

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
TUESDAY, APRIL 18, 2023 AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 8:00 P.M.**

---

**PRESENT:**

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

**ALSO PRESENT:**

M<sup>e</sup> Jonathan Shecter, City Manager  
Ms. Florine Agbognihoue, Assistant City Clerk, acted as Secretary of  
the meeting

**WELCOMING REMARKS BY THE MAYOR**

Prior to tonight's meeting, in order to celebrate Yom HaShoah and the 80th anniversary of the Warsaw Ghetto Uprising, Mayor Brownstein presented two videos and a moment of silence was given for the 6,000 Jews who lost their lives in the Holocaust.

**PRESENTATION: SPOTLIGHT ON LOCAL MERCHANTS, NETTOYEUR JACK**

Councillors Cohen and Kujavsky introduced a family operation, run by Rupinder Deol and his parents Jack Deol and Goldie Brar.  
A commemorative photo was then taken with Council, Mr. Rupinder Deol and Mr. Jack Deol.

**ANNUAL RUTH KOVAC BLOOD DONER CLINIC**

Mayor Brownstein made an announcement regarding the annual Ruth Kovac blood drive which will be held on May 2, 2023, at the Vile gym. He informed that Héma-Québec is aiming for 150 donations, so he invited residents to make an appointment for the blood drive. Councillor Sebag also informed that appointments can also be made online.

**ICE STORM ON APRIL 5, 2023**

Mayor Brownstein read appreciation letters from residents who were grateful for the efforts the City deployed to assist residents.

**QUESTION PERIOD**

The question period started at 8:32 p.m. and finished at 9:29 p.m. Ten (10) people asked to speak, and they were heard.

1) Rosie Behar

The resident inquired about the procedure to sign a petition regarding the Jardins Westminster Project to which the City Manager explained there are three specific steps regarding this project. He informed the resident that as of the adoption of the second draft, the residents have 8 days to obtain a minimum of 12 signatures in order to open a register. He also added that the resident should contact the City Clerk's office in order to get the clear guidelines regarding this project. Councillor Kujavsky also added that the adoption of the second draft scheduled for tonight's meeting will be deferred to the meeting on May 8, 2023.

2) Sharon Friedman

The resident inquired about variety of housing around Decarie Square, to which Mayor Brownstein responded that the housing variety is being studied though many consultations.

The resident also inquired about the starting day of Cavendish project and the possibility of a high-speed train in Côte Saint-Luc, to which Mayor Brownstein informed that the City has its specific jurisdiction and is working with its borough cities to improve the situation with Côte Saint-Luc.

3) Iona Hassoun

The resident inquired about an issue about the fence separating her house and her commercial neighbor, to which City Manager advise the resident that the Legal Department will follow up with the issue with the SPVM directly to ascertain what the officer meant by the City is responsible to follow up.

4) Ayala Aviel

The resident inquired about a plan to address the situation on Meadowbrook regarding the lack of maintenance of the wild greenery from the contractor Groupe Pacifique, to which responded Councillor Kujavsky responded that because there are Hydro-Quebec, Videotron and Bell Canada wires, neither the City nor the contractor Groupe Pacifique, can remove vegetation in the vicinity of these wires, but regarding the maintenance that was regularly done in the past, the General Management will follow up. Councillor Berku also responded that the City does not have jurisdiction between two neighbors. The City Manager also added that this issue is a private Civil matter. The City can send an inspector to see if there are any violation within the City's by-law and send a letter to the contractor Groupe Pacifique in order to assist the resident.

5) Marlene Reed

The resident requested further information regarding the Hydro Quebec of the Saraguay electrical system (high-tension wires and the Hampstead sub-station), to which Mayor Brownstein responded that there will be a public consultation on the Aqueduc-Saraguay project on June 5, 2023, 7 p.m. at the Aquatic and Community Centre.

6) Marcy Stein

The resident inquired about an update regarding the Kirwan Park, to which Councillor Kujavsky responded that the park is about 90% to 95% done and should weather conditions permit it, the park will be delivered in June 2023. He also pointed out to residents that the park is still a construction zone and therefore residents are not allowed to access it.

