6795 croissant Korczak	SHULMAN KAUFMAN SHEILA	3,713.08	0.00	552.73	4,265.81
32	9237-21-0398-3-001-0672	6785 croissant Korczak, Côte Saint-Luc	SOLOMON LEVINE ESTELLE	106.65	0.00	17.33	123.98
33	9138-60-1449-1-000-0000	6020 rue Kriaghoff	WOOLF-SINGER BARBARA	7,583.77	0.00	887.54	8,471.31
34	9136-60-3259-6-000-0000	5718 avenue Léger	PEARSON BRUCE	3,103.02	0.00	340.56	3,443.58
35	9136-60-6342-7-000-0000	5714 avenue Léger	BIRCH-MICHELIN JUDITH	4,330.29	0.00	650.14	4,980.43
36	9136-83-9566-0-000-0000	5717 - 5719 avenue Lockwood	CELESTIN MINKA LUIGEN	23.07	0.00	2.05	25.12
37	9238-98-7028-5-001-0027	202 - 6800 avenue Macdonald	PELÉO JASMIN	71.83	0.00	6.87	78.70
38	9238-98-7028-5-001-0058	505 - 6800 avenue Macdonald, Côte Saint-Luc	SOUFIR YVEL RAQUEL ALICE	2,872.93	0.00	214.56	3,087.49

CITY OF CÔTE SAINT-LUC
STATEMENT OF ARREARS
2018 Sale of Immovables for Non-Payment of Taxes - Balance Due to November 6, 2019

Roll Number	Location	Name 1	Name 2	2018 Over due	Interest	Penalty	Total	
39	9238-98-7028-5-001-0178	1507 - 6800 avenue Macdonald	ASSOLINE ANDRE	3,438.24	0.00	516.21	266.47	4,220.92
40	9238-98-7028-5-001-0247	909 - 6800 avenue Macdonald	ASSADI SEYEDH MAHROUKH	32.19	0.00	4.43	2.25	38.87
41	9437-38-4979-6-001-0129	10 F - 5140 avenue Macdonald, Côte Saint-Luc	TABAK FRAN	121.09	-0.06	19.67	10.29	150.99
42	9137-65-9363-7-001-0349	1005 - 6635 chemin Mackle	SCHMELTZ-WALLER HEDWIG	2,583.76	0.00	273.46	133.75	2,990.97
43	9136-43-4238-5-000-0000	5804 - 5806 avenue Melling	COHEN-SINGULAR HELEN	6,985.34	0.00	1,048.76	539.47	8,573.57
44	9237-45-4086-9-001-0061	5687 chemin Merrimac	SU RULIN	3,708.10	0.00	453.89	222.49	4,384.48
45	9237-45-4086-9-001-0089	5743 chemin Merrimac	CANO JEAN MARCEL	5,605.21	0.00	680.49	335.15	6,620.85
46	9237-45-4086-9-001-0105	5710 chemin Merrimac, Côte Saint-Luc	OVADIA ALAN	3,651.53	0.00	548.23	280.95	4,480.71
47	9237-53-1726-7-017-0001	5591 chemin Merrimac	HYUN YOUNG SHIN	4,486.69	0.00	409.01	211.06	5,106.76
48	9137-63-3531-0-000-0000	6796 rue Newton	OUAKININE DANIEL MEYER	15,923.64	0.00	2,390.72	1,234.08	19,548.44
49	9135-06-8926-0-000-0000	5770 avenue Palmer	LEWIS-MASSIAH LILETH	3,330.99	0.00	424.06	214.40	3,969.45
50	9135-63-6655-8-000-0000	5603 avenue Palmer	NGASSA HAPPI GERALDINE	4,459.15	0.00	669.48	345.58	5,474.21
51	9136-43-6536-1-000-0000	5796 - 5798 avenue Melling	PEREZ MURIELLE	985.54	0.00	25.11	14.78	1,025.43
52	9237-02-4421-9-000-0000	5376 Park Place, Côte Saint-Luc	9264-8476 QUEBEC INC.	5,588.55	0.00	579.55	297.74	6,465.84
53	9136-94-9414-0-000-0000	5700 - 5702 avenue Parkhaven	ZOUZOUT SHELLY	2,206.14	0.00	4.23	0.00	2,210.37
54	9237-30-0757-1-000-0000	chemin Heywood	ZOUZOUT SHELLY	6,859.15	0.00	1,011.61	522.20	8,392.96
55	9237-75-7566-4-000-0000	5618 avenue Pinedale	FRANK HEATHER	8,701.80	0.00	1,306.47	667.88	10,676.15
56	9136-20-6131-8-000-0000	5784 avenue Rand	BEV-AMI ABRAHAM	4,536.92	0.00	681.15	351.61	5,569.68
57	9237-42-2398-7-001-0017	307 - 5700 avenue Rambrandt	NICOLESU VIOLETA	4,720.21	0.00	708.67	337.47	5,766.35
58	9135-65-2600-3-000-0000	5638 avenue Smart	NEWMAN JOEL	5,395.73	0.00	404.13	203.19	6,003.05
59	9235-12-5767-7-000-0000	625 avenue Smart	CESAR SOPHY	2,326.14	0.00	303.37	154.01	2,783.52
60	9238-86-5826-9-000-0000	5890 rue Tommy-Douglas	SOULFIR YVEL RAQUEL ALICE	11,761.49	0.00	890.53	452.35	13,104.37
61	9035-97-6880-2-000-0000	5812 avenue Westlûke	LEVINE SUE ANN	1,700.59	0.00	0.93	0.00	1,701.52
62	9135-45-3273-0-000-0000	5715 avenue Westlûke	SEBAT JACQUES	4,341.80	0.00	475.92	239.43	5,057.15

