

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, DECEMBER 13, 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., LL.B. presiding  
Councillor Lior Azerad  
Councillor Sidney Benizri  
Councillor Dida Berku, B.C.L.  
Councillor Mike Cohen, B.A.  
Councillor Steven Erdelyi, B.Sc., B.Ed.  
Councillor Mitch Kujavsky, B. Comm.  
Councillor Oren Sebag, B.Sc. RN MBA  
Councillor Andee Shuster

ALSO PRESENT:

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

**MAYOR'S OPENING STATEMENT**

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Prior to tonight's meeting, Mayor Brownstein 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.

**UPDATE ON COVID-19 CASES**

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Mayor Brownstein provided an update on the City's situation concerning the COVID-19 pandemic.

**QUESTION PERIOD**

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The question period started at 8:06 p.m. and finished at 8:14 p.m. Four (4) people submitted questions prior to tonight's meeting, and they were answered during the live feed.

1) Marianne Constantine

The resident requested a status update concerning what would be done concerning Places of Worship operating in residential zones to which Mayor Brownstein responded that the City is currently finalizing its PPCMOI by-law where each institution can request to operate in a residential zone and each request will be legislated via the by-law process.

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<sup>1</sup> Tonight's council meeting was held by way of videoconference.

2) Miki Harrar

The resident requested to know more about the City's plan to address Places of Worship operating in residential zones. He further requested a timeline as to when the City would start to address the issue. He then asked whether the city would be able to provide a list of residential dwellings that have been converted to Places of Worship. Mayor Brownstein explained that the city plans to start the by-law adoption for the PPCMOI in March of 2022; and that the list (which the city will inventorize) is accessible.

3) Robert Gordon

The resident inquired as to whether the City of Côte Saint-Luc would stop accepting snow from the Town of Hampstead at its snow dump to which Mayor Brownstein explained that the Town of Hampstead requires this location to dump its snow and moreover, the City of Côte Saint-Luc and Town of Hampstead wish to continue their partnership in various (inter-municipal) endeavours.

4) Fernanda Cano

The resident explained that for six years she has been experiencing problems with cars partially blocking her driveway to which Mayor Brownstein stated that Urban Planning, specifically, the traffic committee, can return to her with an answer. The resident then went on record as expressing her disappointment that the City's annual water quality report was in unilingual French to which Mayor Brownstein stated the city can ensure that, in future, when it is posted, that it is indeed bilingual.

211201

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF  
COUNCIL DATED NOVEMBER 15, 2021 AT 8:00 P.M.**

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It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated November 15, 2021, at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

211202

**MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING FOR  
NOVEMBER 2021**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the monthly departmental reports submitted for November 2021 be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

211203

**RESOLUTION TO CREATE A FINANCIAL RESERVE FOR ROADS IN THE TERRITORY OF THE CITY OF CÔTE SAINT-LUC**

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WHEREAS article 569.7 of the *Cities and Towns Act* (C.Q.L.R., chapter C-19) states that a municipality may, for the benefit of its whole territory, create a financial reserve to finance expenditures related to the supply of water or to roads;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the creation of a financial reserve of an amount not exceeding \$5,000,000 to finance expenditures related to roads in the territory of the City of Côte Saint-Luc;

THAT this reserve shall be made up of:

- a) any revenues from a special property tax imposed for this purpose;
- b) the interest earned on the capital allocated to the reserve.”

CARRIED UNANIMOUSLY

211204

**RESOLUTION TO APPOINT THE COUNCIL MEMBERS OF THE AUDIT COMMITTEE**

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WHEREAS the Terms of Reference for the Audit Committee state that the composition of the Committee is five (5) Council members, four (4) staff members who are part of the administration and one (1) member of the public;

WHEREAS the Terms of Reference for the Audit Committee also states that Council members are appointed by the Mayor and approved by Council resolution;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the following list of Council members appointed as members of the Audit Committee effective immediately:

- Steven Erdelyi, Councillor (Chairman)
- Mitchell Brownstein, Mayor
- Lior Azerad, Councillor
- Dida Berku, Councillor
- Mitchell Kujavsky, Councillor.”

