

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, FEBRUARY 12, 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 Sidney Benizri  
Councillor Dida Berku, B.C.L., presiding  
Councillor Mike Cohen, B.A.  
Councillor Steven Erdelyi, B.Sc., B.Ed.  
Councillor Mitch Kujavsky, B. Comm.  
Councillor Oren Sebag, B.Sc. RN MBA  
Councillor Andee Shuster

**ALSO PRESENT:**

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

**WELCOMING REMARKS BY THE MAYOR**

Prior to tonight's meeting, 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.

240201

**ADOPTION OF THE AGENDA FOR THE MEETING OF JANUARY 12, 2024**

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby adopts the agenda for the meeting of February 12, 2024."  
CARRIED UNANIMOUSLY

**QUESTION PERIOD**

The question period started at 8:10 p.m. and finished at 8:38 p.m. Four (4) people asked to speak, and they were heard.

1) Sharon Friedman

The resident expressed her concern about the Cavendish Road extension and mentioned that she had called Minister Guilbeault in vain. She also inquired about the possibility of taking legal action because of the breach of agreement between

Minister Legault and Mayor Plante to which Councillor Berku responded that the ministers responsible for the Cavendish Road extension are the Minister of Finance (Mr. Éric Girard) and Mr. Pierre Fitzgibbon, the Minister responsible for the Montreal region. Councillor Berku also added that the mayors of Saint-Laurent, Côte Saint-Luc and Mont-Royal had contacted the ministers and that progress was being made. Finally, she pointed out that, since the blockage is at the level of the City of Montreal, only the provincial government can force it to respect the agreements and move forward with the Cavendish extension.

2) Noman Sabin

The resident expressed his concern about the closure of the King David residence and wondered if the Council could make a statement or do something about it; to which Councillor Erdelyi responded that he has been in contact with the owners of the King David residence and mentioned that, since the covid pandemic, they are having financial problems but that the City does not have the means to support them financially. He, nevertheless, pointed out that the residents are being helped to find new accommodation at a comparable cost and that they have already contacted the Waldorf residence, which has agreed to take in all the residents living there.

3) Hila Nobari

The resident stated that many owners of the building at 5700-5720 Cavendish are suffering tremendously from building management and board decisions that have defined the project without regard to residents' financial capabilities. She added that they have gone to great lengths to voice their concerns, gathering signatures from nearly 180 units who object to their financial and operational policies and who are experiencing problems related to the increase in assessments. However, their requests have been ignored and they have been forced to hire a lawyer to protect their rights, but they are also asking for the Council's help in this matter to which Mayor Brownstein expressed his sympathy for the problems she described. He then responded that Urban Planning staff have reviewed this file and spoken the building's co-owners and concluded that the City has no jurisdiction over these matters as a municipal government. This is a legal matter, and the co-owners should continue to consult their lawyer and contact the Régie du Bâtiment du Québec (RBQ), which has jurisdiction in this matter.

4) Kerri Lemberg

The resident inquired about the removal of Elise Gravel's books from the shelves of the JPL and would like to know if the City plans to follow suit. He mentioned that Ms. Gravel has now dedicated her social media posts to blatant anti-Jew hatred and that her views and mission are incongruent to the City and the cultural policy to which Mayor Brownstein responded by reading the policy adopted by the City Council, which includes support for the position of the Canadian Federation of Library Associations. Mayor Brownstein also vigorously condemned the comments and positions of this author as unacceptable and totally contrary to the views of Council members and residents of Côte Saint-Luc. He finally concluded that the City will not appoint a committee to research all of the author's public statements, etc. Councillor Sebag then shared his opinion on the topic and urged Council to take the necessary steps to remove these books from our library. Councillors Kujavsky and Cohen also expressed their opinion on the same topic.

240202

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL  
DATED JANUARY 15, 2024, AT 8:00 P.M.**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated January 15, 2024, at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

240203

**MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING FOR  
JANVIER 2024**

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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 January 2024 be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

COUNCILLOR SEBAG LEFT AND REENTERED THE MEETING.

