

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, JULY 12, 2021 AT 7:55 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 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:

M<sup>e</sup> Jonathan Shecter, City Manager, Director of Legal Services and  
City Clerk  
Ms. Tanya Abramovitch, Associate City Manager – Urban Strategy  
Ms. Nadia Di Furia, Associate City Manager  
M<sup>e</sup> Jason Prévost, Assistant Director of Legal Services and Assistant  
City Clerk, acted as Secretary of the meeting

**QUESTION PERIOD**

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There were no questions asked.

210701

**DECISION OF THE DEMOLITION COMMITTEE RENDERED ON JULY 12, 2021  
ON THE REQUEST FOR A CERTIFICATE OF AUTHORIZATION FOR THE  
DEMOLITION OF THE EXISTING RESIDENTIAL BUILDING LOCATED AT 5817  
SMART AVENUE, SITUATED ON CADASTRAL LOT NUMBER 1 052 194**

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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 5817 Smart Avenue said application filed by Ms. Irina IlyaeV;

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

WHEREAS the evaluation of the building has been determined at \$190,800.00;

WHEREAS the applicants intend to use the land located at 5817 Smart Avenue to build a new, two storey detached single-family dwelling and have thus submitted preliminary architectural drawings;

WHEREAS the Demolition Committee has viewed the preliminary drawings and agree that the proposed new building fits into the streetscape and surroundings on Smart Avenue, and whereas the decision regarding the approval of the minor exemption request for the building height and two-car garage will take place during the Regular Public Council meeting, on July 12<sup>th</sup> 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.

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 MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

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

- GRANTS the Certificate of Authorization for the demolition of the existing one-storey detached single-family dwelling located at 5817 Smart Avenue situated on cadastral lot number 1 052 194;
- APPROVES the prospectus for the new two-storey detached single-family dwelling proposed;

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 \$ 38,160 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 dwellings are issued pursuant to article 4-10 of by-law 2088 being the Consolidated Building by-law of the City of Côte Saint-Luc;
- 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;
- the (2) maple trees located in the front yard are to be felled and the tree felling work will be accompanied by a sperate tree felling permit. As per the permit, the owner must replace the trees, one of which must be located in the front yard;
- 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 demolition and construction work. If the deposit is not enough to cover the cost of the damages, an invoice will 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) days 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 UNANIMOUSLY

210702

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 8:05 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

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JASON PRÉVOST  
ASSISTANT CITY CLERK