

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, SEPTEMBER 11, 2023 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 Sidney Benizri
Councillor Dida Berku, B.C.L.
Councillor Mike Cohen, B.A.
Councillor Steven Erdelyi, B.Sc., B.Ed.
Councillor Oren Sebag, B.Sc. RN MBA
Councillor Andee Shuster

ALSO PRESENT:

M^e Jonathan Shecter, City Manager
M^e Pascalie Tanguay, Director of Legal Services and City Clerk
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.

TERRITORIAL ACKNOWLEDGEMENT

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

STATEMENT FOR THE MOROCCO TRAJEDY

Mayor Brownstein emphasized the tragic incident that unfolded in Morocco on September 8, 2023, where approximately 2,000 lives were lost due to the earthquake. He subsequently suggested that individuals who wish to provide assistance consider making donations through the Canadian Red Cross.

HONORING THE MEMORY OF SEPTEMBER 11

Mayor Brownstein brought attention to the tragic events of the 9/11 attack that occurred 21 years ago in New York. He then offered words of wisdom and underscored the importance of continually reassessing security measures.

Mayor Brownstein subsequently requested a moment of silence to be held in honor of the individuals impacted by the earthquake that occurred on September 8, 2023, in Morocco, as well as the tragic events of September 11, 2002, and those who lost their lives in connection with these incidents.

CÔTE SAINT-LUC GOLF CLASSIC AWARD PRESENTATION

Councillor Cohen introduced the 2023 Golf Classic, a charitable event that successfully raised over \$5,000, thanks to the generosity of the tournament's sponsors. These funds were designated for the Luke Parks and Recreation bursary

program, which assists families in need within the community to afford registration for the City's programs and the purchase of specific equipment.

Following this introduction, Councillor Cohen invited Councillor Azerad and Berku to join Manny Young at the podium to present the 2023 trophies to the winners of the golf club tournament, namely Mrs. Patricia Heller and Michael Burman.

To commemorate the occasion, a group photo was taken with the members of the Council alongside Mrs. Patricia Heller and Michael Burman.

230901

ADOPTION OF THE AGENDA FOR THE MEETING OF SEPTEMBER 11, 2023

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts the agenda for the meeting of September 11, 2023, as submitted.”
CARRIED UNANIMOUSLY

QUESTION PERIOD

The question period started at 8:15 p.m. and finished at 9:13 p.m. Ten (10) people asked to speak, and they were heard.

1) Sharon Friedman

The resident inquired about the City on Montreal's Mayor timeline regarding the Cavendish extension and whether there is any way to expedite the process to which Councillor Berku responded that in May 2023, the Engineering Department noted that the City of Montreal had been lacking in diligence and progress with their studies. During the last City Council meeting, a resolution was passed to ensure that the project moves forward promptly. Additionally, a resolution was also presented at the Agglomeration Council Meeting, leading to the City of Montreal's agreement to advance the Cavendish extension with diligence.

Councillor Sebag also added that projects of this nature require considerable time, and it is widely understood that the City is actively working to advance this project.

2) Susanne Sirzyk

The resident inquired whether if the City could acquire cameras for the three primary routes leading out of Côte Saint-Luc to which Mayor Brownstein expressed support for this suggestion and mentioned that the request would be further addressed internally.

3) Rosie Behar

The resident began by expressing her gratitude to the City and the City Council for Park Kirwan, which is greatly appreciated by residents. Subsequently, she inquired about the Jardin Westminster Project and asked about the approximate cost of a potential referendum, as well as the source of funding to which Mayor Brownstein responded that the estimated cost is around \$30,000, and the funding would be derived from the municipal taxes collected by the City. He also mentioned that the

project does not appear to be progressing, and this matter would be addressed later in the meeting.

4) Harold Forester

The resident took the stand to inform the Counsel members that he has several questions and concerns about the proposed By-law 2593-1 and that he has a meeting with the Project Manager of this proposal and that intends to provide the Council members with a formal written document detailing his inquiries and issues.

