

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, OCTOBER 5, 2020 AT 8:00 PM BY WAY OF VIDEOCONFERENCE**

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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  
Councillor Oren Sebag, B.Sc. RN MBA  
Councillor David Tordjman, ing.

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

**OPENING STATEMENT FROM THE MAYOR**

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Prior to the holding of tonight's council meeting, Mayor Brownstein asked that a moment of silence be observed for the people who have passed away due to circumstances related to the COVID-19 pandemic. He further provided comments on the City's status with regards to the pandemic and the additional sanitary measures enacted by the Quebec government. Mayor Brownstein also extended his condolences to former Mayor Anthony Housefather's family due to the passing of the former Mayor's father, David Housefather.

**QUESTION PERIOD**

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The question period started at 8:09 p.m. and finished at 8:16 p.m. Two (2) people submitted questions prior to the holding of tonight's meeting, and they were answered during the live feed.

- 1) Tania Alfonsi

The resident inquired about the proposed solution to resolve the matter of residential properties being used for non-residential purposes, more specifically; details related to the solution, a proposed timeline and if there will be a public consultation on the matter; to which Mayor Brownstein responded that Council has met to discuss the matter subsequent to the recommendations that were given by the City administration, but that there is no specific timeline at the present time. He further explained that Council has approved a solution in principle and has asked the Urban Planning and Legal Departments to draft the appropriate by-laws related to this matter. Mayor Brownstein also indicated that the public will be consulted for this process as it is subject to a referendum process.

Pursuant to Mayor Brownstein's comments, Councillor Tordjman requested that a timeline for the proposed solution be provided to the public and it was agreed that a timeline would be submitted with the help of the Urban Planning Department.

The resident also inquired about non-conforming establishments in residential zones not respecting the new provincial health measures related to the “Red Zone” designation; to which Mayor Brownstein reminded that every member of the public must respect the new health measures in place.

2) Syd Gartner

The resident inquired about the new apartment building on the corner of Parkhaven and Trinity, more specifically; the location of the garage entrance on Trinity and the presence of dumpsters on both sides of the street; to which Mayor Brownstein responded that it was determined that the location of the garage entrance on Trinity was a safer option instead of Parkhaven. With regards to the presence of dumpsters, Mayor Brownstein explained that the garbage collection operations for that building are done by an independent contractor, but that Urban Planning should issue tickets for the illegal placement of the dumpsters.

201003

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF  
COUNCIL DATED SEPTEMBER 14, 2020 AT 8:00 P.M.**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated September 14, 2020 at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

201004

**MONTHLY DEPARTMENTAL REPORTS FOR SEPTEMBER 2020**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the monthly departmental reports submitted for September 2020 be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

201005

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF  
SEPTEMBER 1, 2020 TO SEPTEMBER 29, 2020**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the list of disbursements for the period of September 1, 2020 to September 29, 2020 for a total amount of \$16,485,286.23 in Canadian Funds;

THAT Treasurer's certificate No. 20-0094 dated September 29, 2020 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."  
CARRIED UNANIMOUSLY

201006

**RESOLUTION OF CONCORDANCE, SHORT-TERM IN THE AMOUNT OF \$6,000,000 TO BE ISSUED ON OCTOBER 20, 2020**

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WHEREAS in accordance with the following loan by-laws and for the amounts indicated for each of them, the City of Côte Saint-Luc ("City") wishes to issue a series of bonds, one bond per maturity date, for a total amount of \$6,000,000, to be issued on October 20, 2020 and distributed as follows:

<b>Loan By-Law #'s</b>	<b>Amount of \$</b>
2505	\$600,000
2503	\$262,000
2525	\$230,000
2527	\$210,000
2544	\$750,000
2445	\$2,597,000
2359	\$1,351,000

WHEREAS the Loan By-laws should be amended accordingly;

WHEREAS in accordance with the first paragraph of article 2 of the *Act respecting municipal debts and loans* (C.Q.L.R., chapter D-7), for the purpose of this bond issue and for the following loan by-law numbers: 2505, 2525, 2527, 2544, 2445 and 2523, the City wishes to issue a series of bonds for a shorter term than the term originally assigned to these by-laws;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT the loan by-laws mentioned in the first paragraph of the preamble be financed by bonds, in accordance with the following conditions:

1. The bonds, one bond per maturity, will be dated October 20, 2020;
2. Interest will be payable semi-annually on April 20 and October 20 of each year;
3. The bonds will not be redeemable in advance; however, they may be redeemed with the consent of the holders in accordance with the *Act Regarding Municipal Debts and Loans* (C.Q.L.R., chapter D-7);
4. The bonds will be registered in the name of The Canadian Depository for Securities Limited ("CDS") and filed with it;

5. CDS shall act on behalf of its members as a registrar for the book-based system, bondholding officer and paying officer in charge of the transactions for the members as described in the agreement protocol duly signed by the *Ministère des Affaires municipales et de l'Habitation du Québec* and CDS;
6. CDS will proceed with the transfer of funds, according to the legal requirements of the bonds and for that purpose; the Côte Saint-Luc City Council authorizes the City Treasurer to sign the documents required by the Canadian Banking system entitled "*Autorisation pour le plan de débits pré-autorisés destinée aux entreprises*";
7. CDS will make payments of the principal and the interest to Members through electronic funds transfers and, for this purpose, CDS will directly withdraw the required amounts from the following account:  
  
ROYAL BANK OF CANADA  
CAVENDISH & KILDARE BRANCH  
5755 CAVENDISH BOULEVARD  
CÔTE SAINT LUC, QC  
H4W 2X8
8. That the bonds shall be signed by the mayor and the City Treasurer. The City, as entitled by Law, has mandated CDS to act as its fiscal authenticator agent and the bonds will only become valid once they have been authenticated;

THAT, with regards to the annual depreciation of capital planned for the years 2026 and following, the future term of the following loan by-law numbers 2505, 2525, 2527, 2544, 2445 and 2523 is shorter than the term originally assigned; namely for a term of five (5) years (as of October 20, 2020), instead of the prescribed term for such amortization, each subsequent issue being for the balance or part of the balance due on the loan."

CARRIED UNANIMOUSLY

201007

**HUMAN RESOURCES – FINANCIAL AND INFORMATION TECHNOLOGY SERVICES – HIRING OF AN OFFICE SOFTWARE DEVELOPMENT TECHNICIAN – WHITE COLLAR, AUXILIARY POSITION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of Hugue Esteeve Jean-Baptiste as an Office Software Development Technician (white collar, auxiliary position) effective September 14, 2020;

THAT Treasurer's certificate No. 20-0092 dated September 18, 2020 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

201008

**RATIFICATION OF MODIFICATIONS TO TERMS FOR INSURANCE POLICIES  
AND APPROVAL OF THE CORRESPONDING ADDITIONAL, PRORATED  
PREMIUMS**

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WHEREAS for logistical reasons, the City's insurance contract for Civil General Liability, Umbrella Liability and Municipal Liability ("the Policies") which were supposed to expire on December 31, 2019 were extended to February 16, 2020;

WHEREAS, as such, the Policies were structured so that they only commenced on February 16, 2020 and now end on February 16, 2021;

WHEREAS the terms of the Policies were thus resilitated and re-issued with new start and ending dates;

WHEREAS given that approximately 45 additional days of insurance coverage have now been ultimately added to the City's insurance policy, the pro-rated premiums are due and exigible;

WHEREAS the pro-rated premiums due and exigible amount to \$15,520.44, including all applicable taxes;

WHEREAS the City's Insurance Consultant has now recommended payment;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLER STEVEN ERDELYI

AND RESOLVED:

"THAT the Council hereby ratifies the modification of the expiry of the terms of its Civil General Liability, Umbrella Liability and Municipal Liability insurance policies from January 1<sup>st</sup> of 2019 to February 16<sup>th</sup> of 2020 and subsequently, from February 16, 2020 to February 16, 2021;

THAT the corresponding (pro-rated) premiums of the additional 45 days owed in the amount of \$15,520.44 (including applicable taxes), be and are hereby approved;

THAT a Treasurer's Certificate will be issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

201009

**RATIFICATION OF A DECISION TO EXTEND AN IRREVOCABLE LETTER OF  
CREDIT FOR THREE MONTHS IN ORDER TO SECURE THE COMPLETION OF  
THE CONSTRUCTION OF THE MIXED-USE BUILDING LOCATED WITHIN  
ZONE HM-6**

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WHEREAS, pursuant to by-law 2345 governing the demolition of buildings, on October 4, 2010, the City of Côte-Saint-Luc ("City") received an irrevocable letter of credit ("Letter"), given by Otera Capital Inc. issued by the Scotiabank and in favour of the City, said Letter annexed herewith as Annex A to form an integral part of this resolution;