7) Ingela Lof

The resident complained about snow removal operations and parking spaces on MacDonald Avenue between Queen-Mary and Aumont Park, to which Mayor Brownstein responded that a member of Public Security is going to contact her to discuss some of her suggestions. Councillor Sebag added that there are laws that require spaces for emergency vehicles and therefore the City cannot remove parking spaces allocated for emergency vehicles as suggested by the resident.

8) Isak Moskatel

The resident inquired whether the studies for the Jardins Westminster Project is taking into consideration the children playing on Côte Saint-Luc Road, to which Mayor Brownstein informs that this item scheduled on tonight's meeting is being deferred and informed that the studies take into consideration the traffic flow and safety of children on the street. He also added that the City strongly recommended that children play in City parks rather than on collector streets.

9) Toby Shulman

The resident inquired about the resident inquired about the likelihood of asbestos in the waters of Côte Saint-Luc, to which Mayor Brownstein responded that Engineering will follow up and get back to the resident with an answer. Councillor Erdelyi added that it is very unlikely for the City to have asbestos in its water as asbestos was not used during the years of construction of the City's pipes and the City will make the necessary verifications to validate this information.

10) Harry Oberman

The resident inquired about zoning for short term rentals and what district is this zoning restricted to, to which Councillor Shuster responded that Airbnb are permitted for primary residence, otherwise it is not permitted. The City Manager also added that resident will get a follow up on his specific question regarding a specific address regarding the minimum duration of apartment leasing.

The resident also complained about overnight parking and provided suggestions to which Mayor Brownstein responded that his suggestions will be submitted to Public Works to study those suggestions. Councillor Sebag also added that this issue is being analyzed.

230401

**ADOPTION OF THE AGENDA FOR THE MEETING OF APRIL 18, 2023**

---

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts the agenda for the meeting of April 18, 2023, as submitted.”

CARRIED UNANIMOUSLY

230402

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL  
DATED MARCH 13, 2023, AT 8:00 P.M.**

---

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated March 13, 2022, at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

230403

**MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING FOR  
MARCH 2023**

---

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the monthly departmental reports submitted for March 2023 be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

230404

**ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – AWARDING OF A  
CONTRACT FOR PURCHASE AND INSTALLATION OF A RADIO FREQUENCY  
IDENTIFICATION SYSTEM (RFID) (C-01-23)**

---

WHEREAS the City of Côte Saint-Luc (“City”) made a public call for tenders based on a bid weighting and evaluating system for the purchase and installation of a radio frequency identification system;

WHEREAS the City received one (1) bid from Bibliotheca Canada Inc.;

WHEREAS according to the City’s system of bid weighting and evaluating, the bid of Bibliotheca Canada Inc. was deemed conforming;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Bibliotheca Canada Inc. for the purchase and installation of a radio frequency identification system for a total amount of \$90,983.71, plus applicable taxes;

THAT the above-described expenses shall be financed in whole from the City’s Working Fund as a non-interest-bearing loan;

THAT the City shall provide, every year, out of its general fund, a sum sufficient to repay the loan back into the Working Fund;

THAT the terms of repayment shall not exceed five (5) years;

THAT furthermore the City awards Bibliotheca Canada Inc. a four (4) years contract for the service and maintenance of the RFID system, starting after the one-year warranty period, for a total amount of \$25,091.00 plus applicable taxes;

THAT the above-mentioned service and maintenance contract shall be financed from the operational budget;

THAT Treasurer's Certificate No. 23-0058 dated March 28, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses;

THAT the Director of the Library is hereby appointed to proceed with the evaluation of Bibliotheca Canada Inc.'s performance within this tendered contract."  
CARRIED UNANIMOUSLY

230405

**ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – AUTHORIZING THE AGREEMENT WITH THE SPVM FOR POLICE RECORDS CHECK FOR VOLUNTEERS (K-48-23)**

---

WHEREAS in order to protect the integrity of the City of Côte Saint-Luc ("City") and the programs run by the Eleanor London Cote Saint-Luc Public Library ("Library"), the Library must perform records verifications for volunteers;

WHEREAS the Service de Police de la Ville de Montréal ("SPVM") conducts these verifications, at no cost, for volunteers engaged in the Library programs;

WHEREAS in 2018 the City and the SPVM signed an agreement entitled "Protocole d'entente sur la vérification des empêchements de personnes appelées à œuvrer auprès de personnes vulnérables";

