

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, JUNE 13, 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. presiding
Councillor Lior Azerad
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^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 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.

QUESTION PERIOD

The question period started at 8:14 p.m. and finished at 8:56 p.m. Five (5) people submitted questions, and they were heard.

1) Sharon Freedman

The Resident suggested that the electoral boundaries of District 1 be redrawn as the district is fragmented, to which Mayor Brownstein responded that the District 1 is indeed fragmented because of the way the City has evolved but that an electoral district must have a certain number of people to be representative and considered fair. Therefore, District 1, despite being fragmented, is conforming (to the criteria delineated within provincial legislation).

The Resident inquired as to why the rezoning (Master Plan) presentation was held virtually last week, to which Mayor Brownstein responded that the virtual meeting held last week was for informational (not consultative) purposes and that the City has yet to hold any formal consultations on the matter.

The Resident also inquired as to the City's plans for Decarie Square, to which Mayor Brownstein responded that the next stage is to receive a formal request from Décarie Square (as well as other major commercial centers).

The Resident then requested an update on the proposed Cavendish extension, the progress of the project itself and specifically inquired regarding the level of involvement of the Federal government to which Mayor Brownstein responded that the proposed Cavendish extension is at the *Bureau d'audiences publiques sur l'environnement* (BAPE) and that all levels of government will be involved in its implementation.

2) Edna Janco

The Resident read a letter describing an incident at the Meadows Condominium complex due to the absence of a handrail on a step which caused her husband to have an unfortunate and serious accident, to which Mayor Brownstein expressed his sympathies and wished her husband a speedy recovery. He then asked that a copy of the letter be given to the appropriate City department to see whether the City had any purview to follow up.

3) Myrna Housefather

The Resident requested that benches and tables located on or near Marc-Chagall Avenue be changed for more suitable ones for the elderly who wish to use them, to which Mayor Brownstein responded that the area is currently being beautified (with sod). Councillor Mike Cohen also responded that this subject-matter is set for adjudication at tonight's meeting. Councillor Mitch Kujavsky then added that Associate City Manager Abramovitch is researching adequate benches and tables for seniors and will provide the information to the Public Works Department so that the benches and tables can potentially be changed once the new sod is laid.

4) Michael Shafter

The Resident complained about speeding in Côte Saint-Luc and proposed to have a sign installed indicating the cost of a speeding infraction on the speed limit sign, to which Mayor Brownstein responded that the resident's request will be forwarded to the appropriate department to assess the feasibility of his idea.

5) Norman Sabin

The Resident inquired if the office building at 5757 Cavendish, at the corner of Kildare, is zoned for restaurants, as the Resident believes that a Tim Hortons on the ground floor level would be beneficial at this location. He also inquired if Council would need to approve the lease between Tim Hortons and Cogir (the Landlord) and if a drive-through would be subject to a Permit in Côte Saint-Luc. Mayor Brownstein responded that the owner of the building would require the appropriate zoning. He then added that since the location of this building is at the corner of a busy street and given that there is minimal parking within the area in question, a restaurant at this location would not be ideal.

COUNCILLOR MIKE COHEN ENTERED THE MEETING.

220601

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF
COUNCIL DATED MAY 9, 2022, AT 8:00 P.M.**

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated May 9, 2022, at 8:00 p.m. be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

COUNCILLOR MIKE COHEN LEFT THE MEETING TO ATTEND VIRTUALLY.

220602

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

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

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

220603

**RESOLUTION AUTHORIZING THE CITY TREASURER TO CLOSE THE
RESERVE ACCOUNT FOR INSURANCE PREMIUMS AND DEDUCTIBLES AND
TRANSFER THE BALANCE TO THE UNRESTRICTED SURPLUS**

WHEREAS by virtue of resolution number 161217, the Côte Saint-Luc City Council authorized the City Treasurer to set up a reserve account for insurance premiums and deductibles and further authorized the appropriation of monies of \$100,000 from its Unrestricted Surplus to create said reserve;

WHEREAS the said monies were not required and shall be transferred to the unrestricted surplus;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

“THAT the Côte Saint-Luc City Council authorizes the City Treasurer to close the reserve account for insurance premiums and deductibles and further authorizes the monies of \$100,000 be transferred to the Unrestricted Surplus.”
CARRIED UNANIMOUSLY

