

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, JULY 10, 2023 AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 8:00 P.M.**

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**PRESENT:**

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

**ALSO PRESENT:**

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

**WELCOMING REMARKS BY THE MAYOR**

Prior to tonight's meeting, Mayor Brownstein welcomed the audience to the meeting.

230701

**ADOPTION OF THE AGENDA FOR THE MEETING OF JULY 10, 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 July 10, 2023, as submitted."  
CARRIED UNANIMOUSLY

**QUESTION PERIOD**

The question period started at 8:02 p.m. and finished at 8:32 p.m. Nine (9) people  
asked to speak, and they were heard.

1) Allan Schneiderman

The resident inquired about the result of the registry regarding the adoption of by-  
law 2217-60 to which Councillor Kujavsky responded that were a total of 54  
signatures for zones RU-42 and RU-43, therefore the votes were successful into  
opening a register for the adoption of by-law 2217-60 scheduled on tonight's  
meeting.

2) Michael Schaffer

The resident took the stand to express his dissatisfaction and vision with regards to the Cavendish extension crossing the CP land, to which Mayor Brownstein responded that he agrees with the resident's vision and that the city will continue its efforts.

3) Norman Sabin

The resident suggested a pedestrian push button at the intersections of Plamondon and Vézina as the Cavendish extension will take time to complete and that this suggestion would facilitate access on Décarie, to which Mayor Brownstein responded that the City could bring this idea to Côte-des-Neiges/NDG. Councillor Berku also added that the City created an intermunicipal committee where this issue will be pushed forward and suggested the resident to attend Montreal's Council Meetings as well to push forward his ideas, as this decision lies with the City of Montreal.

4) Toby Shulman

The resident inquired whether the City has an emergency plan for large-scale incidents, for example, as occurred at Lac Mégantic, for toxic and chemical spills (since there are two trains that pass through the City), and for ice storms, to which Councillor Sebag responded that is an active preparedness plan established in the City, which is updated regularly, and it is available on the City's website.

She also inquired about the procedure when there is a car racing in the streets, to which Councillor Sebag responded that the SPVM has the jurisdiction for any type of moving vehicle and report it, he added that these reports are not made in vain, as it will rise attention to the SPVM to patrol more. Councillor Shuster then added that the residents should not fear of calling 911 as the SPVM need data collection to make operations more effective.

The resident also inquired about the two benches she requested on The Avenue between Cavendish and the entrance of the TD Bank to determine whether Public Works was in a position to install them, to which Mayor Brownstein responded that the City Management will follow up with Public Works to verify the possibility of adding these two benches.

5) Wayne Hodgins

The resident asked whether the City has any jurisdiction on issues between landlord and tenant, to which Mayor Brownstein responded the issues between the landlord and tenant is with the *Régie du logement du Québec*, but from some issues regarding the building itself, Urban Planning could be called to have an inspection done. He also added that there is a tenant portal on the City's website to inform tenants of the procedures they can make with the *Régie du logement*.

6) Mark Needelman

The resident inquired whether there will be road resurfacing, more specifically on Cavendish Boulevard, Côte Saint-Luc Road, Westminster Road, Guelph Road and Kildare Road to which Mayor Brownstein responded that the City will soon be resurfacing Cavendish Boulevard southbound from Kildare to the underpass, and Fleet Road eastbound from Cavendish to Alpine. In addition, the City is doing a road reconstruction and new sidewalks on several side streets including parts of Sir Winston Churchill, Hartwell, Parkhaven, and Merton. At these side streets, the City is also replacing the City's section of the water service line sewer line. The City is doing roads, sidewalks, and these pipes at the same time as it's the most efficient and cost-effective way to proceed. Additionally, the Public Works crews are providing temporary repairs to road surfaces.