WHEREAS said agreement is renewed automatically each year, unless one of the parties decides to cancel it;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby ratifies the agreement with SPVM entitled "Protocole d'entente sur la vérification des empêchements de personnes appelées à œuvrer auprès de personnes vulnérables" bearing No. 2019-001;

THAT Council authorizes the following employees to sign the verification request forms for volunteers in the Library programs:

- Janine West (Library Director)
- Justin Burnham (User Engagement and Volunteer Coordinator)
- Bronwen Cathey (Manager of Family and Community Services)
- Katherine Bezaire (Senior Services Coordinator)."

CARRIED UNANIMOUSLY

230406

**BY-LAW 2614 ENTITLED: "BY-LAW REPEALING BY-LAW 2385 AUTHORIZING A LOAN OF \$50,000 FOR PLAYGROUND EQUIPMENT AND PARK FACILITY UPGRADES FOR PIERRE-ELLIOT TRUDEAU PARK" - ADOPTION**

---

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT By-Law 2614 entitled: "By-Law repealing By-law 2385 authorizing a loan of \$50,000 for Playground equipment and Park facility upgrades for Pierre-Elliot Trudeau Park" be and is hereby adopted."  
CARRIED UNANIMOUSLY

COUNCILLOR COHEN LEFT THE MEETING

230407

**BANKING SERVICES AGREEMENT (2023-2026) K-52-23-26**

---

WHEREAS the City of Côte Saint Luc ("City") Banking Services Agreement ("Agreement") with the Royal Bank of Canada ("RBC") will terminate on June 30, 2023;

WHEREAS the Finance Department renegotiated favorable terms and conditions with the RBC to extend the Agreement for a three (3) year term;

WHEREAS the bank service charges payable by the City to the RBC pursuant to this Agreement for the period of July 1, 2023 to July 1, 2026 are estimated to be \$24,000.00, plus applicable taxes (approximately \$8,000.00 per year);

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby approves the Banking Services Agreement to be entered into with the RBC for the period covering July 1, 2023 to June 30, 2026;

THAT the Mayor and the City Treasurer are authorized to sign the Agreement on behalf of the City."  
CARRIED UNANIMOUSLY

230408

**RESOLUTION TO APPROVE DISBURSEMENTS FOR THE PERIOD OF MARCH 1, 2023 TO MARCH 31, 2023**

---

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the list of disbursements for the period of March 1, 2023 to March 31, 2023 for a total amount of \$23,884,432.16 in Canadian Funds;

THAT Treasurer's certificate No. 23-0060 dated April 6, 2023, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230409

**HUMAN RESOURCES – PUBLIC WORKS – HIRING OF 1 ENVIRONMENTAL  
TECHNICIAN – 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 Deenatha Rakman as an Environmental Technician (full-time, permanent, white collar position), effective April 11, 2023;

THAT Treasurer's certificate No. 23-0062, dated April 4, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230410

**HUMAN RESOURCES – PUBLIC WORKS – HIRING OF THREE (3) GENERAL  
LABOURERS – FULL-TIME, AUXILIARY, BLUE COLLAR POSITIONS**

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of Bradley McEwen-Lavigne, Jordan Fucito and Dylan Martinez as General Labourers (full-time, auxiliary, blue collar positions), effective May 1st, 2023;

THAT Treasurer's certificate No. 23-0063, dated April 4, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230411

**HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF A  
COMMUNITY SPORTS OPERATIONS COORDINATOR**

---

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 Adams Azeroual as a Community Sports Operations Coordinator, effective April 3, 2023;

THAT Treasurer’s certificate No. 23-0064, dated April 4, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

COUNCILLOR COHEN REENTERED THE MEETING

230412

**HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF A  
COMMUNITY SPORTS OPERATIONS COORDINATOR**

---

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 Mark Belvedere as a Community Sports Operations Coordinator, effective April 3, 2023;

THAT Treasurer’s certificate No. 23-0065, dated April 4, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230413

**HUMAN RESOURCES – PUBLIC WORKS – APPOINTMENT OF A FOREMAN**

---

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the appointment of Patrick Touchette as a Foreman, effective April 3, 2023;