5) Malka Moskatel

The resident inquired for a comparison of signatories between the individuals who signed the petition and those who signed the registry for the Jardin Westminster Project, to which Mayor Brownstein clarified that all required studies had been conducted, and the Council had obtained a sufficient number of names to proceed with a referendum. And that for this reason the difference between the signatories of the petition and the signatories of the register has not been calculated.

6) Norman Sabin

The resident inquired about the threshold for initiating a legal action concerning the Cavendish extension, as well as the specific justifications and objectives for such legal action, along with the potential costs involved to which Mayor Brownstein responded by stating that the City would need to seek legal opinion on this matter. However, he emphasized that, at present, there is no immediate need for a legal action because the City of Montreal has indicated its intention to honor the agreement between the province and the City of Montreal, progressing to the next phase. He also added that if the City of Montreal were to breach the agreement, the City would then seek legal opinion to determine whether it has the authority to compel the province to enforce the terms of the agreement or, theoretically, to have the hippo drum returned.

7) Sylvia Santosa

The resident voiced her concerns regarding the presence of mold at the Samuel Moskovitch Arena, highlighting that the temperature disparity between the hallway and the ice rink area leads to condensation, creating a conducive environment for mold growth. The resident then inquired about the City's sense of urgency in addressing this issue and sought details on the timeline and approach for resolution to which Mayor Brownstein responded that City staff were made aware of this issue and a specialist would be brought in to assess whether it is indeed mold or another issue, as well as to determine the necessary actions to be taken. He added that immediate measures would be taken to clean the affected area. As a precaution, the space would be closed for any future storage until a more comprehensive, long-term solution is identified, and all equipment has been relocated.

8) Toby Shulman

The resident asked about the feasibility of implementing a program to assist seniors in attending City events when they lack transportation options. He also inquired whether the City would consider initiating a program for seniors to gather at local restaurants to which Mayor Brownstein responded that seniors aged 65 or older already have access to free public transit, which covers buses and adaptive transportation. Regarding the community meals and restaurant program, he mentioned that Parks and Recreation could explore the possibility of organizing such initiatives or see if there are federal funding to support them. Additionally, he noted that the City has numerous social organizations that may offer similar opportunities for seniors to engage and socialize.

9) Ayala Aviel

The resident expressed her apprehension about door-to-door solicitation, citing concerns about potential fraudulent activities she had become aware of, to which Mayor Brownstein that the appropriate contact point for such concerns is the police, and City staff will explore methods to raise awareness among residents about such situations.

10) Sam Hachem & Jim

Two City lifeguards expressed their concerns about the low salary for lifeguards in the City, which has led to difficulties in staffing and increased staff turnover as they seek better-paying opportunities in other cities. This situation raises safety concerns due to the shortage of pool staff. They inquired if there was a possibility to raise lifeguard wage, to which Mayor Brownstein responded that the Council would refer the matter to Human Resources and Park and Recreation for consideration within the budget constraints.

230902

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL
DATED AUGUST 14, 2023, AT 8:00 P.M.**

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated August 14, 2023, at 8:00 p.m. be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

230903

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

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

230904

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

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the list of disbursements for the period of August 1, 2023 to August 31, 2023 for a total amount of \$5,031,680.82 in Canadian Funds;

THAT Treasurer’s certificate No. 23-0116 dated September 5, 2023, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230905

APPROVAL OF THE RENEWAL AGREEMENT WITH PG SOLUTIONS FOR A MASTER SOFTWARE LICENSE AND SUPPORT (K-01-21-25)

WHEREAS the City of Côte Saint-Luc (“City”) and PG Solutions (“PG”) entered into a Master Software License and Support Agreement effective December 12, 2011 (“Agreement”);

WHEREAS on January 18, 2016, the City approved the first Renewal Agreement for a term of five (5) years, beginning January 1, 2016, and ending on December 31, 2020;

WHEREAS on December 23, 2020, the City approved the second Renewal Agreement for a term of three (3) years, beginning January 1, 2021, and ending on December 31, 2023;