220604

**RESOLUTION TO APPROVE DISBURSEMENTS FOR THE PERIOD OF
MAY 1, 2022, TO MAY 31, 2022**

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 May 1, 2022, to May 31, 2022, for a total amount of \$10,326,250.55 in Canadian Funds;

THAT Treasurer's certificate No. 22-0094 dated June 2, 2022 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220605

**IT – AWARDING OF A CONTRACT FOR THE PURCHASE OF A CASE
MANAGEMENT SYSTEM AND CRM SOFTWARE (K-59-22)**

WHEREAS the City of Côte Saint-Luc ("City") wishes to implement a case management system to organize requests from the public;

WHEREAS the City requested quotes from two (2) suppliers who provide this type of product;

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 interests of the City (criteria (a));

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract to Salesforce.com Canada Corporation for the purchase of a case management system and CRM software in the amount of \$48,984.00, plus applicable taxes;

THAT Treasurer's certificate no. 22-0099 dated June 3, 2022, has been issued by the Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220606

**IT – AWARDING OF A CONTRACT FOR THE INTEGRATION OF A CASE
MANAGEMENT SYSTEM AND CRM SOFTWARE (K-60-22)**

WHEREAS the City of Côte Saint-Luc ("City") wishes to implement a case management system to organize requests from the public;

WHEREAS the City requested quotes and negotiated with two (2) suppliers who provide integration services for the abovementioned system;

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 interests of the City (criteria (a));

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract to MuniPaas for the integration of a case management system and CRM software in the amount of \$64,000.00, plus applicable taxes;

THAT Treasurer's certificate no. 22-0100 dated June 3, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220607

HUMAN RESOURCES – FINANCE – HIRING OF OFFICE AGENT – FULL-TIME, PERMANENT, WHITE COLLAR POSITION

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of Scott Goodman as an Office Agent (full-time, permanent, white-collar position), effective May 31, 2022;

THAT Treasurer's certificate number 22-0095, dated June 2, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220608

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

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of Adam Lock as a Library Technician (part-time, auxiliary, white collar position), effective May 9, 2022;

THAT Treasurer's certificate number 22-0096, dated June 2, 2022 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220609

**HUMAN RESOURCES – PUBLIC WORKS – HIRING OF 2 GENERAL
LABOURERS – FULL-TIME, AUXILIARY, BLUE COLLAR POSITIONS**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED

"THAT the Côte Saint-Luc City Council approves the hiring of Mickael Tremblay and Mariyan Vanyov Kirilov as General Labourers (full-time, auxiliary, blue collar positions), effective May 31, 2022;

THAT Treasurer's certificate number 22-0097, dated June 2, 2022 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220610

**HUMAN RESOURCES – PARKS AND RECREATION – STATUS CHANGE OF
THE COMMUNITY PARTNERSHIP COORDINATOR – FROM A FIXED-TERM
CONTRACT POSITION TO A 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 status change of the position of a Community Partnership Coordinator, currently held by Anisa Lee Garbett Cameron, from a fixed-term contract position to a permanent position, effective March 15, 2022."

CARRIED UNANIMOUSLY

220611

**HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF A DAY
CAMP JUNIOR COUNSELLOR – FULL-TIME, AUXILIARY, SEASONAL WHITE
COLLAR POSITION (MAY 29, 2022 TO AUGUST 19, 2022)**

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 Liela Silbiger as a Day Camp Junior Counsellor (full-time, auxiliary, seasonal white collar position), effective May 29, 2022;

THAT Treasurer's certificate number 22-0098, dated June 2, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220612

APPROVAL OF \$2,500.00 TO COVER FUTURE EXPENSES - CITY OF BEACONSFIELD LAWSUIT AND HIRING ANY ATTORNEY AT McCARTHY TÉTRAULT S.E.N.C.R.L., S.R.L. TO DEFEND ITS LEGAL INTERESTS

WHEREAS on March 8, 2021 the City of Côte Saint-Luc ("City") approved an amount of \$5,000.00 (resolution number 210316) to cover expenses related to the lawsuit entitled "Ville de Beaconsfield c. Ville de Montréal et P.G. du Québec" bearing docket number 500-17-115279-211 ("Proceedings");

