

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, MARCH 11, 2024 AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 8:00 P.M.**

PRESENT:

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^e 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, Acting Mayor Berku 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.

QUESTION PERIOD

The question period started at 8:10 p.m. and finished at 8:55 p.m. Nine (9) people asked to speak, and they were heard.

1) Marlyne Silverstone

The resident asked about the library's closure during holidays, to which Acting Mayor Berku responded that that it will be reviewed during the year-end budget reviews, with the Council taking note of the comment.

2) Alexander Errore

The resident explained the situatuin regarding the five buildings on Kildare and Sir Walter Scott, formerly owned by the CRV group, has been sold to a new owner, leading to significant changes and expressed his concerns about the City's response to "renovictions", to which Acting Mayor expressed sensitivity to the matter. She then highlighted the roles of the Court, rental board and emphasized on the City's adherence to fair and regulated application of City's by-laws. However, the City cannot intervene in tenant-landlord relationships beyond enforcing renovation rules in its by-laws and conducting inspections for by-law compliance.

Councillor Cohen additionally remarked on the significance of tenant associations and commended the active involvement of the tenants on the issue.

3) Max Salzburg

The resident raised a concern regarding the efficiency of the Public Works department, to which Acting Mayor Berku responded that the complaint has been duly noted and registered.

4) Robert Larin

The resident asked about the City's transparency regarding the issuance of building permits, to which Acting Mayor Berku responded that if owners request a permit, it triggers the City's by-laws. This means that the City will thoroughly examine the permit request if it is made.

5) Joseph Rener

The resident raised concerns about the heavy truck traffic from Fleet Road to Cavendish, to which Acting Mayor Berku responded that the City Manager and the Director of Engineering are actively investigating solutions, including planning and the possibility of budgeting for repairs. Additionally, she mentioned that road maintenance was conducted on the South side of Fleet last year.

6) Michel Benatar

The resident restated their previous question and added that the vibration problems caused by heavy trucks on Fleet Road have escalated in recent years. In response, Acting Mayor Berku assured that the City Manager and the Director of Engineering are cognizant of the issue and are actively investigating it.

7) Debbie Gerson

The resident asked if construction permits should be sought for the five buildings on Kildare and Sir Walter Scott, to which Acting Mayor Berku responded that residents have the right to inquire with the City whether a permit was issued, should the residents believe the owner is conducting work that requires a permit.

8) Lana

The resident raised concerns about the tenant situation in the five buildings on Kildare and Sir Walter Scott, to which Acting Mayor Berku extended support and recommended organizing a well-prepared tenant meeting to address the issues effectively.

9) Mark Needelman

The resident inquired about commemorating the passing of Alexi Navalny, suggesting naming a street, park, or erecting a monument in his honor, to which Acting Mayor Berku responded that preserving the memory of Alexi Navalny, a strong advocate for human rights, is important, and the City will explore the suggestion further.

240301

ADOPTION OF THE AGENDA FOR THE MEETING OF MARCH 11, 2024

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts the agenda for the meeting of March 11, 2024, as submitted with the following item added:

*item 14C: Notice of Motion - By-law 2470-4 amending By-law 2470 entitled: “By-law to regulate nuisance” in order to add certain provisions”

**item 14D: Dismissal Resolution (Human Resources).”
CARRIED UNANIMOUSLY

240302

**CONFIRMATION OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL
DATED FEBRUARY 12, 2024, AT 8:00 P.M.**

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated February 12, 2024, at 8:00 p.m. be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

240303

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

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the monthly departmental reports submitted for February 2024 be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

240304

**FINANCE AND INFORMATION TECHNOLOGY SERVICES – AWARDING OF A
CONTRACT FOR MICROSOFT 365 LICENSES (G-06-24-27)**

WHEREAS the City of Côte Saint-Luc (“City”) wishes to procure Microsoft 365 (Office 365) and Microsoft Teams Telephony licenses for its employees and Council members;

WHEREAS the City wishes to join the provincial group tender available through the Centre d’Acquisitions Gouvernementales (“CAG”);

WHEREAS ITI Inc. is the selected supplier for the products required by the City within the group tender;

WHEREAS the contract is for a three (3) year term, beginning on the date of signature of the contract with ITI Inc. (March 2024) and ending March 3, 2027;

WHEREAS the total amount of the contract will be up to \$226,068.32, plus applicable taxes for the entire term;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to ITI Inc. for Microsoft 365 and Teams Telephony licenses, and other Microsoft components related to Microsoft 365, for an amount up to \$226,068.32 plus applicable taxes for a three (3) year term;

THAT the described expenses shall be financed in whole from the City’s operating budget;