THAT Treasurer’s certificate No. 23-0061, dated April 4, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY



230414

**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”, hereto as Annex A, dated April 12, 2023 and that said employees’ terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer’s certificate No. 23-0069, dated April 12, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230415

**HUMAN RESOURCES – AUTHORIZATION FOR THE DIRECTOR OF HUMAN  
RESOURCES TO PROCEED WITH CERTAIN LABOUR ISSUES PERTAINING  
TO THE EMPLOYEE # 3179 OF THE CITY OF CÔTE SAINT-LUC**

---

WHEREAS pursuant to the *Cities and Towns Act*, personnel required for the operations of the City of Cote Saint Luc (“City”) ’perform their functions under the authority of the City Manager;

WHEREAS many labour-related matters fall within the purview of the Director of Human Resources;

WHEREAS to fulfill her functions and responsibilities, the Director of Human Resources, upon having received legal advice, requests the Côte Saint-Luc’s City Council’s authorization to proceed regarding certain labor-related issues;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby authorizes the Director of Human Resources to proceed regarding certain labour-related matters as she deems appropriate and to sign all related documents related to employee No. 3179;

THAT the Title and Preamble of the Resolution form an integral part thereof as if cited hereinafter at length.”

CARRIED UNANIMOUSLY

230416

**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 corrections (highlighted in yellow) to By-law 2594 to correct the section mentioned in section 48 hereby:

**Section 48- By-law 2594 in French**

- 48- Le compteur installé sur un terrain ou dans un bâtiment en vertu de l’**article 46** est fourni par la Ville et est la propriété de celle-ci.
- 48- Le compteur installé sur un terrain ou dans un bâtiment en vertu de l’**article 47** est fourni par la Ville et est la propriété de celle-ci.

**Section 48 - By-law 2594 in English**

- 48- Meters installed on a lot or in a building under **article 46** are provided by the City and remain its property.
- 48- Meters installed on a lot or in a building under **article 47** are provided by the City and remain its property.

The Minutes of the Corrections are attached, hereto, as Annex B.

230417

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR DISPOSAL OF WASTE FROM THE CITY’S STREET SWEEPERS AND SNOW DUMP (C-11-23-27)**

WHEREAS the City of Côte Saint-Luc (“City”) issued Public Tender No. C-11-23-27 seeking a disposal site for the disposal of waste from the City’s street sweepers and snow dump and received four (4) conforming bids;

WHEREAS Complexe Enviro Connexions Ltée was the lowest conforming bidder;

WHEREAS the term of the contract is one (1) season (2023) plus four (4) optional seasons (2024, 2025, 2026 and 2027);

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract for the disposal of waste from the City’s street sweepers and snow dump for the 2023 season to Complexe Enviro Connexions Ltée, the lowest conforming bidder, for an amount of \$63,000.00, plus applicable taxes;

THAT the City Council hereby reserves its rights, without any obligation on its part, in respect of each of the four optional seasons of 2024, 2025, 2026 and 2027;

THAT the amounts for the option years of the contract, if exercised by the City, shall be as follows:

2024:	\$63,603.00, plus applicable taxes;
2025:	\$64,206.00, plus applicable taxes;
2026:	\$64,800.00, plus applicable taxes;
2027:	\$65,403.00, plus applicable taxes;

THAT Treasurer's certificate No. 23-0055, dated March 14, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses for the 2023 season;

THAT the Director of Public Works is hereby appointed to proceed with the evaluation of Complexe Enviro Connexions Ltée's performance within this tendered contract."

CARRIED UNANIMOUSLY

230418

**PUBLIC WORKS – AWARDING A CONTRACT FOR TREE PURCHASE AND PLANTING – 2023 (C-13-23)**

---

WHEREAS the City of Côte Saint-Luc ("City") issued a public call for tenders under tender No. C-13-23 for tree purchase and planting and received seven (7) bids;

WHEREAS the lowest bid received from Tom Industries Inc. was found non-conforming;

WHEREAS the second lowest bid received from Les Entreprises Roseneige Inc. was found conforming;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") hereby declares Tom Industries Inc.'s bid non-conforming, therefore their bid is rejected;