WHEREAS at this time the City is requesting an additional \$2,500.00 be approved to cover any future expenses;

WHEREAS the *mises en cause* (except the Town of Sainte-Anne-de-Bellevue) are remaining with the same law firm but modifying the attorney representing its legal interests;

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the preamble forms an integral part thereof as if cited hereinafter at length;

THAT an additional expenditure not exceeding \$2,500 be reserved; and

THAT the City of Dorval continue to be designated to receive the payments for the McCarthy Tétrault S.E.N.C.R.L., s.r.l. legal fees, for all municipalities involved in this action;

THAT any attorney at McCarthy Tétrault S.E.N.C.R.L., s.r.l. be and is hereby authorized to represent the City of Côte Saint-Luc (in its role as a *mise en cause*) regarding the Proceedings and any representations previously conducted be and is hereby ratified."

CARRIED UNANIMOUSLY

220613

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 March 3, 2022, for the amount of \$271,437.00, including applicable taxes, for payment of the City's civil liability, civil liability (umbrella), municipal liability and broker fee insurance premiums (the "Premiums") for the 2022-2023 calendar year as follows:

Civil responsibility	\$130,000.00	
Municipal responsibility	\$81,102.00	
Civil responsibility excédentaire	\$13,226.00	
Broker fees	\$26,919.00	
Tax on insurance premiums 9%	\$20,190.00	
TOTAL	\$271,437.00	Includes applicable taxes

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby ratifies and approves the City’s insurance contracts and corresponding deductibles which are annexed herewith as Annex A entitled: “*Regroupement de municipalités de l’Île de Montréal – Côte Saint-Luc – Note de couverture No. MTL-22-57396 Assurance de dommages 2022-2023 – Bloc B*” to form an integral part of the minutes – with their corresponding premiums payable to BFL Canada risques et assurances inc. – from February 16, 2022 to February 16, 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 invoice number 508551 dated March 3, 2022, for the amount of \$271,436.52, including applicable taxes¹;

THAT Treasurer’s Certificate no. 22-0089 dated May 3, 2022, was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220614

FILING OF CORRECTIONS PURSUANT TO ARTICLE 92.1 OF THE CITIES AND TOWNS ACT

WHEREAS according to article 92.1 of the *Cities and Towns Act*,

“The clerk is authorized to amend the minutes or a by-law, resolution, order or other act of the council, executive committee or borough council in order to correct an error that is obvious just by reading the documents provided in support of the decision. In such a case, the clerk must attach the minutes of the correction to the original of the amended document and file a copy of the amended document and of the minutes of the correction at the next meeting of the council, executive committee or borough council.”

The following correction to by-law 2595 entitled: “By-law 2595 concerning the sanitation and maintenance of dwelling units” is hereby filed:

- Article 66 makes reference to article **25** (paragraphs 8-11)
- It should refer to article **26** (paragraphs 8-11) – as opposed to article 25 (which actually has no subsections and does not need to be subject to higher fines).

¹ Annex A rounds off the taxes to the highest dollar.

220615

RESOLUTION TO CHANGE THE DATE OF THE OCTOBER 2022 REGULAR COUNCIL MEETING

WHEREAS article 319 of the *Cities and Towns Act* 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 OREN SEBAG
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“The Council hereby modifies its Regular Council sitting date in October 2022 from October 3, 2022, at 8:00 pm to October 13, 2022 at 8:00 pm.”

CARRIED UNANIMOUSLY

220616

BY-LAW ENTITLED: “BY-LAW 2597 CREATING THE FEE SCHEDULE FOR CULTURAL, SPORTS AND LEISURE ACTIVITIES FOR FALL OF 2022 AND WINTER OF 2023”- ADOPTION

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT By-law entitled: “By-law 2597 creating the fee schedule for cultural, sports and leisure activities for fall of 2022 and winter of 2023” be and is hereby adopted and numbered 2597.”