THAT Treasurer’s Certificate No. 24-0045 dated March 4, 2024 has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses in the 2024 calendar year;

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;

THAT the City’s General Counsel be and is hereby authorized to sign the contract and all other related documents.”
CARRIED UNANIMOUSLY

240305

**FINANCE – TABLING OF THE TREASURER’S ACTIVITY REPORT
CONCERNING ELECTION ACTIVITIES FOR THE 2023 FISCAL YEAR**

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

240306

**TABLING FINANCE AND INFORMATION TECHNOLOGY SERVICES –
AWARDING OF A CONTRACT FOR MULTIFUNCTIONAL PRINTING DEVICES
(G-02-24-29)**

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the rental of multifunctional printing devices;

WHEREAS the City wishes to join the provincial group tender available through the Centre d’acquisitions gouvernementales (“CAG”);

WHEREAS Copicom Solutions Inc. is the selected supplier for the products required by the City within the group tender;

WHEREAS the contract is for a five (5) year term, beginning on the date of signature of the contract with Copicom Solutions Inc. (April 2024) and ending in April 2029;

WHEREAS the amount of the contract will be up to \$225,000.00, plus applicable taxes, for the entire term;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR ANDEE SHUSTER

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 January 6, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240307

**FINANCE AND INFORMATION TECHNOLOGY SERVICES - UPGRADE OF THE
TARGET 9-1-1 SOFTWARE (K-17-24)**

WHEREAS in December 2014, the City of Côte Saint-Luc (“City”) awarded a contract to ICO Technologies for the purchase of the Target 9-1-1 solution (a computer assisted dispatch and call management system) used by the Public Safety Department;

WHEREAS the City wishes to upgrade the Target 9-1-1 software to better meet Public Safety Department’s needs;

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 OREN SEBAG
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to ICO Technologies Inc. for the upgrade of the Target 9-1-1 software solution for a one (1) year term for an amount of \$73,256.00;

THAT the above-described expenses shall be financed in whole from the City’s operating budget;

THAT Treasurer’s Certificate No. 24-0046 dated March 4, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses;

THAT the City’s General Counsel be and is hereby authorized to sign the contract and all other related documents.”

CARRIED UNANIMOUSLY

240308

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF
FEBRUARY 1, 2024, TO FEBRUARY 29, 2024**

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the list of disbursements for the period of February 1, 2024 to February 29, 2024 for a total amount of \$6,505,564.65 in Canadian Funds;

THAT Treasurer’s certificate No. 24-0048 dated March 4, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240309

AUTHORIZATION FOR VARIOUS MEMBERS OF COUNCIL TO ATTEND THE ANNUAL FEDERATION OF CANADIAN MUNICIPALITIES CONFERENCE

WHEREAS the Federation of Canadian Municipalities (FCM) will be holding its annual conference and trade show, from June 6 to 9, 2024 in Calgary, Alberta;

WHEREAS Mayor Mitchell Brownstein, Councillors Mitch Kujavsky, Andee Shuster and Dida Berku are available on these dates and would like to attend in order to update their knowledge of municipal tools and best practices for improving services to the population;

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the following members of the Côte Saint-Luc City Council be and are hereby authorized to attend the conference of the Federation of Canadian Municipalities to be held from June 6- June 9, 2024:

Mayor Mitchell Brownstein
Councillor Andee Shuster
Councillor Mitch Kujavsky
Councillor Dida Berku

THAT Treasurer Certificate No. 24-0036 and dated February 19, 2024 has been issued by the City Treasurer attesting to the availability of funds to cover the estimated expenses for this conference up to but not exceeding the amount of \$20,000.00, plus applicable taxes;

THAT furthermore, the City of Côte Saint-Luc will reimburse the reasonable expenses incurred for this purpose upon presentation of receipts for these expenses to the City Treasurer.”

CARRIED UNANIMOUSLY.

240310

AUTHORIZATION TO RENEW CURRENT BOUNDARIES OF ELECTORAL DISTRICTS

WHEREAS the City of Côte Saint-Luc (“Municipality”) proceeds with the division of its territory into electoral districts every four (4) years;

WHEREAS the Municipality respects the criteria delineated within articles 9, 11 and

12 or, as the case may be article 12.0.1, of the *Act respecting elections and referendums in municipalities* (R.S.Q., c. E-2.2) (“Act”);

WHEREAS the Municipality wishes to proceed with a request to renew the same division into electoral districts prior to March 15 of this calendar year, the year which precedes the year in which a general municipal election shall be held;

WHEREAS the afore-described request to renew the same electoral districts as in the previous municipal election shall be accompanied with the documents contemplated within article 12.1 of the Act which should also indicate the number of electors in each electoral district currently in force;

