

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, MAY 9, 2022 AT 8:00 P.M. AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 8:00 P.M.**

PRESENT:

Mayor Mitchell Brownstein, B. Comm., B.C.L., LL.B.¹
Councillor Lior Azerad
Councillor Mike Cohen, B.A.¹
Councillor Steven Erdelyi, B.Sc., B.Ed.²
Councillor Mitch Kujavsky, B. Comm.
Councillor Oren Sebag, B.Sc. RN MBA
Councillor Andee Shuster

ALSO PRESENT:

M^e Jonathan Shecter, City Manager, Director of Legal Services and
City Clerk, acted as Secretary of the meeting

MOMENT OF SILENCE CONCERNING COVID-19

Mayor Brownstein asked that a moment of silence be observed for the people who are affected by the COVID-19 virus and for those who have passed away due to circumstances related to the pandemic.

UPDATE ON COVID-19

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

220501

**RESOLUTION APPOINTING COUNCILLOR STEVEN ERDELYI TO PRESIDE
OVER TONIGHT'S SITTING IN THE ABSENCE OF THE MAYOR AND OF THE
ACTING MAYOR**

WHEREAS Article 328 of the Cities and Towns Act states:

"The mayor shall preside at the sittings of the council; in the absence of the mayor and of the acting-mayor, the council shall choose another of its members to preside."

WHEREAS the Côte Saint-Luc City Council ("Council") wishes to appoint Councillor Steven Erdelyi to president over tonight's Sitting in the absence of the Mayor and of the Acting-Mayor;

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

¹ Attended virtually when they departed from the room

² Presided and voted on each item.

“THAT Council hereby appoints Councillor Steven Erdelyi to preside over tonight’s Council Sitting in the absence of the Mayor and of the Acting-Mayor.”
CARRIED UNANIMOUSLY

MAYOR BROWNSTEIN LEFT THE MEETING

QUESTION PERIOD

The question period started at 8:44 p.m. and finished at 9:18 p.m. Nine 9 people submitted questions, and they were heard.

1) Norman Sabin

The resident inquired whether Décarie Square will be redeveloped into a mixed-use project of residential and commercial space and if any developer has approached Council with a formal re-development plan to which Mayor Brownstein responded that there is no formal proposal for adjudication at the moment. He added that all three (3) major commercial centers on Côte Saint-Luc’s territory have expressed their interest in re-development. He also mentioned that a consultation meeting planned by the City will allow the residents to give input and that the City is reviewing a Master Plan which will include the re-development of the three (3) major commercial centers.

2) Sandy Dubya

The resident inquired about the non-conforming, religious institutions in residential areas to which Mayor Brownstein responded that the City is looking at both safety and (zoning) conformity issues.

3) Kay Wolofsky

The Resident inquired about the by-law enforcement regarding the non-conforming, religious institutions in residential areas to which Mayor Brownstein responded that the City’s goal is to regularize the status of religious institutions and that the City is in the process of implementing a (SCAOPI) by-law for non-conforming, religious institutions to potentially obtain legal status.

4) Josie Mansini

The resident wished to obtain an update on the non-conforming religious institutions in residential areas to which Mayor Brownstein responded that the purpose of the SCAOPI by-law (a draft of which was tabled last month) is to provide the non-conforming, religious institutions the ability to legalize the usage of such institution by, *inter alia*, ensuring they are safe for the members of their congregation. He also mentioned that there is the possibility of a referendum process in order for the residents to manifest their say (objection to a specific project).

5) Heather Trestan

The resident thanked Mayor Brownstein and the City councillors for their hard work pertaining to their actions to regularize non-conforming, religious institutions in residential areas to which Mayor Brownstein referred the resident to the answer given to the previous questioner (considering the subject matter had already been broached).

6) Margaret Ronis

The resident inquired as to when the water pipes made of lead will be changed to which Councillor Mitch Kujavsky clarified that prior to the proceeding with pipe-changes certain preliminary steps must be taken. He then responded that the City will be performing pneumatic excavations and visual testing this year for the houses that were tested in 2018-2020 and for the houses who are tested this year, they will have their pneumatic excavations and visual testing next year.

7) Sharon Friedman

The Resident went on record as stating that the City should be proactive in terms of creating a road through (CP and) CN's territory.

The Resident then inquired about the studies related to the proposed Cavendish extension and the progress of the project itself; to which Councillor Steven Erdelyi responded that the City is in favour of the Cavendish extension and that this project involves several neighbouring cities. He then specified that the environmental study is a requirement of the government of Quebec, and it is the *Bureau d'audiences publiques sur l'environnement* (BAPE) that conducts environmental studies on major works in the province of Quebec.