CARRIED UNANIMOUSLY

220617

NOTICE OF MOTION – DRAFT BY-LAW 2312-1 TO BE ENTITLED: “BY-LAW 2312-1 AMENDING BY-LAW 2312 ENTITLED: “BY-LAW CONCERNING GRAFFITI” IN ORDER TO PROHIBIT THE MAINTAINING OF GRAFFITI ON PRIVATE PROPERTY AND TO AMEND THE AMOUNTS ASSOCIATED WITH INFRACTIONS”

Councillor Oren Sebag gave Notice of Motion that the draft By-Law 2312-1 to be entitled: “By-law 2312-1 amending By-law 2312 entitled: “By-law concerning graffiti” in order to prohibit the maintaining of graffiti on private property and to amend the amounts associated with infractions” will be presented at a later meeting for adoption.

Councillor Oren Sebag mentioned the object and scope of draft By-Law 2312-1 to be entitled: “By-law 2312-1 amending By-law 2312 entitled: “By-law concerning graffiti” in order to prohibit the maintaining of graffiti on private property and to amend the amounts associated with infractions”.

220619

NOTICE OF MOTION – DRAFT BY-LAW 2598 TO BE ENTITLED: “BY-LAW 2598 TO REGULATE CINEMATOGRAPHIC AND ADVERTISEMENT FILMING ON THE TERRITORY OF THE CITY OF CÔTE SAINT-LUC”

Councillor Oren Sebag gave Notice of Motion that the draft By-Law 2598 to be entitled: “By-law 2598 to regulate cinematographic and advertisement filming on the territory of the City of Côte Saint-Luc” will be presented at a later meeting for adoption.

Councillor Oren Sebag mentioned the object and scope of draft 2598 to be entitled: “By-law 2598 to regulate cinematographic and advertisement filming on the territory of the City of Côte Saint-Luc”.

220620

TABLING OF DRAFT BY-LAW 2598 ENTITLED: “BY-LAW 2598 TO REGULATE CINEMATOGRAPHIC AND ADVERTISEMENT FILMING ON THE TERRITORY OF THE CITY OF CÔTE SAINT-LUC”

Councillor Oren Sebag tabled draft By-Law 2598 entitled: “By-law 2598 to regulate cinematographic and advertisement filming on the territory of the City of Côte Saint-Luc”.

220621

PUBLIC WORKS – AWARDING OF A CONTRACT FOR REMOVAL OF BUCKTHORN AND RESTORATION OF VEGETATION IN NATHAN SHUSTER PARK (K-61-22)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract to Comité Écologique du Grand Montréal for the removal of buckthorn and the restoration of vegetation in Nathan Shuster Park;

WHEREAS since Comité Écologique du Grand Montréal is registered as a non-profit agency, pursuant to section 573.3, subparagraph 2.1° of the *Cities and Towns Act*, this contract is exempt from the tendering process;

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 removal of buckthorn and the restoration of vegetation in Nathan Shuster Park for the 2022 year to Comité Écologique du Grand Montréal for an amount not to exceed \$69,999.80, plus applicable taxes;

THAT Treasurer’s Certificate no. 22-0101, has been issued on June 6, 2022, to attest to the availability of funds to cover the above-described expenses;

THAT the City’s General Counsel hereby be authorized to sign the abovementioned contract on behalf of the City.”

CARRIED UNANIMOUSLY

220622

NOTICE OF MOTION – BY-LAW 2537-1 TO BE ENTITLED: “BY-LAW 2537-1 AMENDING BY-LAW 2537 ENTITLED: “BY-LAW TO REGULATE THE COLLECTION AND DISPOSAL OF RESIDUAL MATERIALS” IN ORDER TO AMEND THE PROVISIONS REGARDING WASTE COLLECTION”

Councillor Steven Erdelyi gave Notice of Motion that By-Law 2537-1 to be entitled: “By-law 2537-1 amending by-law 2537 entitled: “By-law to regulate the collection and disposal of residual materials” in order to amend the provisions regarding waste collection” will be presented at a later meeting for adoption.

Councillor Steven Erdelyi mentioned the object and scope of By-Law 2537-1 to be entitled: “By-law 2537-1 amending By-law 2537 to regulate the collection and disposal of residual materials” in order to amend the provisions regarding waste collection”.