WHEREAS the second Renewal Agreement included two (2) option years, beginning January 1, 2024, and ending on December 31, 2025;

WHEREAS since the object of the Agreement stems from the use of a software package or product ensuring the compatibility with existing systems, pursuant to Article 573.3 (6) (a) of the *Cities and Towns Act*, this Agreement was exempt from the tendering process;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council I hereby approves the two (2) option years related to the second Renewal Agreement with PG based on the December 12, 2011 Agreement with the modifications indicated in the first and second Renewal Agreements, for the period between January 1, 2024 and December 31, 2025, for a total amount of \$338,100, plus applicable taxes;

THAT the attached Annex A to New Master Agreement 2021-2025 form an integral part of this resolution;

THAT Treasurer’s Certificates will be issued by the Treasurer in January 2024 and at the start of each subsequent year of the term to attest to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230906

**HUMAN RESOURCES – PUBLIC WORKS – HIRING OF A MECHANIC
(PERMANENT, FULL-TIME, BLUE COLLAR)**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the hiring of Hugo Lepine as a Mechanic (permanent, full-time, blue collar position), effective August 21, 2023;

THAT Treasurer’s certificate number 23-0111, dated August 30, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230907

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

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the hiring of Colleen Silvano as an Office Agent (permanent, full-time, white collar position), effective September 11, 2023;

THAT Treasurer’s certificate No. 23-0115, dated August 31, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

230908

**HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC
LIBRARY – STATUS CHANGE OF A LIBRARY CLERK – FROM PART-TIME
AUXILIARY TO FULL-TIME PERMANENT**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council ratifies the status change of the position of a Library Clerk, currently held by Yasaman Baghi, from part-time auxiliary to full-time permanent, effective September 2nd, 2023;

THAT Treasurer's certificate No. 23-0113, dated August 31, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230909

HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – STATUS CHANGE OF A LIBRARY CLERK – FROM FULL-TIME PERMANENT TO PART-TIME AUXILIARY POSITION

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the status change of the position of a Library Clerk, currently held by Katherine Vehar, from full-time permanent to part-time auxiliary, effective September 2, 2023."

CARRIED UNANIMOUSLY

230910

HUMAN RESOURCES – PROMOTION TO SENIOR HUMAN RESOURCES ADVISOR

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the promotion of Melina Mouna to Senior Human Resources Advisor, effective June 23, 2023;

THAT Treasurer's certificate No. 23-0110, dated August 30, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230911

HUMAN RESOURCES – PARKS AND RECREATION – HIRING OF A RECEPTION, ADMISSION AND SHOP ATTENDANT - PERMANENT FULL-TIME WHITE COLLAR POSITION

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of David Whitney as a Reception, Admission and Shop Attendant (permanent, full-time, white collar position), effective August 9, 2023;

THAT Treasurer's certificate No. 23-0112, dated August 30, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230912

AUTHORIZATION OF PAYMENT OF INSURANCE PREMIUMS TO THE UMQ

WHEREAS the City of Côte Saint-Luc ("City") received an invoice from the *Union des Municipalités du Québec* ("UMQ") dated July 26, 2023, for the amount of \$125,837.01, including applicable taxes, for payment of the City's insurance premiums ("Premiums") for its share of the collective deductible for the term of January 1, 2023 to January 1, 2024;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council authorizes payment in the amount of \$120,000.00 for its share of the collective deductible to be held by the UMQ as well as its annual fee of 1% of its premium paid, plus any applicable taxes (subject to a minimum aggregate fee of \$4,000 for the entire group in the amount of \$5,418.84, plus applicable taxes);

THAT Treasurer's Certificate No. 23-0094 dated August 1, 2023, was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230913

2024 REGULAR COUNCIL MEETING SITTING SCHEDULE

WHEREAS the Côte Saint-Luc City Council ("Council") must set a Sitting Schedule for its regular monthly sittings;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby authorizes to hold its Regular Monthly Sittings for the 2024 calendar year as set out in the Sitting Schedule annexed herewith as Annex B to form an integral part of the Minutes."