WHEREAS the Letter was issued for an amount of 3.5 million dollars to secure the completion of various phases of the Cavendish Mall redevelopment project,

including, but not limited to, the sale of lots destined and zoned for single-family homes;

WHEREAS on June 27, 2012, the City requested that the Letter be renewed for its full value;

WHEREAS, pursuant to by-law 2345 and upon the fulfillment of its terms and conditions:

- On August 13, 2012, the monetary guarantee was reduced by \$510,601.00 since thirteen (13) lots destined and zoned for single-family homes were sold (resolution number 120813);
- On September 10, 2012, the Côte Saint-Luc City Council ("Council") further reduced the amount of the monetary guarantee to \$667,709.00 since seventeen (17) additional lots destined and zoned for single-family homes were sold (resolution number 120911);
- On October 20, 2014, (resolution number 141018) the monetary guarantee was completely reduced save and except for:
  - The building of the mixed-use building (zoned HM-6) for which an amount of \$387,139.00 must be withheld; and
  - \$386,642.00 representing the construction of four (4) semi-detached homes (\$101,294) and fourteen (14) townhouses (\$284,178);
- On December 15, 2014, Council adopted a revised timeline to dovetail with the two (2) remaining phases (building of mixed-use building and receipt of occupancy permits of townhouses) (resolution number 141242); and
- On September 21, 2015, Council authorized a full reduction in the 3.5 million dollar monetary guarantee save and except an amount of \$387,139.00 for the building of the mixed-use building (Zone HM-6), the only remaining phase, and Council declared that the construction of the mixed-use building located within Zone HM-6 shall be completed by October of 2018 (resolution number 150919);
- On September 11, 2017 Council adopted resolution 170914 authorizing an extension of the irrevocable Letter of Credit;
- On October 15, 2018, Council adopted resolution 181020 authorizing an extension of the irrevocable Letter of Credit;
- On October 23, 2019 Council adopted resolution 191017 authorizing an extension of the irrevocable Letter of Credit;

WHEREAS, the construction repairs of the mixed-used building located within Zone HM-6 is still ongoing;

WHEREAS the current Letter expired on September 25, 2020 but was renewed for three more months;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT Côte-Saint-Luc Council hereby ratifies the granting of the extension of an irrevocable letter of credit for three months (until December 25, 2020) under the same terms and conditions in order to secure the completion of the construction of the mixed-use building located within Zone HM-6, the whole as per said letter annexed herewith as Annex B."

CARRIED UNANIMOUSLY

201010

**FILING OF CORRECTIONS PURSUANT TO ARTICLE 92.1 OF THE CITIES AND TOWNS ACT**

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WHEREAS according to article 92.1 of the Cities and Towns Act,

"The clerk is authorized to amend the minutes or a by-law, resolution, order or other act of the council, executive committee or borough council in order to correct an error that is obvious just by reading the documents provided in support of the decision. In such a case, the clerk must attach the minutes of the correction to the original of the amended document and file a copy of the amended document and of the minutes of the correction at the next meeting of the council, executive committee or borough council."

The following correction from the May 11, 2020 Regular Council Meeting is hereby filed:

Resolution #200506 entitled: "AUTHORIZATION TO PUBLISH THE MAYOR'S MESSAGE ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2019 OF THE CITY OF CÔTE SAINT-LUC"

- The following sentence will be added at the end of the abovementioned resolution: "The Mayor's message on the financial statements for the year ended December 31, 2019 is annexed herewith as Annex C to form part and parcel of the minutes." In order to exercise the greatest form of prudence, the Mayor's message will be annexed to the May 11, 2020 council meeting minutes and it will be reflected in the book of minutes. Furthermore, the Mayor read out the Mayor's Message in its entirety during the council meeting as confirmed by the recording of said council meeting (46:09 of the recording). The List of Annexes is hereby modified as well to reflect the addition of Annex C to the council meeting minutes.

201011

**BY-LAW 2558 ENTITLED: "BY-LAW 2558 CREATING THE FEE SCHEDULE FOR THE CULTURAL, SPORTS AND LEISURE ACTIVITIES FOR THE FALL OF 2020 AND WINTER OF 2021" – ADOPTION**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

"THAT By-law 2558 entitled: "By-Law 2558 creating the fee schedule for the cultural, sports and leisure activities for the Fall of 2020 and Winter of 2021" be and is hereby adopted."