7) Evelyn Troper

The resident inquired about why the City decided not to have fireworks at Canada Day celebrations to which Councillor Shuster responded that the City has not yet celebrated Canada Day with the exception of the New Citizenship Ceremony at the City's Aquatic Center and that Canada Day celebrations will be postponed to August 31, 2023 and there will not be any fireworks show as given the popularity of last year's drone show, the City has decided to replace the fireworks show with an extended drone show. She also added that it is a pilot project, meaning the City will get feedback from residents. This feature was taken into consideration of others that have different views, especially people who live nearby and receive debris on their lawn, people with very young infant, and people with domestic animals such as dogs.

8) Fred Fitzhugh

The resident inquired about the possibility of using a battery-powered leaf blower in relation to nuisance by-law 2470-2, as according to the resident battery-powered leaf blowers are less noisy than motor-powered leaf blowers, to which Councillor Erdelyi responded that it is the first year the City has implemented this by-law and therefore still has the possibility of revising the by-law now that it is in force, but that the by-law prohibits both motorized and battery-powered leaf blowers because the source of the nuisance is not only the noise, but also the particles that are pushed into the air by these tools.

9) Gabriela Artzi

The resident asked if the Town was considering adopting a by-law to reduce noise from lawnmowers to which Councillor Erdelyi responded that the City does not have such by-law, but that it is in the process of reviewing and updating the nuisance by-law, but specifically on what includes pool heaters, air conditioners and heat pumps and that lawnmowers are certainly something the City can consider.

**VIDEO PRESENTATION**

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A video was presented to promote justice, remembrance, cultural freedom and inclusion. This video was presented to thank the Kanien'kehá:ka Nation.

230702

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL  
DATED JUNE 12, 2023, AT 8:00 P.M.**

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It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Minutes of the Regular Meeting of Council dated June 12, 2023, at 8:00 p.m. be and are hereby approved as submitted."  
CARRIED UNANIMOUSLY

230703

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

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

CARRIED UNANIMOUSLY

230704

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF  
JUNE 1, 2023 TO JUNE 30, 2023**

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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 June 1, 2023 to June 30, 2023 for a total amount of \$23,161,585.16 in Canadian Funds;

THAT Treasurer’s certificate No. 23-0091 dated July 4, 2023, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230705

**AUTHORIZATION FOR THE CITY TREASURER TO OPEN AN INVESTMENT  
ACCOUNT WITH NATIONAL BANK**

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WHEREAS the National Bank has offered the City of Côte Saint-Luc investment opportunities for surplus funds with a favorable interest rate;

WHEREAS section 5.1 of the Investment policy states that “prior to making investments with any financial institution, with the exception of the City’s official bank used for all operational transactions, a Council resolution approving a financial institution for investment purposes only must be adopted”;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby authorizes the City Treasurer to open an investment account with the National Bank;

THAT the Mayor and the City Treasurer be authorized to sign all documents required by the National Bank pertaining to the investment account.”

CARRIED UNANIMOUSLY

230706

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

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

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 July 5, 2023 and that said employees’ terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer’s certificate No. 23-0089, dated June 30, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230707

**HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF BLUE  
COLLAR AUXILIARY EMPLOYEES**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the hiring of the Blue collar auxiliary employees whose names are listed on the document titled “Auxiliary Employees – White Collars – Hiring”, hereto as Annex B, dated April 28, 2023 and that said employees’ terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer’s certificate No. 23-0090, dated July 5, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230708

**RESOLUTION TO APPOINT A MEMBER OF THE COMMITTEE ON ACCESS TO  
INFORMATION AND THE PROTECTION OF PERSONAL INFORMATION**

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WHEREAS article 8.1 of the *Act respecting Access to documents held by public bodies and the Protection of personal information* (“Act”) provides that a committee on access to information and the protection of personal information is responsible for supporting the public body in the exercise of its obligations under the Act; and

WHEREAS article 8.1 of the Act provides that this committee reports to the Director General and that it is comprised of the person responsible for access to documents, the person responsible for the protection of personal information and any other person whose expertise is required, including, where applicable, the person responsible for the security of information and the person responsible for records management;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby ratifies and confirms that, pursuant to the memorandum signed by the City Manager on September 14, 2022 (and as of that date), Andry Rafolisy, Director of Financial Services and Treasurer is appointed as member of the above-described Committee on access to information and the protection of personal information.”