220623

TABLING OF DRAFT BY-LAW 2537-1 ENTITLED: “BY-LAW 2537-1 AMENDING BY-LAW 2537 TO REGULATE THE COLLECTION AND DISPOSAL OF RESIDUAL MATERIALS” IN ORDER TO AMEND THE PROVISIONS REGARDING WASTE COLLECTION”

Councillor Steven Erdelyi tabled draft By-Law 2537-1 entitled: “By-law 2537-1 amending By-law 2537 to regulate the collection and disposal of residual materials” in order to amend the provisions regarding waste collection”.

220624

NOTICE OF MOTION – BY-LAW 2470-2 TO BE ENTITLED: “BY-LAW 2470-2 AMENDING BY-LAW 2470 ENTITLED: “BY-LAW TO REGULATE NUISANCE” IN ORDER TO AMEND THE PROVISIONS CONCERNING LEAF-BLOWERS”

Councillor Mitch Kujavsky gave Notice of Motion that By-Law 2470-2 to be entitled: “By-law 2470-2 amending By-law 2470 entitled: “By-law to regulate nuisance” in order to amend the provisions concerning leaf-blowers” will be presented at a later meeting for adoption.

Councillor Mitch Kujavsky mentioned the object and scope of By-Law 2470-2 to be entitled: “By-law 2470-2 amending By-law 2470 entitled: “By-law to regulate nuisance” in order to amend the provisions concerning leaf-blowers”.

220625

TABLING OF DRAFT BY-LAW 2470-2 ENTITLED: “BY-LAW 2470-2 AMENDING BY-LAW 2470 ENTITLED: “BY-LAW TO REGULATE NUISANCE” IN ORDER TO AMEND THE PROVISIONS CONCERNING LEAF-BLOWERS”

Councillor Mitch Kujavsky tabled draft By-Law 2470-2 entitled: “By-law 2470-2 amending By-law 2470 entitled: “By-law to regulate nuisance” in order to amend the provisions concerning leaf-blowers”.

220626

URBAN DEVELOPMENT – APPROVING OF A CHANGE ORDER FOR THE CONTRACT FOR PROFESSIONAL SERVICES REGARDING THE REFURBISHING OF EDWARD J. KIRWAN PARK AND ALLAN J. LEVINE PLAYGROUND (C-06-18P)

WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tenders under tender no. C-06-18P, for professional services regarding the refurbishing of Edward J. Kirwan Park and Allan J. Levine playground;

WHEREAS the lowest conforming quote was received from Stantec Experts-conseils Ltée;

WHEREAS a change order in the amount of \$150,000.00, plus applicable taxes, for unforeseen elements of the project is required to complete the work;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the change order for additional works under project C-06-18P for professional services regarding the refurbishing of Edward J. Kirwan Park and Allan J. Levine playground and authorizes payment of an amount not to exceed \$150,000.00, plus applicable taxes, to Stantec Experts-conseils Ltée.;

THAT the above-described expenses shall be financed as follows: \$100,000, plus applicable taxes from loan By-law 2524 entitled: “By-Law 2524 authorizing a loan of \$2,675,000 for various facility upgrades for Kirwan Park” previously approved by the *Ministère des affaires municipales et de l’habitation* and \$50,000, plus applicable taxes, from the unrestricted cumulative surplus;

THAT the City Treasurer has issued a Treasurer’s Certificate no. 22-0075 on June 3, 2022 attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

COUNCILLOR MIKE COHEN RETURNED TO THE MEETING.

220627

ENGINEERING – AUTHORIZING THE GENERAL COUNSEL TO SIGN TWO CONTRACTS WITH HYDRO QUÉBEC REGARDING THE INSTALLATION OF AN ELECTRICAL CHARGING STATION ON BAILY ROAD (K-17-22)

WHEREAS the City of Côte Saint-Luc (“City”) seeks to promote the deployment of electrical charging stations and, therefore, wishes to purchase and install an electrical charging station on Baily Road;

WHEREAS the City wishes to enter into a Partnership Agreement for the Deployment of Electric Vehicle Charging Stations with Hydro-Québec regarding the operation of this charging station;

WHEREAS the City applied for a grant under the Curbside Charging Stations Grant Program in regard to this charging station and must now sign a Financial Contribution Agreement with Hydro-Québec to receive the grant;

WHEREAS the City must appoint a City representative to be the signatory for both aforementioned agreements with Hydro-Québec;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby appoints the City’s General Counsel to be the signatory on behalf of the City for the Partnership Agreement for the Deployment of Electric Vehicle Charging Stations and the Financial Contribution Agreement with Hydro-Québec in regard to the installation of an electrical charging station on Baily Road.”