CARRIED UNANIMOUSLY

230914

CERTIFICATE OF CITY CLERK - RESULTS REGARDING THE REGISTER FOR PERSONS QUALIFIED TO VOTE ON BY-LAW 2217-60

The City Clerk reported that, after the registration proceedings called for and held at 5801 Cavendish Boulevard from 9:00 a.m. to 7:00 p.m., on August 21, 2023 concerning by-law 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”:

1. Register RU*-62 and RU-43

The number of persons qualified to vote on the by-law in the concerned area **RU*- 62** is 13;

The number of signatures of persons qualified to vote required to make the holding of a referendum poll obligatory is 7;

The number of persons qualified to vote who have registered is 0.

The number of persons qualified to vote on the by-law in the contiguous area **RU-43** is 308;

The number of signatures of persons qualified to vote required to make the holding of a referendum poll obligatory is 42;

The number of persons qualified to vote who have registered is 88.

2. Register RM-60, RU-42 and RU-43

The number of persons qualified to vote on the by-law in the concerned area **RM-60** is 1;

The number of signatures of persons qualified to vote required to make the holding of a referendum poll obligatory is 1;

The number of persons qualified to vote who have registered is 0.

The number of persons qualified to vote on the by-law in the contiguous area **RU-42** is 298;

The number of signatures of persons qualified to vote required to make the holding of a referendum poll obligatory is 41;

The number of persons qualified to vote who have registered is 95.

The number of persons qualified to vote on the by-law in the contiguous area **RU-43** is 308;

The number of signatures of persons qualified to vote required to make the holding of a referendum poll obligatory is 42;

The number of persons qualified to vote who have registered is 87.

Therefore, by-law 2217-60 has not been deemed approved by the persons qualified to vote.

230915

AUTHORIZATION TO SETTLE COURT FILE #500-22-269530-211

WHEREAS the City of Côte Saint-Luc (“Plaintiff”) filed proceedings against Bryan Wolofsky (“Defendant”) with the aforementioned Mr. Wolofsky filing a counterclaim

said proceedings bearing file number 500-22-269530-211 (Collectively known as the "Proceedings");

WHEREAS the Preamble of the *Code of Civil Procedure*, chapter C-25.01 ("Code") states:

This Code is designed to provide, in the public interest, means to prevent and resolve disputes and avoid litigation through appropriate, efficient and fair-minded processes that encourage the persons involved to play an active role. It is also designed to ensure the accessibility, quality and promptness of civil justice, the fair, simple, proportionate and economical application of procedural rules, the exercise of the parties' rights in a spirit of co-operation and balance, and respect for those involved in the administration of justice.

WHEREAS, article 9 of the Code states that the mission of the court:

[...] includes ensuring proper case management in keeping with the principles and objectives of procedure. It further includes, both in first instance and in appeal, facilitating conciliation whenever the law so requires, the parties request it or consent to it or circumstances permit, or if a settlement conference is held.

WHEREAS article 19 of the Code states that the parties "may, at any stage of the proceeding, without necessarily stopping its progress, agree to settle their dispute through a private dispute prevention and resolution process or judicial conciliation";

WHEREAS the most recent series of amendments to the Code further insist on litigants expending additional serious and concerted efforts to avoid long, protracted, needless and costly litigation;

WHEREAS on September 1, 2023, before the Honourable Justice Sylvie Lachapelle of the Court of Quebec, the parties attended a settlement conference ("CRA") and wished to amicably settle matters;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT The preamble of this resolution, including the definitions contained therein, shall form an integral part of the Proceedings as if cited hereinafter at length;

THAT the Côte Saint-Luc City Council ("Council") hereby agrees to settle the aforementioned Proceedings for an amount of \$8,000 ("Transaction") to be paid out to Plaintiff by Defendant the whole pursuant to the terms and conditions agreed-upon by the parties at their CRA;

THAT Council hereby authorizes any of the following individuals to sign any document to give effect to the foregoing settlement: the City Manager, the Director of Legal Services, the General Counsel, the Director of Parks and Recreation, the City Treasurer;

THAT Council further authorizes the Court of Quebec to Homologate the Transaction."