Total 2018 Taxes Receivable

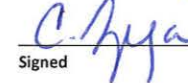
280,234.84 48.29 36,419.07 18,553.27 335,255.47

Annex C (11/11/2019) Annexe C

AUXILIARY EMPLOYEES - WHITE COLLARS - HIRING
 PARKS AND RECREATION DEPARTMENT
 CITY OF CÔTE SAINT-LUC
 LIST NAMES FROM AUG., SEPT., and OCT. 2019
 FOR APPROVAL NOVEMBER 2019 COUNCIL

NAME OF EMPLOYEE		POSITION / PROGRAM OR REPLACEMENT	TRANSFERRING FROM -	RESIDENCY	NUMBER OF YEARS EMPLOYED IN	HOURLY RATE	PROJECTED WEEKS OF EMPLOYMENT	WEEKLY HOURS	APPROX ANNUAL EXPENSE until end of 2019	GENERAL LEDGER CODE
FIRST NAME	LAST NAME	(NAME OF EMPLOYEE)	WHICH POSITION /							
Chelsea	Bloom	Companion for Camper at Day Camp	NEW	Côte Saint-Luc	0	\$13.33	2	25	\$670.50	02-750-05-112
									Sub Total	\$670.50
George	Deligeorge	Adult Art Instructor		Montreal	27	\$38.00	12	28	\$13,000.00	02-797-02-112
									Sub Total	\$13,000.00
Josephine	Shihman	Lifeguard Instructor	NEW	Côte Saint-Luc	0	\$13.01	16	5	\$1,040.80	02-780-01-112
Jean-Nicolas	Beaulieu	Lifeguard Instructor	NEW	Montreal	0	\$13.01	16	5	\$1,040.80	02-780-01-112
Teodora	Banu	Lifeguard Instructor	NEW	Montreal	0	\$13.01	16	5	\$1,040.80	02-780-01-112
Julia-Carla	Villegas	Lifeguard Instructor	NEW	Montreal	0	\$13.01	16	6	\$1,248.96	02-780-01-112
Mila	Kahkeshan	Lifeguard Instructor	NEW	Montreal	0	\$13.01	16	5	\$1,040.80	02-780-01-112
									Sub Total	\$5,412.16
									Grand Total:	\$19,082.66

Cornelia Ziga
 Director of Recreation.


 Signed

November 4, 2019
 Date

Annex D (11/11/2019) Annexe D

REGROUPEMENT DE MUNICIPALITÉS DE L'ÎLE DE MONTRÉAL

VILLE DE CÔTE-SAINT-LUC BORDEREAU DE RECONDUCTION Période : 1er janvier 2020 - 2021

