

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, JANUARY 15, 2024 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 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 Agbognihou, Assistant City Clerk, acted as Secretary of  
the meeting

**WELCOMING REMARKS BY THE MAYOR**

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

**TERRITORIAL ACKNOWLEDGEMENT**

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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.

**MOMENT OF SILENCE**

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Mayor Brownstein called for a moment of silence for the hostages in Gaza for now 100 days and for Peter Kovac who recently passed away and who was a prominent member of the VCop and widower of former Councillor Ruth Kovac.

**QUESTION PERIOD**

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The question period started at 8:07 p.m. and finished at 8:26 p.m. Four (4) people asked to speak, and they were heard.

1) David Tordjman

The resident thanked the council for the compromise, which permitted them to submit their questions via email during the second question period.

2) Sharon Friedman

The resident asked the council to pass a resolution urging Gibeault to assume responsibility for the Cavendish extension project or to withhold the funds allocated to the City of Montreal, to which Mayor Brownstein responded that there are ongoing strategy meetings with individuals at different levels of government (provincial and municipal) and stated that the Council will consider adopting such a resolution.

The resident proceeded to inquire about the Decarie Square plan for the area to which Councillor Kujavsky stated that there were no current plans, permits, or

proceedings in place. Councillor Sebag added that while developers have acquired the land with intentions, there are no concrete plans yet, emphasizing that zoning needs to be coordinated with the local community. City Manager Shecter further elaborated that the city is in the initial stages, with processes just beginning and examination of a Master Plan underway.

3) Norman Sabin

The resident asked if the Council supported the extension of Cavendish Boulevard to which Mayor Brownstein responded that the proposal presented to the Council suggested one lane for cars with ample space for bike lanes, a tramway, or a speed bus in the middle, along with a wide green space for future needs. He expressed that the entire Council supports this plan, although they would ideally prefer two lanes in each direction.

4) Mark Needelman

The resident expressed compliments to the City's snow removal operation crew and then inquired about the possibility of Côte Saint-Luc following Beaconsfield's lawsuit against the City of Montreal for excessive taxation to which Mayor Brownstein responded that Côte Saint-Luc is implicated in this case as the City of Côte Saint-Luc is *mise en cause*.

240101

**ADOPTION OF THE AGENDA FOR THE MEETING OF JANUARY 15, 2024**

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 January 15, 2024, as submitted with the following item added:

\*Item 15: Certificate of the City Clerk – Results regarding the register for persons qualified to vote on By-law 2614.”

CARRIED UNANIMOUSLY

240102

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL DATED DECEMBER 11, 2023, AT 8:00 P.M.**

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated December 11, 2023, at 8:00 p.m. be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

240103

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED DECEMBER 18, 2023, AT 6:00 P.M.**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated December 18, 2023, at 6:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

240104

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED DECEMBER 18, 2023, AT 7:00 P.M.**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated December 18, 2023, at 7:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

240105

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED DECEMBER 20, 2023, AT 6:30 P.M.**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated December 20, 2023, at 6:30 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

240106

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

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

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

240107

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

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the list of disbursements for the period of December 1, 2023, to December 31, 2023, for a total amount of \$6,655,810.77 in Canadian Funds;

THAT Treasurer’s certificate No. 23-0144 dated January 5, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”  
CARRIED UNANIMOUSLY

240108

**INFORMATION TECHNOLOGY – PURCHASE OF IT SURVEILLANCE SERVERS  
(K-126-23)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the purchase of IT surveillance servers;

WHEREAS the City received quotes from three (3) suppliers;

WHEREAS the lowest conforming quote was received from Protect-IP Solutions Globales 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 (b) and (c));

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of IT surveillance servers to Protect-IP Solutions Globales Inc. for an amount not to exceed \$53,424.53, 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 Treasurer's certificate No. 24-0003 dated January 8, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

240109

**FINANCE – CONTRACT FOR EXTERNAL AUDITING SERVICES (C-04-24- 27)**

WHEREAS the City of Côte Saint-Luc ("City") issued a public call for tenders based on a bid weighting and evaluation system, under tender number C-04-24-27, seeking external auditing services, as well as pension auditing services (optional) for the fiscal years ending December 31, 2023, December 31, 2024, and December 31, 2025, and, at the sole option of the City, December 31, 2026 and December 31, 2027;