CARRIED UNANIMOUSLY

201012

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF FOUR (4) PICK-UP TRUCKS (C-18-20)**

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WHEREAS the City of Côte Saint-Luc ("City") issued a public call for tenders under Tender no. C-18-20 for the purchase of four (4) pick-up trucks and received two (2) bids;

WHEREAS the lowest conforming bid was received from Trois Diamants Autos (1987) Ltd. in the amount of \$227,763.71, plus applicable taxes;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI<sup>1</sup>

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<sup>1</sup> Read by Councillor David Tordjman

SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of four (4) pick-up trucks to the lowest conforming bidder, Trois Diamants Autos (1987) Ltd., pursuant to the terms of Tender no. C-18-20, in the amount of \$227,763.71, plus applicable taxes.

THAT the described expense shall be financed from loan By-law 2546: “By-Law 2546 authorizing a loan of \$372,000 for the purchase of vehicles and equipment” previously approved by the *Ministère des Affaires municipales et de l’Habitation*;

THAT Treasurer’s Certificate No. 20-0095 dated September 30, 2020 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

201013

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF TWO (2) NARROW SIDEWALK TRACTORS (C-23-20)**

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WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tenders under Tender no. C-23-20 for the purchase of two (2) narrow sidewalk tractors and received two (2) bids;

WHEREAS the lowest bidder, Agrikom Inc., was found documentarily non-conforming;

WHEREAS the second bidder, Centre Agricole J.L.D Inc., was found documentarily conforming;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI<sup>2</sup>  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED

“THAT the Côte Saint Luc City Council (“Council”) hereby declares the bid received from Agrikom Inc. documentarily non-conforming, therefore this bid is rejected;

THAT Council hereby awards a contract for the purchase of two (2) narrow sidewalk tractors to the sole conforming bidder, Centre Agricole J.L.D Inc., pursuant to the terms of tender no. C-23-20, in the amount of \$290,612.00, plus applicable taxes;

THAT the described expense shall be financed from loan By-law 2547 entitled: “By-Law 2547 authorizing a loan of \$909,000 for the purchase of heavy vehicles and heavy vehicle equipment” previously approved by the *Ministère des Affaires municipales et de l’Habitation*;

THAT Treasurer’s Certificate No. 20-0096 dated September 30, 2020 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

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<sup>2</sup> Read by Councillor David Tordjman



CARRIED UNANIMOUSLY

201014

**PUBLIC WORKS – ADOPTION OF GROUP TENDER FOR ROAD SALT FOR THE 2020-2021 WINTER SEASON (G-01-20-21)**

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WHEREAS on April 3, 2017 the City of Côte Saint-Luc (“City”) adopted resolution no. 170421 authorizing the City to participate in group tenders with the City of Montreal;

WHEREAS the City of Montreal launched a group tender for road salt under tender no. 20-18120 for the 2020-2021 winter season, commencing September 1, 2020 and ending April 30, 2020;

WHEREAS the lowest conforming bidder for the City for regular salt was Compass Minerals Canada Corp. for the price of \$69.36 per metric ton, including delivery, before taxes;

WHEREAS the lowest conforming bidder for the City for treated salt was Cargill Ltd. for the price of \$90.98 per metric ton, including delivery, before taxes;

WHEREAS the City has no minimum purchase obligations;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT pursuant to Montreal group tender no. 20-18120, the Côte Saint-Luc City Council (“Council”) hereby awards a contract to Compass Minerals Canada Corp. for the purchase and delivery of regular salt for the 2020-2021 winter season for the price of \$69.36 per metric ton, for an estimated quantity of 4,500 metric tons, for a total maximum amount of \$312,120.00, plus applicable taxes, plus up to 20% more at the same unit price;

THAT Council also hereby awards a contract to Cargill Ltd. for the purchase and delivery of treated salt for the 2020-2021 winter season for the price of \$90.98 per metric ton, for an estimated quantity of 2,000 metric tons, for a total maximum amount of \$181,960.00, plus applicable taxes, plus up to 20% more at the same unit price;

THAT Treasurer’s Certificate No. 20-0097 has been issued on October 1, 2020 by the City Treasurer attesting to the availability of funds to cover the estimated volume of road salt required for the 2020 portion of the 2020-2021 winter season;

THAT as soon as practicable at the beginning of the 2021 calendar year, the Public Works Director shall procure a Treasurer’s Certificate attesting to the availability of funds to cover the anticipated expenditure relating to the 2021 portion of the 2020-2021 winter season. ”