BFL CANADA

	Montant de garantie \$	Franchise individuelle \$	Fonds de garantie \$	Prime \$
DOMMAGES AUX BIENS				
Biens de toute description	133 518 012	10 000		82 043
Revenus locatifs	30 956	10 000		1
Informatique	1 937 960	10 000		1
Document de valeur	3 060 000	10 000		1
Oeuvres d'art incluant biens en exposition	1 798 242	10 000		1
Matériel assuré spécifiquement (équipement d'entrepreneur)	4 000 619	5 000		1
Bénéfice brut (sans coassurance, sans restriction mensuelle)	-	10 000		-
Frais supplémentaires	250 000	10 000		1
Frais d'expertise	250 000	10 000		1
Refolement des égouts	inclus	25 000		1
Inondation	inclus	50 000		1
Tremblement de terre	inclus	5% / 100 000		1
Prime (sous-total)				<u>82 053</u>
BRIS DES ÉQUIPEMENTS				
Montant de garantie	133 518 012	10 000		7 185
Revenus locatifs	30 956	10 000		1
Bénéfice brut (sans coassurance, sans restriction mensuelle)	-	10 000		-
Frais supplémentaires	250 000	10 000		1
Frais d'expertise	250 000	10 000		1
Prime (sous-total)				<u>7 188</u>
DÉLITS				
Garantie I (Détournement)	500 000	10 000		847
Garantie II (Pertes ou détériorations sur les lieux assurés)	10 000	10 000		1
Garantie III (Pertes ou détériorations hors des lieux assurés)	10 000	10 000		1
Garantie IV (Contrefaçon de mandats ou de billets de banque)	10 000	10 000		1
Garantie V (Contrefaçon préjudiciable aux déposants)	10 000	10 000		1
Garantie VI (Fraude par informatique)	500 000	10 000		1
Avenant (Augmentation des garanties II et III durant la période des taxes)	n/a	n/a		-
Prime (sous-total)				<u>852</u>
RESPONSABILITÉ CIVILE PRIMAIRE				
Domages matériels	5 000 000	* 10 000	525 000	83 076
Domages corporels	5 000 000	* 5000		1
Garanties additionnelles	5 000 000	* 10 000		1
Refolement des égouts	5 000 000	** 10 000		1
Bris de conduite	5 000 000	* 10 000		1
Pollution	500 000	* 10 000		1
Prime (sous-total)				<u>83 081</u>
* Franchise par sinistre				
** Franchise par réclamant				
RESPONSABILITÉ CIVILE EXCEDENTAIRE / COMPLÉMENTAIRE				
Montant de garantie	5 000 000	<u>Découvert</u> 10 000		6 543
Refolement des égouts	5 000 000	n/a		1
Prime (sous-total)				<u>6 544</u>
RESPONSABILITÉ D'ADMINISTRATION MUNICIPALE				
Garanties de base et additionnelles	2 000 000	5 000		26 184
Garantie frais de nature légale et de comparution devant un tribunal administratif	250 000	5 000		1
Prime (sous-total)				<u>26 185</u>
AUTOMOBILE DES PROPRIÉTAIRES				
Chapitre A (Responsabilité civile)	1 000 000	n/a		22 004
Chapitre B1 (Domages éprouvés par le véhicule assuré - tous risques)		Voir note		1
F.A.Q. no 20 (Privation de jouissance)	10 000			1
F.A.Q. no 27 (Resp. civ. du fait de dommages à des véh. n'appart. pas à l'assuré)	150 000			1
F.A.Q. no 43 A et E (Mod. à l'indemnisation - sans dépréciation et valeur à neuf)				1
Prime (sous-total)				<u>22 008</u>
HONORAIRE DE COURTAGE (s'il y a lieu)				
FRAIS D'INGÉNÉRIE (s'il y a lieu)				
FRAIS DE JUSTICE				
	250 000			1
PRIME TOTALE				<u>231 906</u>
TAXE (9 %)				<u>20 512</u>
PRIME TOTALE INCLUANT TAXE				<u>252 419</u>

NOTE :	Franchise
Véhicules ayant un coût d'achat inférieur à 100 000,00 \$:	2 500 \$
Véhicules ayant un coût d'achat de 100 000,01 \$ et plus :	5 000 \$



ENCROACHMENT AGREEMENT EFFECTIVE THE DAY OF 2019 ("Agreement")

BETWEEN: THE CITY OF CÔTE SAINT-LUC, a municipality organized and existing under the laws of Quebec, and having its city hall at 5801 Cavendish Blvd., Côte Saint-Luc, Quebec, H4W 3C3 "City"

AND: Iona Hassoun, residing and domiciled at 5633 Hudson Avenue, Côte Saint-Luc, Quebec, H4W 2K3 "Owner"

WHEREAS the Owner owns the Property described below;

WHEREAS the Owner wishes to install a fence for the Property on the adjacent land which is owned by the City (the "Encroachment");

WHEREAS the City agrees that the Encroachment take place only in accordance with the terms of this Agreement;

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. PREAMBLE

The preamble of this Agreement shall form an integral part hereof as if recited at length herein.

2. DESCRIPTION

The Property consists of a land owned by the Owner, cadastred as lot no. 1 053 102 identified in the Cadastral Plan annexed hereto as Annex "A" to form an integral part hereof, as described above ("Property").

