

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, DECEMBER 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 Dida Berku, B.C.L.
Councillor Mike Cohen, B.A.
Councillor Steven Erdelyi, B.Sc., B.Ed.
Councillor Mitch Kujavsky, B.Comm.
Councillor Oren Sebag, B.Sc. RN MBA
Councillor David Tordjman, ing.

ALSO PRESENT:

Ms. Tanya Abramovitch, City Manager
Ms. Nadia Di Furia, Associate City Manager
M^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

QUESTION PERIOD

The question period started at 7:50 p.m. and finished at 7:55 p.m. One (1) person asked to speak and they were heard.

- 1) Resident attending meeting

The resident inquired about the design of the house; to which Councillor Berku responded that the new proposed house is higher than the other houses on the street, but that it is conforming to municipal regulations. Councillor Berku further mentioned that the owner of the neighbouring house has no issue with the project and that a cedar hedge will be placed between both homes.

191201

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

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 5616 McMurray Avenue said application filed by Mr. Sergiu Vizitiu;

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

WHEREAS the evaluation of the building has been determined at \$161,400.00;

WHEREAS the applicant intends to use the land located at 5616 McMurray Avenue to build a new, two storey, single-family detached dwelling and has 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 fits into the streetscape and surroundings on McMurray Avenue;

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

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

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

FOR ALL OF THE FOREGOING REASONS,

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR 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, single-family, detached dwelling located at 5616 McMurray Avenue situated on cadastral lot number 1 053 248;
- APPROVES the prospectus for the new, two storey, proposed single-family detached dwelling;

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

- the applicant's contractors furnish the City of Côte Saint-Luc with proof of insurance which is satisfactory to the City;
- the necessary monetary guarantee of \$ 32,280 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 dwelling are issued pursuant to article 4-10 of by-law 2088 being the Consolidated Building by-law of the City of Côte Saint-Luc;
- a cedar hedge be planted on the property where the existing garage (to be demolished) is located;
- a tree with a 10,1 centimeter (4 inches) diameter measured at 1,52 meters (5 feet) from the ground must be planted in the front yard in order to replace the tree that must be cut down;

- 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 the Demolition Work and all Reconstruction 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.”

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLOR MITCH KUJAVSKY DISSENTING

191202

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 8:00 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

JASON PRÉVOST
ASSISTANT CITY CLERK