CARRIED UNANIMOUSLY

201015

**URBAN PLANNING – AWARDING OF A CONTRACT FOR A THERMOGRAPHIC STUDY OF THE EXTERIOR WALLS OF THE AQUATIC AND COMMUNITY CENTRE BUILDING (K-40-20)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for a thermographic study of the exterior walls of the Aquatic and Community Centre (“ACC”) building;

WHEREAS as per Article 12.1 of the City’s By-law concerning contract management, the City is allowed to award a contract by mutual agreement for an amount between \$25,000 and \$100,000, if it is in the best interest of the City (criteria (d) and (f));

It was

MOVED BY COUNCILLOR DAVID TORDJMAN  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract for a thermographic study of the exterior walls of the ACC building to Groupe Conseils Lacasse-Trudeau Inc. for a total amount of \$32,500.00, plus applicable taxes;

THAT Treasurer’s Certificate No. 20-0093 dated September 28, 2020 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

201016

**URBAN DEVELOPMENT – APPROVAL OF AN AGREEMENT TO PURCHASE A PORTION OF CITY-OWNED LANE ADJACENT TO 682 WOLSELEY AVENUE (K-37-20)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to enter into an Offer to purchase agreement in regard to a 600 square feet city-owned lane, being a portion of cadastral number 4 519 165 (“Property”), adjacent to the property located at 682 Wolseley Avenue owned by Ryan Emery (“Purchaser”);

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby accepts the Offer to Purchase Agreement with the Purchaser in regard to the Property for an amount of \$53.88 per square foot, for a total of \$32,328.00, plus applicable taxes;

THAT Council hereby ratifies the City’s General Counsel’s signature of the Offer to Purchase Agreement with the Purchaser;

THAT the City’s General Counsel be authorized to sign on the City’s behalf a notarial Deed of Sale incorporating the terms of the aforementioned Offer to Purchase Agreement.”

CARRIED UNANIMOUSLY

201017

**AUTHORIZATION FOR THE CITY CLERK OR THE ASSISTANT CITY CLERK  
TO SIGN THE *CERTIFICAT DE CONFORMITÉ À LA RÉGLEMENTATION  
MUNICIPALE D'URBANISME* FOR TABAGIE BELVÉDÈRE**

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WHEREAS the establishment Tabagie Belvédère ("Establishment") located within the territory of the City of Côte Saint-Luc ("City") has requested a liquor permit by virtue of article 39 of the *Act respecting liquor permits* (C.Q.L.R., chapter P-9);

WHEREAS a form entitled: "*Certificat de conformité à la réglementation municipale d'urbanisme*" duly signed by the City Clerk or the City Secretary- Treasurer must be attached to the Establishment's application regarding their request for a liquor permit;

WHEREAS the City of Côte Saint-Luc's Urban Planning Department confirmed that the Establishment conforms to the urban planning regulations;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT the Côte Saint-Luc City Council authorizes the City Clerk or the Assistant City Clerk to sign the form entitled: "*Certificat de conformité à la réglementation municipale d'urbanisme*" for Tabagie Belvédère."  
CARRIED UNANIMOUSLY

201018

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 633 WESTLUKE – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the site planning and architectural integration programs showing the addition of a carport for an existing, single-family, semi-detached dwelling on lot 1 290 525 at 633 Westluc and prepared by the owner; for the Planning Advisory Committee meeting of September 15, 2020, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc."  
CARRIED UNANIMOUSLY

201019

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5501-5579 WESTMINSTER – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the site planning and architectural integration programs showing the addition of a proposed new sign for Ground Up Physio on lot 1 561 126 at 5501-5579 Westminster and prepared by the tenant; for the Planning Advisory Committee meeting of September 15, 2020, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

201020

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5510 WESTBOURNE – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT the site planning and architectural integration programs showing the replacement of the existing exterior siding on the front facade of an existing, single-family, detached dwelling on lot 1 561 697 at 5510 Westbourne and prepared by Ms. S. Fiala, designer; for the Planning Advisory Committee meeting of September 15, 2020, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

201021

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5885 CAVENDISH – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the site planning and architectural integration programs showing the replacement of the existing free standing sign facing Cavendish Boulevard by a new sign (name of the building) with the same dimensions on lot 1 561 126 at 5885 Cavendish and prepared by Enseigne ECF, contractor; for the Planning Advisory Committee meeting of September 15, 2020, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

201022

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5893 BRANDEIS – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the site planning and architectural integration programs showing elevations for the replacement of the tile finish by a new fibro-cement and aluminum siding finish on lot 1 560 849 at 5893 Brandeis and prepared by Fournier and Complices, designer; for the Planning Advisory Committee meeting of September 15, 2020, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