8) Tania Alfonsi

The resident thanked members of Council for their courage to push forward the SCAOPI by-law but expressed concern regarding a particular zone included in which her duplex and a neighbouring immovable is found; the latter which has caused, in her view, quite a bit of disruption. Mayor Brownstein responded that a public consultation regarding the matter will be held on June 20, 2022.

9) Miki Harrar

The resident wished to obtain an update on the non-conforming, religious institutions in residential areas and the number of zones that will be created; to which Councillor Steven Erdelyi responded that there are 5 zones and then reiterated that a public consultation will be held on June 20, 2022.

220502

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF
COUNCIL DATED APRIL 11, 2022, AT 8:00 P.M.**

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Minutes of the Regular Meeting of Council dated April 11, 2022, at 8:00 p.m. be and are hereby approved as submitted."
CARRIED UNANIMOUSLY

220503

**MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING FOR
APRIL 2022**

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the monthly departmental reports and council reporting submitted for April 2022 be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

220504

TABLING OF FINANCIAL REPORT AND THE EXTERNAL AUDITORS REPORT FOR 2021

The City Clerk, at tonight’s meeting, confirmed that the City Treasurer tabled the financial report and the external auditor’s report for 2021.

220505

AUTHORIZATION TO PUBLISH THE MAYOR’S REPORT ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2021, OF THE CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT in accordance with the law, the Côte Saint-Luc City Council hereby authorizes and orders the publication of the text of the Mayor’s report on the financial statements for the year-ending December 31, 2021, of the City of Côte Saint-Luc, to be distributed to each civic address in the municipality.”
CARRIED UNANIMOUSLY

220506

TABLING THE VALUE-FOR-MONEY (OPTIMIZATION OF RESOURCE) AUDIT REPORT AND SUMMARY OF RECOMMENDATIONS PREPARED BY DELOITTE S.E.N.C.R.L.

The City Clerk, at tonight’s meeting, confirmed that the City Treasurer tabled the Value-for-Money (optimization of resource) Audit Report and the Summary of recommendations prepared by Deloitte S.E.N.C.R.L.

220507

TABLING THE AUDIT COMMITTEE ANNUAL REPORT FOR THE 2021 FISCAL YEAR

The City Clerk, at tonight’s meeting, confirmed that the City Treasurer tabled the Audit Committee annual report for the 2021 fiscal year.

220508

RESOLUTION TO APPROVE DISBURSEMENTS FOR THE PERIOD OF APRIL 1, 2022, TO APRIL 30, 2022

It was

MOVED BY COUNCILLOR STEVEN ERDELYI

SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the list of disbursements for the period of April 1, 2022, to April 30, 2022, for a total amount of \$4,323,998.42 in Canadian Funds;

THAT Treasurer's certificate No. 22-0085 dated May 2, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220509

CONCORDANCE AND SHORT-TERM RESOLUTION FOR A BOND ISSUE IN THE AMOUNT OF \$3,998,000 TO BE ISSUED ON MAY 20, 2022

WHEREAS in accordance with the following borrowing 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 \$3,998,000 to be issued on May 20, 2022, and distributed as follows:

Loan By-Law No's	For an amount of \$
2244	\$278,900
85-5-014	\$249,700
2460	\$661,900
2461	\$213,200
2447	\$2,137,500
2444	\$456,800
Total	\$3,998,000

WHEREAS the Loan By-laws should be amended accordingly;

WHEREAS in accordance with the 1st paragraph of Article 2 of the *Act respecting municipal debts and loans* (C.Q.L.R., chapter D 7) ("Act"), for the purpose of this bond issue and for the following loan by-laws numbers: 2460, 2447 and 2444, the City wishes to issue for a shorter term than that originally set out in these by-laws.

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MITCH KUJAVSKY

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 May 20, 2022;
2. Interest will be payable semi-annually on May 20th and November 20th 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* (R.L.R.Q., chapter D-7);

4. The bonds will be registered in the name of The Canadian Depository for Securities Limited (“CDS”) and filed with the CDS;
5. CDS will act on behalf of its Participants as a registrar for the Book-based system, Entry Agent and paying officer in charge of the transactions regarding its members;
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 destiné 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, QUEBEC, 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 regard to the annual capital amortizations scheduled for 2028 and subsequent years, the future term of the following loan by-law numbers 2460, 2447 and 2444 be shorter than the one originally set, namely for a term of five (5) years (as of May 20, 2022), instead of the term prescribed for said amortizations, each subsequent issue being for the balance or part of the balance due on the loan.”