CARRIED UNANIMOUSLY

230709

**RESOLUTION OF THE CITY OF CÔTE SAINT-LUC SUPPORTING THE ULTRA-TRAIL MONARCH PROJECT**

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WHEREAS the Monarch Ultra-Trail is a 4.500 km ultra-marathon that follows the migratory path of monarch butterflies in order to draw attention to the existential threat to this emblematic species;

WHEREAS the monarch population has been in major decline for approximately two decades and in addition to being classified as a species of special concern by the species at *Risk Act of Canada*, the International Union for Conservation of Nature has recently placed this species on the red list of threatened species because of the destruction of its habitat and climate change;

WHEREAS the gradual disappearance of the Monarch butterfly is a symptom of an environmental, climatic and biodiversity crisis that is affecting the entire planet and is of growing concern, and the Monarch Ultra-Trail project hopes to draw attention to the situation;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council supports the Monarch Ultra-Trail Project in order to promote the creation of an ecological movement for the migration of the Monarch butterfly in its migratory corridor, with the following actions:

- Distribute free milkweed seeds to the public at city events, raising awareness of the importance of sowing this plant to save monarchs;
- The identification, preservation and establishment of naturalized areas on its territory;
- Promote the Monarch Ultra-Trail in City communications and encourage the residents to contribute to its \$4.5 million fundraising campaign to finance research into monarch preservation;
- The implementation of all other actions aimed at saving these butterflies.”

CARRIED UNANIMOUSLY

230710

**RESOLUTION OF SUPPORT TO THE TOWN OF MOUNT ROYAL - RESEAU  
EXPRESS METROPOLITAIN (REM) PROJECT**

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WHEREAS the deployment of REM on the South Shore;

WHEREAS based on the current proposed developments, the negative impacts of noise and visual pollution will be significant for the immediate vicinity of the REM's activities, equipment and facilities;

WHEREAS since the beginning of the REM project, several municipalities on the island of Montreal where the REM facilities will be built have been concerned about the noise and visual pollution caused by this project and its future activities;

WHEREAS there is reason to express concern in this regard and to ask CDPQ/infra to take concrete action to reduce as much as possible the negative impacts already foreseeable along the entire route of the REM;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) expresses its support to the Town of Mount Royal, as well as to all other municipalities on the island of Montreal where REM installations are planned, in order to ensure the peace of mind and quality of life of their residents;

THAT the Council supports their efforts with CDPQ/infra, to obtain the design and implementation of all concrete measures required to reduce the negative noise and visual impacts that will be caused by the REM along the entire length of its network;

THAT The Council directs its clerk to send a copy of this resolution to CDPQ/infra, as well as to the Minister of Transport and the Minister responsible for the Montreal region, to the Mayor of the City of Montreal and to all the cities linked to the Montreal Agglomeration.”

CARRIED UNANIMOUSLY

230711

**RESOLUTION REFUSING TO RATIFY THE OFFER OF SETTLEMENT FOR THE  
CLAIM NO: 1610-2021-021**

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WHEREAS on April 6, 2021, the claimant filed a claim against the City of Côte Saint-Luc regarding alleged damages related to a fall that occurred on November 5, 2022, in a Côte Saint-Luc park;

WHEREAS on May 24, 2023, at the case management conference, the claimant agreed to participate in the mediation session recommended by the judge;

WHEREAS on May 24, 2023, upon the recommendation of the mediator, the claimant accepted and signed an agreement stipulating compensation for the amount of \$5,000, subject to ratification by the Côte Saint-Luc City Council;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

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

THAT the Côte Saint-Luc City Council doesn't hereby authorize the settlement of the aforementioned claim for the amount of \$5,000, plus applicable taxes;

THAT the Director of Legal Services and City Clerk is hereby authorized to continue legal proceedings leading to the hearing of the claim.”