THAT the Council hereby awards a contract to Les Entreprises Roseneige Inc. for the purchase and planting of trees pursuant to the terms of Tender No. C-13-23, in the amount of \$200,000.00, plus applicable taxes;

THAT the above-described expenses shall be financed from By-law 2606 entitled "By-Law 2606 authorizing a loan of \$215,000 for the purchase and planting of various trees on the territory of the City of Côte Saint-Luc" previously approved by the *Ministère des Affaires Municipales de l'Habitation* (MAMH);

THAT Treasurer's Certificate No. 23-0067 dated April 5, 2023, has been issued the by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230419

**LEGAL – AUTHORIZING THE GENERAL COUNSEL TO SIGN A DEED OF SERVITUDE WITH THE HEBREW ACADEMY REGARDING THE INSTALLATION OF BOULDERS ON CITY PROPERTY (L-02-22)**

---

WHEREAS on August 8, 2022, the Côte Saint-Luc City Council ("Council") approved an Encroachment Agreement between the City and Hebrew Academy regarding the installation of boulders on City of Côte Saint-Luc ("City") property for security purposes;

WHEREAS a Deed of Servitude outlining the rights and obligations of both parties needs to be signed by the City and the Hebrew Academy;

WHEREAS the nature of the Deed exceeds the delegated power of the General Counsel, therefore an authorization by Council is required in order for the General Counsel to sign the Deed on behalf of the City;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Council hereby appoints the City’s General Counsel to be the signatory on behalf of the City for the Deed of Servitude with the Hebrew Academy regarding the installation of boulders on City property.”

CARRIED UNANIMOUSLY

230420

**TABLING OF THE YEARLY REPORT ON THE APPLICATION OF THE BY-LAW NO. 2497 ENTITLED “BY-LAW CONCERNING CONTRACT MANAGEMENT” FOR THE 2022 YEAR**

---

The City Manager tabled the yearly report on the application of the By-Law 2497 entitled “By-Law concerning contract management” for the 2022 year.

COUNCILLOR SHUSTER LEFT THE MEETING

230421

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR LINE PAINTING (C-07-23)**

---

WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tenders under tender C-07-23 seeking contractor services for line painting for the year 2023 and received one (1) conforming bid from Entreprises T.R.A. (2011) 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 5% 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 for line painting services for the year 2023 in accordance with the terms of tender No. C-07-23 to Entreprises T.R.A. (2011) Inc. for a total negotiated amount of \$210,905.00, plus applicable taxes;

THAT Treasurer's Certificate No. 23-0068 dated April 6, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230422

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES RELATED TO THE INSTALLATION OF ELECTRICAL CONDUITS AND WIRES ON BLOSSOM, REDWOOD AND SABIN (K-28-23)**

---

WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for the professional services related to the installation of electrical conduits and wires on Blossom, Redwood and Sabin;

WHEREAS the City requested prices from two suppliers and received two (2) quotes;

WHEREAS the lowest conforming quote was received from Groupe Civitas Inc.;

WHEREAS as per Article 12.1 of the City's By-law 2497 entitled: "By-law Concerning Contract Management", the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City (criteria (d));

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. for the professional services related to the installation of electrical conduits and wires on Blossom, Redwood and Sabin, for an estimated amount of \$37,600.00, 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 the loan By-law 2605 entitled "By-Law 2605 authorizing a loan of \$1,252,000, including professional fees, for the purchase and installation of led street lights, conduits and electrical wires for street lights at various locations, in the territory of the City of Côte Saint-Luc";

THAT the awarding of the aforementioned contract shall be subject to the approval of said financing by-law by the *Ministère des Affaires Municipales de l'Habitation*;

THAT Treasurer's Certificate No. 23-0056 dated March 21, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

COUNCILLOR SHUSTER REENTERED THE MEETING

230423

**ENGINEERING – AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES REGARDING PNEUMATIC EXCAVATIONS AND LEAD PIPES REPLACEMENT (C-09-23P)**

---

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-09-23P and received three (3) conforming bids;

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

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., for a total amount of \$87,835.00, 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 by the loan By-Law 2603 entitled “By-law 2603 authorizing a loan of \$1,386,000, 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. 23-0059 dated April 3, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230424