CARRIED UNANIMOUSLY

220628

URBAN DEVELOPMENT – AWARDING A CONTRACT FOR THE RESTORATION OF GRASS ON VACANT LOT NO. 1 560 759 SITUATED ON MARC CHAGALL AVENUE (K-42-21-22)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the restoration of grass on vacant lot no.1 560 759 situated on Marc Chagall Avenue;

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 interests of the City (criteria (f));

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Construction Morival Ltd. for the restoration of grass on vacant lot no. 1 560 759 situated on Marc Chagall Avenue for a total amount of \$34,761.00, plus applicable taxes;

THAT Treasurer’s Certificate no. 22-0092 dated May 27, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

COUNCILLOR COHEN LEFT THE MEETING TO ATTEND IT VIRTUALLY.

220629

ENGINEERING – AWARDING OF A CONTRACT FOR THE REPLACEMENT OF FENCE SECTIONS ON THE BASEBALL FIELDS (T2 AND T3) AT THE PIERRE ELLIOT TRUDEAU PARK (C-15-22C)

WHEREAS the City of Côte Saint-Luc (“City”) made a public call for tenders for the replacment of fence sections on the baseball fields (T2 and T3) at the Pierre Elliot Trudeau Park and received two (2) bids;

WHEREAS Les Entreprises Ventec inc. was the lowest conforming bidder;

It was

MOVED BY COUNCILLOR ANDEE SHUSTER

SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the Côte Saint Luc City Council hereby awards a contract for the replacement of fence sections on the baseball fields (T2 and T3) at Pierre Elliot Trudeau Park to Les Entreprises Ventec inc. for a total amount of \$249,950.00, 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-laws no. 2550, 2564 and 2587, respectively entitled: “By-law 2550 concerning the purchase and installation of baseball field fences at Pierre Elliott Trudeau Park situated at 6975 Mackle road and the application of the sum of \$74,000 taken from the available balance of by-law 2480 in view of financing an expense of \$74,000” previously approved by the *Ministère des Affaires municipales et de l’Habitation* on May 11, 2020, “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”, previously approved by the *Ministère des Affaires municipales et de l’Habitation* on April 26, 2021 and “By-Law 2587 authorizing a loan of \$263,000, including professional fees, for facility upgrades at Trudeau and Yitzhak Rabin Parks in the territory of the City of Côte Saint-Luc” previously approved by the *Ministère des Affaires municipales et de l’Habitation* on April 13, 2022;

THAT Treasurer’s Certificate no. 22-0091 dated May 24, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

220630

ENGINEERING – AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES REGARDING THE INSTALLATION OF 380 RESIDENTIAL WATER METERS THROUGHOUT THE CITY (C-14-22P)

WHEREAS the City of Côte Saint-Luc (“City”) made a public call for tenders for professional services regarding the installation of 380 residential water meters throughout the City and received two bids;

WHEREAS according to the City’s system of bid weighting and evaluating, the bid of Tetra Tech QI Inc. received the highest final score and was therefore deemed the lowest bidder under the *Cities and Towns Act*;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED

“THAT the Côte Saint Luc City Council hereby awards a contract for professional services regarding the installation of 380 residential water meters throughout the City to Tetra Tech QI Inc. for a total amount of \$130,500.00, plus applicable taxes;

THAT furthermore, the City may consider an amount of \$9,500.00, 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 no. 2583, entitled: "By-Law 2583 authorizing a loan of \$882,000, including professional fees, for the purchase and installation of residential water meters 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* on April 12, 2022;

THAT Treasurer's Certificate no. 22-0090 dated May 16, 2022, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220631

URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR THE SERVICES OF A CONSULTANT (K-55-22)

WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for the services of a consultant to compensate for the vacant position pertaining to permit emissions in the Urban Development department;