CARRIED UNANIMOUSLY

230712

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF ONE (1) USED CHIPPER (K-75-23)**

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

WHEREAS the City researched suppliers that offer this type of products and received a conforming quote from Progazon Arboriculture 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 SIDNEY BENIZRI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Progazon Arboriculture Inc. for the purchase of one (1) used chipper for a total amount of \$35,000.00, plus applicable taxes;

THAT the above-described expenses shall be financed from the loan By-law 2546 entitled: “By-law 2546 authorizing a loan of \$372,000 for the purchase of vehicles and equipment” previously approved by the *Ministère des Affaires Municipales de l'Habitation*;

THAT Treasurer's certificate No. 23-0092, dated July 5, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230713

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE AND INSTALLATION OF FENCES ON CAVENDISH BOULEVARD MEDIAN (K-76-23)**

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the purchase and installation of two (2) fences at Cavendish Boulevard median;

WHEREAS the City researched suppliers that offer this type of products and received several quotes;



WHEREAS the most advantageous quote was received from Clôture Centrale 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 SIDNEY BENIZRI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract to Clôture Centrale Inc. for the purchase and installation of two (2) fences for a total amount of \$75,000.00, 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 ten (10) years;

THAT Treasurer's certificate No. 23-0093, dated July 6, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230714

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR PNEUMATIC EXCAVATIONS AND LEAD PIPE REPLACEMENT – CONTRACTOR SERVICES (C-09-23C)**

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WHEREAS the City of Côte Saint-Luc ("City") issued a public tender under tender No. C-09-23C for pneumatic excavations and lead pipe replacement - contractor services and received three (3) bids;

WHEREAS the lowest conforming bid was received from Construction Camara / 6742114 Canada Inc.;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract to Construction Camara / 6742114 Canada Inc. for pneumatic excavations and lead pipe replacement, in accordance with the terms of tender No. C-09-23C for a total amount of \$ 975,827.00, plus applicable taxes;

THAT furthermore the City may consider an amount of \$19,517.00, 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 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 et de l'Habitation*;

THAT Treasurer's certificate No. 23-0088, dated June 30, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230715

**BY-LAW 2474-1 AMENDING BY-LAW 2474 ENTITLED: "MASTER PLAN BY-LAW OF THE CITY OF CÔTE SAINT-LUC" IN ORDER TO AMEND THE BUILDING DENSITY IN SECTOR 05-07 – ADOPTION**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

230716

**ZONING BY-LAW NO. 2217-60 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" – ADOPTION**

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WHEREAS the second draft by-law No. 2217-LLL-P2 was adopted by the Côte Saint-Luc City Council on June 12, 2023;

WHEREAS after public notice was given, valid requests have been received for the by-law to be submitted for the approval by way of referendum of the qualified voters in the concerned zone or any contiguous zones;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT in conformity with the *Act respecting Land Use and Development* (C.Q.L.R., Chapter A-19.1) the Council hereby adopts the By-Law No. 2217-60 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"."

CARRIED BY THE MAJORITY OF THE VOTES WITH COUNCILLORS SHUSTER, BERKU AND ERDELYI ALL DISSENTING.

230717

**SECOND DRAFT ZONING BY-LAW NO. 2217-MMM-P2 TO BE ENTITLED: “BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO AUTHORIZE ADDITIONAL COMMERCIAL USES IN ZONE CD-9” – ADOPTION**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT in conformity with the *Act respecting Land Use and Development* (C.Q.L.R., Chapter A-19.1) the Côte Saint-Luc City Council hereby adopts the second draft By-Law No. 2217-MMM-P2 to be entitled: “By-law to Amend the Zoning By-Law No. 2217 of the City of Côte Saint-Luc in order to authorize additional commercial uses in zone CD-9.”