WHEREAS the Electoral Representation Commission (“Commission”) shall transmit to the Municipality a certified copy of their decision which shall confirm whether or not the Municipality fulfills the requisite conditions to renew the same division of its electoral boundaries;

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED

“THAT the Municipality requests from the Commission to confirm that it duly fulfills the requisite conditions to proceed with the identical division of its electoral boundaries (for the eight electoral districts) that the Municipality currently has.”
CARRIED UNANIMOUSLY

240311

AUTHORIZATION OF PAYMENT OF INSURANCE PREMIUMS

WHEREAS the City of Côte-Saint-Luc (“City”) received an invoice from BFL Canada services de risques et assurances inc. (“BFL”) dated January 3, 2024, for the amount of \$551,483.73, including applicable taxes, for payment of the City’s property, delict and broker fee insurance premiums (“Premiums”) for the 2024 calendar year as follows:

Property insurance 2024	\$185,683.00	Plus tax on insurance premiums 9%
Brokerage fees - property	\$23,356.00	
Brokerage fees - liability	\$28,148.00	
Crime insurance renewal	\$1,134.00	Plus tax on insurance premiums 9%
Municipal liability renewal	\$88,871.00	Plus tax on insurance premiums 9%
General liability renewal	\$169,287.00	Plus tax on insurance premiums 9%
Renewal XS-CGL tranche 1	\$13,722.00	Plus tax on insurance premiums 9%
TOTAL	\$551,483.73	Includes applicable taxes

WHEREAS the City received an invoice from Beneva Assurances (“Beneva”) dated January 17, 2024 for the amount of \$33,548.02, including applicable taxes, for payment of the City’s vehicle insurance premiums (“Vehicle premiums”) for the 2024 calendar year for the City’s vehicle fleet as follows:

Automobile insurance 2024 (premiums)	\$33,351.82	Includes applicable taxes
Total remaining before renewal	\$196.20	Includes applicable taxes
TOTAL	\$33,548.02	Includes applicable taxes

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

THAT the Côte Saint-Luc City Council (“Council”) hereby ratifies and approves the City’s property insurance contracts, equipment breakdown, crime, primary liability, municipal administration liability and complementary and excess liability and corresponding deductibles which are annexed herewith as Annex B entitled: “Déclarations – Avis de garantie - no MTL-23-61917” to form an integral part of the minutes – with their corresponding premiums payable to BFL Canada risques et assurances inc. – from January 1, 2024, to January 1, 2025;

THAT Council hereby ratify and approve the City's automobile insurance policy and corresponding deductibles attached hereto as Annex C number 86031001-001 from Beneva to form an integral part of the minutes - with the corresponding premiums payable to Beneva ("Beneva") from January 1, 2024 to January 1, 2025;

THAT Council hereby approves payment of the Premiums to BFL pursuant to the invoice dated January 3, 2024 for the amount of \$551,483.73, including applicable taxes;

THAT Council hereby approves the payment of premiums to Beneva in accordance with the invoice dated January 17, 2024, in the amount of \$33,548.02, including applicable taxes;

THAT Treasurer’s Certificate No. 24-0037 dated February 23, 2024 was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses for BFL Canada;

THAT Treasurer’s Certificate No. 24-0038 dated February 23, 2024, was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses for Beneva.”

CARRIED UNANIMOUSLY

240312

**RESOLUTION TO CHANGE THE DATE OF THE JUNE 2024 REGULAR
COUNCIL MEETING**

WHEREAS article 319 of the Cities and Towns Act states that Council may decide that a Regular Sitting is to begin on a date and time other than those specified in its schedule;

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby modifies its Regular Council sitting date in June 2024 from June 10, 2024 at 8:00 pm to June 17, 2024 at 8:00 pm.”
CARRIED UNANIMOUSLY

240313

PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF TWO (2) PICKUP HYBRID VEHICLES AND ONE (1) AMBULANCE UTILITY VEHICLE (C-21- 23)

WHEREAS the City of Côte Saint-Luc (“City”) launched a public call for tenders for the purchase of two (2) pickup hybrid vehicles and one (1) ambulance utility vehicle under tender No. C-21-23 and received one (1) conforming bid from Fortier Auto (Montréal) Ltée.;

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED

“THAT the City of Côte Saint Luc Council hereby awards the contract for the purchase of two (2) pickup hybrid vehicles and one (1) ambulance utility vehicle to Fortier Auto (Montréal) Ltée. for a total amount of \$321,193.50, plus applicable taxes;

THAT the above-described expenses shall be financed from By-laws No. 2609 entitled: “By-law 2609 authorizing a loan of \$186,000 for the purchase of vehicles and equipment” and 2625 entitled: “By-law 2625 authorizing a loan of \$188,000 for the purchase of vehicles and equipment”;

THAT Treasurer’s Certificate No. 24-0039 dated February 26, 2024, was issued by the City Treasurer to attest to the availability of funds to cover the above-described expenses for Beneva.”