3. ACKNOWLEDGEMENTS AND OBLIGATIONS OF THE OWNER

3.1. The Owner shall remove the Encroachment if required to do so upon six months' notice by registered mail from the City without compensation whatsoever. The City will provide a reason for said removal. Upon owner's failure to remove the fence, the City shall be entitled to do so in his place at the Owner's sole expense.

3.2. Should the City (or the City's employees, contractors or agents), or third party infrastructure or utilities entities such as GazMet, Hydro Quebec, Bell, etc., require above-ground or below-ground access to the Property to maintain, repair or reconstruct the Property, or to establish, maintain, repair or replace any City or third party installations or infrastructure (collectively, "Infrastructures") at any time, such access shall be granted by the Owner free of charge and perpetually.

4. INDEMNIFICATION

The City shall have no liability of any kind and the Owner agrees to exonerate and indemnify the City for any claims or damages resulting directly from the removal of the Encroachment.

5. DEED OF SERVITUDE OF TOLERANCE

5.1. Upon mutual execution of this Agreement, the Owner shall, at the Owner's sole expense, promptly engage the services of a notary to prepare a Deed of Servitude of Tolerance ("Deed") setting out verbatim all of the terms of this Agreement. The Signature of the Deed shall take place before the Owner's notary, at the offices of the City, within no more than 6 (six) months from the signature of the Agreement by both parties.

5.2. The Owner shall ensure that the Deed is registered in the land register of Quebec and shall provide the City, free of charge, with (2) original notarized copies of this published Deed. Moreover, prior to selling or transferring the Property, the Owner must give notice to third parties of the Deed. The Owner's estate shall do likewise.

Table with 2 columns: City, Owner. Row 1: Initials. Row 2: (Empty cells for signatures)

6. GENERAL

- 6.1. It is understood and agreed that no failure or delay in exercising any right, power or privilege hereunder by the City will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder or available to the City at law.
- 6.2. All notices or other communications hereunder to either party, including any notices of default under any provision hereof, must be sent in writing and shall be deemed accepted immediately when hand delivered or sent by courier service or by facsimile, or five (5) days after having been mailed via registered mail or by priority post, fee prepaid. Any notice of communication to the City must be addressed as follows:

City of Côte Saint Luc
Attn: Andrea Charon, General Counsel
Purchasing Department
5801 Cavendish Boulevard, 2nd Floor
Cote Saint Luc, Quebec, H4W 3C3
- 6.3. The rights and recourses of any party shall be cumulative and not alternative and are not limited by specification.
- 6.4. This Agreement shall enure to the benefit and be binding upon the heirs, executors, administrators and assigns of the Owner respectively.
- 6.5. Unless otherwise dictated by the context, the singular number shall include the plural and vice versa; the masculine shall include the feminine and vice versa and, where applicable to firms, companies or corporations, the neuter.
- 6.6. The descriptive headings of this Agreement are inserted for convenience, reference and clarity of presentation only and shall not serve in any manner to interpret, restrict or enlarge the meaning of the provisions contained herein.
- 6.7. If the expiry of any delay provided for in this Agreement falls on a non-juridical day, then the delay shall be extended to the next following juridical day.
- 6.8. The Owner acknowledges that he has obtained legal advice concerning this matter or has waived the need to do so. Furthermore, if any clause or provision herein contained shall be adjudged invalid by a court of final jurisdiction, the same shall not affect the validity of any other clause or provision of this Agreement, or constitute any other cause of action in favour of either party against the other.
- 6.9. This Agreement and its Annexes shall be governed by, interpreted and enforced in accordance with the laws of the Province of Quebec, Canada.
- 6.10. Facsimile or scanned/emailed copies of signatures shall be considered valid. Signature of this Agreement in counterparts shall be considered valid and originals and all counterparts taken together shall form one and the same Agreement.
- 6.11. This Agreement is the final agreement of the parties with respect to the subject matter hereof, replaces all prior agreements (verbal and written) and, upon mutual signature (and, if appropriate adoption by the City Council), shall constitute a contract legally binding the parties hereto as well as their respective heirs, successors, assigns, legal representatives, executors and trustees.
- 6.12. The parties acknowledge that they have required and consented that this Agreement and all related documents be prepared in English. Les parties reconnaissent avoir exigé que la présente convention et tous les documents connexes soient rédigés en anglais.

Initials	
City	Owner

And after due reading hereof, the parties hereto have caused this Agreement to be executed, in duplicate, by themselves (if they are individuals) or through their respective duly authorized representatives (if they are entities) as of the day and the year first written above.

CITY:

City of Côte Saint Luc

OWNER:

Per: _____
Andrea Charon, General Counsel

Iona Hassoun

Initials	
City	Owner