WHEREAS the City received three (3) conforming bids;

WHEREAS Deloitte s.e.n.c.r.l. received the highest total score pursuant to the bid weighting and evaluation system, and therefore was deemed the lowest conforming bidder at law;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council, pursuant to the terms of tender C-04-24-27, hereby awards to Deloitte s.e.n.c.r.l., the lowest conforming bidder at law, the following contracts:

- a contract for external auditing services for a term covering the fiscal years ending December 31, 2023, to December 31, 2027, for a total price of \$307,590.00, plus applicable taxes;
- a contract for pension auditing services for a term covering the fiscal years ending December 31, 2023, to December 31, 2027, for a total price of \$66,350.00, plus applicable taxes;

THAT the City hereby reserves its rights with respect to the fiscal years ending December 31, 2026, and December 31, 2027;

THAT Treasurer's certificate No. 23- 0145, dated January 9, 2024, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses for the fiscal year ending December 31, 2023;

THAT at the beginning of each calendar year of the contract term the Treasurer shall issue a Treasurer's Certificate attesting to the availability of funds at that time to cover the relevant portion of the described expenses."

CARRIED UNANIMOUSLY

240110

**RESOLUTION AUTHORIZING THE CITY TO RENEW ITS UMQ MEMBERSHIP  
FOR CALENDAR YEAR 2024**

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It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby authorizes the renewal of membership in the Union des Municipalités du Québec (“UMQ”), including membership in the Carrefour du capital humain, for the period January 1, 2024, to December 31, 2024, in the amount of \$31,503.67, plus applicable taxes;

THAT Treasurer's Certificate No. 24-0002 dated January 5, 2024, has been issued by the Treasurer, attesting to the availability of funds to cover the above-described above-expenses.”

CARRIED UNANIMOUSLY

240111

**BY-LAW 2621 ENTITLED: “BY-LAW 2621 AUTHORIZING A LOAN OF  
\$3,559,000, INCLUDING PROFESSIONAL FEES, FOR THE RESURFACING OF  
ROADS AND SIDEWALK REPAIRS AT VARIOUS LOCATIONS BELONGING TO  
THE CITY OF CÔTE SAINT-LUC”**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT By-Law 2621 entitled: “By-Law 2621 authorizing a loan of \$3,559,000, including professional fees, for the resurfacing of roads and sidewalk repairs at various locations belonging to the City of Côte Saint-Luc” be and is hereby adopted.”

CARRIED UNANIMOUSLY

240112

**BY-LAW 2622 ENTITLED: “BY-LAW 2622 AUTHORIZING A LOAN OF \$114,000  
TO PARTIALLY FINANCE THE COST OF PROFESSIONAL FEES, FOR  
REHABILITATION OF THE UNDERPASS LOCATED ON CÔTE SAINT-LUC  
ROAD”**

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This item was deferred to a subsequent meeting.

240113

**BY-LAW 2623 ENTITLED: “BY-LAW 2623 AUTHORIZING A LOAN OF  
\$1,187,000, INCLUDING PROFESSIONAL FEES, FOR ROOF  
RECONSTRUCTION AND BUILDING ENVELOPE RESTORATION AT THE  
AQUATIC AND COMMUNITY CENTRE BUILDING SITUATED AT 5794  
PARKHAVEN AVENUE”**

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT By-Law 2623 entitled: “By-Law 2623 authorizing a loan of \$1,187,000, including professional fees, for roof reconstruction and building envelope restoration at the Aquatic and Community Centre building situated at 5794 Parkhaven Avenue” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

240114

**BY-LAW 2624 ENTITLED: “BY-LAW 2624 AUTHORIZING A LOAN OF \$117,000, INCLUDING PROFESSIONAL FEES, FOR THE PURCHASE AND REPLACEMENT OF A BACKSTOP AT BASEBALL FIELD T3 (CAGE) AT TRUDEAU PARK SITUATED AT 6975 MACKLE ROAD IN THE CITY OF CÔTE SAINT-LUC”**

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT By-Law 2624 entitled: “By-Law 2624 authorizing a loan of \$117,000, including professional fees, for the purchase and replacement of a backstop at Baseball Field T3 (cage) at Trudeau Park situated at 6975 Mackle Road in the City of Côte Saint-Luc” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