CARRIED UNANIMOUSLY

240314

PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE COLLECTION AND TRANSPORTATION OF SECONDARY RECYCLABLE MATERIALS FOLLOWING A GROUP TENDER WITH THE CITIES OF POINTE-CLAIRE, DOLLARD-DES-ORMEAUX AND WESTMOUNT (G-01-24-29)

WHEREAS since October 24, 2022, Éco Entreprise Québec (“ÉEQ”) has been the managing organization designated by the Quebec government to develop, implement and financially support selective collection throughout the territory, in accordance with the Regulation respecting a system of selective collection of certain residual materials (“Regulation”);

WHEREAS the Regulation provides for the conclusion of a partnership agreement between ÉEQ and a municipality (or group of municipalities) concerning the collection and transportation of the recyclable materials;

WHEREAS the municipalities of Westmount, Dollard-des-Ormeaux, Pointe-Claire and Côte Saint-Luc decided to set up a group for the purposes of (1) signing the partnership agreement with EEQ and (2) launching a group tender for the collection and transportation of secondary recyclable materials;

WHEREAS on November 13, 2023, by resolution No. 231119, the City of Côte Saint-Luc (“City”) entered into an intermunicipal agreement with the four municipalities above, whereby the City of Westmount was named the signatory of the partnership agreement with EEQ and was mandated to proceed with launching the group tender;

WHEREAS, as per this intermunicipal agreement, all the participant cities must pay an administrative fee to the City of Westmount;

WHEREAS the cost of the contract incurred by each municipality shall be reimbursed by Éco Entreprise Québec;

WHEREAS on December 14, 2023, the City of Westmount issued a public call for tenders for the collection and transportation of secondary recyclable materials for a three (3) year term (from April 1, 2024, to March 31, 2027), with two (2) additional option years;

WHEREAS Waste Management Québec Inc. was the lowest conforming bidder;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Waste Management Québec Inc. for the collection and transportation of secondary recyclable materials, from April 1, 2024 to March 31, 2027, with two (2) additional option years;

THAT the yearly amounts of the contract shall be as follows:

- April 1, 2024 – March 31, 2025 - 734,947.20\$;
- April 1, 2025 – March 31, 2026 - 804,542.02\$;
- April 1, 2026 – March 31, 2027 - 873,002.92\$;

Option years:

- April 1, 2027 – March 31, 2028 - 940,840.13\$;
- April 1, 2028 – March 31, 2029 - 1,008,137.81\$;

THAT the City reserves its rights with regards to the two (2) option years of the contract;

THAT Treasurer’s certificate No. 24-0040 dated February 29, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses;

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 above-described expenses;

THAT the City will pay an administrative fee to the City of Westmount, as per the conditions of the intermunicipal agreement approved by Council on November 13, 2023;

THAT Éco Entreprise Québec shall cover the cost of the contract.”
CARRIED UNANIMOUSLY

240315

URBAN DEVELOPMENT – APPROVAL AND RATIFICATION OF A CONTRACT WITH HYDRO-QUEBEC FOR WORK RELATED TO THE INSTALLATION OF DECORATIVE LIGHTS CONNECTIONS (K-18-24)

WHEREAS the City of Côte Saint-Luc (“City”) requested Hydro Québec to perform some work related to the installation of decorative lights connections;

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 (c));

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED

"THAT the Côte Saint-Luc City Council to confirm that it duly fulfills the requisite conditions to proceed with the identical division of its electoral boundaries (for the eight electoral districts) that the Municipality currently has."

CARRIED UNANIMOUSLY

240316

**ENGINEERING – AWARDING OF A CONTRACT FOR THE INSTALLATION OF
100 FUSE HOLDERS ON HYDRO QUÉBEC POLES (K-110-24)**

WHEREAS the City of Côte Saint-Luc ("City") requested Hydro Québec to install 100 fuse holders on Hydro Québec poles throughout the City;

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 (c));

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED

"THAT the Côte Saint-Luc City Council hereby approves and ratifies the contract with Hydro Québec for the installation of 100 fuse holders on Hydro Québec poles for a total amount of \$36,360.00, plus applicable taxes;

THAT a Treasurer's Certificate No. 24-0041 dated February 29, 2024, by the City Treasurer to attest to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

240317

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR LINE PAINTING
(C-06-24)**

WHEREAS the City of Côte Saint-Luc ("City") issued a public call for tenders under tender C-06-24 seeking contractor services for line painting for the year 2024, and received three (3) bids;

WHEREAS Marquage Signalisation Rive-Sud B.A. Inc. was the lowest conforming bidder;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract for line painting services for the year 2024 in accordance with the terms of tender No. C-06-24 to Marquage Signalisation Rive-Sud B.A. Inc. for a total amount of \$221,231.55, plus applicable taxes;

THAT a Treasurer’s Certificate No. 24-0044 dated March 1, 2024, by the City Treasurer to attest 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 Marquage Signalisation Rive-Sud B.A.’s performance within this tendered contract.”

