

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
MONDAY, NOVEMBER 23, 2020 AT 5:50 P.M. BY WAY OF
VIDEOCONFERENCE¹**

PRESENT:

Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B. presiding
Councillor Sidney Benizri
Councillor Dida Berku, B.C.L.
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^e Jonathan Shecter, Co-City Manager, Director of Legal Services
and City Clerk
Ms. Nadia Di Furia, Associate City Manager
M^e Jason Prévost, Assistant City Clerk, acted as Secretary of the
meeting

QUESTION PERIOD

There were no questions.

201131

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON
NOVEMBER 23, 2020 ON THE REQUEST FOR A CERTIFICATE OF
AUTHORIZATION FOR THE DEMOLITION OF THE EXISTING COMMERCIAL
BUILDING LOCATED AT 5650 WESTMINSTER, SITUATED ON CADASTRAL
LOT NUMBER 1 052 990**

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 5650 Westminster said application filed by Tecosol Inc. for 9257-2445 Québec Inc.;

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

WHEREAS the evaluation of the building has been determined at \$225,500.00;

WHEREAS the applicant intends to landscape the land located at 5650 Westminster as part of its preliminary program and has thus submitted a landscaping plan for the Landscaping Work;

WHEREAS the Demolition Committee has viewed the applicant's preliminary program and deemed it to conform to the City of Côte-Saint-Luc's by-laws;

WHEREAS no evidence has been presented to demonstrate that the proposed demolition and landscaping would cause disruptions to the neighbourhood that are

¹ Tonight's council meeting was held by way of videoconference by virtue of Ministerial Order 2020-029 adopted by the Quebec government on April 26, 2020.

any greater than the normal inconveniences associated with such a demolition and landscaping;

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 MITCH KUJAVSKY

AND RESOLVED:

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

- GRANTS the Certificate of Authorization for the demolition of the existing commercial building located at 5650 Westminster situated on cadastral lot number 1 052 990;
- APPROVES the prospectus for the landscaping of lot 1 052 990 which would allow pedestrian access on the property from Westminster to Guelph;

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 \$45,100.00 be obtained pursuant to by-law 2345, before the issuance of the certificate of authorization;
- the Demolition 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 three (3) months after issuing the certificate and is not completed within three (3) months after starting the Demolition Work;
- the present certificate of authorization becomes null and void if the Landscaping Work is not completed within nine (9) months after the issuance of the certificate;
- the hours to perform Demolition Work and Landscaping Work are 7:00 am until 7:00 pm during weekdays and no work is permitted on weekends and statutory holidays;
- the lot must be protected by a fence only during the Demolition Work in conformity with construction by-law 2088-9: solid, at least 6 feet in height and completely opaque;
- the lot and the adjacent public property must be maintained during the Demolition Work and Landscaping Work. In the event that the lot or

adjacent public property is not properly maintained, an invoice representing any costs incurred will be sent to the owner;

- 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 Landscaping 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 Landscaping 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) working days after the completion of the Demolition Work;
- the demolition debris must be transported out of the site and cannot be left on city property.

CARRIED UNANIMOUSLY

201132

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR DAVID TORDJMAN
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 6:18 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

JASON PRÉVOST
ASSISTANT CITY CLERK