240115

**BY-LAW 2625 ENTITLED: “BY-LAW 2625 AUTHORIZING A LOAN OF \$188,000 FOR THE PURCHASE OF VEHICLES AND EQUIPMENT”**

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It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT By-Law 2625 entitled: “By-Law 2625 authorizing a loan of \$188,000 for the purchase of vehicles and equipment” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

240116

**BY-LAW 2626 ENTITLED: “BY-LAW 2626 AUTHORIZING A LOAN OF \$839,000 FOR THE PURCHASE OF HEAVY VEHICLES AND HEAVY VEHICLE EQUIPMENT”**

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It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT By-Law 2626 entitled: “By-Law 2626 authorizing a loan of \$839,000 for the purchase of heavy vehicles and heavy vehicle equipment” be and is hereby adopted.”

CARRIED UNANIMOUSLY

240117

**APPOINTMENT OF COUNCILLOR DIDA BERKU AS MAIRESSE SUPPLÉANTE OF THE CITY OF CÔTE-SAINT-LUC FOR THE PERIOD OF JANUARY 15, 2024, UP TO AND UNTIL THE JANUARY 2025 REGULAR MEETING OF COUNCIL**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT Councillor Dida Berku is and shall be named Mairesse Suppléante of the City of Côte Saint-Luc, effective January 15, 2024, up to and until the January 2025 Regular Meeting of Council inclusively, and further that the aforementioned Councillor Dida Berku shall have and may exercise the powers of the Mayor when the said Mayor is absent or unable to perform the duties of his office.”

CARRIED UNANIMOUSLY

240118

**AUTHORIZATION TO PAY THE CITY’S INSURANCE DEDUCTIBLE FOR ITS ERRORS AND OMISSIONS POLICY CONCERNING THE LAWSUIT ENTITLED: “SERVICES RICOVA INC. VS. CITY OF CÔTE SAINT-LUC – DOCKET #500-17-113920-204”**

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WHEREAS the following lawsuit (“Lawsuit”): *Services Ricova Inc. vs. City of Côte Saint-Luc* (Court docket #500-17-113920-204) for an amount of \$138,359.00 was filed on October 2, 2020;

WHEREAS the Lawsuit has now formally been settled out of court in principle;

WHEREAS the City’s aggregate insurance deductible for the incident forming the object of the Lawsuit is \$5,000 and must be paid;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the preamble of this resolution forms a part thereof is a cited hereinafter;

THAT the Côte Saint-Luc City Council (“Council”) hereby authorizes settlement of the Lawsuit and, in so doing, payment in the amount of \$5,000.00 representing the City’s insurance deductible to give effect to the above-mentioned settlement;

THAT Council hereby authorizes the City Manager, Director of Legal Services and City Clerk or the City’s General Counsel to sign any document to give effect to the foregoing including, but not limited to, Quittances and any document which authorizes payment of the insurance deductible for the Lawsuit;



THAT Treasurer's certificate No. 24-0001 dated January 8, 2024 has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

240119

**ADOPTION OF THE GOVERNANCE POLICY ON THE PROTECTION OF PERSONAL INFORMATION**

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WHEREAS in carrying out its activities and mission, the City of Côte Saint-Luc ("City") processes personal information, particularly information regarding visitors to its website, citizens and employees. In this respect, it recognizes the importance of respecting privacy and protecting personal information that it holds;

WHEREAS in fulfilling its obligations in this regard, the City has adopted this Policy, which sets out the framework principles applicable to the protection of personal information held by the City throughout its life cycle, and to the rights of the persons concerned;

WHEREAS this policy is part of a context governed in particular by the *Act respecting Access to documents held by public bodies and the protection of personal information* (CQLR, c. A-2-1.); in accordance with this Act, this policy is available on the City's website;

It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby adopts the Governance policy on the protection of personal information as prepared by the Committee on access to information and the protection of personal information."