CARRIED UNANIMOUSLY

230718

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5696 EINSTEIN – CITY OF CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY 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 1 561 866 at 5696 Einstein and prepared by Agapi+Alt architectes SENC for the Planning Advisory Committee meeting of June 13, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED BY THE MAJORITY OF THE VOTES WITH COUCILLORS BERKU, SHUSTER AND ERDELYI DISSENTING. THE MAYOR VOTING IN FAVOR.

230719

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5020, 5304, 5360, 5370 MACDONALD – CITY OF CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the installation of four (4) free-standing signs (one (1) sign per lot) in front of the multifamily dwellings on lots 2 088 370, 2 088 380, 2 088 381, and 2 088 382, and prepared by Brilliant Designs for the Planning Advisory Committee meeting of June 13, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

230720

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5523 BORDEN – CITY OF CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing a land subdivision and conversion of the existing Detached Single-Family Dwelling on original lot number 1 560 598 into a Semi-Detached Single-Family Dwelling on the proposed lot No. 6 079 434 and 6 079 435 and prepared by Dessins Drummond for the Planning Advisory Committee meeting of April 4, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”  
CARRIED UNANIMOUSLY

230721

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5615 RAND – CITY OF CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the construction of a second storey and lateral extension on the existing Detached Single-Family Dwelling on lot 1 053 134 at 5615 Rand and prepared by Ariel Aaron Architecte for the Planning Advisory Committee meeting of June 13, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”  
CARRIED UNANIMOUSLY

230722

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5899 BEETHOVEN – CITY OF CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
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 1 560 804 at 5899 Beethoven and prepared by Leborgnerizk Architecture for the Planning Advisory Committee meeting of June 13, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”  
CARRIED UNANIMOUSLY

230723

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 6585-6595 MACKLE – CITY OF CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the installation of two (2) signs on the existing Mixed Dwelling for the West-End Cavendish Athletic Club on lot 1 561 097 at 6585-6595 Mackle and prepared by Brilliant Designs for the Planning Advisory Committee meeting of June 13, 2023, be approved according to the provisions of Chapter 14 of By-Law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

230724

**URBAN PLANNING – MINOR EXEMPTION – 5523 BORDEN – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5523 Borden, Lot 1 560 598 (that will be subdivided into lots 6 079 434 and 6 079 435), be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow a land subdivision and conversion of the existing Detached, Single-Family Dwelling into a Semi-Detached, Single-Family Dwelling:

- With no interior parking spaces on the proposed lot 6 079 434 (existing house) and with one (1) interior parking space on the proposed lot 6 079 435 (new attached dwelling), instead of providing two (2) interior parking spaces when the dwelling's proposed area is greater than 167.22 m<sup>2</sup> (1 800 sq.ft.), excluding the area of the garage and of the basement floor; and,
- With both proposed lots 6 079 434 and 6 079 435 each having a minimum land frontage of 11.4 meters (total minimum land frontage for a semi-detached dwelling of 22.8 meters) instead of the minimum required land frontage for each lot of 12.19 meters (total minimum land frontage for a semi-detached dwelling of 24.38 meters).

The whole notwithstanding the provisions of Zoning By-law 2217 Annex “B” (zone RU-3) and Article 7-2-1 a).”

CARRIED UNANIMOUSLY

230725

**URBAN PLANNING – MINOR EXEMPTION – 5615 RAND – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5615 Rand, Lot 1 053 134, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of a second storey and lateral extension on the existing Detached Single-Family Dwelling:

- Without having to provide a two-car garage when the dwelling’s proposed area is greater than 167,22 m<sup>2</sup> (1,800 sq. ft.), excluding the area of the garage and of the basement floor; and
- With a maximum Building Height of 28ft.-8in. instead of the maximum allowable height of approximately 26 ft. measured from the City sidewalk as per zoning by-law 2217 which states that the maximum authorized height of any building in the concerned zone shall be neither inferior nor superior by more than 25% in relation to the average height of the neighbouring buildings located at less than 30m (98.5 ft.) on the same side of the street.