CARRIED UNANIMOUSLY

211205

**RESOLUTION TO APPROVE DISBURSEMENTS FOR THE PERIOD OF  
NOVEMBER 1, 2021, TO NOVEMBER 30, 2021**

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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 list of disbursements for the period of November 1, 2021, to November 30, 2021, for a total amount of \$6,944,108.89 in Canadian Funds;

THAT Treasurer's certificate No. 21-0159, dated December 6, 2021, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

211206

**HUMAN RESOURCES — PUBLIC SAFETY – HIRING OF PUBLIC SECURITY  
AGENT – WHITE COLLAR, PART-TIME, AUXILIARY POSITION**

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the hiring of Patrick Genest as a Public Security Agent (white collar, part-time, auxiliary position), effective November 9, 2021;

THAT Treasurer's Certificate No. 21-0164, dated December 7, 2021, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

211207

**HUMAN RESOURCES – PUBLIC SAFETY – HIRING OF AN ON-CALL  
DISPATCHER – WHITE COLLAR, PART-TIME, AUXILIARY POSITION**

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the hiring of Paris Tsovras as an on-call Dispatcher (white collar, part-time, auxiliary position), effective November 22, 2021;

THAT Treasurer's Certificate No. 21-0161, dated December 7, 2021, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

211208

**HUMAN RESOURCES – PUBLIC SAFETY – HIRING OF AN ON-CALL DISPATCHER – WHITE COLLAR, PART-TIME, AUXILIARY POSITION**

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the hiring of Elliot Robinson as an on-call Dispatcher (white collar, part-time, auxiliary position), effective November 22, 2021;

THAT Treasurer's Certificate No. 21-0161, dated December 7, 2021, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

211209

**HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – HIRING OF A LIBRARY CLERK – WHITE COLLAR, PART-TIME, AUXILIARY POSITION**

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the hiring of Olivia Valentini as a Library Clerk (white collar, part-time, auxiliary position), effective December 15, 2021;

THAT Treasurer's Certificate No. 21-0162, dated December 7, 2021, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

211210

**HUMAN RESOURCES – FINANCE – HIRING OF AN OFFICE AGENT – WHITE COLLAR, PERMANENT POSITION**

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the hiring of Cristina Rotaru as an Office Agent (white collar, permanent position), effective December 7, 2021;

THAT Treasurer's Certificate No. 21-0163, dated December 7, 2021, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

211211

**TABLING THE *COMMISSION MUNICIPALE DU QUÉBEC* CONFORMITY AUDIT CONCERNING THE ADOPTION OF THE 2021 BUDGET AND THE THREE-YEAR CAPITAL EXPENDITURE PROGRAMME (2021, 2022 AND 2023) FOR MUNICIPALITIES WITH LESS THAN 100 000 RESIDENTS**

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The City Clerk tabled, at tonight's meeting, the *Commission municipale du Québec's* Conformity Audit Reports dated November 2021 concerning the adoption of the 2021 budget and the three-year capital expenditure programme (2021, 2022 and 2023) for municipalities with less than 100 000 residents.

211212

**EXTENSION OF APPOINTMENT OF COUNCILLOR DIDA BERKU AS MAIRESSE SUPPLÉANTE OF THE CITY OF CÔTE SAINT-LUC UP TO AND UNTIL JANUARY 17, 2022**

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WHEREAS on September 13, 2021, by way of Resolution 210915, the Côte Saint-Luc City Council ("Council") appointed Councillor Dida Berku as *Mairesse Suppléante* of the City of Côte Saint-Luc ("City") for the period of October 1, 2021, up to and until December 31, 2021;

WHEREAS Council wishes to extend Councillor Dida Berku's appointment up to and until January 17, 2022;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

"THAT the Council hereby approves the extension of Councillor Dida Berku as *Mairesse Suppléante* of the City, up to and until January 17, 2022, inclusively."

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLOR LIOR AZERAD  
DISSENTING

211213

**RESOLUTION MANDATING THE FIRM BÉLANGER SAUVÉ TO REPRESENT THE CITY OF CÔTE SAINT-LUC IN HUMAN RESOURCES-RELATED MATTERS**

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WHEREAS the City of Côte Saint-Luc wishes to avail itself of a law firm for general consultation or to represent its interests in front of the Tribunal administrative du travail on human resources-related matters;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby ratifies the awarding of the mandate to the firm Bélanger Sauvé for human resources general consultation or to represent the City of Côte Saint-Luc's interests in in front of the *Tribunal administrative du travail*;

THAT Treasurer's certificate No. 21-0084, dated May 3, 2021, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

211214

**NOTICE OF MOTION – BY-LAW G18-0001-1 TO BE ENTITLED: “BY-LAW G18-0001-1 AMENDING BY-LAW G18-0001 ENTITLED: “BY-LAW CONCERNING RULES FOR THE CONDUCT OF COUNCIL MEETINGS OF THE CÔTE SAINT-LUC/ HAMPSTEAD/MONTREAL WEST BOROUGH” IN ORDER TO MODIFY THE TERM OF THE *MAIRE SUPPLÉANT* OR *MAIRESSE SUPPLÉANTE*”**

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Councillor Steven Erdelyi gave Notice of Motion that By-Law G18-0001-1 to be entitled: “By-law G18-0001-1 amending By-law G18-0001 entitled: By-law concerning rules for the conduct of council meetings of the Côte Saint-Luc/Hampstead/Montreal West Borough” in order to modify the term of the *maire suppléant* or *mairesse suppléante*” will be presented at a later meeting for adoption.

Councillor Steven Erdelyi mentioned the object and scope of By-Law G18-0001-1 to be entitled: “By-law G18-0001-1 amending By-law G18-0001 entitled: By-law concerning rules for the conduct of council meetings of the Côte Saint-Luc/Hampstead/Montreal West Borough” in order to modify the term of the *maire suppléant* or *mairesse suppléante*”.

211215

**TABLING OF DRAFT BY-LAW G18-0001-1 TO BE ENTITLED: “BY-LAW G18-0001-1 AMENDING BY-LAW G18-0001 ENTITLED: “BY-LAW CONCERNING RULES FOR THE CONDUCT OF COUNCIL MEETINGS OF THE CÔTE SAINT-LUC/ HAMPSTEAD/MONTREAL WEST BOROUGH” IN ORDER TO MODIFY THE TERM OF THE *MAIRE SUPPLÉANT* OR *MAIRESSE SUPPLÉANTE*”**

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Councillor Steven Erdelyi tabled draft By-Law G18-0001-1 entitled: “By-law G18-0001-1 amending By-law G18-0001 entitled: By-law concerning rules for the conduct of council meetings of the Côte Saint-Luc/Hampstead/Montreal West Borough” in order to modify the term of the *maire suppléant* or *mairesse suppléante*”.

211216

**TABLING OF REGISTER PURSUANT TO BY-LAW 2496 ENTITLED: “BY-LAW 2496 RE-ADOPTING BY-LAWS 2424 AND 2424-1 ADOPTING A CODE OF ETHICS AND GOOD CONDUCT FOR THE ELECTED MUNICIPAL OFFICERS OF THE CITY OF CÔTE SAINT-LUC**

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The City Clerk tabled a Register entitled: “Public Register – Disclosure Statements – By-law 2496 re-adopting by-laws 2424 and 2424-1 adopting a code of ethics and good conduct for the elected municipal officers of the City of Côte Saint-Luc”.

211217

**RESOLUTION TO AUTHORIZE A SUBSIDY REQUEST FROM THE UNION DES MUNICIPALITÉS DU QUÉBEC'S "FONDS MUNICIPAL D'ACTION JURIDIQUE" AND TO RATIFY THE FILING OF PROCEEDINGS**

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WHEREAS the *Union des municipalités du Québec* has established a program entitled: "Fonds municipal d'action juridique", one of the components of which is to provide financial assistance to its members involved in court cases that are of interest and concern to all municipalities in Québec;

WHEREAS on October 12, 2021, the City of Côte Saint-Luc ("City") filed a lawsuit for damages and defamation against Mr. Bryan Wolofsky, and bearing court file number 500-22-269530-211;

WHEREAS the City wishes to submit an application for financial assistance from the "Fonds municipal d'action juridique" for the above-mentioned lawsuit as it presents interests and concerns for all municipalities in Quebec;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") hereby ratifies the lawsuit having been filed in court bearing court file number 500-22-269530-211;

THAT Council hereby authorizes the subsidy request from the *Union des municipalités du Québec's* "Fonds municipal d'action juridique" for the City's lawsuit bearing the court file number 500-22-269530-211;

THAT Council hereby authorizes the City Clerk or Assistant City Clerk to sign any and all documents concerning the subsidy request;

THAT a certified copy of the present resolution be sent to the *Union des municipalités du Québec.*"  
CARRIED UNANIMOUSLY

211218

**MODIFICATION OF THE 2022 REGULAR COUNCIL SITTING SCHEDULE**

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WHEREAS on September 13, 2021, the Côte Saint-Luc City Council ("Council") adopted the 2022 Regular Council Sitting Schedule by way of resolution 210916;

WHEREAS Council wishes to modify the date of the January 2022 Sitting of Council;

WHEREAS article 319 of the *Cities and Towns Act* (C.Q.L.R., chapter C-19) states that Council may decide that a Regular Sitting is to begin on a date and time other than those specified in its schedule;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby modified its Regular Council Sitting of January 10, 2022, at 8:00pm to January 17, 2021, at 8:00pm;



THAT a public notice announcing this modification to the Regular Council Sitting Schedule will be published in conformity with article 320 of the *Cities and Towns Act* (C.Q.L.R., chapter C-19).”

CARRIED UNANIMOUSLY

211219

**LEGAL SERVICES – RESOLUTION TO RECEIVE THE STATEMENTS OF PECUNIARY INTERESTS OF THE MEMBERS OF COUNCIL**

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The following members of council deposited their statement of pecuniary interests at tonight’s council meeting; Mitchell Brownstein, Lior Azerad, Sidney Benizri, Dida Berku, Mitch Kujavsky, Oren Sebag and Andee Shuster;

WHEREAS, in accordance with the stipulations of an *Act respecting Elections and Referendums in Municipalities*, each Member of a Municipal Council must make a written financial declaration of his/her interests, within sixty (60) days of his/her election or the anniversary thereof;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Council of the City of Côte Saint-Luc officially declare that such statements of pecuniary interests have been received from Mayor Brownstein, Councillors Lior Azerad, Sidney Benizri, Dida Berku, Mitch Kujavsky, Oren Sebag and Andee Shuster and instructs the City Clerk to deposit same in the Archives of the City as well as to send the official list of those who filed their declaration to the Minister of Municipal Affairs and Habitation.”

CARRIED UNANIMOUSLY

211220

**RECREATION – AWARDING OF A CONTRACT FOR THE SUPPLY OF CHEMICAL PRODUCTS USED TO INCREASE THE CLARITY OF THE WATER IN THE CITY’S POOLS (K-01-22)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the supply of chemical products used to increase the clarity of the water in the City’s pools;

WHEREAS the City asked for quotes from two (2) suppliers and received one (1) conforming quote from Aldest Inc.;

WHEREAS as per Article 12.1 of the City’s By-law 2497 entitled: “By-law Concerning Contract Management”, the City is permitted 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 (c) and (d));

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a one (1) year contract to Aldest Inc., for the supply of chemical products used to increase the clarity of the water in the City’s pools, for the period January 1, 2022, to December 31, 2022, for an approximate amount of \$54,997.50, plus applicable taxes;

THAT a Treasurer’s Certificate will be issued in January 2022 to attest to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

211221

**NOTICE OF MOTION – BY-LAW 2577 TO BE ENTITLED: “BY-LAW 2577 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITES FOR THE SPRING AND SUMMER OF 2022”**

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Councillor Andee Shuster gave Notice of Motion that By-Law 2577 to be entitled: “By-Law 2577 creating the fee schedule for culture, sports and leisure activities for the spring and summer of 2022” will be presented at a later meeting for adoption.

Councillor Andee Shuster mentioned the object and the scope of By-Law 2577 to be entitled: “By-Law 2577 creating the fee schedule for culture, sports and leisure activities for the spring and summer of 2022”.

211222

**TABLING OF DRAFT BY-LAW 2577 ENTITLED: “BY-LAW 2577 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITES FOR THE SPRING AND SUMMER OF 2022”**

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Councillor Andee Shuster tabled draft By-Law 2577 entitled: “By-Law 2577 creating the fee schedule for culture, sports and leisure activities for the spring and summer of 2022”.

211223

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR JANITORIAL SERVICES FOR THE 2022 YEAR (K-03-22)**

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WHEREAS by Resolution number 140821 adopted on August 11, 2014, the Côte Saint-Luc City Council (“Council”) awarded the tendered contract No. C-18-14 for janitorial services to Les services adaptés Transit, the lowest conforming bidder, for the period September 1, 2014 - December 31, 2016;

WHEREAS on December 18, 2015, Les services adaptés Transit changed its name to Axia Services (“Axia”);

WHEREAS by Resolution number 161228 adopted on December 12, 2016, Council exercised the two (2) option years of the contract until December 31, 2018;

WHEREAS Axia Services is a non-profit agency that hires people with disabilities and, as such, according to section 573.3, subparagraph 2.3° (k) of the *Cities and Towns Act* (C.Q.L.R., chapter C-19), the City may award Axia a contract for janitorial services without a call for tenders if the expenditure does not exceed \$365,700.00;

WHEREAS by Resolution number 181127 adopted on November 12, 2018, by Resolution number 191229 adopted on December 9, 2019, and by Resolution number 201220 adopted on December 14, 2020, respectively, the Council awarded contracts by mutual agreement for janitorial services to Axia, for the 2019,

2020, 2021 years, based on the same terms and conditions as those of the tender C-18-14, subject to annual indexation;

WHEREAS the City wishes to award an additional contract by mutual agreement for janitorial services to Axia for the 2022 year for an amount not to exceed \$278,632.90 plus applicable taxes;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT Côte Saint-Luc City Council (“Council”) hereby awards a one (1) year contract for janitorial services to Axia, for the period between January 1, 2022 - December 31, 2022, for an amount not to exceed \$278,632.90, plus applicable taxes, based on the same terms and conditions as those of the tender C-18-14;

THAT the City of Côte Saint-Luc’s General Counsel be hereby authorized to sign a Letter of Agreement between the parties stating the terms and conditions of the contract;

THAT a Treasurer’s Certificate will be issued in January 2022 to attest to the availability of funds to cover the above-described expenses.”  
CARRIED UNANIMOUSLY

211224

**URBAN PLANNING – MINOR EXEMPTION – 5518 WESTBOURNE – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5518 Westbourne, Lot 1 561 701, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of a gazebo in the rear yard with an area of 12.91m<sup>2</sup> (139 sq. ft.) instead of the maximum permitted area of 11.61m<sup>2</sup> (125 sq. ft.);

The whole notwithstanding the provisions of Zoning By-law no. 2217 Article 4-4-3 and Article 4-4-5 f).”  
CARRIED UNANIMOUSLY

211225

**URBAN PLANNING – MINOR EXEMPTION – 5581 PINEDALE – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5581 Pinedale, Lot 2 090 203, be and is hereby approved, the whole as more amply delineated hereunder:

The request is:

- To allow the construction of a balcony in the rear yard located at 2.38m (7.8 ft.) from the rear Land Line instead of the minimum required distance of 3.05m (10 ft.) from the rear Land Line; and

- To allow the existing Detached, Single-Family, Dwelling to maintain its current Secondary Front Setback (facing Fleet Road) of 4.3m (14.1 ft.) instead of the minimum required Secondary Front Setback of 4.57m (15 ft.);

The whole notwithstanding the provisions of Zoning By-law no. 2217 Annex “B” (zone RU-2), Article 4-4-1, Article 4-4-3, and Article 4-4-5 a).”  
CARRIED UNANIMOUSLY

211226

**URBAN PLANNING – MINOR EXEMPTION – 5600 ALPINE – CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5600 Alpine, Lot 2 090 174, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the existing Detached, Single-Family, Dwelling to maintain its current Secondary Front Setback (facing Fleet Road) of 4.3m (14.1 ft.) instead of the minimum required Secondary Front Setback of 4.57m (15 ft.);

The whole notwithstanding the provisions of Zoning By-law no. 2217 Annex “B” (zone RU-1) and Article 4-4-1.”  
CARRIED UNANIMOUSLY

211227

**URBAN PLANNING – MINOR EXEMPTION – 6803 KORCZAK – CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR MITH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 6803 Korczak, Lot

1 561 348, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of an 8-foot-high fence within the first 4.57m (15 ft.) from the front Land Line (on the north lateral side of the property) instead of the maximum allowable fence height of 0.91m (3 ft.) above the sidewalk or curb level within the first 4.57m (15 ft.) from the front Land Line;

The whole notwithstanding the provisions of Zoning By-law no. 2217 Article 8-2 and Article 4-4-1.”

CARRIED UNANIMOUSLY

211228

**URBAN PLANNING – MINOR EXEMPTION – 6832 HOLLAND – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 6832 Holland, Lot 1 561 607, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of a balcony in the rear yard with an encroachment into the rear setback of 5.18m (17 ft.) instead of the maximum permitted encroachment into the rear setback of 3.05m (10 ft.);

The whole notwithstanding the provisions of Zoning By-law no. 2217, Article 4-2-2 Table 1 and Article 4-4-3.”

CARRIED UNANIMOUSLY

211229

**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 January 2022 for which members of the municipal council shall establish the stance that it wishes to take;

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

"THAT Council take the following stance in view of any Agglomeration Council meetings to be held in January 2022 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 January 2022 based on the information to be presented during those meetings."

CARRIED UNANIMOUSLY

#### **SECOND QUESTION PERIOD**

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No questions were asked.

211230

#### **APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR ANDEE SHUSTER

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

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JASON PRÉVOST  
ASSISTANT CITY CLERK