240204

**ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY – AUTHORIZATION  
TO APPLY FOR A GRANT FROM THE QUEBEC MINISTRY OF CULTURE AND  
COMMUNICATIONS AND CONFIRMATION OF CITY’S COMMITMENT TO  
FINANCE THE PURCHASE OF LIBRARY MATERIALS PURSUING SAID GRANT**

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WHEREAS the Quebec Ministry of Culture and Communications (“Ministry”) has made funds available to autonomous public libraries through the program called “Project Support” to assist with collection development;

WHEREAS in order to be eligible for the grant from the Ministry, the Côte Saint-Luc City Council (“Council”) is required to authorize the City of Côte Saint-Luc’s (“City”) application for said grant and must also confirm the City’s intention to finance the purchase of Library materials, including the part that will be allocated by the Quebec government for the project.

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT Council hereby authorizes the City to request a grant for financial aid from the Ministry under the Program called “Project Support” – for the projects related to collection development in autonomous public libraries for the budget year 2024-2025;

THAT Janine West, Library Director, or in her absence, Lisa Milner, Manager of Administrative and Support Services, be and are hereby authorized to sign all

documents related to this request, including the collection development policy and, in particular, the agreement to be signed with the Ministry;

THAT the Council confirms that it will auto-finance the budgeted amount for the acquisition of documents for 2024, which will include the amount allotted from the grant that will be given by the Ministry;

THAT said resolution shall be accepted for immediate action.”  
CARRIED UNANIMOUSLY

240205

**FINANCE – REQUEST TO INCREASE THE CREDIT CARD LIMIT FOR CARMEN GALLEGOS, PURCHASER AND REQUESTS FOR NEW CREDIT CARDS FOR BEATRICE NEWMAN, DIRECTOR OF PUBLIC WORKS AND ANGELO MARINO, DIRECTOR OF I.T. AND ASSISTANT TREASURER**

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WHEREAS the City of Côte Saint-Luc (“City”) has determined there is a need to increase the credit card limit for Carmen Gallegos, Purchaser from the present limit of \$6,500 to \$15,000;

WHEREAS the City sees the need to issue a new credit card for Beatrice Newman, Director of Public Works at a credit limit of \$4,000;

WHEREAS the City to also issue a new credit card for Angelo Marino, Director of I.T. and Assistant Treasurer at a credit limit of \$5,000;

WHEREAS previous credit cards of departing employees namely Liz Hernandez, Purchaser and Steve Lemieux, I.T. Manager, have been cancelled;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby approves increasing the credit limit for the card assigned to Carmen Gallegos, Purchaser, from \$6,500 to \$15,000;

THAT Council hereby approves furnishing a credit card to Beatrice Newman, Director of Public Works with a credit limit of \$4,000;

THAT Council hereby approves furnishing a credit card to Angelo Marino, Director of I.T. and Assistant Treasurer with a credit limit of \$5,000;

THAT Council hereby approves the cancellations of previous credit cards issued of departing employees, namely Liz Hernandez, Purchaser and Steve Lemieux, former I.T. Manager;

THAT said resolution shall be for immediate action.”  
CARRIED UNANIMOUSLY

240206

**TABLING OF THE LIST OF REIMBURSEMENT OF COUNCILLORS’ RESEARCH AND SUPPORT EXPENSES FOR 2023**

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The Assistant City Clerk tabled the list of reimbursement of Councillors’ research and support expenses for 2023 at tonight’s meeting.