The whole notwithstanding the provisions of Zoning By-law 2217 Annex “B” (zone RU-22), Article 7-2-1 a) and Article 14-11-4.”  
CARRIED UNANIMOUSLY

230726

**URBAN PLANNING – MINOR EXEMPTION – 5624 HUDSON – 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 5624 Hudson, lot 1 053 091, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of a balcony in the rear yard:

- Located at a minimum distance of approximately 1.6 ft from the rear land line instead of the minimum required distance of 10 feet from the rear land line;
- With a maximum encroachment of approximately 16.7 ft into the minimum rear setback instead of the maximum permitted encroachment of 10 feet into the minimum rear setback;
- At a minimum distance of approximately 10 inches from the common land line instead if the minimum required distance of 2 ft from the common land line in the case of a semi-detached dwelling;

The whole notwithstanding the provisions of Zoning By-law 2217 Annex “B” (zone RU-20), Article 4-4-3, Article 4-2-2 Table 1 and Article 4-4-5 a).”  
CARRIED UNANIMOUSLY

230727

**URBAN PLANNING – MINOR EXEMPTION – 6585-6595 MACKLE – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 6585-6595 Mackle, Lot 1 561 097, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the installation of two signs on the existing mixed dwelling for the West-End Cavendish Athletic Club:

- One sign to be located on the façade facing Mackle Rd. with a maximum sign area of 55.5 sq.ft. instead of the maximum permitted sign area of 20 sq.ft.; and
- One sign to be located on the façade facing Armstrong Av. with a maximum sign area of 22.8 sq.ft. instead of the maximum permitted sign area of 20 sq.ft.;

The whole notwithstanding the provisions of Zoning By-law 2217, Article 9-3-2.”

CARRIED UNANIMOUSLY

230728

**URBAN PLANNING – MINOR EXEMPTION – 6501 KILDARE – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 6501 Kildare, Lot 2 871 970, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of a patio in the Front Yard at a distance of 0m (0ft.) from the Front Land Line, instead of locating the patio at the rear of the main building with a minimum rear and lateral setback of 0.91m (3ft.);

The whole notwithstanding the provisions of Zoning By-law 2217, Article 4-4-1 and Article 4-4-5 c).”

CARRIED UNANIMOUSLY

230729

**RESOLUTION TO ESTABLISH THE STANCE OF THE CITY OF  
CÔTE SAINT-LUC COUNCIL ON ISSUES TO BE PRESENTED AT THE  
MONTREAL URBAN AGGLOMERATION COUNCIL MEETING**

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WHEREAS according to section 4 of *An Act respecting the exercise of certain municipal powers in certain urban agglomerations* (CQLR, c. E-20.001) ("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 August 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 ANDEE SHUSTER

AND RESOLVED:

"THAT Council take the following stance in view of any Agglomeration Council meetings to be held in August 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 August 2023 based on the information to be presented during those meetings."

CARRIED UNANIMOUSLY

**SECOND QUESTION PERIOD**

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The second question period started at 9:51 p.m. and finished at 10:07 p.m. Six (6) person submitted questions, and they were answered during the live feed.

- 1) Rosemary Steinberg

The resident inquired in which newspaper the notices concerning the registry for the Jardins Westminster project would be published and if the City can take more steps to notify the residents to which City Manager responded that the notices are published in the Suburban, published on the City's website and on the City's notice board at City Hall. He also requested the City Clerk to contact the resident with any further information regarding the timeline (date, time, and location for the registry). Councillor Erderlyi displayed on screen where to find the Public Notices on the City's website; engage page.



2) David Klaiman

The resident inquired about the property line for sewer and water lines and, more specifically, whether the City of Côte Saint-Luc's by-law differs from that of certain other cities on the Island of Montreal, to which Councillor Erdedy responded that 10 years ago, all cities had the same property line for water and sewer pipes, and that in recent years, some cities have changed their property line. The City of Côte Saint-Luc has kept the property line as it was 10 years ago and has not changed its property line like the City of Montreal, for example.