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 interests of the City (criteria (a));

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 BC2 Conseil Inc. for the services of a consultant for the period between March 24, 2022 – September 30, 2022, for a total amount of \$78,750.00, plus applicable taxes;

THAT Treasurer's Certificate no. 22-0093 dated May 27, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

220632

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 6852 BANTING – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the site planning and architectural integration program showing a rear extension and major renovations to an existing, Detached, Single-Family Dwelling on lot 1561807 and prepared by Ariel A. Cohen Architecte, for the Planning

Advisory Committee meeting of May 17, 2022, and revised on June 3, 2022, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

220633

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 7905 WAVELL – CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the site planning and architectural integration program showing a rear extension to an existing, Detached, Single-Family Dwelling on lot 1053826 and prepared by Concept Services Mod Inc., (Ali Hamam) for the Planning Advisory Committee meeting of May 17, 2022, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

220634

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5616 MCMURRAY – CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the site planning and architectural integration program showing façade modifications to a Detached, Single-Family Dwelling on lot 1053248 and prepared by Maxim Guzun Architecte, for the Planning Advisory Committee meeting of May 17, 2022, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

220635

**URBAN PLANNING – MINOR EXEMPTION – 7000-7002 KILDARE –
CÔTE SAINT-LUC**

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 7000-7002 Kildare, Lot 1054653, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the Detached, Two-Family Dwelling, built in 1963 under permit number 1963-02129, to maintain its current North Lateral Setback of 3.81m instead of the minimum required Lateral Setback of 3.96m, and to maintain its current South Lateral Setback of 3.63m instead of the minimum required Lateral Setback of 3.96m.;

The whole notwithstanding the provisions of Zoning By-law no. 2217 Annex "B" (zone RB-8) and Article 4-4-2."
CARRIED UNANIMOUSLY

220636

URBAN PLANNING – MINOR EXEMPTION – 8031 GUELPH – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY 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 8031 Guelph, Lot 1052862, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the Detached, Single-Family Dwelling, built in 1958 under permit number 1958-00658, to maintain its current Front Setback of 3.57m instead of the minimum required Front Setback of 4.57m, and to maintain its current Secondary Front Setback of 3.88m 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-20) and Article 4-4-1."
CARRIED UNANIMOUSLY

220637

URBAN PLANNING – MINOR EXEMPTION – 6852 BANTING – CÔTE SAINT-LUC

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 6852 Banting, Lot 1561807, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of a rear extension as well as major renovations to an existing, two-storey, Detached, Single-Family Dwelling:

- With a minimum Rear Setback of 6.77m instead of the minimum required Rear Setback of 9.9m; and
- With a maximum Building Height of 31ft.-3in. instead of the maximum allowable height of approximately 27ft.-3in. measured from the City sidewalk

as per the zoning by-law 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-31), Article 4-4-3 and Article 14-11-4."

CARRIED UNANIMOUSLY

220638

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 July 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 ANDEE SHUSTER

AND RESOLVED

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

CARRIED UNANIMOUSLY

220639

OTHER BUSINESS – VARIA - PUBLIC WORKS – AWARDING A CONTRACT TO PURCHASE OF AN OUTDOOR BATHROOM FOR NATHAN SHUSTER PARK (K-62-22)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the purchase of an outdoor bathroom for Nathan Shuster Park;

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 ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of an outdoor bathroom for Nathan Shuster Park to Darcom Innovations Inc. for an amount not to exceed \$79,100.00, plus applicable taxes;

THAT the described expenses shall be financed from the Loan By-law 2543 entitled: “By-Law 2543 authorizing a loan of \$315,000 for small Park upgrades and Playground equipment” and from the City’s Restricted Cumulative Surplus – Small Parks Projects;

THAT Treasurer’s Certificate no. 22-0102 dated June 6, 2022, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

SECOND QUESTION PERIOD

No (new) questions were asked.