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR THE PURCHASE OF TRANSMITTERS FOR WATER METERS (K-21-23)**

---

WHEREAS on June 13, 2022 the City of Côte Saint-Luc (“City”) awarded a contract for the professionals services required for the installation of 380 residential water meters in the City;

WHEREAS on December 12, 2022 the City awarded a contract for the purchase of the 380 residential water;

WHEREAS the City must now purchase the transmitters required for the installation of said water meters;

WHEREAS as per Article 12.1 of the City’s By-law 2497 entitled: “By-law Concerning Contract Management”, the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City (criteria (b), (c) and (f));

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY

SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of 380 transmitters to Compteurs D’Eau Du Québec (CDEDQ) for a total amount of \$42,111.15, plus applicable taxes;

THAT the above-described expenses shall be financed from By-law 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 de l’Habitation* (MAMH);

THAT Treasurer’s Certificate No. 23-0044 dated April 6, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230425

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR THE SERVICES OF A PERMIT AGENT PROFESSIONAL (K-51-23)**

---

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the services of a permit agent professional to compensate for the vacant position pertaining to permit emission 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 permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City (criteria (a));

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to BC2 Conseil Inc. for the services of a permit agent professional for the period between April 3, 2023 and September 29, 2023, for a total amount of \$60,480, plus applicable taxes;

THAT, if by latest August 31st, 2023, an experienced building permit agent has not been recruited by the City, the contract is extended until December 22, 2023, in accordance with the terms of the original contract, for an additional amount of \$30,240.00, plus applicable taxes, for a total amount of the contract of \$90,720.00, plus applicable taxes;

THAT Treasurer’s Certificate No. 23-0057 dated March 24, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230426

**NOTICE OF MOTION – BY-LAW 2345-3 TO BE ENTITLED: “BY-LAW TO AMEND THE BY-LAW NO. 2345 GOVERNING THE DEMOLITION OF BUILDINGS TO BRING IT INTO COMPLIANCE WITH THE LAND USE PLANNING AND DEVELOPMENT ACT”**

---

This item was deferred to the May meeting.

230427

**TABLING OF DRAFT 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 THE LAND USE PLANNING AND DEVELOPMENT ACT”**

---

This item was deferred to the May meeting.

230428

**RESOLUTION TO ADOPT THE SECOND DRAFT ZONING BY-LAW NO. 2217- LLL-P2 TO BE ENTITLED: “BY-LAW TO AMEND THE ZONING BY- LAW NO. 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO REDUCE THE ACTUAL LIMITS OF ZONE RU\*-62, TO REPEAL ZONE RM-60, TO CREATE THE NEW ZONE HM-7, TO REPLACE THE TABLE OF USES AND NORMS OF ZONE RU\*-62 AND TO MODIFY THE DEFINITION OF “MIXED DWELLING” ”**

---

It was

MOVED BY COUNCILLOR MITCH KIJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the item is deferred to a subsequent meeting.”  
CARRIED UNANIMOUSLY

230429

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 6527 WALLENBERG – CITY OF CÔTE SAINT-LUC**

---

It was

MOVED BY COUNCILLOR MITCH KIJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing front façade modifications to an existing Detached, Single-Family Dwelling, on lot 1 560 829 at 6527 Wallenberg and prepared by CCJOD Inc. for the Planning Advisory Committee meeting of March 14, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”  
CARRIED UNANIMOUSLY



230430

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5565 ROBINSON – CITY OF CÔTE SAINT-LUC**

---

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing a rear and lateral extension, and façade modifications to an existing Detached, Single-Family Dwelling, on lot 1 561 092 at 5565 Robinson and prepared by Méta Architecture Inc. for the Planning Advisory Committee meeting of March 14, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

230431

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5673 EDMORE – CITY OF CÔTE SAINT-LUC**

---

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing a new front porch and a rear extension to an existing Detached, Single-Family Dwelling, on lot 1 054 352 at 5673 Edgemore and prepared by Michael Finkelstein Architect. for the Planning Advisory Committee meeting of March 14, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

230432

**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* (CQLR, 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 May 2023 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 May 2023 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 May 2023 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

## **SECOND QUESTION PERIOD**

The second question period started at 10:29 p.m. and finished at 10:31 p.m. One (1) person submitted questions, and they were answered during the live feed.