CARRIED UNANIMOUSLY

240318

BY-LAW NO. 2618 ENTITLED: “BY-LAW CONCERNING SWIMMING POOLS IN THE CITY OF CÔTE SAINT-LUC”- ADOPTION

WHEREAS a notice of motion for the present by-law was given at a Regular Sitting of the City Council held on February 12, 2024;

WHEREAS a draft by-law was adopted at a Regular Sitting of the City Council held on February 12, 2024;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts by-law No. 2618 entitled: “By-Law concerning swimming pools in the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240319

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

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;

WHEREAS a second draft By-law No. 2217-63 was adopted a Regular Sitting of the City Council held on February 12, 2024;

WHEREAS after public notice was given, no valid request was received for the by-law to be submitted for the approval by way of referendum of the qualified voters in the concerned zone or any contiguous zones;

It was

MOVED BY COUNCILLOR MIKE COHEN
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 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

240320

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

Councillor Mitch Kujavsky gave notice of motion that draft By-law No. 2397-2 to be entitled: “By-law to amend the potable water use By-law No. 2397 to adjust certain provisions” will be presented at a later meeting for adoption.

Councillor Mitch Kujavsky mentioned the object and the scope of draft By-law No. 2397-2 to be entitled: “By-law to amend the potable water use By-law No. 2397 to adjust certain provisions”.

240321

TABLING OF DRAFT BY-LAW N° 2397-2 TO BE ENTITLED: “BY-LAW TO AMEND THE POTABLE WATER USE BY-LAW N° 2397 TO ADJUST CERTAIN PROVISIONS”

Councillor Mitch Kujavsky tabled draft By-law No. 2397 to be entitled: “By-law to amend the potable water use By-law No. 2397 to adjust certain provisions”.

240322

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5471-5479 WESTMINSTER – CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT he Site Planning and Architectural Integration Program showing façade modifications to the ground floor and front yard landscaping at the existing Mixed Dwelling on lot 1 290 387 and prepared by Agapi+Alt Architectes SENC for the Planning Advisory Committee meeting of February 13, 2024, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240323

URBAN PLANNING – MINOR EXEMPTION – 5471-5479 WESTMINSTER – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
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 5471-5479 Westminster, lot 1 290 387, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow modifications to the ground floor of the existing Mixed Dwelling to include a total of 5 residential units and approximately 3,050 square feet of commercial space while maintaining the existing 11 interior parking spaces, instead of providing the minimum required number of parking spaces for commercial spaces, tenants and visitors;

The whole notwithstanding the provisions of Zoning By-law No. 2217 Article 7-2-5, Article 7-2-6, and Article 7-3-1 Table 2.”
CARRIED UNANIMOUSLY

240324

URBAN PLANNING – MINOR EXEMPTION – 5471-5479 WESTMINSTER – CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT in accordance with the provisions of by-law G18-0005, the request for a Minor Exemption regarding the property located at 5868-5870 Shalom, lot 1 562 056, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the Detached Two-Family Dwelling to maintain a total of two (2) interior parking spaces instead of providing the minimum required number of interior parking spaces of two (2) interior parking spaces per dwelling unit (a total of four (4) interior parking spaces);

The whole notwithstanding the provisions of Zoning By-law No. 2217 Article 7-2-1 b).”
CARRIED UNANIMOUSLY

240325

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 March 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 March 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 March 2024 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

OTHER BUSINESS

240326

RESOLUTION OF THE CITY OF CÔTE SAINT-LUC SUPPORTING QUEBEC ENGLISH LANGUAGE UNIVERSITIES AND INSTITUTIONS OF HIGHER LEARNING

WHEREAS the Chamber of Commerce of Metropolitan Montreal states as of 2023, McGill University and Concordia University’s out of province students contribute \$520 million annually to the greater Montreal economy;

WHEREAS these two major English language universities have contributed to Quebec society through higher learning, research innovation, publications, and through their output of highly educated and skilled students, graduates, and alumni throughout their history which dates back to 1821 in the case of McGill and 1974 in the case of Concordia;