220640

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 10:10 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

JONATHAN SHECTER
CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
220613	Annex A	Note de couverture No. MTL-22-57396
220614	Annex B	Correcting By-law 2595

Annex A (06/13/2022) Annexe A

Regroupement des Municipalités de l'île de Montréal
Côte-Saint-Luc

NOTE DE COUVERTURE NO. MTL-22-57386
ASSURANCE DE DOMMAGES 2022-2023

BLOC B

	Limite \$	Franchise individuelle \$	Fonds de garantie \$	Prime \$
RESPONSABILITE CIVILE PRIMAIRE				
Responsabilité civile générale	Par perte	Rétention par perte	750 000	130 000
Dommages corporels	5 000 000	100 000		inclus
Dommages matériels	5 000 000	100 000		inclus
Garanties additionnelles	5 000 000	100 000		inclus
Refluxement des égoûts	5 000 000	100,000 par réclamation		inclus
Bris de conduits	5 000 000	100 000		inclus
Pertes soudaines et accidentelle	500 000	100 000		inclus
Fractions d'emploi	250 000	100 000		inclus
Responsabilités d'administration municipale				
Garantie de base	2 000 000	Rétention par perte		81 102
Frais de nature pénale	250 000	25 000		inclus
Frais de compensation devant un tribunal administratif	250 000	25 000		inclus
Prime (sous-total)				211 102
Assureurs en participation:	Contrat	Police		
Certains Souscripteurs du Lloyd's (90%)	B174322B0992	CGL10314 RCG		
Triura Guarantee Insurance Company (5%)	n/a	POL10097 RAM		
Assurance Economical (5%)	n/a			
RESPONSABILITE CIVILE COMPLEMENTAIRE ET EXCEDENTAIRE				
	Par année par perte	En excédent		
Responsabilité civile générale - Tranche 1	5 000 000	5 000 000		13 226
Responsabilité civile générale - Tranche 2	n/a	n/a		n/a
Prime (sous-total)				13 226
Assureurs (par tranche de limite)	Contrat	Police		
Tranche 1 - Certains Souscripteurs du Lloyd's	B174322F06611	XS110097		
Tranche 2 - Certains Souscripteurs du Lloyd's	B174322B0590D	n/a		
Honoraires de courtage				
TOTAL				
TAXE (9 %, aucune taxe pour frais de courtage)				
TOTAL INCLUANT TAXE				
				251 247
				20 190
				271 437

**ANNEXE B
PROCÈS VERBAL DE CORRECTION – RÈGLEMENT 2595**

NATURE DE LA CORRECTION :

- ❖ Règlement 2595 intitulé : « Règlement 2595 sur la salubrité et l'entretien des logements »

Le libellé:

« L'article 66 fait référence à l'article **25** (paragraphe 8-11) »

Sera remplacé par:

« L'article 66 fait référence à l'article **26** (paragraphe 8-11) »

DOCUMENT À L'APPUI DU PROCÈS-VERBAL CORRIGÉE:

- Règlement 2595 (avec suivi des modifications)

Je soussigné, Me Jonathan Shecter, greffier de la Ville de Côte Saint-Luc, modifie par le présent procès-verbal de correction le Règlement 2595 intitulé : « Règlement 2595 sur la salubrité et l'entretien des logements », s'agissant d'une erreur administrative.

Le présent procès-verbal de correction entre en vigueur à compter de sa signature.

Et, j'ai signé à Côte Saint-Luc, Québec, ce 1^e juin 2022.

Me Jonathan Shecter, Greffier

**ANNEX B
CORRECTING BY-LAW 2595**

NATURE OF THE CORRECTION:

- ❖ By-law 2595 entitled: "By-law 2595 concerning the sanitation and maintenance of dwelling units"

The wording:

"Article 66 makes reference to article **25** (paragraphs 8-11)"

Shall be replaced by:

"Article 66 makes reference to article **26** (paragraphs 8-11)"

SUPPORTING DOCUMENTATION FOR THE CORRECTING MINUTES AND THE CORRECTED RESOLUTION:

- By-law 2595 (with tracked changes)

I, the undersigned, Me Jonathan Shecter, City Clerk of the City of Côte Saint-Luc, modify by these correcting minutes the By-law 2595 entitled: "By-law 2595 concerning the sanitation and maintenance of dwelling units" being a clerical error.

These correcting minutes enter into force immediately after being signed.

In witness whereof, I have signed in Côte Saint-Luc, Quebec, this 1st day of June 2022.

Me Jonathan Shecter, City Clerk