201023

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 6814 HEYWOOD – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the site planning and architectural integration programs showing the addition of a proposed one-storey rear extension to an existing, detached, single-family dwelling on lot 1 561 365 at 6814 Heywood and prepared by Dessin DB; for the Planning Advisory Committee meeting of September 15, 2020, be approved subject to the condition that the finish is compatible with the colour of the existing brick according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

201024

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 7912 WAVELL – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT the site planning and architectural integration programs showing the replacement of windows, aluminum siding and landscaping on lot 1 053 827 at 7912 Wavell and prepared by Lennox Construction, contractor; for the Planning Advisory Committee meeting of September 15, 2020, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

201025

**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**

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WHEREAS according to section 4 of *An Act respecting the exercise of certain municipal powers in certain urban agglomerations* (C.Q.L.R., 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 November 2020 for which members of the municipal council shall establish the stance that it wishes to take;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT Council take the following stance in view of any Agglomeration Council meetings to be held in November 2020 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 November 2020 based on the information to be presented during those meetings."

CARRIED UNANIMOUSLY

201026

**OTHER BUSINESS - RESOLUTION CONCERNING THE CITY OF CÔTE SAINT-LUC'S EXCLUSION FROM THE COMITÉ NATIONAL DE TRANSFORMATION DU SYSTÈME PRÉHOSPITALIER D'URGENCE**

WHEREAS the City of Côte Saint-Luc ("City") First Responder Service was established in 1964 and continues to operate today as a level three first responder service by virtue of an agreement with the *Corporation d'Urgences-santé*;

WHEREAS the abovementioned agreement was entered into by way of resolution 180247 adopted by City Council on February 12, 2018, the whole, pursuant to section 38 of *the Act respecting pre-hospital emergency services* (C.Q.L.R., chapter S-6.2);

WHEREAS the City's First Responder Service is one of the most prominent in Quebec and responds to more than 3,000 requests for medical assistance annually;

WHEREAS the City's First Responder Service is composed of more than 100 volunteer members;

WHEREAS the City is committed to modernizing its Chain of Survival in collaboration with the *Corporation d'Urgences-santé* and by involving citizen participation;

WHEREAS the mandate and objectives of the *Comité national de transformation du système préhospitalier d'urgence* ("CNTSPU") were established by the *Ministère de la Santé et des Services sociaux*;

WHEREAS the said mandate and objectives include the need for a systemic approach to the prehospital centre intervention chain by implementing a system centred on the needs of victims and patients;

WHEREAS on July 27, 2020, the request from the City's First Responder Service to be included in the CNTSPU's mandate was denied;

WHEREAS the City's First Responder Service has deemed its representation through the *Association des chefs en sécurité incendie* and *Ambulance Saint-Jean* to be inadequate in the context of the CNTSPU's work, and that these associations are not mandated by the City, and more importantly, are not aware of the City's realities and challenges;

WHEREAS the decisions and recommendations of the CNTSPU will have a significant impact on the City's First Responder Service and that the City's realities and needs were not taken into account;

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT the City deploras not having had the opportunity to present its position on the various issues discussed in the context of the CNTSPU's work;

THAT the City calls upon the *Ministère de la Santé et des Services sociaux* to intervene in the various issues discussed in the context of the CNTSPU's work;

THAT the City, through its Director of Public Safety, requests that a meeting be organized with the members of the CNTSPU in order to present the City's vision and challenges;

THAT the present resolution be forwarded to the *Ministère de la Santé et des Services sociaux*. »

CARRIED UNANIMOUSLY

## **SECOND QUESTION PERIOD**

There were no questions asked.

201027

## **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 9:14 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

---

JASON PRÉVOST  
ASSISTANT CITY CLERK

<b>LIST OF ANNEXES</b>		
<b>Resolution number</b>	<b>Corresponding Annex</b>	<b>Document</b>
201009	Annex A	Letter of Credit
201009	Annex B	Letter of Credit





SERVICES INTERNATIONAUX DU QUEBEC ET L'ATLANTIC  
1800 MCGILL COLLEGE, 12 ETAGE, MONTREAL, QUEBEC H3A 3K9 551151/309371



DATE D'EMISSION: LE 13 OCTOBRE 2010

LETTRE DE CREDIT STANDBY IRREVOCABLE  
NO.: 551151/309371  
MONTANT: CAD 3,500,000.00  
ECHEANCE: LE 13 OCTOBRE 2012

BENEFICIAIRE:  
VILLE DE COTE SAINT-LUC  
5801 BOUL. CAVENDISH  
COTE SAINT-LUC (QUEBEC)  
H4W 3C3

MESSIEURS:

MOTIF: DEMOLITION D'UNE PORTION DU CENTRE COMMERCIAL CAVENDISH

NOUS, LA BANQUE DE NOUVELLE-ECOSSE, EMETTONS LA PRESENTE LETTRE DE CREDIT EN FAVEUR DE LA VILLE DE COTE SAINT-LUC, A LA DEMANDE DE CENTRE COMMERCIAL CAVENDISH CIE LTEE, NOUS SOUSSTIONS, PROMETTONS ET CONVENONS, IRREVOCABLEMENT ET INCONDITIONNELLEMENT, DE PAYER LA DEMANDE AU BENEFICIAIRE TOUT MONTANT EXCEDANT PAS LE MONTANT MAXIMAL DE TROIS MILLIONS CING CENT MILLE DOLLARS CANADIENS (CAD 3,500,000.00) SUR SIMPLE PRESENTATION DES DOCUMENTS CI-APRES MENTIONNES.

LE BENEFICIAIRE POURRA TIRER LA PRESENTE LETTRE DE CREDIT IRREVOCABLE EN TOUT OU EN PARTIE, AU MOYEN D'UNE OU DE PLUSIEURS DEMANDES, JUSQU'A CONCURRENCE DU MONTANT MAXIMAL PREVU CI-DESSUS.

LE TERME SERA DE (24) VINGT QUATRE MOIS COMMENCANT A LA DATE D'EMISSION DE LA LETTRE DE CREDIT. TOUT RENOUVELLEMENT SERA FAIT A L'ENTIERE DISCRETION DE HYPOTHEQUES CUPQ INC. AVEC PREAVIS DE (60) SOIXANTE JOURS.

TOUTE DEMANDE ECRITE DE PaiEMENT DOIT ETRE ACCOMPAGNEE D'UN CERTIFICAT SIGNE PAR ME JONATHAN SHEETER, GREFFIER, ATTESTANT:

I) QUE CENTRE COMMERCIAL CAVENDISH CIE. LTEE. EST EN DEFAUT ENVERS LEDIT BENEFICIAIRE AUX TERMES DE LA DECISION DU CONSEIL MUNICIPAL ADOPTEE SOUS LA RESOLUTION NO 100734, LAQUELLE FUT MODIFIEE PAR LA RESOLUTION PORTANT LE NUMERO 100791 ET MODIFIEE DE NOUVEAU EN DATE DU 20 SEPTEMBRE 2010 PAR LA RESOLUTION PORTANT LE NUMERO 100935, OU

II) QUE CENTRE COMMERCIAL CAVENDISH CIE. LTEE. N'A PAS A LA DATE DE TELLE DEMANDE, RENOUVELE AU MOINS SOIXANTE (60) JOURS AVANT SON ECHEANCE LA PRESENTE LETTRE DE CREDIT IRREVOCABLE SELON SES TERMES ET CONDITIONS IDENTIQUES A CEUX DES PRESENTES. JUSQU'A COMPLETION DE TOUTS LES TRAVAUX DU PROGRAMME DE REUTILISATION DU SOL DEGAGE APPROUVE EN VERTU DE LA RESOLUTION PORTANT LE NUMERO 100791 ET MODIFIEE DE NOUVEAU EN DATE DU 20 SEPTEMBRE 2010 PAR LA RESOLUTION PORTANT LE NUMERO 100935.

L'ORIGINAL OU UNE COPIE CONFORME DE LA PRESENTE LETTRE DE CREDIT IRREVOCABLE DEVRA ETRE JOINT A TOUTE DEMANDE DE PaiEMENT.

LA PRESENTE LETTRE DE CREDIT IRREVOCABLE ET LES ENGAGEMENTS DE LA BANQUE Y CONTENUS DEMOURERONT EN VIGUEUR JUSQU'AU 13E JOUR DU MOIS D'OCTOBRE DEUX MILLE DEUX (2012), A MOINS QUE LE BENEFICIAIRE N'AIT DEMANDE PaiEMENT COMPLET DU MONTANT MAXIMAL EN VERTU DE LA PRESENTE, TEL QUE PREVU CI-DESSUS, AVANT CETTE

AUTHORIZED SIGNATURE/SIGNATURE AUTORISEE

AUTHORIZED SIGNATURE/SIGNATURE AUTORISEE

28143 1/09

THE BANK OF NOVA SCOTIA/LA BANQUE DE NOUVELLE-ECOSSE

ISSUING BANK NOTE RETURN IF ISSUED BY BRIEF CABLE/FULL CABLE/SW

1 - ORIGINAL  
2 - CUSTOMER/CLIENT

3 - ADVISING BANK/BANQUE NOTIFICATRICE  
4 - BRANCH/SUBCOURSALE

NOTE A LA BANQUE SUIVANTE; A CONSERVER SI AVIS PERFORMELT ENIS PAR CABLE/SW  
Registered trademark of The Bank of Nova Scotia. Marque déposée de la Banque de Nouvelle-Ecosse



551151/309371

DATE, DANS LE CAS DU LE BENEFICIAIRE A DEMANDE PAIEMENT COMPLET EN VERTU DE LA PRESENTE, TEL QUE PREVU CI HAUT, LA PRESENTE LETTRE ET LES ENGAGEMENTS Y PREVUS SE TERMINERONT LORS DU PAIEMENT PAR LA BANQUE DU MONTANT DEMANDE. SI LE BENEFICIAIRE NE DEMANDE QU'UN OU PLUSIEURS PAIEMENTS PARTIELS N'EGALANT PAS LE MONTANT MAXIMAL PREVU A LA PRESENTE, CETTE LETTRE DE CREDIT IRREVOCABLE DEMEURERA EN VIGUEUR JUSQU'A SON EXPIRATION POUR LA PORTION NON ENCORE PAYEE DU MONTANT MAXIMAL. LA BANQUE HONORERA SES ENGAGEMENTS EN VERTU DE LA PRESENTE LETTRE SANS VERIFIER LA VALIDITE NI LE CARACTERE EXECUTOIRE DES ENGAGEMENTS DU CENTRE COMMERCIAL CAVENDISH CIE. L'EE ENVERS LE BENEFICIAIRE.

PAIEMENTS PARTIELS PERMIS.

LES MONTANTS INDIGUES CI-HAUT SONT EN DOLLARS CANADIENS.

BIEN A VOUS.

*Karl Kauder*

AUTHORIZED SIGNATURE/SIGNATURE AUTORISEE

*F. J. MacGillivray*

AUTHORIZED SIGNATURE/SIGNATURE AUTORISEE

238145 (2/89)  
 1 - ORIGINAL  
 2 - CUSTOMER/CLIENT

THE BANK OF NOVA SCOTIA/LA BANQUE DE NOUVELLE ECOSSE  
 3 - ADVISING BANK/BANQUE NOTIFICATRICE  
 4 - BRANCH/SUCCESSALE

(ISSUING BANK NOTE REMAIN IN EFFECT UNTIL FULL CASHLESS)  
 (NOTE A LA BANQUE EMETTEE: A CONSERVER SI AVIS AVEC COMPLET EMS PAR CASHLESS)  
 \*Payable to order at The Bank of Nova Scotia \*Payable à l'ordre de La Banque de Nouvelle Ecosse

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**Banque Nationale du Canada**  
National Bank of Canada  
600, rue de la Gauchetière Ouest  
27ième étage  
Montréal, QC H3B 4L2  
Tel: (514)-394-6400 Fax: (514)-394-8966  
SWIFT: BNDCCAMM

Garantie / Standby  
No. OGUA26745

Amendement n° 5

Daté du 14 septembre, 2020

Bénéficiaire :  
VILLE DE COTE SAINT-LUC  
5801 BOUL. CAVENDISH  
COTE ST-LUC, QC H4W 3C3, Canada

Donneur d'ordre :  
9422340 CANADA INC.  
5555 WESTMINSTER SUITE 420  
MONTREAL, QC H4W 2J2 Canada

Conditions modifiées:

A la demande du Donneur d'ordre, veuillez prendre note que la lettre de crédit standby irrévocable mentionnée ci-haut est amendée comme suit:

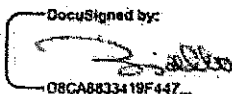
1. La date d'échéance est prorogée au 25 décembre 2020.

Tous les autres termes et conditions demeurent inchangés.

Cet amendement fait partie intégrante de notre lettre de crédit standby irrévocable.

BANQUE NATIONALE DU CANADA

Par:

DocuSigned by:  
  
08CA8833419F447...

Bilguissa Diallo  
Conseillère



Jernelyn Antazo  
Conseillère