

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, JANUARY 11, 2021, AT 8:00 P.M. BY WAY OF  
VIDEOCONFERENCE<sup>1</sup>**

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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 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

**MAYOR'S OPENING STATEMENT**

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Prior to tonight's meeting, Mayor Brownstein provided an update on the City's situation concerning the COVID-19 pandemic and asked that a moment of silence be observed for the people who are affected by the COVID-19 virus and those who have passed away due to circumstances related to the pandemic.

**QUESTION PERIOD**

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The question period started at 8:10 p.m. and finished at 8:26 p.m. Four (4) people submitted questions and they were answered during the live feed.

1) Toby Benolo

The resident inquired about the removal of No Parking signs and the increased presence of school buses on Midway and Windfall; to which Mayor Brownstein responded that the traffic committee will look into the matter further. Councillor Benizri also responded that he received the residents' complaints for those streets and which were forwarded to the Traffic Committee. He further explained that the installation of No Parking signs was due to the streets being very narrow, but that the question will be rediscussed at the Traffic Committee.

2) Marissa Sidel Dubrofsky

The resident inquired about the reopening of the City's library subsequent to the Quebec government's statement that public libraries can remain open within the confines of the new sanitary measures and more specifically, if the City will be following the government's statement, and if the budget will reflect the reduced services offered by the library; to which Mayor Brownstein responded that 2021

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<sup>1</sup> 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.

budget reflects the changes and projected revenues in the context of the pandemic. Mayor Brownstein further mentioned that the library has been closed since March 12, 2020 in order to make the City's facilities as safe as possible during the pandemic and based on the recommendations from staff it would be irresponsible to open its facilities including the library. Councillor Tordjman also indicated that he agrees with the recommendation from staff to keep the library closed at this time and further mentioned that opening the library would limit the services offered residents given the sanitary measures on capacity.

3) Norman Sabin

The resident inquired about the synchronization of traffic lights on Randall, Pinedale, Netherwood, Fleet and Queen-Mary and proposed new cycle times for these streets; to which Mayor Brownstein responded that the Engineering Department will call the resident to discuss the matter.

4) Neil Dubrofsky

The resident inquired about the City's recycling program; more specifically if garbage and recycling is separated in order to avoid contamination of recyclable materials, and if City employees respect the recycling program; to which Mayor Brownstein responded that the goal of the program is to educate the population and to ensure that residents respect the sorting systems. Councillor Erdelyi provided additional comments and explained that recycling contamination is a province-wide problem and reiterated that the goal of the recycling program is to educate the population.

210101

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

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

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

210102

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED DECEMBER 21, 2020 AT 6:00 P.M.**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

"THAT the Minutes of the Special Meeting of Council dated December 21, 2020 at 6:00 p.m. be and are hereby approved as submitted."

CARRIED UNANIMOUSLY

210103

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED DECEMBER 21, 2020 AT 7:00 P.M.**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated December 21, 2020 at 7:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

210104

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED DECEMBER 23, 2020 AT 6:30 P.M.**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated December 23, 2020 at 6:30 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

210105

**MONTHLY DEPARTMENTAL REPORTS FOR DECEMBER 2020**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

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

210106

**BY-LAW 2559 ENTITLED: “BY-LAW 2559 AUTHORIZING A LOAN OF  
\$1,549,000, INCLUDING PROFESSIONAL FEES, FOR THE REPLACEMENT OF  
VARIOUS LEAD SERVICE LINES THROUGHOUT THE TERRITORY OF THE  
CITY OF CÔTE-SAINT-LUC” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI

SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT By-Law 2559 entitled: “By-Law 2559 authorizing a loan of \$1,549,000, including professional fees, for the replacement of various lead service lines throughout the territory of the City of Côte-Saint-Luc” be and is hereby adopted.”