CARRIED UNANIMOUSLY

220510

AUTHORIZATION FOR COUNCILLORS SUZANNE ANDREA SHUSTER AND LIOR AZERAD TO SOLEMNIZE MARRIAGES WITHIN THE TERRITORY OF CÔTE SAINT-LUC

WHEREAS the Côte Saint-Luc City Council (“Council”) wishes to authorize Councillors Suzanne Andrea Shuster and Lior Azerad to officiate and solemnize marriages within the territory of the City of Côte Saint-Luc;

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED

“THAT Council hereby authorizes Councillors Suzanne Andrea Shuster and Lior Azerad to officiate and to solemnize marriages within the territory of the City of Côte Saint-Luc;

THAT Tammy McEwen, Executive Assistant and, Katayoun Nasr-Esfahani, Secretary, be and are hereby authorized to sign any documentation required to give effect to the foregoing; and

THAT this resolution be for immediate action.”
CARRIED UNANIMOUSLY

220511

**HUMAN RESOURCES – PUBLIC SAFETY – HIRING OF PUBLIC SECURITY
AGENT – 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 approves the hiring of Cedric Desnoyers-Watkins as a Public Security Agent (white collar, part-time, auxiliary position), effective April 19, 2022;

THAT Treasurer's certificate No. 22-0081, dated May 2, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220512

**HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF AN
ADMISSION, RECEPTION AND SHOP ATTENDANT – WHITE COLLAR,
PERMANENT POSITION**

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

"THAT the Côte Saint-Luc City Council ratifies the hiring of Maria Continisio as an Admission, Reception and Shop Attendant (white collar, permanent position) effective February 12, 2022;

THAT Treasurer's certificate No. 22-0083, dated May 2, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220513

**HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF AN
ADMISSION, RECEPTION AND SHOP ATTENDANT – WHITE COLLAR,
PART-TIME AUXILIARY POSITION**

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

"THAT the Côte Saint-Luc City Council ratifies the hiring of Lina El Meliani as an Admission, Reception and Shop Attendant (white collar, part-time, auxiliary position), effective March 31, 2022;

THAT Treasurer's certificate No. 22-0082, dated May 2, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220514

HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF WHITE COLLAR, AUXILIARY EMPLOYEES

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of the White Collar, auxiliary employees whose names are listed on the document titled "Auxiliary Employees – White Collars – Hiring", annexed herewith as Annex A, dated May 6, 2022, and that said employees' terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer's certificate No. 22-0084, dated May 2, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220515

PROFESSIONAL SERVICES – HIRING OF A CONSULTANT FOR GROUP INSURANCE IN THE CONTEXT OF A UMQ « REGROUPEMENT » OF MUNICIPALITIES

WHEREAS the City of Côte Saint Luc ("City") has received a proposal from the *Union des municipalités du Québec* ("UMQ") to form, on its behalf and on behalf of several other interested municipalities (or MRC or intermunicipal boards), a group to retain the professional services of an insurance consultant for municipalities and organizations, as part of a group purchase from the UMQ;

WHEREAS sections 29.9.1 of the *Cities and Towns Act* and 14.7.1 of the *Municipal Code* allow a municipality to enter into such an agreement with the UMQ;

WHEREAS the City wishes to join this group;

WHEREAS in accordance with the law, the UMQ will proceed with a public call for tenders to award the contract;

WHEREAS the said contracting process is subject to By-law number 26 on the contractual management of the UMQ for its group Agreements adopted by the UMQ Board of Directors;

WHEREAS UMQ issued this call for bids in March 2022;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

“THAT the City confirms its membership in the UMQ group to retain the professional services of an insurance consultant for municipalities and organizations, within the framework of a group purchase and entrusts the UMQ with the process leading to the awarding of the contract;

THAT the contract awarded will be for a period of one (1) year, renewable from year to year, for a maximum period of five (5) years;

THAT the City undertakes to provide the UMQ with the necessary information for the call for tenders within the established time-frame;

THAT the City undertakes to abide by the terms and conditions of said contract as if it had contracted directly with the supplier to whom the contract is awarded;

THAT the City undertakes to pay the UMQ a management fee of 1.15% of the total premiums paid by the municipality.”