WHEREAS these universities have achieved top rankings for education excellence bestowed by established Canadian and global organizations and media outlets, and that these reputations attract students from more than 150 countries;

WHEREAS 24% of Concordia's enrollment and 30% of McGill's enrollment is international students;

WHEREAS 9% of Concordia's enrollment and 22% of McGill's enrollment is Canadian students from outside of Quebec;

WHEREAS in December 2023, the Minister of Higher Education (the "Minister") Quebec Government imposed a plan exclusively for these two English-language universities that (a) significantly increases the tuition rate applicable to Canadian residents from outside Quebec, as of the 2024-2025 academic year; (b) regulates tuition fees for certain international students that results in a net loss of revenue as of the 2024-2025 academic year ; and (c) requires the francization of 80% of non-resident students (newly enrolled as of 2025-2026) in undergraduate programs taught in English by the time they graduate (the "Decision");

WHEREAS this Decision was followed by the adoption in January 2024 of a series of modifications to the budgetary rules to be applied to the Universities entitled Règles budgétaires et calcul des subventions de fonctionnement aux universités du Québec (les « Règles budgétaires ») which put this Decision into effect;

WHEREAS despite protests and attempts for negotiations from the universities and other organizations, the Quebec Government has refused to reconsider the Decision;

WHEREAS since the new reforms were announced, Concordia has seen a 27 percent decline in applicants from the rest of Canada and a 12 percent decline in the number of students coming from abroad, McGill announced a 20 percent drop in out-of-province applicants;

WHEREAS the Quebec Government rejected reasonable francization proposals from the universities and instead imposed requirements which are viewed by the universities as unreasonable, unachievable, and punitive;

WHEREAS the measures taken by the Quebec Government represent a clear and present danger to the missions of Concordia and McGill universities and will weaken their vital role within the province and their reputations as international draws;

WHEREAS the reduction in students applying and attending Concordia and McGill universities will lead to budget cuts that will negatively impact the education of local students from Quebec as well as students from out of province in addition to impacting employment for academic and non-academic staff from the Greater Montreal area;

WHEREAS reductions in the number of out-of-province students attending Quebec universities will lead to reduction in tax revenue for all three levels of government and a decrease in the number of well-educated professionals, hurting the economic and social development of the Island of Montreal and Province of Quebec;

WHEREAS the Decision was made in clear violation and in total disregard of the recommendations issued in January 2024, by the Advisory Committee on Financial Accessibility of Education (Comité consultatif sur l'accessibilité financière aux études, hereafter "CCAFE"), an advisory committee appointed by the government, composed of representatives of government and French-language universities and Cégeps, who have stated that the new regulations risk compromising access to quality education and depriving Quebec society of potential talent;

WHEREAS on or about February 23rd, 2024, McGill and Concordia Universities both filed separate legal proceedings in judicial review contesting and challenging the Decision of the Minister of Higher Education and the modifications to the Budgetary rules;

WHEREAS, as per the court filings, the Universities submit that these measures from the Quebec Government:

- Constitute discrimination under the Canadian Charter of Rights and Freedoms as well as the Quebec Charter of Human Rights and Freedoms,
- Were an unreasonable exercise of the powers of the Minister of Higher Education, since they were incompatible with the mission assigned to her by the Ministry of Higher Education, Research, Science and Technology Act,
- Were adopted following inadequate and an unfair process,
- Constitute a disguised and illegal tax, which is being imposed without the authorization of the National Assembly,
- Create unconstitutional barriers to interprovincial trade thereby limiting student mobility, choice of university, and access to education,
- Limit the diversity of the student body at these universities by creating barriers for international students,
- Were designed to inflict harm on the institutions by reducing the number of students attending the universities, changing the demographic profiles, shrinking the revenues and weakening their financial positions.

WHEREAS these actions by the Quebec Government could lead to retaliatory actions by other provinces in Canada limiting the options available for Quebec students to study at universities throughout Canada;

WHEREAS the residents of Cote Saint-Luc value higher education and have a high level of level of scholarship with nearly 60% residents having some university education and 55% of residents achieving at least one university degree (according to the 2021 census);

WHEREAS Cote Saint-Luc's population is comprised of alumni, academics, scholars, and current students who take pride in the high standards and reputation of these universities;

WHEREAS the inevitable decline in the universities' standing will prompt an exodus of our youth to pursue their degrees elsewhere, which will have a deep negative impact on our community;

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) calls on the Minister of Higher Education and the Government of Quebec to reconsider the Decision and reverse the tuition increases and new tuition regulations and revise the compulsory francization requirements to a more realistic attainable level;