240207

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF  
JANUARY 1, 2024, TO JANUARY 31, 2024**

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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 January 1, 2024, to January 31, 2024, for a total amount of \$5,446,945.77 in Canadian Funds;

THAT Treasurer’s certificate No. 24-0033 dated February 6, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240208

**RATIFICATION OF THE SERVICE CONTRACT WITH ADP FOR THE  
“WORKFORCE NOW” UNIFIED SOFTWARE SOLUTION (K-07-24)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to procure a subscription for a unified software solution for all human resources and payroll related functions of up to a total amount of \$51,000.00, plus applicable taxes;

WHEREAS the City currently uses ADP time and attendance solutions and wishes to add to the contract the payroll and HCM solutions included in the “Workforce Now” unified software;

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));

WHEREAS the service contract with ADP for the “Workforce Now” solution was signed on December 21, 2023, and requires that the City of Côte Saint-Luc Council ratify the contract and approve the expenses that will be incurred in the 2024 fiscal year pursuant to the contract;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint Luc City Council hereby ratify the contract for “Workforce Now” that was signed with ADP on December 21, 2023, which includes time and attendance, payroll and HCM solutions and approve the expenses for 2024 pursuant to the contract for an amount not to exceed \$51,000.00, plus applicable taxes;

THAT Treasurer’s certificate No. 24-0034 dated February 6, 2024, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240209

**RESOLUTION SUPPORTING THE 2024 JOURNÉES DE LA PERSÉVÉRANCE  
SCOLAIRE (JPS)**

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WHEREAS the campaign *Journées de la persévérance scolaire* (JPS), involving several partners, will take place from February 12<sup>th</sup> to 16<sup>th</sup>, 2024, under the theme "*Persévérer se conjugue au présent!*", a highlight of the year demonstrating collective mobilization around the perseverance and academic success of all students;

WHEREAS the support and caring presence of all adults are crucial to academic success;

WHEREAS municipal officials want to demonstrate their solidarity and support for young people and for all stakeholders in the education network;

WHEREAS municipal officials collaborate with the efforts of the Montreal community in terms of school perseverance and educational success, including through initiatives such as "*les élus(e) s'engagent!*" by Concertation Montréal;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") expresses its support for the proclamation of the week from February 12<sup>th</sup> to 16<sup>th</sup>, 2024, as *Journées de la persévérance scolaire* (JPS);

THAT Council unanimously and publicly expresses solidarity and support for young people and for all stakeholders in the education network;

THAT Council supports the 2024 *Journées de la persévérance scolaire* (JPS) campaign under the theme "*Persévérer se conjugue au présent!*" and invites elected officials to participate."

CARRIED UNANIMOUSLY

240210

**MOTION URGING THAT A SECOND NATIONAL SUMMIT TO COMBAT  
ANTISEMITISM BE CONVENED**

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WHEREAS data from Statistics Canada and Jewish organizations such as the Centre for Israel and Jewish Affairs, Friends of Simon Wiesenthal Centre and B'nai Brith indicate a shocking rise in antisemitic incidents across Canada over the past years;

WHEREAS there has been a global surge in antisemitism since last October's terrorist attack by Hamas that led to the brutal murder of 1200 Israelis and to which Canada has not been immune;

WHEREAS since October 2023, Canada's Jewish community has witnessed shots fired at its schools, arson attempts at its communal buildings, boycott efforts and vandalism targeting private businesses simply because their owners are Jewish and the intimidation of its students at universities;

WHEREAS a first national summit to combat antisemitism was convened by then Special Envoy for Preserving Holocaust Remembrance and Combatting Antisemitism, the Honourable Irwin Cotler, in July 2021 in the wake of the war with Hamas in May of that year, alerting Canadians to a spiralling number of hate incidents including violent attacks on Jews in Toronto and Montreal;

WHEREAS that first summit led to Canada forming a high level delegation headed by Prime Minister Justin Trudeau that made robust promises to the International Holocaust Remembrance Alliance's (IHRA) Conference in October 2021 on how Canada could better confront hate aimed at Jews;

WHEREAS police departments across the country all report major and unprecedented increases in hate crimes since October 2023 with the Jewish community being by far the most targeted;

WHEREAS Marvin Rotrand, the outgoing National Director of B'nai Brith's League for Human Rights, has called on municipalities and school boards to adopt resolutions urging the convening of a second national summit;