CARRIED UNANIMOUSLY

220516

AUTHORIZATION OF PAYMENT OF INSURANCE PREMIUMS

WHEREAS the City of Côte Saint-Luc (“City”) received an invoice from BFL Canada services de risques et assurances inc. (“BFL”) dated January 20, 2022, for the amount of \$193,076.63, including applicable taxes, for payment of the City’s property, delict and broker fee insurance premiums (the “Premiums”) for the 2022 calendar year as follows:

Broker fees	\$23,356.00	
Property insurance 2022	\$154,601.00	
Tax on insurance premiums 9%	\$13,914.09	
Delict insurance 2022	\$1,106.00	
Tax on insurance premiums 9%	\$99.54	
TOTAL	\$193,076.63	Includes applicable taxes

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby ratifies and approves the City’s property insurance contracts and corresponding deductibles which are annexed herewith as Annex B entitled: “*Regroupement de municipalités de l’Île de Montréal – Côte Saint-Luc – Note de couverture No. MTL-22-57079 Assurance de dommages 2022-2023 – Bloc A*” to form an integral part of the minutes – with their corresponding premiums payable to BFL Canada risques et assurances inc. – from January 1, 2022, to January 1, 2023;

THAT the preamble of this resolution forms an integral part thereof as if cited hereinafter at length;

THAT Council hereby approves payment of the Premiums to BFL pursuant to the invoice dated January 20, 2022 for the amount of \$193,076.63, including applicable taxes³;

THAT Treasurer's Certificate No. 22-0062 dated March 16, 2022, was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220517

TABLING THE REPORT TO COUNCIL REGARDING THE MANDATORY UMQ TRAINING BY ELECTED OFFICIALS

The City Clerk tabled the Report to Council regarding the mandatory UMQ training by elected officials.

220518

NOTICE OF MOTION – BY-LAW 2597 TO BE ENTITLED: “BY-LAW 2597 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITES FOR THE FALL OF 2022 AND WINTER OF 2023”

Councillor Andee Shuster gave Notice of Motion that By-Law 2597 to be entitled: “By-Law 2597 creating the fee schedule for culture, sports and leisure activities for the fall of 2022 and winter of 2023” will be presented at a later meeting for adoption.

Councillor Andee Shuster mentioned the object and the scope of By-Law 2597 to be entitled: “By-Law 2597 creating the fee schedule for culture, sports and leisure activities for the fall of 2022 and winter of 2023”.

220519

TABLING OF DRAFT BY-LAW 2597 ENTITLED: “BY-LAW 2597 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITES FOR THE FALL OF 2022 AND WINTER OF 2023”

Councillor Andee Shuster filed (*déposé*) draft By-Law 2597 entitled: “By-Law 2597 creating the fee schedule for culture, sports and leisure activities for the fall of 2022 and winter of 2023”.

220520

BY-LAW 2398-5 ENTITLED: “BY-LAW 2398-5 AMENDING BY-LAW 2398 TO REGULATE PARKING AND PUBLIC SAFETY” - ADOPTION

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT By-Law 2398-5 entitled: “By-law 2398-5 amending by-law 2398 to regulate parking and public safety” be and is hereby adopted.”

CARRIED UNANIMOUSLY

³ Annex A rounds off the taxes to the highest dollar.

220521

PUBLIC WORKS – RENEWAL OF A CONTRACT FOR THE MAINTENANCE OF THE REFRIGERATION SYSTEMS AT THE SAMUEL MOSKOVITCH ARENA (K-34-22-25)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to renew the contract for the maintenance of its two (2) refrigeration systems at the Samuel Moskovitch Arena with Cimco Refrigeration;

WHEREAS as per Article 12.1 of the City’s By-law 2497 entitled: “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 (b) and (f));

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED

“THAT the Côte Saint-Luc Council City Council hereby renews the contract for the maintenance of the City’s two (2) refrigeration systems at the Samuel Moskovitch Arena with Cimco Refrigeration for an additional period of three (3) years between June 1, 2022 to May 31, 2025, for a total amount of \$55,320.00, plus applicable taxes;

THAT Treasurer’s Certificate No. 22-0080 dated April 29, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”
CARRIED UNANIMOUSLY

220522

PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF ONE (1) ASPHALT ROLLER (K-35-22)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the purchase of one (1) asphalt roller;

WHEREAS the City requested quotes and negotiated with three (3) suppliers who sell this type of vehicle;

WHEREAS as per Article 12.1 of the City’s By-law 2497 entitled: “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));

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract to Équipement SMS Inc. for the purchase of one (1) asphalt roller for a total amount of \$42,500.00, plus applicable taxes;

THAT the above-described expenses shall be financed from loan By-law 2570 entitled: “By-law 2570 authorizing a loan of \$441,000 for the purchase of

vehicles and equipment”, previously approved by the *Ministère des Affaires municipales de l’Habitation*;