CARRIED UNANIMOUSLY

230916

**RESOLUTION RATIFYING THE OFFER OF SETTLEMENT FOR FILE NO:
500-17-126285-231**

WHEREAS the Plaintiff has instituted a motion for interlocutory and permanent injunction and for damages against the Defendant;

WHEREAS the parties wish to put an end to the litigation opposing them, namely the present file and the Small Claims Division file;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR OREN SEBAG

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 hereby authorizes the settlement of the aforementioned file under the conditions stipulated in the document “Transaction et Quittance” through the law firm: DHC Avocats;

THAT the Director of Legal Services and City Clerk is hereby authorized to approve and sign any document giving effect to the foregoing.”
CARRIED UNANIMOUSLY

230917

**RESOLUTION TO FIX THE DATE OF A REFERENDUM CONCERNING BY-LAW
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”” – WITHDRAW**

In view of the number of signatures received during the holding of the Registers on August 21, 2023 concerning By-Law 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 ANDEE SHUSTER
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT, By-Law 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”” be and is hereby withdrawn and that a public notice of this withdrawal be given by the City Clerk to inform the persons concerned.”

CARRIED BY THE MAJORITY OF THE VOTES WITH COUNCILLORS AZERAD,
SEBAG AND BENIZRI DISSENTING

230918

PARKS & RECREATION – RENEWAL OF PARTNERSHIP BETWEEN CUMMINGS CENTRE AND THE CITY OF CÔTE SAINT-LUC TO PROVIDE A SENIORS DROP-IN CENTRE (K-89-23-26)

WHEREAS the City of Côte Saint-Luc (“City”) and the Cummings Centre (“Centre”) entered into a letter agreement for a partnership that provided a solution to the closing of the René-Cassin Seniors Drop-In Centre and Caregiver Respite program in August 2016;

WHEREAS the City provided a new location for the Centre which is a designated room and bathroom which are located in the Parks and Recreation/Aquatics and Community Centre complex based on the undertakings outlined in the signed Letter Agreement dated and signed June 14, 2016;

WHEREAS the City and the Center wish to renew the partnership as outlined in the renewal of partnership between the Centre and the City to provide a seniors drop-in centre (“Renewal Agreement”);

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the renewal of the partnership between the City and the Centre and acknowledges the undertakings for both parties to fulfill outlined in the Renewal Agreement;

THAT the Renewal Agreement attached forms an integral part thereof;

THAT the City’s General Counsel be and is hereby authorized to sign the aforementioned Renewal Agreement on the City’s behalf.”
CARRIED UNANIMOUSLY

230919

PUBLIC WORKS – AWARDING OF TWO (2) CONTRACTS FOR PURCHASE OF ROAD SALT FOR THE WINTER SEASON 2023-2024 (C-19-23-24)

WHEREAS the City launched a public tender for the purchase of regular and treated road salt under tender No. C-19-23-24 for the 2023-2024 winter season;

WHEREAS the City received two (2) conforming bids from Cargill Sel, Sécurité Routière and Compass Minerals Canada Corp.;

WHEREAS the lowest conforming bidder for regular salt and treated salt was Cargill Sel, Sécurité Routière;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council I hereby awards a contract to Cargill Sel, Sécurité Routière for the purchase of regular road salt for the 2023-2024 winter

season for a maximum estimated amount of \$494,340.00, plus applicable taxes, plus up to 20% more at the same unit price, if required by the City;

THAT the Côte Saint-Luc City Council also awards a contract to Cargill Sel, Sécurité Routière for the purchase of treated road salt for the 2023-2024 winter season for a maximum estimated amount of \$182,970.00, plus applicable taxes, plus up to 20% more at the same unit price, if required by the City;

THAT Treasurer's Certificates No. 23-0117 and 23-0118 dated on September 5, 2023, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230920

ENGINEERING – AWARDING OF A CONTRACT FOR BRINGING WATER SERVICE LINES TO TWO PARKS (K-77-23)

WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for bringing water service lines to two (2) of its parks;

WHEREAS as per Article 12.1 of the City's By-Law 2497 entitled: "By-Law Concerning Contract Management", the City is 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 (f));

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 Simo Management Inc. for bringing water service lines to two (2) parks for a total amount of \$65,740.00, plus applicable taxes;

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

THAT Treasurer's Certificate No. 23-0114 dated August 31, 2023, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

230921

**NOTICE OF MOTION – FIRST DRAFT BY-LAW NO. 2217-NNN-P1 ENTITLED:
"BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO ADJUST NORMS PERTAINING TO EXTERIOR SIDING MATERIALS, MECHANICAL EQUIPMENT, LANDSCAPING, GROUND COVER, AND OTHER PROVISIONS"**

Councillor Azerad gave notice of motion that the first draft by-Law No 2217-NNN-P1 entitled: "By-Law to amend the Zoning By-Law No. 2217 of the City of Côte Saint-Luc in order to adjust norms pertaining to exterior siding materials, mechanical equipment, landscaping, ground cover, and other provisions" will be presented for adoption.

Councillor Azerad mentioned the object and scope of the first draft by-Law No. 2217-NNN-P1 entitled: "By-Law to amend the Zoning By-Law No. 2217 of the City of Côte

Saint-Luc in order to adjust norms pertaining to exterior siding materials, mechanical equipment, landscaping, ground cover, and other provisions”.

230922

FIRST DRAFT BY-LAW NO. 2217-NNN-P1 ENTITLED: “BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO ADJUST NORMS PERTAINING TO EXTERIOR SIDING MATERIALS, MECHANICAL EQUIPMENT, LANDSCAPING, GROUND COVER, AND OTHER PROVISIONS” – ADOPTION

It was

MOVED BY COUNCILLOR LIOR AZERAD
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 first draft By-Law No. 2217-NNN-P1 entitled: “By-Law to amend the Zoning By-Law No. 2217 of the City of Côte Saint-Luc in order to adjust norms pertaining to exterior siding materials, mechanical equipment, landscaping, ground cover, and other provisions”.”

CARRIED UNANIMOUSLY

230923

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5501-5579 WESTMINSTER – CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the installation of a sign in the existing free-standing sign for “Davcon Construction” on lot 1 053 808 and prepared for the Planning Advisory Committee meeting of August 8, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.

CARRIED UNANIMOUSLY

230924

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5501-5579 WESTMINSTER – CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the installation of a sign in the existing free-standing sign for “Fortissimo” on lot 1 053 808 and prepared for the Planning Advisory Committee meeting of

August 8, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

230925

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5501-5579 WESTMINSTER – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the site Planning and Architectural Integration Program showing the installation of a sign in the existing free-standing sign for “From the Ground Up Physiothérapie” on lot 1 053 808 and prepared for the Planning Advisory Committee meeting of August 8, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc
CARRIED UNANIMOUSLY

230926

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5501-5579 WESTMINSTER – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the installation of a sign in the existing free-standing sign for Olymbec “À Louer” on lot 1 053 808 and prepared for the Planning Advisory Committee meeting of August 8, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.
CARRIED UNANIMOUSLY

230927

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5614 GREENWOOD – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Site Planning and Architectural Integration program showing façade modifications to a Detached Single-Family Dwelling on lot 1 054 325 at 5614 Greenwood and prepared for the Planning Advisory Committee meeting of August 8, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

230928

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS (SPAIP) – 5450-5452 WESTMINSTER – CITY OF CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the installation of a sign on the existing Commercial building for MTL Yardie on lot 1 292 251 and prepared by Cité Enseignes Graphiques for the Planning Advisory Committee meeting of August 8, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

230929

URBAN PLANNING – MINOR EXEMPTION – 7046 WAVELL – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 7046 Wavell, lot 1 054 455, 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 of an existing Semi-Detached, Single-Family Dwelling at a minimum distance of 0 inches from the common land line instead of the minimum required distance of 2 feet from the common land line in the case of a Semi-Detached Dwelling.

The whole notwithstanding the provisions of Zoning By-law No. 2217 Annex “B” (zone RU-29), Article 4-4-3, and Article 4-4-5 a).”

CARRIED UNANIMOUSLY

230930

**URBAN PLANNING – MINOR EXEMPTION – 8037 CÔTE SAINT-LUC ROAD –
CÔTE SAINT-LUC**

It was

MOVED BY COUNCILLOR LIOR AZERAD
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 8037 Côte Saint-Luc Road, lot 1 055 012 (proposed lot 6 468 684), be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow:

- The construction of a 6-foot-high fence to be located at a minimum distance of 12 feet from the secondary front land line and within the first 4.57m (15ft.) from the front land line instead of the maximum permitted fence height of 0.91m (3ft.) above sidewalk level when erected on the front land line or within the first 4.57m (15 ft.) of the front land line;
- The construction of a swimming pool in the secondary front yard instead of in the lateral yard or in the rear yard and located at a minimum distance of 15 feet from the secondary front land line and at a minimum distance of 9 feet from the front land line;
- The construction of a patio in the secondary front yard instead of at the rear of the main building and located at a minimum distance of 12 feet from the secondary front land line and at a minimum distance of 3 feet from the front land line.

The whole notwithstanding the provisions of Zoning By-law No. 2217 Annex "B" (zone RU-12), Article 4-4-1, Article 4-4-2, Article 4-4-3, Article 4-4-5 c) and Article 8-2."

CARRIED UNANIMOUSLY

230931

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 October 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 DIDA BERKU

AND RESOLVED

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

CARRIED UNANIMOUSLY

SECOND QUESTION PERIOD

No questions were asked.

230932

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

CARRIED UNANIMOUSLY

AT 9:55 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING ADJOURNED.

MITCHELL BROWNSTEIN
MAYOR

PASCALIE TANGUAY
CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
230905	Annex A	New Master Agreement 2021-2025
230913	Annex B	2024 Regular council meeting sitting schedule

Annex A Annexe

217, avenue Léonidas
Bureau 13
Rimouski QC G5L 1T5
1 866 617-4468
www.pg solutions.com



PG Solutions

Monsieur Angelo Marino
Ville de Côte-Saint-Luc

Le 9 décembre 2020

Objet : Entente de renouvellement pour vos contrats d'entretien et de soutien des applications (CESA)

Bonjour,

Vous trouverez ci-après, les conditions du renouvellement de vos CESA se résumant dans les sept (7) points suivants :

1. Entente d'une durée de trois (3) ans, débutant le 1^{er} janvier 2021 et se terminant le 31 décembre 2023;
2. Augmentation fixe de 2.5% maximum par année durant l'entente ou augmentation statutaire de PG Solutions si moindre;
3. Tout ajout de modules ou produits au cours de l'entente sera assujéti aux mêmes conditions d'augmentation et de paiement;
4. Totalité des CESA payable avant le 31 janvier de chaque année;
5. Annulation prématurée. Si la ville désirait mettre fin à l'entente, en partie par l'annulation de produits ou modules, ou en totalité avant le 31 décembre 2023. 100% des frais résiduels des produits et modules annulés seront payables à l'annulation au prorata du nombre de mois restants à l'entente;
6. Possibilité de prolonger l'entente pour deux ans se terminant le 31 décembre 2025 avec une augmentation de 2% pour ces deux années selon votre accord.
7. Escompte total de 7500\$ indexable pour la durée de l'entente.

Je demeure disponible pour répondre à vos questions. Veuillez accepter l'expression de nos salutations distinguées.

Suzie Lévesque
Directrice des services administratifs
PG Solutions

Andrea Charon
Ville de Côte-Saint-Luc

09-12-2020

Date

Date