WHEREAS the Government of Canada has appointed Deborah Lyons, Canada's former Ambassador to Israel, as the new Special Envoy for Preserving Holocaust Remembrance and Combatting Antisemitism;

WHEREAS the authority vested in her office permits her to be uniquely placed to convene and chair such a second summit;

WHEREAS a second national summit to combat antisemitism would provide a valuable forum for stakeholders representing all levels of government, civil servants, law enforcements, educators and community leaders to share information and agree on effective strategies to blunt the unprecedented wave of hate aimed at Jews;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") urge the Government of Canada to mandate the Special Envoy for Preserving Holocaust Remembrance and Combatting Antisemitism to convene a second national summit to combat antisemitism;

THAT Council invite the Government of Canada to ensure the necessary funding and resources are in place to support such a second national summit;

THAT a copy of this motion be sent to the leaders of all parties represented in the Parliament of Canada."  
CARRIED UNANIMOUSLY

240211

**HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC  
LIBRARY – HIRING OF LIBRARY TECHNICIAN – PART-TIME, AUXILIARY, ON-  
CALL, WHITE COLLAR POSITION**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the hiring of Taylor Gadoury as a Library Technician (part-time, auxiliary, on-call, white collar position), effective February 6, 2024;

THAT Treasurer’s certificate No. 24-0032, dated February 1, 2024, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

COUNCILLOR COHEN LEFT THE MEETING.

240212

**CERTIFICATE OF THE CITY CLERK – RESULTS REGARDING THE REGISTER FOR PERSONS QUALIFIED TO VOTE ON BY-LAW NO. 2621**

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The Assistant City Clerk reported that, after the registration proceedings called for and held from February 5, 2024 to February 8, 2024, concerning by-law No. 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”:

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. 2621 has been deemed approved by the persons qualified to vote.

240213

**CERTIFICATE OF THE CITY CLERK – RESULTS REGARDING THE REGISTER FOR PERSONS QUALIFIED TO VOTE ON BY-LAW NO. 2623**

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The Assistant City Clerk reported that, after the registration proceedings called for and held from February 5, 2024 to February 8, 2024, concerning by-law no 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”:

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. 2623 has been deemed approved by the persons qualified to vote.

240214



**CERTIFICATE OF THE CITY CLERK – RESULTS REGARDING THE REGISTER  
FOR PERSONS QUALIFIED TO VOTE ON BY-LAW NO. 2624**

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The Assistant City Clerk reported that, after the registration proceedings called for and held from February 5, 2024 to February 8, 2024, concerning by-law No. 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”:

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. 2624 has been deemed approved by the persons qualified to vote.

240215

**CERTIFICATE OF THE CITY CLERK – RESULTS REGARDING THE REGISTER  
FOR PERSONS QUALIFIED TO VOTE ON BY-LAW NO. 2625**

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The Assistant City Clerk reported that, after the registration proceedings called for and held from February 5, 2024 to February 8, 2024, concerning by-law No. 2625 entitled: “By-law 2625 authorizing a loan of \$188,000 for the purchase of vehicles and equipment”:

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. 2625 has been deemed approved by the persons qualified to vote.

240216

**CERTIFICATE OF THE CITY CLERK – RESULTS REGARDING THE REGISTER  
FOR PERSONS QUALIFIED TO VOTE ON BY-LAW NO. 2626**

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The Assistant City Clerk reported that, after the registration proceedings called for and held from February 5, 2024 to February 8, 2024, concerning by-law No. 2626 entitled: “By-law 2626 authorizing a loan of \$839,000 for the purchase of heavy vehicles and heavy vehicle equipment”:

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. 2626 has been deemed approved by the persons qualified to vote.

