
**BY-LAW TO AMEND THE BY-LAW NO.
2345 GOVERNING THE DEMOLITION OF
BUILDINGS TO BRING IT INTO
COMPLIANCE WITH NEW PROVISIONS IN
THE LAND USE PLANNING AND
DEVELOPMENT ACT.**

At a Regular Council Sitting of the Côte Saint-Luc City Council, held at the City Hall, 5801 Cavendish Boulevard, on Monday, August 14, 2023, at 8:00 p.m. at which were present:

Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B

Councillor Lior Azerad

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:

Me Jonathan Shecter, City Manager

Me Pascalie Tanguay, Director of Legal Services and City Clerk

Florine Agbognihoue, Assistant City Clerk, acting as secretary of the meeting.

WHEREAS a notice of motion for the present by-law was given at a Regular Sitting of the City Council held on August 14, 2023;

IT IS ENACTED AND ORDAINED by by-Law 2345-3 entitled:

“By-Law to amend the By-Law No. 2345 Governing the Demolition of Buildings to bring it into compliance with new provisions in the Land Use Planning and Development Act.”

By-Law No. 2345 entitled "By-Law Governing the Demolition of Buildings", as amended from time to time is hereby further amended as follows:

ARTICLE 1

In Section I, Article 3 of the By-Law, entitled “Definitions”, is modified by the insertion of the following definition after item 3.9:

“3.10. Heritage immovable refers to any immovable that has archaeological, architectural, artistic, emblematic, ethnological, historical, landscape, scientific, social, urbanistic, or technological value, in particular a building, a structure, vestiges, or land which is in conformity and as defined in the *Cultural Heritage Act*.”

ARTICLE 2

In Section II, Article 7 of the By-Law, entitled “Study of the request”, is replaced by the following:

“7. Study of the request

The Director must, as soon as possible, forward the application for a certificate of authorization for demolition to the attention of the Planning Advisory Committee which shall review the application and make a recommendation to Council based on the following criteria:

- 1° The condition of the building for which the request is made.
- 2° The heritage value of the building for which the request is made.
- 3° Deterioration of the quality of life of the neighborhood.
- 4° The cost of restoring the building for which the request is made.
- 5° The projected use of the cleared land.
- 6° Where the building includes one or more dwelling units, the harm to tenants and the effect on housing needs in the surrounding area.”

ARTICLE 3

In Section II, the By-Law is modified by the insertion, after Article 7, of the following:

“7.1. Study of a request pertaining to a heritage immovable

In evaluating a request for authorization pertaining to a heritage immovable, the Planning Advisory Committee must also consider the following criteria:

- 1° The history of the immovable.
- 2° Its contribution to local history.
- 3° Its degree of authenticity and integrity.
- 4° Its representation of a particular architectural movement.
- 5° Its contribution to an ensemble to preserve.”

ARTICLE 4

The present by-law comes into force in accordance with the law.

(s) Mitchell Brownstein

MITCHELL BROWNSTEIN
MAYOR

(s) Florine Agbognihoue

FLORINE AGBOGNIHOUE
ASSISTANT CITY CLERK

CERTIFIED TRUE COPY



**FLORINE AGBOGNIHOUE
ASSISTANT CITY CLERK**

**PROVINCE OF QUEBEC
CITY OF CÔTE SAINT-LUC**

BY-LAW No. 2345-3

**BY-LAW TO AMEND THE BY-LAW NO. 2345
GOVERNING THE DEMOLITION OF BUILDINGS
TO BRING IT INTO COMPLIANCE WITH NEW
PROVISIONS IN THE LAND USE PLANNING AND
DEVELOPMENT ACT.**

ADOPTED ON: AUGUST 14, 2023

IN FORCE ON: _____

TRUE COPY