CARRIED UNANIMOUSLY

240120

**RECREATION – AWARDING OF A CONTRACT FOR THE MAINTENANCE OF POOLS (K-06- 24)**

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WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for the maintenance of pools for the period between February 1, 2024 – December 31, 2024;

WHEREAS the City asked and received quotes from four (4) suppliers;

WHEREAS the lowest conforming quote was received from Reddox Piscines et Spas 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 (b) and (f));

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Reddox Piscines et Spas inc. for the maintenance of pools for the period between February 1, 2024 – December 31, 2024, for an estimated amount of \$49,450.00, plus applicable taxes;

THAT Treasurer’s Certificate No. 24-0006 dated January 9, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240121

**BY-LAW NO. 2619 ENTITLED: “BY-LAW NO. 2619 CREATING THE FEE SCHEDULE FOR CULTURAL, SPORTS AND LEISURE ACTIVITIES FOR SPRING OF 2024 AND SUMMER OF 2024” – ADOPTION**

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT By-law No. 2619 entitled: “By-law No. 2619 creating the fee schedule for cultural, sports and leisure activities for spring of 2024 and summer of 2024” be and is hereby adopted and numbered 2619.”

CARRIED UNANIMOUSLY

240122

**PUBLIC WORKS - RENEWAL OF TWO (2) CONTRACTS FOR PREVENTIVE MAINTENANCE OF THE HVAC SYSTEMS AT THE AQUATIC AND COMMUNITY CENTER AND OTHER MUNICIPAL BUILDINGS (K-10-24)**

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WHEREAS on January 16, 2023, by way of resolution number 230129, the City of Côte Saint-Luc (“City”) awarded two (2) contracts by mutual agreement for preventive maintenance of the HVAC systems at the Aquatic and Community Center and other municipal buildings to for the 2023 year to Kolostat 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 renew a contract if it is in the best interest of the City (criteria (a) and (f));

It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby renew the two (2) existing contracts with Kolostat Inc. for the 2024 year, based on the following terms and conditions:

1. An all-inclusive HVAC preventive maintenance contract for the Aquatic and Community Center building, for the period starting January 1, 2024, and ending December 31, 2024, for an amount of 44,671.00, plus applicable taxes;
2. A regular HVAC preventive maintenance contract for ten (10) of the City facilities, namely: Gymnasium, Fire Station, Public Works, Parks and

Recreation, Pierre Elliott Trudeau Park's Chalets # 1 & 3, Rembrandt Park's Chalet and the three pumping stations of the City, for the period starting January 1, 2024, and ending December 31, 2024, for an amount of \$19,599.00, plus applicable taxes;

THAT Treasurer's Certificate No. 24-0005 dated January 9, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

240123

**BY-LAW NO. 2599 ENTITLED: "BY-LAW NO. 2599 READOPTING BY-LAW NO. 2497 CONCERNING CONTRACT MANAGEMENT" – ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

"THAT By-law No. 2599 entitled: "By-Law No. 2599 readopting By-Law No. 2497 concerning contract management" be and is hereby adopted."

CARRIED UNANIMOUSLY

240124

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES FOR ROAD RESURFACING (C-01-24P)**

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WHEREAS the City of Côte Saint-Luc ("City") made a public call for tenders for professional services regarding road resurfacing under tender No. C-01-24P and received four (4) 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 OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract to Groupe Civitas Inc. for professional services regarding road resurfacing for a total amount of \$119,000.00, plus applicable taxes;

THAT the described expenses shall be financed from the loan by-law 2621-01;

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* (MAMH);

THAT Treasurer's Certificate No. 24-0004 dated January 9, 2024, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses;

THAT the Director of Urban Development is hereby appointed to proceed with the evaluation of Groupe Civitas Inc.'s performance within this tendered contract."  
CARRIED UNANIMOUSLY

240125

**NOTICE OF MOTION – FIRST DRAFT BY-LAW NO. 2217-63 ENTITLED: “BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 TO AUTHORIZE ADDITIONAL USES IN ZONE CD-9”**

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Councillor Mitch Kujavsky gave notice of motion that the first draft By-law No. 2217-63 entitled: “By-Law to amend the Zoning By-Law No. 2217 to authorize additional uses in zone CD-9” will be presented for adoption.

Councillor Mitch Kujavsky mentioned the object and scope of the first draft by-law No. 2217- 63 entitled: “By-Law to amend the Zoning By-Law No. 2217 to authorize additional uses in zone CD-9.”