240217

**PUBLIC WORKS – RATIFICATION OF A CONTRACT WITH ANDRE RODRIQUE INC. FOR THE RENOVATIONS OF THE BATHROOMS IN MCDOWELL PARK (SUR2021-PW01)**

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WHEREAS the City of Côte Saint-Luc (“City”) entered into a contract with Andre Rodrique Inc. for the installation of ALTRO WHITEROCK wall panels and flooring in the washrooms of McDowell Park for the amount of \$24,550.00, plus applicable taxes;

WHEREAS an amount of \$2,045, plus applicable taxes, was required to finish the ceilings with the same product to complete the work;

WHEREAS the total cost of the contract exceeds the maximum delegated authority and the City Council must ratify this payment;

WHEREAS as per Article 13 of the City’s By-Law 2497 entitled: “By-Law Concerning Contract Management”, the City is allowed 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;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby acknowledges, confirms and ratifies the contract entered into with Andre Rodrique Inc. for installation work of ALTRO WHITEROCK panels executed in the washrooms of McDowell Park for a total amount of \$26,753, plus applicable taxes;

THAT a Treasurer’s Certificate No. 24-0035 dated February 8, 2024, by the City Treasurer to attest to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240218

**RESOLUTION TO RETAIN AND TRANSFER TO THE CITY OUTSTANDING DEPOSITS AND AFFECT THE SUMS TO THE PLANTING OF NEW TREES**

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WHEREAS when a permit is issued to a resident to cut down a tree on private property, Section 11-7 (Replacement Trees) of Zoning By-law 2217-44 stipulates that residents have six months to replant a replacement tree of a certain size on their property and if they fail to do so within the allotted time, their deposit is retained and transferred to the City and used to plant another tree on City property;

WHEREAS a letter has been sent to each property owner reminding them that they have given a deposit, that the deadline for planting a tree has expired and that unless they can prove that a tree has been planted, their deposit will be retained;

WHEREAS due to an accumulation of pending deposits, the funds will be used to plant trees elsewhere in the City;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

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 retainment and transfer to the City of outstanding deposits for an amount of \$24,250.00 (as per Annex A attached hereto);

THAT the Côte Saint-Luc City Council allocates the retained amount of \$24,250.00 to the planting of new trees in the City.”

CARRIED UNANIMOUSLY

240219

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

WHEREAS a first draft by-law was adopted at a Regular Sitting of the City Council held on January 15, 2024;

WHEREAS following the adoption by resolution of the first draft By-Law No. 2217-63, the City of Côte Saint Luc held a public consultation meeting on February 12, 2024 in the Council Chamber at the City Hall;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

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. 2217-63 entitled: “By-law to amend the Zoning By-Law No. 2217 to authorize additional uses in zone CD-9.”

CARRIED UNANIMOUSLY

240220

**BY-LAW NO. 2345-4 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 by-law was given at a Regular Sitting of the City Council held on January 15, 2024;

WHEREAS a draft by-law was adopted at a Regular Sitting of the City Council held on January 15, 2024;

WHEREAS following the adoption by resolution of the draft By-Law 2345-4, the City of Côte Saint Luc held a public consultation meeting on February 12, 2024 in the Council Chamber at the City Hall;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

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 by-law No. 2345-4 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.”

CARRIED UNANIMOUSLY

240221

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

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

WHEREAS a draft by-law was adopted at a Regular Sitting of the City Council held on January 15, 2024;

WHEREAS following the adoption by resolution of the draft By-Law 2593-2, the City of Côte Saint Luc held a public consultation meeting on February 12, 2024 in the Council Chamber at the City Hall;

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 By-Law No. 2593-2 entitled: “By-Law to amend the Construction By-Law No. 2593 to adjust certain provisions.”

CARRIED UNANIMOUSLY

240222

**NOTICE OF MOTION – DRAFT BY-LAW NO. 2618 TO BE ENTITLED: “BY-LAW CONCERNING SWIMMING POOLS IN THE CITY OF CÔTE SAINT-LUC”**

Councillor Mitch Kujavsky gave notice of motion that draft By-Law No. 2618 to be entitled: “By-Law concerning swimming pools in the City of Côte Saint-Luc” will be presented at a later meeting for adoption.