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLOR MITCH KUJAVSKY DISSIDENT

210107

**BY-LAW 2560 ENTITLED: “BY-LAW 2560 AUTHORIZING A LOAN OF \$636,000, INCLUDING PROFESSIONAL FEES, FOR THE RESURFACING OF ROADS AND SIDEWALK REPAIRS AT VARIOUS LOCATIONS BELONGING TO THE CITY OF CÔTE-SAINT-LUC” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT By-Law 2560 entitled: “By-Law 2560 authorizing a loan of \$636,000, including professional fees, for the resurfacing of roads and sidewalk repairs at various locations belonging to the City of Côte-Saint-Luc” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210108

**BY-LAW 2561 ENTITLED: “BY-LAW 2561 AUTHORIZING A LOAN OF \$410,000 TO FINANCE THE COST, INCLUDING PROFESSIONAL FEES, TO REPAIR THE UNDERPASS LOCATED ON CÔTE-SAINT-LUC ROAD” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT By-Law 2561 entitled: “By-Law 2561 authorizing a loan of \$410,000, to finance the cost, including professional fees, to repair the underpass located on Côte-Saint-Luc Road” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210109

**BY-LAW 2562 ENTITLED: “BY-LAW 2562 AUTHORIZING A LOAN OF \$179,000, INCLUDING PROFESSIONAL FEES, FOR THE PURCHASE AND INSTALLATION OF VARIOUS TRAFFIC LIGHTS & LED STREET LIGHTS AT VARIOUS LOCATIONS, IN THE TERRITORY OF THE CITY OF CÔTE-SAINT-LUC” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT By-Law 2562 entitled: “By-Law 2562 authorizing a loan of \$179,000, including professional fees, for the purchase and installation of various traffic lights & LED street lights at various locations, in the territory of the City of Côte-Saint-Luc” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210110

**BY-LAW 2563 ENTITLED: “BY-LAW 2563 AUTHORIZING A LOAN OF \$210,000 FOR THE PURCHASE AND PLANTING OF VARIOUS TREES ON THE TERRITORY OF THE CITY OF CÔTE-SAINT-LUC” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT By-Law 2563 entitled: “By-Law 2563 authorizing a loan of \$210,000, for the purchase and planting of various trees on the territory of the City of Côte-Saint-Luc” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210111

**BY-LAW 2564 ENTITLED: “BY-LAW 2564 AUTHORIZING A LOAN OF \$358,000, INCLUDING PROFESSIONAL FEES, FOR FACILITY UPGRADES FOR VARIOUS PARKS WITHIN THE TERRITORY OF THE CITY OF CÔTE-SAINT-LUC” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT By-Law 2564 entitled: “By-Law 2564 authorizing a loan of \$358,000, including professional fees, for facility upgrades for various parks within the territory of the City of Côte-Saint-Luc” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210112

**BY-LAW 2565 ENTITLED: “BY-LAW 2565 AUTHORIZING A LOAN OF \$158,000 FOR THE REPLACEMENT OF THE CARPET AT THE ELEANOR LONDON PUBLIC LIBRARY SITUATED AT 5851 CAVENDISH BOULEVARD” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT By-Law 2565 entitled: “By-Law 2565 authorizing a loan of \$158,000 for the replacement of the carpet at the Eleanor London Public Library situated at 5851 Cavendish Boulevard” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210113

**BY-LAW 2566 ENTITLED: “BY-LAW 2566 AUTHORIZING A LOAN OF \$263,000, INCLUDING PROFESSIONAL FEES, FOR THE RENOVATION OF THE BUILDING ENVELOPE AT THE SAMUEL MOSKOVITCH ARENA AND SINGERMAN PARK CHALET” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT By-Law 2566 entitled: “By-Law 2566 authorizing a loan of \$263,000, including professional fees, for the renovation of the building envelope at the Samuel Moskovitch Arena and Singerman Park Chalet” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210114

**BY-LAW 2567 ENTITLED: “BY-LAW 2567 AUTHORIZING A LOAN OF \$105,000, INCLUDING PROFESSIONAL SERVICES, FOR THE RENOVATION OF THE BUILDING ENVELOPE AT THE PUBLIC WORKS BUILDING SITUATED AT 7001 MACKLE ROAD” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT By-Law 2567 entitled: “By-Law 2567 authorizing a loan of \$105,000, including professional services, for the renovation of the building envelope at the Public Works Building situated at 7001 Mackle Road” be and is hereby adopted.”