1) Rosie Behar

The resident complained about the process for the Jardins Westminster, to which Mayor Brownstein responded the City is not yet in the process of taking signatures as the second draft by-law must be adopted.

230433

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

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby authorizes the Mayor to declare the Meeting adjourned.”

CARRIED UNANIMOUSLY

**AT 10:34 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

---

MITCHELL BROWNSTEIN  
MAYOR

---

FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

<b>LIST OF ANNEXES</b>		
<b>Resolution number</b>	<b>Corresponding Annex</b>	<b>Document</b>
230414	Annex A	Auxiliary Employees – White Collars – Hiring (list)
230416	Annex B	Minutes of the corrections – Section 48 - By-law 2594

**AUXILIARY EMPLOYEES - WHITE COLLARS - HIRING  
PARKS AND RECREATION DEPARTMENT  
CITY OF CÔTE SAINT-LUC  
LIST NAMES FROM MARCH 2023  
FOR APPROVAL APRIL 2023 COUNCIL**

NAME OF EMPLOYEE		POSITION / PROGRAM OR REPLACEMENT	TRANSFERRING FROM - WHICH POSITION /	EMPLOYEE START DATE	RESIDENCY	NUMBER OF YEARS EMPLOYED IN	HOURLY RATE	PROJECTED WEEKS OF EMPLOYMENT	WEEKLY HOURS	APPROX ANNUAL EXPENSE until end of 2023	GENERAL LEDGER CODE
<b>Aquatics</b>											
Stermer	Cole	Lifeguard		March 7 2023	Côte Saint Luc	NEW	\$15.34	38	10	\$5,829.20	02-780-01-112
Doppelt	Vanessa	Lifeguard		March 11 2023	Hampstead	NEW	\$15.34	36	25	\$13,806.00	02-780-01-112
										<b>Sub total:</b>	<b>\$19,635.20</b>
Abergel	Alexie	Lifeguard		June 3 2023	Côte Saint Luc	2	\$15.67	15	25	\$5,876.25	02-740-00-112
Bohadana	Elijah	Lifeguard		June 3 2023	Côte Saint Luc	2	\$15.67	15	25	\$5,876.25	02-740-00-112
Bonolo	Nathan	Lifeguard		June 3 2023	Côte Saint Luc	2	\$15.67	15	25	\$5,876.25	02-740-00-112
He	Jiaqi	Lifeguard		June 3 2023	Côte Saint Luc	NEW	\$15.67	15	25	\$5,876.25	02-740-00-112
Levy	Gad	Lifeguard		June 3 2023	Côte Saint Luc	2	\$15.67	15	25	\$5,876.25	02-740-00-112
Poirier Taksev	Lazlo	Lifeguard		June 3 2023	Côte Saint Luc	NEW	\$15.67	15	25	\$5,876.25	02-740-00-112
Salkovitz	Ava	Lifeguard		June 3 2023	Côte Saint Luc	NEW	\$15.67	15	10	\$2,360.50	02-740-00-112
Salkovitz	Jack	Lifeguard		June 3 2023	Côte Saint Luc	NEW	\$15.67	15	25	\$5,876.25	02-740-00-112
Samuels	Tia	Lifeguard		June 3 2023	Côte Saint Luc	NEW	\$15.67	15	25	\$5,876.25	02-740-00-112
Zelman	Zack	Lifeguard		June 3 2023	Hampstead	NEW	\$15.67	15	25	\$5,876.25	02-740-00-112
Green	Eva Marie	Lifeguard		June 3 2023	Montreal	2	\$15.67	15	25	\$5,876.25	02-740-00-112
Mc Murray	Callin	Lifeguard		June 3 2023	Montreal	5	\$15.67	15	25	\$5,876.25	02-740-00-112
Mir-Orefice	Maxime	Lifeguard		June 3 2023	Montreal	3	\$15.67	15	25	\$5,876.25	02-740-00-112
Robert	Callum	Lifeguard		June 3 2023	Montreal	NEW	\$15.67	15	25	\$5,876.25	02-740-00-112
Loulos	Adam	Lifeguard		June 3 2023	Montreal	NEW	\$15.67	15	25	\$5,876.25	02-740-00-112
										<b>Sub total:</b>	<b>\$84,618.00</b>
<b>Day Camp</b>											