Councillor Mitch Kujavsky mentioned the object and the scope of draft by-law No. 2618 to be entitled: “By-Law concerning swimming pools in the City of Côte Saint-Luc”.

240223

**TABLING OF DRAFT BY-LAW NO. 2618 TO BE ENTITLED: “BY-LAW CONCERNING SWIMMING POOLS IN THE CITY OF CÔTE SAINT-LUC”**

Councillor Mitch Kujavsky tabled draft by-law No. 2618 to be entitled: “By-law concerning swimming pools in the City of Côte Saint-Luc”.

240224

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5603 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 the construction of a rear extension and second storey addition on the existing Detached Single-Family Dwelling on lot 1 560 681 and prepared by Alt & Agapi Architectes for the Planning Advisory Committee meeting of January 16, 2024, and revised on January 24, 2024, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240225

**WORKS URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL  
INTEGRATION PROGRAMS (SPAIP) – 5503 SMART – CITY OF CÔTE SAINT-  
LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the site planning and architectural integration program showing a lateral extension on an existing Semi-Detached Single-Family Dwelling on lot 1 053 189 at 5503 Smart and prepared by Ingénierie Expo for the Planning Advisory Committee meeting of January 16, 2024, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240226

**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 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 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

## **SECOND QUESTION PERIOD**

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No questions were asked.

240227

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

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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 hereby authorizes the Acting Mayor to declare the Meeting adjourned.”

CARRIED UNANIMOUSLY

**AT 9:24 P.M. MAYOR MITCHELL 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>
240218	Annex A	Urban Planning - List of names and permits from 2009 to 2022

# ANNEXE A ANNEX

<u>Permit no.</u>	<u>Civic no.</u>	<u>Street Name</u>	<u>Date of issue</u>	<u>Trees cut</u>	<u>Deposit amount</u>
#2009-14208	5618	Borden	May 28, 2009	1	-\$ 250.00
#2010-14550	5573	Robinson	May 19, 2010	1	-\$ 250.00
#2011-14872	5602	Hudson	March 16, 2011	4	-\$ 1,000.00
#2011-14975	6831	Newton	June 16, 2011	1	-\$ 250.00
#2011-15062	5700	Lockwood	Sept 1, 2011	1	-\$ 250.00
#2012-15234	603	Luck	May 4, 2012	1	-\$ 250.00
#2013-15820	5625	Alpine	Nov 11, 2013	1	-\$ 250.00
#2014-16227	5767	Blossom	Oct 22, 2014	1	-\$ 250.00
#2015-16447	8056	Kildare	June 23, 2015	5	-\$ 1,250.00
#2015-16691	5560	Rosedale	Nov 3, 2015	1	-\$ 250.00
#2016-16780	5850	Cavendish	Feb 10, 2016	1	-\$ 250.00
#2016-17073	6570	Kildare	Sept 6, 2016	2	-\$ 500.00
#2017-17539	5787-5789	Glenarden	27-Oct-17	1	-\$ 250.00
#2018-17649	7932	Wavell	April 23, 2018	2	-\$ 500.00
#2018-17856	5633	Sabin	August 8, 2018	1	-\$ 250.00
#2018-18027	5824	Hudson	Nov 14, 2018	1	-\$ 250.00
#2019-18105	5573	Pinedale	March 21, 2019	1	-\$ 250.00
#2019-18206	5721	Palmer	May 24, 2019	1	-\$ 250.00
#2019-18224	5578	Borden	May 30, 2019	2	-\$ 500.00
#2019-18288	5603	Pinedale	July 15, 2019	3	-\$ 750.00
#2019-18302	8254	Mackle	July 18, 2019	2	-\$ 500.00
#2019-18305	7119	Kildare	July 19, 2019	1	-\$ 250.00
#2019-18340	7928-30	Wavell	July 29, 2019	1	-\$ 250.00
#2019-18590	5602	Pinedale	Nov 14, 2019	1	-\$ 250.00
#2019-18613	5609	Edgemore	Nov 22, 2019	1	-\$ 250.00
#2020-18703	5621	Redwood	March 11, 2020	3	-\$ 750.00
#2020-18752	6863	Emerson	May 20, 2020	1	-\$ 250.00
#2020-18772	6879	Holland	May 27, 2020	1	-\$ 250.00
#2020-18919	5720	Rembrandt #106	July 23, 2020	3	-\$ 750.00
#2020-18913	8101	Cote Saint-Luc	July 10, 2020	1	-\$ 250.00
#2020-18883	6525	Wallenberg	July 8, 2020	1	-\$ 250.00
#2020-18889	7062	Wavell	July 12, 2020	1	-\$ 250.00
#2020-18859	5725	Parkhaven	July 1, 2020	1	-\$ 250.00
#2020-19005	5762	Ilan Ramon	August 18, 2020	1	-\$ 250.00
#2020-19011	5787	Westminster	August 20, 2020	1	-\$ 250.00
#2020-19024	6614	Fleet	August 27, 2020	1	-\$ 250.00
#2020-19047	5915	Beethoven	Sept 8, 2020	4	-\$ 1,000.00
#2020-19091	6614	Fleet	Sept 25, 2020	1	-\$ 250.00
#2020-19125	5875	Armstrong	Oct 20, 2020	1	-\$ 250.00
#2020-19177	7494	Guelph	Nov 3, 2020	1	-\$ 250.00
#2020-19204	5850	David-Lewis	Nov 13, 2020	1	-\$ 250.00
#2020-19223	5620	Eldridge	Dec 7, 2020	2	-\$ 500.00
#2020-19237	5609	Redwood	Dec 17, 2020	1	-\$ 250.00
#2021-19281	5728	Wildwood	Feb 19, 2021	1	-\$ 250.00
#2021-19325	6822	Louis-Pasteur	March 24, 2021	1	-\$ 250.00