The resident also inquired about the register; more specifically what would be the next step if the registers get enough signatures needed to which City Manager responded that Council would have then two options, either withdraw the by-law or go into a referendum on the by-law.

3) Ayala Aviel

The resident inquired about best way to request a copy of the unedited Q&A of the District 5 zoom session held on Jun2 12, 2023, to which Councillor Kujavsky responded that he could provide the recording to the resident.

4) Armando Giordano

The resident inquired whether the residents eligible to vote on the registry can vote in advance regarding By-law 2217-60 to which City Manager responded that as a general rule it would have to be in person but to advise the resident to contact the City Clerk's office to a final answer to this.

The resident also inquired about when to expect the City to clean the lane behind his resident to which Councillor Kujavsky responded that the question will be referred to Public Works.

5) Norman Sabin

The resident inquired whether the owner of 5757 Cavendish Boulevard is authorized to install a medical imaging center, to which Councillor Sebag responded that there is no license given by the Quebec government for imaging (such as X-Rays, MRI, CT scan, etc.) in a private sector.

6) Malka Moskatel

The resident expressed her worries about the 5-days delay between the public notice and the registry regarding By-law 2217-60 to which City Manager explained that it is a minimum of 5 days request by law but that the City will give more days to notify its residents. Mayor Brownstein added that the Council will request the City Clerk to give much more time between the the public notice and the registry.

230730

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

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

**AT 10:08 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

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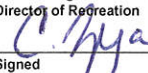
FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

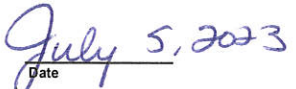
<b>LIST OF ANNEXES</b>		
<b>Resolution number</b>	<b>Corresponding Annex</b>	<b>Document</b>
230706	Annex A	Auxiliary Employees – White Collars – Hiring (list)
230707	Annex B	Auxiliary Employees – Blue Collars – Hiring (list)

ANNEX A

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

NAME OF EMPLOYEE		POSITION / PROGRAM OR REPLACEMENT	TRANSFERRING FROM -	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>											
Finegan	Elora	Swim Instructor		2023-06-25	Cote Saint Luc	NEW	\$15.67	16	5	\$1,253.60	02-780-01-112
									<b>Sub total:</b>	<b>\$1,253.60</b>	
<b>Outdoor Pool</b>											
Plotkin	Liam	Outdoor Pool Cashier		2023-06-17	Montreal	NEW	\$15.55	12	28	\$5,224.80	02-740-00-112
									<b>Sub total:</b>	<b>\$5,224.80</b>	
									<b>Total:</b>	<b>\$6,478.40</b>	

Cornelia Ziga  
 Director of Recreation  
 Signed 

  
 Date

**Hiring of Auxiliary Blue Collars – Public Works (2023)**

Public Council Meeting of: **July 10, 2023**

<b>Employee</b>	<b>Status</b>	<b>Department</b>	<b>Hiring date</b>	<b>End Date</b>	<b>Salary in 2023</b>	<b>Ledger Code</b>
Bradley McEwen-Lavigne	Auxiliary	Public Works	May 1 <sup>st</sup> , 2023	None	\$37,226.70	02-752-00-116
Jordan Fucito	Auxiliary	Public Works	May 1 <sup>st</sup> , 2023	None	\$37,226.70	02-752-00-116
Dylan Martinez	Auxiliary	Public Works	May 1 <sup>st</sup> , 2023	None	\$37,226.70	02-752-00-116
Gael Francois Chatel	Auxiliary	Public Works	May 23, 2023	None	\$34,035.84	02-320-01-116
Santino Gauthier	Auxiliary	Public Works	June 27, 2023	None	\$28,717.84	02-752-00-116
				<b>TOTAL</b>	<b>\$174,433.68</b>	