Fhima	Jaden	Day Camp Senior Counsellor		2023-06-04	Côte Saint Luc	1	\$16.03	9	40	\$5,770.80	02-750-05-112
Mamane	Eva	Day Camp Senior Counsellor		2023-06-04	Côte Saint Luc	NEW	\$16.03	9	40	\$5,770.80	02-750-05-112
Bensimon	Lielle	Day Camp Junior Counsellor		2023-06-04	Côte Saint Luc	1	\$15.87	9	40	\$5,713.20	02-750-05-112
Chriqui	Orly	Day Camp Junior Counsellor		2023-06-04	Côte Saint Luc	NEW	\$15.56	9	40	\$5,601.60	02-750-05-112
Mohammadpour	Dina	Day Camp Senior Counsellor		2023-06-04	Côte Saint Luc	NEW	\$16.03	9	40	\$5,770.80	02-750-05-112
Cohen	Maya	Day Camp Junior Counsellor		2023-06-04	Côte Saint Luc	NEW	\$15.56	9	40	\$5,601.60	02-750-05-112
Youssefian	Melina	Day Camp Junior Counsellor		2023-06-04	Côte Saint Luc	NEW	\$15.56	9	40	\$5,601.60	02-750-05-112
Benayoun	Asher Meir	Day Camp Senior Counsellor		2023-06-04	Côte Saint Luc	NEW	\$16.03	9	40	\$5,770.80	02-750-05-112
Peters	Tyrese	Day Camp Senior Counsellor		2023-06-04	Montreal	NEW	\$16.03	9	40	\$5,770.80	02-750-05-112
										<b>Sub total:</b>	<b>\$51,372.00</b>
<b>Tennis Club</b>											
Di Solullo	Stephanie	Tennis Club Attendant		2023-06-25	Côte Saint-Luc	3	\$15.53	20	24	\$7,454.40	02-749-01-112
Levitt	Ethan	Tennis Club Attendant		2023-05-15	Côte Saint-Luc	3	\$15.53	20	24	\$7,454.40	02-749-01-112
Van Frank	Tyler	Tennis Club Attendant		2023-05-15	Côte Saint-Luc	3	\$15.53	20	24	\$7,454.40	02-749-01-112
D'Agostino	Mikael	Tennis Club Attendant		2023-05-15	Côte Saint-Luc	2	\$15.24	20	24	\$7,315.20	02-749-01-112
Hewel-Spicer	Lucus	Tennis Club Attendant		2023-05-15	Montreal	3	\$15.53	20	24	\$7,454.40	02-749-01-112
Nicolaidis-Gagnon	Mikhail	Tennis Club Attendant		2023-05-15	Montreal	2	\$15.24	20	24	\$7,315.20	02-749-01-112
										<b>Sub total:</b>	<b>\$44,448.00</b>
										<b>Total:</b>	<b>\$200,073.20</b>

Cornelia Ziga  
Director of Recreation

Signed

Date

*C. Ziga*  
*April 12, 2023*

**ANNEX B**  
**MINUTES OF THE CORRECTIONS – BY-LAW 2594**

**NATURE OF THE CORRECTION:**

- ❖ Section 48 of by-law 2594 entitled: “by-law concerning the piping of drinking water, wastewater and storm water.”

**Section 48- By-law 2594 in French**

- 48- Le compteur installé sur un terrain ou dans un bâtiment en vertu de l’**article 46** est fourni par la Ville et est la propriété de celle-ci.
- 48- Le compteur installé sur un terrain ou dans un bâtiment en vertu de l’**article 47** est fourni par la Ville et est la propriété de celle-ci.

**Section 48 - By-law 2594 in English**

- 48- Meters installed on a lot or in a building under **article 46** are provided by the City and remain its property.
- 48- Meters installed on a lot or in a building under **article 47** are provided by the City and remain its property.

I, the undersigned, Florine Agbognihoue, Assistant City Clerk of the City of Côte Saint-Luc, modify by these correcting minutes, section 48 of by-law 2594, 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 \_\_\_\_\_ 2023.

\_\_\_\_\_  
Florine Agbognihoue  
Assistant City Clerk