#2021-19329	5741	Wildwood	March 29, 2021	4	-\$	1,000.00
#2021-19348	8154	Wavell	April 19, 2021	1	-\$	250.00
#2021-19362	5766	Trinity	May 17, 2021	1	-\$	250.00
#2021-19411	5520	Borden	May 11, 2021	1	-\$	250.00
#2021-19378	5750	Einstein	May 18, 2021	1	-\$	250.00
#2021-19416	5561	Alpine	June 1, 2021	1	-\$	250.00
#2021-19417	5561	Alpine	June 1, 2021	1	-\$	250.00
#2021-19421	5609	Hartwell	June 3, 2021	1	-\$	250.00
#2021-19434	7497	Briar	June 10, 2021	2	-\$	500.00
#2021-19501	5769	Leger	June 30, 2021	1	-\$	250.00
#2021-19539	5774	Leger	July 13, 2021	1	-\$	250.00
#2021-19576	5733-35	Kincourt	July 22, 2021	1	-\$	250.00
#2021-19632	5890	Brandeis	August 9, 2021	1	-\$	250.00
#2021-19758	5580	Rosedale	October 1, 2021	1	-\$	250.00
#2021-19782	5558	Randall	October 12, 2021	1	-\$	250.00
#2021-19802	7925	Kingsley	October 19, 2021	1	-\$	250.00
#2021-19824	5900	Armstrong #108	November 1, 2021	1	-\$	250.00
#2021-19845	6705	Kirwan	November 8, 2021	1	-\$	250.00
#2022-19932	5804	Hudson	January 25, 2022	1	-\$	250.00
#2022-20152	5826	Palmer	May 18, 2022	2	-\$	500.00
#2022-20353	5694	Einstein	August 3, 2022	2	-\$	500.00
#2022-20409	5619	Redwood	August 22, 2022	1	-\$	250.00
#2022-20419	5710	Eldridge	August 25, 2022	1	-\$	250.00
#2022-20468	5752	Smart	September 16, 2022	1	-\$	250.00
#2022-20603	5614	Eldridge	October 21, 2022	1	-\$	250.00
				98	-\$	24,250.00