THAT Council calls on the Minister of Higher Education and the Government of Quebec to follow the recommendations of its own Comité consultatif sur l'accessibilité financière aux études, which Committee “strongly urges the government to reconsider this decision;

THAT Council calls on the Minister of Higher Education and the Premier of Quebec to meet with representatives of the English universities and English-speaking community to renegotiate these changes which have been unfairly imposed and are not respectful of the English-speaking community of Quebec;

THAT Council directs its City Clerk to send copies of this resolution to all of members of the National Assembly of Quebec including the Member of the National

Assembly for D'Arcy McGee, to all other municipalities in the Montreal Metropolitan Community, to the Member of Parliament for Mount Royal, to the Prime Minister of Canada, to the federal Minister of Official Languages, to the Commissioner of Official Languages of Canada, to the Union des Municipalités du Québec (UMQ), to the Fédération Québécoise des Municipalités (FQM), to the Federation of Canadian Municipalities (FCM), to the Presidents of Concordia and McGill's Universities and to the members of the Quebec Advisory Board on English Education."

CARRIED UNANIMOUSLY

240327

RESOLUTION FOR THE REVOCATION OF A SERVITUDE

WHEREAS a deed of servitude was concluded between the City of Côte Saint-Luc and Gestion Grofam Inc., which was received before Me A. Earl Kimmel, notary, on October 17, 1984, under number 5 156 of his minutes and a certified copy of which was published in the registry office for the registration division of Montreal under number 3 526 043 ("Servitude");

WHEREAS the City approved said Servitude by Resolution No. 840927 on September 17, 1984;

WHEREAS said Servitude was necessary in accordance with article 6 of By-law 335, amended by By-law 846 of the City of Côte-Saint-Luc, in order to connect the property's private sewer line, located on lot 83-384, to the City sewer main;

WHEREAS the private sewer line was replaced during work completed in February 2024 and it now has an overall slope of more than 2%;

WHEREAS servitude No. 3 526 043 is no longer relevant;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") consent to the revocation of servitude No. 3 526 043;

THAT Council hereby, authorize the City Clerk to sign, on behalf of the City, the Deed of Revocation of the Servitude No. 3 526 043."

CARRIED UNANIMOUSLY.

240328

NOTICE OF MOTION – DRAFT BY-LAW 2470-4 TO BE ENTITLED: "BY-LAW 2470-4 AMENDING BY-LAW 2470 ENTITLED: "BY-LAW TO REGULATE NUISANCE" IN ORDER TO ADD CERTAIN PROVISIONS"

Councillor Steven Erdelyi gave notice of motion that the draft By-law No. 2470-4 to be entitled: "By-law 2470-4 amending By-law No. 2470 entitled: "By-law to regulate nuisance" in order to add certain provisions" will be presented at a later meeting for adoption.

Councillor Steven Erdelyi mentioned the object and scope of draft By-law No. 2470-4 to be entitled: "By-law 2470-3 amending By-law No.2470 entitled: "By-law to regulate nuisance" in order to add certain provisions".

240329

RESSOURCES HUMAINES – DESTITUTION D'UN EMPLOYÉ POSTE CADRE

ATTENDU QUE toutes les circonstances de cette affaire;

ATTENDU QUE la destitution de l'ex-employé 2002 le 20 décembre 2021;

ATTENDU QUE l'ex-employé 2002 a déposé une plainte à l'encontre de sa destitution du 20 décembre 2021 auprès du Tribunal administratif du travail;

ATTENDU QUE la découverte postérieure à la destitution de l'ex-employé 2002 de graves fautes commises par l'ex-employé 2002 dans le cadre de son emploi;

Il fut

PROPOSÉ PAR LE CONSEILLER STEVEN ERDELYI
APPUYÉ PAR LE CONSEILLER OREN SEBAG

ET RÉSOLU :

« QUE le préambule de la présente résolution en fasse partie intégrante pour valoir à toutes fins que de droit;

QUE le conseil municipal de Côte Saint-Luc approuve la destitution de l'ex-employé 2002, avec effet immédiat le 11 mars 2024. Cette destitution succède à la destitution de l'ex-employé 2002 du 20 décembre 2021 et n'est valable que si la plainte de l'ex-employé 2002 contre sa première destitution devant le Tribunal administratif du travail est accueillie. »

ADOPTÉ À L'UNANIMITÉ

SECOND QUESTION PERIOD

No questions were asked.