CARRIED UNANIMOUSLY

210115

**BY-LAW 2568 ENTITLED: “BY-LAW 2568 AUTHORIZING A LOAN OF \$1,050,000 FOR RENOVATIONS TO THE PUBLIC WORKS YARD SITUATED AT 7001 MACKLE ROAD” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT By-Law 2568 entitled: “By-Law 2568 authorizing a loan of \$1,050,000 for renovations to the Public Works Yard situated at 7001 Mackle Road” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

210116

**BY-LAW 2569 ENTITLED: “BY-LAW 2569 AUTHORIZING A LOAN OF \$300,000, INCLUDING PROFESSIONAL FEES, FOR THE ROOF AT THE AQUATIC AND COMMUNITY CENTRE BUILDING SITUATED AT 5794 PARKHAVEN AVENUE” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT By-Law 2569 entitled: “By-Law 2569 authorizing a loan of \$300,000, including professional fees, for the roof at the Aquatic and Community Centre Building situated at 5794 Parkhaven” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

210117

**BY-LAW 2570 ENTITLED: “BY-LAW 2570 AUTHORIZING A LOAN OF \$441,000 FOR THE PURCHASE OF VEHICLES AND EQUIPMENT” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT By-Law 2570 entitled: “By-Law 2570 authorizing a loan of \$441,000 for the purchase of vehicles and equipment” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

210118

**BY-LAW 2571 ENTITLED: “BY-LAW 2571 AUTHORIZING A LOAN OF \$326,000 FOR THE PURCHASE OF HEAVY VEHICLES AND HEAVY VEHICLE EQUIPMENT” – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT By-Law 2571 entitled: “By-Law 2571 authorizing a loan of \$326,000 for the purchase of heavy vehicles and heavy vehicle equipment” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

210119

**BY-LAW 2531 ENTITLED: "BY-LAW 2531 REPEALING BY-LAW 2443  
AUTHORIZING A LOAN OF \$1,365,000 FOR RENOVATING AND UPGRADING  
THE PUMP STATION LOCATED ON CÔTE-SAINT-LUC ROAD" – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

"THAT By-Law 2531 entitled: "By-Law 2531 repealing By-Law 2443 authorizing a loan of \$1,365,000 for renovating and upgrading the pump station located on Côte-Saint-Luc Road" be and is hereby adopted."  
CARRIED UNANIMOUSLY

210120

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF  
DECEMBER 1, 2020 TO DECEMBER 31, 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 December 1, 2020 to December 31, 2020 for a total amount of \$3,932,752.02 in Canadian Funds;

THAT Treasurer's certificate No. 20-0116 dated December 31, 2020 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."  
CARRIED UNANIMOUSLY

210121

**TABLING OF RESOLUTION CMQ-67464-001 FROM THE COMMISSION  
MUNICIPAL DU QUÉBEC APPOINTING M<sup>E</sup> JASON PRÉVOST AS PRESIDENT  
OF THE UPCOMING GENERAL ELECTION**

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The City Clerk confirmed the above-mentioned resolution was tabled at tonight's meeting.

210122

**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 ("the City") received an irrevocable letter of credit ("Letter"), given by Otera Capital 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;
- On October 5, 2020, Council adopted resolution 201009 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 December 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 March 25, 2021) 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

210123

**PARKS AND RECREATION – APPROVAL TO JOIN THE *UNION OF MUNICIPALITIES OF QUÉBEC* (“UMQ”) GROUP TENDER FOR THE PURCHASE OF 12% SODIUM HYPOCHLORITE IN BULK FOR THE MAINTENANCE OF THE CITY’S POOLS (G-01-21-22)**

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WHEREAS by way of Resolution number 200710 adopted on July 13, 2020, the City of Côte-Saint-Luc (“City”) decided to join the UMQ group tender for the purchase of 12% sodium hypochlorite in bulk for the maintenance of the City’s pools for the years 2021 and 2022 (UMQ tender no. CHI-20212022);

WHEREAS according to the UMQ’s analysis of the bids, the lowest conforming bidder for the City is UBA Inc. for the price of \$0.250 per liter, plus applicable taxes;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte-Saint-Luc City Council hereby awards a contract, pursuant to the UMQ group tender no. CHI-20212022, to UBA Inc. for the purchase of 12% sodium hypochlorite in bulk for the years 2021 and 2022 for an estimated quantity of 55,000 liters per year, for a total amount of \$27,500.00, plus applicable taxes;

THAT Treasurer’s Certificates will be issued at the relevant times to attest to the availability of funds for the above-described expenses.”  
CARRIED UNANIMOUSLY

210124

**NOTICE OF MOTION – BY-LAW 2573 TO BE ENTITLED: “BY-LAW 2573 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITIES FOR THE SPRING AND SUMMER OF 2021”**

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Councillor Mitch Kujavsky gave Notice of Motion that By-Law 2573 to be entitled: “By-Law 2573 creating the fee schedule for culture, sports and leisure activities for the spring and summer of 2021” will be presented at a later meeting for adoption.

Councillor Kujavsky mentioned the object and the scope of the By-Law 2573 to be entitled: “By-Law 2573 creating the fee schedule for culture, sports and leisure activities for the spring and summer of 2021.”

210125

**TABLING OF DRAFT BY-LAW 2573 ENTITLED: “BY-LAW 2573 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITIES FOR THE SPRING AND SUMMER OF 2021”**

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Councillor Mitch Kujavsky tabled draft By-Law 2573 entitled: “By-Law 2573 creating the fee schedule for culture, sports and leisure activities for the spring and summer of 2021.”

210126

**PARKS AND RECREATION – DECISION TO NOT EXERCISE THE OPTION YEARS OF TENDER NUMBER C-22-18-23 AND AWARDING OF A CONTRACT**

**FOR MAINTENANCE SERVICES FOR THE CITY'S OUTDOOR AND INDOOR POOLS (C-01-21)**

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WHEREAS on December 12, 2018, by way of Resolution number 181226, the City of Côte-Saint-Luc ("City") awarded a contract for maintenance services for the City's outdoor and indoor pools for the year 2019 to Piscines PLPS Inc., following the public tender number C-22-18-23;

WHEREAS the initial term of the contract was one (1) year, namely from January 1, 2019 to December 31, 2019, with four (4) option years, at the discretion of the City;

WHEREAS on February 10, 2020, by way of Resolution number 200225, the City exercised the first option year of the contract;

WHEREAS the City does not wish to exercise the three (3) remaining option years of the aforementioned contract;

WHEREAS the City issued an invited tender under number C-01-21 for maintenance services for its outdoor and indoor pools for the period of February 1, 2021 to January 31, 2022 and received three (3) conforming bids;

WHEREAS the lowest conforming bid was received from Reddox Piscines et Spas;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte-Saint-Luc City Council ("Council") hereby decides to not exercise the three (3) remaining option years of the contract awarded to Piscines PLPS Inc., following public tender number C-22-18-23, and therefore this contract is terminated;

THAT Council hereby awards a contract for maintenance services of its outdoor and indoor pools for the period of February 1, 2021 to January 31, 2022, in accordance with the terms of tender number C-01-21, to the lowest conforming bidder, namely Reddox Piscines et Spas, for a total amount of \$59,360.50, plus applicable taxes;

THAT Treasurer's Certificate no. 21-0027 was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses."  
CARRIED UNANIMOUSLY

210127

**PARKS AND RECREATION – AWARDING OF A CONTRACT FOR THE SUPPLY OF CHEMICAL PRODUCTS FOR THE CITY'S POOLS (K-05-21)**

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WHEREAS by way of Resolution number 161122 adopted on November 14, 2016, the City of Côte-Saint-Luc ("City") awarded the tendered contract number C-33-16-20 for the supply of chemical products for the City's pools for the year 2017 to Aldest Inc., the lowest conforming bidder;

WHEREAS by way of Resolutions numbers 171122 and 181224, respectively adopted on November 13, 2017 and December 10, 2018, the City exercised the three (3) option years of tendered contract C-33-16-20;

WHEREAS the City wishes to award an additional one (1) year contract by mutual agreement to Aldest Inc., based on the same terms and conditions as those of tender number C-33-16-20, the whole by virtue of Article 12.1 of the City's By-law concerning contract management (criteria (d) and (f));

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte-Saint-Luc City Council hereby awards a one (1) year contract for the supply of chemical products for the City's pools to Aldest Inc., for the period of January 1, 2021 to December 31, 2021, for an approximate amount of \$49,953.00, plus applicable taxes, based on the same terms and conditions as those of tender number C-33-16-20;

THAT Treasurer's Certificate no. 21-0025 was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses;

THAT the City's General Counsel be hereby authorized to sign a Letter of Agreement between the parties stating the terms and conditions of the contract."  
CARRIED UNANIMOUSLY

210128

**PUBLIC WORKS – AWARDING OF A CONTRACT TO EXERCISE THE LAST TWO (2) OPTION YEARS FOR THE PURCHASE OF BITUMINOUS MATERIALS (C-34-17-22)**

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WHEREAS the City of Côte-Saint-Luc ("City") issued a public call for tenders for the purchase of bituminous materials under tender number C-34-17-22, contemplating a base term of one (1) year from January 1, 2018 to December 31, 2018, with four (4) option years in favour of the City;

WHEREAS by way of Resolution number 171225 adopted on December 11, 2017 by the City Council, tendered contract number C-34-17-22 was awarded to Construction DJL Inc., the lowest conforming bidder;

WHEREAS by way of Resolution number 181228 adopted on December 10, 2018 by the City Council, the first two (2) option years of the contract were exercised;

WHEREAS the City wishes to exercise the last two (2) option years of this contract, namely for the years 2021 and 2022;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte-Saint-Luc City Council hereby exercises the third and fourth option years under tendered contract number C-34-17-22 in regard to the purchase of bituminous materials, previously awarded to Construction DJL Inc., and this for the period of January 1, 2021 to December 31, 2022, for a total amount not to exceed \$100,000.00, plus applicable taxes;

THAT should the City's actual consumption in any calendar year portion of the contract's term exceed the abovementioned maximum estimated amount, the excess shall be approved in accordance with the City's change order procedures and the City's By-law concerning the delegation of authority to the officers and employees of the City;

THAT Treasurer's Certificate no. 21-0016 was issued by the City Treasurer to attest to the availability of funds to cover the above-mentioned expenses."

CARRIED UNANIMOUSLY

210129

**PUBLIC WORKS – AWARDING OF A CONTRACT TO EXERCISE THE TWO (2) OPTION YEARS FOR THE PURCHASE OF SANITARY PRODUCTS (C-36-17-22)**

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WHEREAS the City of Côte-Saint-Luc ("City") issued a public call for tenders for the purchase of sanitary products under tender number C-36-17-22, contemplating a base term of three (3) years from January 1, 2018 to December 31, 2020, with two (2) option years in favour of the City;

WHEREAS by way of Resolution number 171227 adopted on December 11, 2017, tendered contract number C-36-17-22 was awarded to Prescott SM by the City Council, the lowest conforming bidder;

WHEREAS the City wishes to exercise the two (2) option years of this contract, namely for the years 2021 and 2022;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte-Saint-Luc City Council hereby exercises the option years under tendered contract number C-36-17-22 in regard to the purchase of sanitary products, previously awarded to Prescott SM, and this for the period of January 1, 2021 to December 31, 2022, for a total amount not to exceed \$57,570.00, plus applicable taxes;

THAT Treasurer's Certificate no. 21-0020 was issued by the City Treasurer to attest to the availability of funds to cover the above-mentioned expenses."

CARRIED UNANIMOUSLY

210130

**URBAN PLANNING – MINOR EXEMPTION – 5792 PARKHAVEN – CÔTE-SAINT-LUC**

---

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5792 Parkhaven, Lot 5 505 096, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow for an existing eleven-storey Multifamily dwelling (which forms part of an Integrated Project) to have 138 interior parking spaces instead of the minimum required 170 interior parking spaces.

The whole notwithstanding the provisions of Zoning By-law no. 2217, article 7-2-5.”

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLOR STEVEN ERDELYI DISSENTING

210131

**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* (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 February 2021 for which members of the municipal council shall establish the stance that it wishes to take;

It was

MOVED BY COUNCILLOR DAVID TORDJMAN  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

“THAT Council take the following stance in view of any Agglomeration Council meetings to be held in February 2021 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 February 2021 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

210132

**RESOLUTION TO SUPPORT LOCAL COMMERCE**

---

WHEREAS over the past few years, the rise in online shopping has resulted in a decline in local retail, especially in shopping malls;

WHEREAS commercial activity is an essential ingredient for a dynamic, thriving community and adds life to a street and neighbourhood;

WHEREAS the COVID-19 pandemic has pushed local merchants onto life support and accelerated the already existing trend many-fold;

WHEREAS many of our residents, especially seniors, are too afraid to visit our local shops in person for fear of getting sick, and businesses, both essential and non-essential, are struggling with providing safe and alternative ways for customers to buy from them;

WHEREAS we as a city believe in that there is an essential need to provide impactful support to our local economy in response to the current crisis, especially during the 2020-2021 winter months;

WHEREAS Delevante's local ecommerce platform "Spotfinitly" is a tool designed to enable local businesses to unite under one easy-to-use platform and deliver mobile commerce experiences that will help our local economy survive, grow, and prosper, while providing an essential service to our residents;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED

"THAT the Côte-Saint-Luc City Council hereby agrees to support, promote, and encourage the use and adoption of local ecommerce platforms such as Spotfinitly, that support Côte-Saint-Luc merchants, mall operators, landlords and residents."

CARRIED UNANIMOUSLY

**SECOND QUESTION PERIOD**

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No further questions were asked.

210133

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

"THAT Council hereby authorizes the Mayor to declare the Meeting adjourned."

CARRIED UNANIMOUSLY

**AT 9:37 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

---

MITCHELL BROWNSTEIN  
MAYOR

---

JASON PRÉVOST  
ASSISTANT CITY CLERK

<b>LIST OF ANNEXES</b>		
<b>Resolution number</b>	<b>Corresponding Annex</b>	<b>Document</b>
210122	Annex A	Letter of Credit
210122	Annex B	Letter granting the extension of the 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

BENEFICIAIRE:  
VILLE DE COTE SAINT-LUC  
5801 BOUL. CAVENDISH  
COTE SAINT-LUC (QUEBEC)  
H4B 3C3

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

MESSEURS:

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 SOUSSIGNES, PROMETTONS ET CONVENONS, IRREVOCABLEMENT ET INCONDITIONNELLEMENT, DE PAYER LA DEMANDE AU BENEFICIAIRE TOUT MONTANT EXCEDANT PAS LE MONTANT MAXIMAL DE TROIS MILLEONS 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 RENEUVELLEMENT SERA FAIT A L'ENTIERE DISCRETION DE HYPOTHEQUES CUPG INC. AVEC PREAVIS DE (60) SOIXANTE JOURS.

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

I) QUE CENTRE COMMERCIAL CAVENDISH CIE. LTEE. EST EN DEFAUT ENVERS LEDIT BENEFICIAIRE AUX TERMES DE LA DECISION DU CONSEIL MUNICIPAL ADEPTEE SOUS LA RESOLUTION NO 100744, 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 DOUZE (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 SIGNAIRE AUTORISE

AUTHORIZED SIGNATURE SIGNAIRE AUTORISE

25143 (REV)

THE BANK OF NOVA SCOTIA LA BANQUE DE NOUVELLE-ECOSSE

(ISSUES BANK NOTE RETURN ISSUED BY BIEF CABLEFEL CABLEFEL)

1 - ORIGINAL

3 - ADVISING BANK BANQUE NOTIFICATRICE

(NOTE A LA BANQUE BIEFTRICE; A CONSERVER SI AVIS BIEFTRICE COMPLET EMISS PAR CABLEFEL)

2 - CUSTOMER CLIENT

4 - BRANCH SUCCURSALE

\*Registered trademark of The Bank of Nova Scotia. \*Marque déposée de La Banque de Nouvelle-Écosse



551151/209371

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 K...*

AUTHORIZED SIGNATURE/SIGNATURE AUTORISEE

*FTH [Signature]*

AUTHORIZED SIGNATURE/SIGNATURE AUTORISEE

236149 (2/89)

THE BANK OF NOVA SCOTIA/LA BANQUE DE NOUVELLE ECOSSE

(RESUME BANK NOTE RETURN IF ISSUED BY BRUF CARLETON CASLESON)

1 - ORIGINAL

3 - ADVISING BANK/BANQUE NOTIFCATRICE

(NOTE A LA BANQUE EMETTEE - A CONSERVER SI AVIS BREF COMPLET ENR PAR CARLESON)

2 - CUSTOMER/CLIENT

4 - BRANCH/SUCURSALE

\*Registered Banknote of The Bank of Nova Scotia

\*Marque déposée de La Banque de Nouvelle Écosse



**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: BNDCCAMMINT

Annex B / Annexe B

Garantie / Standby  
No. OGUA26745

Amendement n° 6

Daté du 24 décembre, 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 mars 2021.

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:  
  
D8CA8833419F44/...

Bilguissa Diallo  
Conseillère

DocuSigned by:  
  
481C84CF514481...

Antoine Thibaudeau  
Conseiller technique