240126

**FIRST DRAFT BY-LAW NO. 2217-63 ENTITLED: “BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 TO AUTHORIZE ADDITIONAL USES IN ZONE CD-9” – ADOPTION**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT in conformity with the *Act respecting Land Use Planning and Development* (C.Q.L.R., Chapter A-19.1) the Côte Saint-Luc City Council (“Council”) hereby adopts the first draft By-Law No. 2217-63 entitled: “By-Law to amend the Zoning By-Law No. 2217 to authorize additional uses in zone CD-9;

THAT in conformity with section 125, paragraph 2 of the *Act respecting Land Use Planning and Development*, Council hereby delegates to the City Clerk the power to set the date, time and place of the Public Consultation meeting.  
CARRIED UNANIMOUSLY

240127

**NOTICE OF MOTION – DRAFT BY-LAW NO. 2345-4 TO BE ENTITLED: “BY-LAW TO AMEND THE BY-LAW NO. 2345 GOVERNING THE DEMOLITION OF BUILDINGS IN ORDER TO ADJUST PROVISIONS RELATED TO THE PERCENTAGE OF DEMOLITION, MONETARY GUARANTEES, AND OTHER PROVISIONS”**

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Councillor Mitch Kujavsky gave notice of motion that draft By-law No. 2345-4 to be entitled: “By-law to amend the By-law No. 2345 governing the demolition of buildings in order to adjust provisions related to the percentage of demolition, monetary guarantees, and other provisions” will be presented for adoption.

Councillor Mitch Kujavsky mentioned the object and scope of draft By-law No. 2345-4 to be entitled: “By-law to amend the By-law No. 2345 governing the demolition of buildings in order to adjust provisions related to the percentage of demolition, monetary guarantees, and other provisions”.

240128

**DRAFT BY-LAW NO. 2345-4 TO BE ENTITLED: “BY-LAW TO AMEND THE BY-LAW NO. 2345 GOVERNING THE DEMOLITION OF BUILDINGS IN ORDER TO ADJUST PROVISIONS RELATED TO THE PERCENTAGE OF DEMOLITION, MONETARY GUARANTEES, AND OTHER PROVISIONS”– ADOPTION**

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WHEREAS a notice of motion for the present draft by-law was given at a Regular Sitting of the City Council held on January 15, 2024;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT in conformity with the *Act respecting Land Use Planning and Development* (C.Q.L.R., Chapter A-19.1) the Côte Saint-Luc City Council (“Council”) hereby adopts the draft by-law 2345-4 to be entitled: “By-law to amend the By-law No. 2345 governing the demolition of buildings in order to adjust provisions related to the percentage of demolition, monetary guarantees, and other provisions.;

THAT in conformity with section 125, paragraph 2 of the *Act respecting Land Use Planning and Development*, Council hereby delegates to the City Clerk the power to set the date, time and place of the Public Consultation meeting.  
CARRIED UNANIMOUSLY

240129

**NOTICE OF MOTION – DRAFT BY-LAW NO. 2593-2 ENTITLED: “BY-LAW TO AMEND THE CONSTRUCTION BY-LAW NO. 2593 TO ADJUST CERTAIN PROVISIONS”**

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Councillor Mitch Kujavsky gave notice of motion that the draft By-law No. 2593-2 entitled: “By-Law to amend the Construction By-Law No. 2593 to adjust certain provisions” will be presented for adoption.

Councillor Mitch Kujavsky mentioned the object and scope of the first draft By-law No. 2593-2 entitled: “By-Law to amend the Construction By-Law No. 2593 to adjust certain provisions.”

240130

**DRAFT BY-LAW NO. 2593-2 ENTITLED: “BY-LAW TO AMEND THE CONSTRUCTION BY-LAW NO. 2593 TO ADJUST CERTAIN PROVISIONS” – ADOPTION**

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WHEREAS a notice of motion for the present draft by-law was given at a Regular Sitting of the City Council held on January 15, 2024;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT in conformity with the *Act respecting Land Use Planning and Development* (C.Q.L.R., Chapter A-19.1) the Côte Saint-Luc City Council (“Council”)

hereby adopts the draft By-law No. 2593-2 entitled: "By-Law to amend the Construction By-Law No. 2593 to adjust certain provisions;

THAT in conformity with section 125, paragraph 2 of the *Act respecting Land Use Planning and Development*, Council hereby delegates to the City Clerk the power to set the date, time and place of the Public Consultation meeting.

CARRIED UNANIMOUSLY

240131

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5523 ROSEDALE – 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 lateral extension on the existing Detached Single-Family Dwelling on lot 1 561 459 and prepared by Studio AD for the Planning Advisory Committee meeting of December 5, 2023, and revised on December 20, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc."