240330

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 10:16 P.M. ACTING MAYOR DIDA BERKU DECLARED THE MEETING
ADJOURNED.**

DIDA BERKU
ACTING MAYOR

FLORINE AGBOGNIHOUE
ASSISTANT CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
240305	Annex A	Ville de Côte Saint-Luc – 2023 Rapport d'activité du Trésorier au Conseil municipal

Ville de Côte Saint-Luc - 2023

Rapport d'activités du Trésorier au Conseil municipal

PARTIS POLITIQUES AUTORISÉS

Parti : Équipe/Team Tordjman	Date d'autorisation : 2020-12-08
Chef : David Tordjman	
Représentant(e) officiel(le) : Alex Halpern	Vérificateur(-trice) :
Dirigeant(e) : Tamar Hertz	Dirigeant(e) : Alex Halpern

Parti :	Date d'autorisation :
Chef :	
Représentant(e) officiel(le) :	Vérificateur(-trice) :
Dirigeant(e) :	Dirigeant(e) :

PERSONNES CANDIDATES

DATE DE L'ÉLECTION : s.o.			
Nom de chaque personne candidate (parti ou candidat indépendant autorisé)	Mairie/district/poste	Agent(e) officiel(le)/ Représentant(e) officiel(le) et agent(e) officiel(le)	% de votes obtenus

RAPPORTS FINANCIERS DES PARTIS POLITIQUES AUTORISÉS

DATE LIMITE DE PRODUCTION : 1 ^{er} avril 2024	
Parti : Équipe/Team Tordjman	Date de production : 20 février 2024
Parti :	Date de production :

Ville de Côte Saint-Luc - 2023

Rapport d'activités du Trésorier au Conseil municipal

VERSEMENT DE L'ALLOCATION ANNUELLE AUX PARTIS POLITIQUES AUTORISÉS

Parti politique autorisé	Allocation maximale possible pour l'année (\$)	Allocation versée dans l'année (\$)
Équipe/Team Tordjman	15 680.70	7 833.17

RAPPORTS DE DÉPENSES ÉLECTORALES D'UN PARTI POLITIQUE AUTORISÉ ET RAPPORTS D'UN CANDIDAT INDÉPENDANT AUTORISÉ

DATE LIMITE DE PRODUCTION : 1 ^{er} avril 2024				
Nom de chaque personne candidate (parti ou candidat indépendant autorisé)	Mairie/ district/ poste	Date de dépôt du rapport	Limite de dépenses électorales (\$)	Dépenses électorales inscrites au rapport (\$)

Ville de Côte Saint-Luc - 2023

Rapport d'activités du Trésorier au Conseil municipal



Ville de Côte Saint-Luc - 2023

Rapport d'activités du Trésorier au Conseil municipal

S'IL Y A LIEU

DÉPENSES FAITES, MAIS NON RÉCLAMÉES			
Parti ou candidat indépendant autorisé	Sommes versées à la trésorerie (\$)	Sommes payées aux fournisseurs (\$)	Date du paiement

REMBOURSEMENTS ET VERSEMENTS À MÊME LE FONDS GÉNÉRAL DE LA MUNICIPALITÉ

FRAIS DE VÉRIFICATION DES RAPPORTS FINANCIERS


Nom du parti politique	Année	Montant des honoraires (\$)	Montant remboursé (\$)	Date du remboursement
Équipe/Team Tordjman	2022	2 225.00	2 225.00	2023-06-12

REMBOURSEMENT DES DÉPENSES ÉLECTORALES ET REVENUS D'APPARIEMENT

Parti politique ou candidat indépendant autorisé	Remboursements des dépenses électorales (\$)	Revenu d'appariement (\$)	Total (\$)	Dates de remboursement
Équipe/Team Tordjman	13 524.64	0	13 524.64	2023

Ville de Côte Saint-Luc - 2023

Rapport d'activités du Trésorier au Conseil municipal



RAPPORTS FINANCIERS ADDITIONNELS PRODUITS

Nom de la personne candidate	Date de dépôt du rapport	Date limite de production
Mitchell Kujavsky	2023-11-03	2023-12-31

RAPPORTS NON PRODUITS

Type de rapport (RF, RCIA, RDE, PPA, RFA)	Parti politique ou candidat indépendant autorisé	Représentant(e) officiel(le) et agent(e) officiel(le)	Date de l'avis de non-production

TOUT AUTRE RENSEIGNEMENT PERTINENT

- SESSION DE FORMATION
- AUTRES ACTIVITÉS

Ce rapport est déposé aux membres du conseil municipal lors de la session régulière du

11 mars 20 24 .

Rapport d'activités du trésorier ou de la trésorière du conseil municipal

Digitally signed by

Andry Rafolisy



Date: 2024.03.05

'13:31:01 -05'00

Signature du trésorier ou de la trésorière

c. c. Service du Registre, de la coordination et de la gestion des contributions politiques
(Élections Québec)