THAT Treasurer’s Certificate No. 22-0088 dated May 3, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220523

PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF TWO (2) SALT BOXES (C-05-22)

WHEREAS the City of Côte Saint-Luc launched a public call for tenders for the purchase of two (2) salt boxes under tender No. C-05-22 and received two (2) bids;

WHEREAS Cubex Ltd. was the lowest conforming bidder;

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of two salt boxes to Cubex Ltd., pursuant to the terms of tender No. C-05-22, for a maximum amount of \$127,022.44, plus applicable taxes;

THAT the above-described expenses 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” and loan By-law 2592 entitled: “By-law 2592 authorizing a loan of \$530,000 for the purchase of heavy vehicles and heavy vehicle equipment”;

THAT the awarding of the aforementioned contract shall be subject to the approval of loan By-law 2592 entitled: “By-law 2592 authorizing a loan of \$530,000 for the purchase of heavy vehicles and heavy vehicle equipment” by the *Ministère des Affaires municipales de l’Habitation*;

THAT Treasurer’s Certificate No. 22-0087 has been issued by the City’s Treasurer on May 3, 2022, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220524

PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF ONE (1) TEN-WHEEL TRUCK WITH TIPPER (C-04-22-2)

WHEREAS the City of Côte Saint-Luc (“City”) launched a public call for tenders for the purchase of one (1) ten-wheel truck with tipper under tender No. C-04-22-2 and received two (2) bids;

WHEREAS W. Côté & fils Ltée was the lowest conforming bidder;

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of one (1) ten-wheel truck with tipper to W. Côté & fils Ltée, the lowest conforming bidder under the law, for a total amount of \$265,742.00, plus applicable taxes;

THAT the above-described expenses shall be financed from loan By-law 2592 entitled: “By-law 2592 authorizing a loan of \$530,000 for the purchase of heavy vehicles and heavy vehicle equipment”;

THAT the awarding of the aforementioned contract shall be subject to the approval of said loan by-law by the *Ministère des Affaires municipales de l’Habitation*;

THAT Treasurer’s Certificate No. 22-0086 has been issued by the City’s Treasurer on May 3, 2022, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220525

ENGINEERING – AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES REGARDING PNEUMATIC EXCAVATIONS AND LEAD PIPES REPLACEMENT (C-13-22P)

WHEREAS the City of Côte Saint-Luc (“City”) made a public call for tenders for professional services regarding pneumatic excavations and lead pipes replacement under tender No. C-13-22P and received one (1) conforming bid from Groupe Civitas Inc.;

WHEREAS Article 573.3.3. of the *Cities and Towns Act* allows a municipality to enter into a contract with a sole bidder for a price less than the tendered price without, however, changing the other obligations, if there is a substantial difference between the tendered price and the price indicated in the estimate established by the municipality;

WHEREAS the City proceeded to negotiate the price with the sole bidder and obtained a \$1,500.00 discount from the total price before taxes;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract to Groupe Civitas Inc., the sole conforming bidder under the law, for a total negotiated amount of \$197,000.00, plus applicable taxes;

THAT the above-described expenses shall be financed by loan By-Law 2582 entitled: “By-law 2582 authorizing a loan of \$1,743,000, including professional fees, for the replacement of various lead service lines throughout the territory of the City of Côte Saint-Luc”, previously approved by the *Ministère des Affaires municipales de l’Habitation*;

THAT Treasurer's Certificate No. 22-0079 dated April 28, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220526

ENGINEERING – AWARDING OF A CONTRACT FOR UPGRADING THE PUBLIC STREETLIGHTS ON MACKLE ROAD BETWEEN CAVENDISH BOULEVARD AND EINSTEIN AVENUE (C-16-22C)

WHEREAS the City of Côte Saint-Luc ("City") made a public call for tenders for contractor services related to the upgrading of the public streetlights on Mackle Road, between Cavendish boulevard and Einstein Avenue, under tender No. C-16-22C and received one (1) conforming bid from Systèmes Urbains Inc.;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED

"THAT the Côte Saint-Luc City Council hereby awards a contract to Systèmes Urbains Inc. for contractor services pertaining to the upgrading of the public streetlights on Mackle Road between Cavendish boulevard and Einstein Avenue, in accordance with the terms of Tender No. C-16-22C, for a total amount of \$412,323.00, plus applicable taxes;

THAT furthermore, the City may consider an amount of 10% plus applicable taxes for any potential contingencies and extras, if required, that shall first be approved according to the City's procedures;

THAT the above-described expenses shall be financed from loan By-Law 2585 entitled: "By-law 2585 authorizing a loan of \$635,000, including professional fees, for the purchase and installation of LED street lights at various locations, in the territory of the City of Côte Saint-Luc" previously approved by the *Ministère des Affaires municipales et de l'Habitation*;

THAT Treasurer's Certificate No. 22-0077 dated April 27, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220527

ENGINEERING – AWARDING OF A CONTRACT FOR BRINGING WATER SERVICE LINES TO FIVE (5) PARKS (K-45-22)

WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for bringing water service lines to five (5) of its parks;

WHEREAS as per Article 12.1 of the City's By-law 2497 entitled: "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 (f));

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract to Simo Management Inc. for bringing water service lines to five (5) parks for a total amount of \$80,403.25, plus applicable taxes;

THAT the above-described expenses shall be financed from the City’s Cumulative Surplus – Small Parks Projects;

THAT Treasurer’s Certificate No. 22-0076 dated April 27, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220528

ENGINEERING – AWARDING OF A CONTRACT FOR THE RENOVATION OF THE SAMUEL MOSKOVITCH ARENA EXTERIOR ENVELOPE – CONTRACTOR SERVICES (C-19-21-22C2)

WHEREAS on February 25, 2022 the City of Côte Saint-Luc (“City”) issued a public call for tenders under No. C-19-21-22C seeking contractor services for the renovation of the Samuel Moskovitch Arena’s exterior envelope and received three (3) bids;

WHEREAS all the bids received were at least 50% higher than the estimation prepared by the Consultant hired for this project, and therefore, it is in the best interests of the City to cancel this tender;

WHEREAS the City relaunched the tender on March 31, 2022 under number C-19-21-22C2 and received three (3) bids;

WHEREAS some of the items included in the tender were optional, at the discretion of the City;

WHEREAS the City decided not to exercise said optional items;

WHEREAS the lowest conforming bid, without the optional items, was received from Pincor Ltd.;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby cancels the public call for tenders No. C-19-21-22C for the renovation of the Samuel Moskovitch Arena’s exterior envelope; contractor services that was launched on February 25, 2022 for the reason that all the bids received were deemed too high;

THAT Council hereby awards a contract for the renovation of the Samuel Moskovitch Arena’s exterior envelope to Pincor Ltd., for a total amount of \$280,286.62, plus applicable taxes;

THAT furthermore, the City may consider an amount of \$14,500.00, plus applicable taxes, for any potential contingencies and extras if required that shall first be approved according to the City’s procedures;

THAT the above-described expenses shall be financed from loan 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", previously approved by the *Ministère des Affaires municipales de l'Habitation* ("MAMH") and loan By-law 2589 entitled: "By-law 2589 authorizing a loan of \$84,000, including professional fees, for the renovation of the building envelope at the Samuel Moskovitch arena and Singerman park chalet", pending MAMH approval;

THAT the awarding of the aforementioned contract shall be subject to the approval of By-law 2589 by the MAMH;

THAT Treasurer's Certificate No. 22-0078 dated April 25, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

COUNCILLOR MIKE COHEN RE-ENTERED THE MEETING

220529

**URBAN DEVELOPMENT – BY-LAW NO. 2217-59 ENTITLED:
"BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 OF THE CITY OF
CÔTE SAINT-LUC IN ORDER TO REPLACE THE CURRENT TABLE OF USES
AND NORMS FOR ZONES CC-3, CD-1, CD-5 AND CD-8 WITH NEW TABLES
OF USES AND NORMS" – ADOPTION – FINAL VERSION**

WHEREAS the second draft by-law No. 2217-59 was adopted by the Côte Saint-Luc City Council ("Council") on April 11, 2022;

WHEREAS after public notice was given, no valid requests were received for the by-law to be submitted for the approval by way of referendum of the qualified voters in the concerned zone or any contiguous zones⁴;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT in conformity with the *Act respecting Land Use and Development* (C.Q.L.R., Chapter A-19.1) the Côte Saint-Luc City Council hereby adopts By-Law No. 2217-59 entitled: "By-law to amend the Zoning by-law No. 2217 of the City of Côte Saint-Luc in order to replace the current table of uses and norms for zones CC-3, CD-1, CD-5 and CD-8 with new tables of uses and norms".

CARRIED UNANIMOUSLY

COUNCILLOR MIKE COHEN DEPARTED FROM THE MEETING

220530

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5759 LÉGER – CITY OF CÔTE SAINT-LUC**

It was

⁴ Meaning no valid request to hold a registration process was submitted.

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the site planning and architectural integration program showing a second storey addition to an existing Detached Single-Family Dwelling on lot 1 052 779 at 5759 Léger and prepared by Ariel A. Cohen Architecte, for the Planning Advisory Committee meeting of March 15, 2022, and revised on March 18, 2022, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

220531

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5618 EDMORE – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the site planning and architectural integration program showing façade modifications to an existing, Detached, Single-Family Dwelling on lot 1 054 392 at 5618 Edgemore and prepared by Alt & Agapi Architectes, for the Planning Advisory Committee meeting of April 12, 2022, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

220532

**URBAN PLANNING – MINOR EXEMPTION – 6711 KIRWAN – CÔTE
SAINT-LUC**

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 6711 Kirwan, lot 1 561 254, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the Semi-Detached, Single-Family Dwelling, built in 1955 under permit number 1955-00139, to maintain its current Front Setback of 4.48m instead of the minimum required Front Setback of 4.57m, and to maintain its current Secondary Front Setback of 4.01m instead of the minimum required Secondary Front Setback of 4.57m.

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

CARRIED UNANIMOUSLY

220533

URBAN PLANNING – MINOR EXEMPTION – 5759 LEGER – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5759 Leger, lot 1 052 779, be and is hereby approved, the whole as more amply delineated hereunder:

The request is:

- To allow the existing, Detached, Single-Family Dwelling, built in 1957 under permit number 1957-00370, to maintain its current east Lateral Setback of 1.77m (5.8 ft.) instead of the minimum required Lateral Setback of 1.98m (6.5 ft.); and
- To allow the construction of a second storey on the existing Detached, Single-Family Dwelling:
 - o To be located along the existing east Lateral Setback of 1.77m (5.8 ft.) instead of the minimum required Lateral Setback of 1.98m (6.5 ft.);
 - o Without having to provide a two-car garage (existing one-car garage) when the dwelling’s proposed area is greater than 167,22 m² (1,800 sq. ft.), excluding the area of the garage and of the basement floor; and
 - o With a maximum Building Height of 25ft.-10in. instead of the maximum allowable height of 23ft.-5½ in. measured from the City sidewalk as per zoning by-law 2217 which states that the maximum authorized height of any building in the concerned zone shall be neither inferior nor superior by more than 25% in relation to the average height of the neighbouring buildings located at less than 30m (98.5 ft.) on the same side of the street.

The whole notwithstanding the provisions of Zoning By-law no. 2217 Annex “B” (zone RU-43), Article 4-4-2, Article 7-2-1 a) and Article 14-11-4.”
CARRIED UNANIMOUSLY

220534

**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**

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 June 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 LIOR AZERAD

AND RESOLVED

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

CARRIED UNANIMOUSLY

SECOND QUESTION PERIOD

The second question period started at 10:12 p.m. and finished at 10:14 p.m. One (1) person submitted a question, and they were answered during the live feed.

1) Tamar Hertz

The resident inquired as to why religious people and their organizations are discouraged by the City from expressing their concerns by email to their elected representatives opining that Email campaigns are a very normal part of Canadian democracy. The resident then asked members of council why they are not encouraging **ALL** Côte Saint-Luc residents to conduct themselves properly as personal attacks have also been launched by other residents with different opinions towards other members of council.

Mayor Brownstein then responded that this question has already been addressed by him, Councillor Cohen and Councillor Azerad.

220535

APPROVAL OF THE ADJOURNMENT OF THE MEETING

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 10:14 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING ADJOURNED.

MITCHELL BROWNSTEIN
MAYOR

JONATHAN SHECTER
CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
220514	Annex A	Auxiliary Employees – White Collars – Hiring
220516	Annex B	Note de couverture – Bloc A

**AUXILIAIRY EMPLOYEES - WHITE COLLARS - HIRING
PARKS AND RECREATION DEPARTMENT
CITY OF CÔTE SAINT-LUC
LIST NAMES FROM APRIL 2022
FOR APPROVAL MAY 2022 COUNCIL**

NAME OF EMPLOYEE		POSITION / PROGRAM OR REPLACEMENT	TRANSFERRING FROM -	RESIDENCY	NUMBER OF YEARS EMPLOYED IN	HOURLY RATE	PROJECTED WEEKS OF EMPLOYMENT	WEEKLY HOURS	APPROX ANNUAL EXPENSE until end of 2022	GENERAL LEDGER CODE
LAST NAME	FIRST NAME	(NAME OF EMPLOYEE)	WHICH POSITION /							
Aquatics										
Banon	Zohar	Swim Instructor/Lifeguard		Cote Saint Luc	New	14.97	25	6	\$2,245.50	02-780-01-112
Page	Lee-Anne	Swim Instructor/Lifeguard		Montreal	New	14.97	25	6	\$2,245.50	02-780-01-112
									Sub total:	\$4,491.00
Day Camp										
Elkaim	Ethan	Day Camp Junior Counsellor(replacing Jacob Zucco)	NEW	Côte Saint-Luc	NEW				\$0.00	02-750-05-112
Liebman	Noah	Day Camp Junior Counsellor(replacing Julia Wien)	NEW	Côte Saint-Luc	NEW				\$0.00	02-750-05-112
Cohen	Ryan	Day Camp Senior Counsellor	Day Camp Junior Counsellor	Hampstead	1	\$14.64	9	40	\$5,270.40	02-750-05-112
Lallouz	Anaëlle	Day Camp Junior Counsellor(replacing Samuel Aguiar)	NEW	Montreal	NEW				\$0.00	02-750-05-112
Li	Wanning	Day Camp Senior Counsellor(replacing Michaela Oiknine)	NEW	Montreal	NEW				\$0.00	02-750-05-112
									Sub total:	\$5,270.40
Pedal Boats										
Jafarian	Parsa	Pedal Boat Attendant (replacing Logan Frenkel)	NEW	Côte Saint-Luc	NEW					02-759-00-112
									Sub total:	\$0.00
									Total:	\$9,761.40

Cornelia Ziga
Director of Recreation

Signed C. Ziga

Date May 6, 2022

Annex B (05/09/2022) Annexe B

Regroupement des Municipalités de l'Île de Montréal
Côte-Saint-LucNOTE DE COUVERTURE NO. MTL-22-57079
ASSURANCE DE DOMMAGES 2022-2023

BLOC A

BFL CANADA risques et assurances inc.				
	Limite \$	Franchise individuelle \$	Fonds de garantie \$	Prime \$
DOMMAGES AUX BIENS				
Biens de toute description *	147 801 826	25 000		154 601
Matériel informatique *	467 880	25 000		
Documents de valeur *	3 000 000	25 000		
Biens de tiers en exposition *	Inclus dans œuvres d'art	25 000		
Œuvres d'art*	2 098 242	25 000		
Équipements d'entrepreneur *	5 106 619	25 000		
Revenus locatifs *	30 956	25 000		
Bénéfices bruts (sans coassurance, sans restriction mensuelle) *	-	25 000		
Frais supplémentaires *	250 000	25 000		
Frais d'expertise *	250 000	25 000		
Refoulement des égouts **	inclus	25 000		
Inondation **	inclus	100 000		
Tremblement de terre ***	Inclus	5% /100 000		
Prime (sous-total)				154 601
* Sujet à une limite maximale par sinistre de 150 M				
** Sujet à une limite maximale par sinistre et par période d'assurance de 100 M				
*** Sujet à une limite maximale par sinistre et par période d'assurance de 150 M				
Affiliated FM		Police	1095814	
BRIS DES ÉQUIPEMENTS				
Garanties de base et additionnelles *	158 474 567	10 000		inclus
Revenus locatifs *	30 956	10 000		
Bénéfices bruts (sans coassurance, sans restriction mensuelle) *	-	10 000		
Frais supplémentaires*	250 000	10 000		
Frais d'expertise*	250 000	10 000		
Prime (sous-total)				-
* Sujet à une limite maximale par sinistre de 100 M				
Affiliated FM		Police	1095814	
DÉLITS				
Garantie I (Détournement)	500 000	10 000		1 106
Garantie II (Pertes ou détériorations sur les lieux assurés)	10 000	10 000		
Garantie III (Pertes ou détériorations hors des lieux assurés)	10 000	10 000		
Garantie IV (Contrefaçon de mandats ou de billets de banque)	10 000	10 000		
Garantie V (Contrefaçon préjudiciable aux déposants)	10 000	10 000		
Garantie VI (Fraude par informatique)	500 000	10 000		
Avenant no 1 (Augmentation des garanties II et III durant la période des taxes)	n/a	n/a		
Prime (sous-total)				1 106
Travelers		Police	50510038	
FRAIS DE COURTAGE				23 356
FRAIS D'INGÉNIERIE				
TOTAL				179 063
TAXE (9 %, aucune taxes pour frais de courtage et frais d'ingénierie)				14 014
TOTAL INCLUANT TAXE				193 077