CARRIED UNANIMOUSLY

240132

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5565 ROBINSON – 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 a rear 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 December 5, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc."

CARRIED UNANIMOUSLY

240133

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5611 RANDALL – 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 a rear extension to an existing Detached Single-Family Dwelling on lot 1560644 at 5611 Randall and prepared by Agapi+Alt architectes SENC for the Planning Advisory Committee meeting of December 5, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240134

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5714 LEGER – 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 modifications made during construction to the project originally approved on August 9, 2021, under resolution number 210824 for the construction of a lateral extension and second storey addition on the existing Detached Single-Family Dwelling on lot 1 053 040, for the Planning Advisory Committee meeting of December 5, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240135

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5826 PALMER – 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 modifications made during construction to the project originally approved on May 13, 2019, under resolution number 190543 for the conversion of the Detached Single-Family Dwelling (8125 Mather) into a Semi-Detached Single-Family Dwelling on lot 3 620 614 and prepared for the Planning Advisory Committee meeting of December 5, 2023, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240136

**URBAN PLANNING – MINOR EXEMPTION – 5523 ROSEDALE – CITY OF 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 5523 Rosedale, lot 1 561 459, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the existing Detached, Single-Family Dwelling, built in 1956 under permit number 1956-00324, to maintain its current Front Setback at a minimum of 4.51m instead of the minimum required Front Setback of 4.57m, and to maintain its current West Lateral Setback at a minimum of 1.81m instead of the minimum required Lateral Setback of 1.98m.;

The whole notwithstanding the provisions of Zoning By-law No. 2217 Annex “B” (zone RU-6), Article 4-4-1 and Article 4-4-2.”  
CARRIED UNANIMOUSLY

240137

**URBAN PLANNING – MINOR EXEMPTION – 5714 LEGER – CITY OF 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 5714 Leger, lot 1 053 040, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the Detached Single-Family Dwelling, renovated under permit #2021-19776 to have:

- A minimum Front Setback of 4.49m instead of the minimum required Front Setback of 4.53m, as per the previously approved minor exemption (DM2021-10) resolution 210827;
- A minimum East Lateral Setback of 1.93m instead of the minimum required Lateral Setback of 1.98m;
- A minimum West lateral setback of 1.88m instead of the minimum required Lateral Setback of 1.98m;
- A balcony with a minimum distance of 1.80m from the West lateral land line instead of the minimum required distance of 2.0m;

The whole notwithstanding the provisions of Zoning By-law No. 2217 Annex “B” (zone RU-21), Article 4-4-1, 4-4-2, 4-4-3 and Article 4-4-5 a).”  
CARRIED UNANIMOUSLY

240138

**URBAN PLANNING – MINOR EXEMPTION – 5826 PALMER – CITY OF 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 5826 Palmer, lot 3 620 614, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the stairway at ground floor level to be erected inside a minimum distance of 3.65m (12 ft.) calculated from the side of the City sidewalk or curb facing the building towards the interior of the land;

The whole notwithstanding the provisions of Zoning By-law No. 2217 Article 4-2-2-1.”

CARRIED UNANIMOUSLY

240139

**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) (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 February 2024 for which members of the municipal council shall establish the stance that it wishes to take;

It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT Council take the following stance in view of any Agglomeration Council meetings to be held in February 2024 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 February 2024 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

**OTHER BUSINESS**

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240140

**CERTIFICATE OF THE CITY CLERK – RESULTS REGARDING THE REGISTER FOR PERSONS QUALIFIED TO VOTE ON BY-LAW NO. 2614**

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The Assistant City Clerk reported that, after the registration proceedings called for and held from January 8, 2024, to January 11, 2024, concerning By-law No. 2614 entitled: “By-law 2614 repealing By-law No. 2385 authorizing a loan of \$50,000 for playground equipment and park facility upgrades for the Pierre Elliot Trudeau Park”:

The number of persons qualified to vote on the By-law is 22,401;

The number of signatures of persons qualified to vote required to make the holding of a referendum poll obligatory is 2,251; and

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

Therefore, By-law No. 2614 has been deemed approved by the persons qualified to vote.

**SECOND QUESTION PERIOD**

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No questions were asked.

240141

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 9:24 P.M. ACTING MAYOR BROWNSTEIN DECLARED THE MEETING ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

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FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK