

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON
MONDAY, MAY 13, 2024 AT 5801 CAVENDISH BOULEVARD,
CÔTE SAINT-LUC, AT 8:00 P.M.**

PRESENT:

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

ALSO PRESENT:

M^e Jonathan Shecter, City Manager
M^e Pascalie Tanguay, Director of Legal Services and City Clerk,
acted as Secretary of the meeting
Mr. Darryl Levine, Director of Public Affairs and Communications

WELCOMING REMARKS BY THE MAYOR

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

240501

ADOPTION OF THE AGENDA FOR THE MEETING OF MAY 13, 2024

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts the agenda for the meeting of May 13, 2024, as submitted.”
CARRIED UNANIMOUSLY

TERRITORIAL ACKNOWLEDGEMENT

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

STATEMENT FROM THE MAYOR

Prior to question period, Mayor Brownstein mentioned that Bill 57 (Act to protect elected officers and to facilitate the unhindered exercise of their functions) concerning Incivilities has been tabled at the National Assembly of Quebec.

Mayor Brownstein highlighted Yom Hazikaron (May 13, 2024), Israel's official remembrance day dedicated to fallen soldiers and civilian victims of terrorism. He also mentioned Yom Ha'atzmaut (May 14, 2024), Israel's Independence Day and

talked about some of Israel's accomplishments in science; medicine before sharing some related backgrounds facts.

Mayor Brownstein brought attention to the show "Into the woods" and invited everyone to go and see it at the Côte Saint-Luc Dramatic Society Theatre.

QUESTION PERIOD

The question period started at 8:17 p.m. and finished at 8:48 p.m. Four (4) people asked to speak, and they were heard.

1) Myrtis Fossey

The questioner inquired about the follow-up to the resolution on tuition fees and whether it was possible to reach Pascale Déry, Minister of Higher Education in Quebec, or how we could help her reconsider and repair the damage done to universities; to which Mayor Brownstein, Councillors Erdelyi and Shuster responded that the City had passed two resolutions and circulated them to various municipalities as well as to the Minister who had indeed been contacted. The questioner also inquired about the City's position in the event of a successful referendum on sovereignty and on the possible question of some kind of separation of the City, to which Mayor Brownstein replied that a partition resolution was passed many years ago. He then pointed out that Municipalities are created according to the will of the province, but that there's nothing wrong with having this discussion. However, he added that the City certainly wants to remain a part of Canada.

2) Diane Leibling

The resident, as the chair of Côte Saint-Luc cats committee, inquired whether the committee has Council's support regarding the expenses of the said committee (they need more money) and if Council is willing to continue supporting the program, to which Councillor Cohen responded that unfortunately the City had to cut in the Budget. However, he pleaded for other donors to help the committee continue its remarkable work.

3) Sharon Friedman

The resident inquired about when the Council will start "playing hardball" with the Agglomeration regarding the Cavendish extension. She wondered, for example, where the money is going, to which Mayor Brownstein responded that the citizens need to step in and ask questions because they're the ones paying the taxes; and he also emphasized the remarkable work accomplished by Councillor Berku. Councillor Sebag then added that there are limits to how much pressure the Council can exert because we are bound by different laws, contracts, etc. but that going to court is not strategically the right solution at this stage. Meanwhile, Councillor Azerad suggested building on what Councillor Berku is doing in the dossier. Finally, Councillor Berku shared her opinion and informed the audience of the launch of the "Plan Directeur d'Aménagement-Développement du quartier Namur hippodrome" which doesn't mention the Cavendish extension. She pointed out that on May 15, 2024, there will be a session open to all, at which the City of Montreal will present the said Plan. In addition, the 3 mayors are working on an upcoming information session open to the public.

4) Norman Sabin

The resident inquired about STM bus transportation in Côte Saint-Luc. He noticed the disappearance of shuttle no. 262 and wondered if the service would be restored;

to which Councillors Berku and Erdelyi responded that the STM had withdrawn this bus during the Covid due to a budget deficit and that it would not be reinstated. The resident also inquired about the routes of certain buses (104 and 138) in the city and made some recommendations. Mayor Brownstein invited the resident to send his suggestions to his office, which would forward them directly to the STM. In addition, Councillor Kujavsky did a quick search online and discovered that there is a question period on STM meetings and recommended that the resident attend.

Note: The mayor's office will forward information on STM meetings to the resident.

240502

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

It was

MOVED BY COUNCILLOR MIKE COHEN
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

240503

**CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL
DATED APRIL 10, 2024, AT 8:00 P.M.**

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated April 10, 2024, at 8:00 p.m. be and are hereby approved as submitted.”
CARRIED UNANIMOUSLY

240504

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

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

240505

**FINANCE AND INFORMATION TECHNOLOGY SERVICES – AWARDING OF A
CONTRACT FOR A MULTIFUNCTIONAL DEVICE (G-03-24-29)**

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

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

WHEREAS Xerox Canada 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 Xerox Canada Inc. (June 2024) and ending in May 2029;

WHEREAS the amount of the contract will be up to \$83,400.00 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 Xerox Canada Inc. for the rental of a multifunctional printing device for an amount up to \$83,400.00 plus applicable taxes for a five (5) year term;

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

THAT Treasurer’s Certificate No. 24-0059 dated May 3, 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

240506

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF
APRIL 1, 2024, TO APRIL 30, 2024**

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 April 1, 2024 to April 30, 2024 for a total amount of \$4,773,114.54 in Canadian Funds;

THAT Treasurer's certificate No. 24-0062 dated May 7, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

240507

FINANCE – TABLING OF THE AUDIT COMMITTEE ANNUAL REPORT FOR THE 2023 FISCAL YEAR

The City Clerk tabled at tonight's meeting, the Audit Committee annual report for the 2023 fiscal year.

240508

AUTHORIZATION TO PUBLISH THE MAYOR'S REPORT ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2023 OF THE CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT in accordance with the law, the Côte Saint-Luc City Council hereby authorizes and orders the publication of the text of the Mayor's report on the financial statements for the year-ending December 31, 2023, of the City of Côte Saint-Luc, to be distributed to each civic address in the municipality."

CARRIED UNANIMOUSLY

240509

TABLING OF THE FINANCIAL REPORT AND INDEPENDENT AUDITOR'S REPORT FOR 2023

The City Manager, at tonight's meeting, confirmed that the City Treasurer tabled the financial report and the external auditor's report for 2023.

240510

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

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of the White Collar auxiliary employees whose names are listed on the document titled "Auxiliary Employees – White Collars – Hiring", dated April 30, 2024, hereto as Annex A and that said employees' terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer's certificate No. 24-0061, dated May 6, 2024, has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED BY MAJORITY OF THE VOTE, WITH COUNCILOR OREN SEBAG ABSTAINING

240511

HUMAN RESOURCES – PARKS AND RECREATION – STATUS CHANGE OF THE YOUTH AND LEISURE COORDINATOR – FROM CONTRACT TO PERMANENT

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the status change of the position of Youth and Leisure Coordinator, currently held by Michelle Johnson, from contract to permanent, effective April 5th, 2024."

CARRIED UNANIMOUSLY

240512

HUMAN RESOURCES – PARKS AND RECREATION – STATUS CHANGE OF A SPORTS PROGRAMMING COORDINATOR – FROM CONTRACT TO PERMANENT

It was

MOVED BY COUNCILLOR ANDEE SHUSTER
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ratifies the status change of the position of Sports Programming Coordinator, currently held by Mark Belvedere, from contract to permanent, effective April 4th, 2024."

CARRIED UNANIMOUSLY

240513

AUTHORIZATION TO THE CITY CLERK TO SIGN, FOR AND ON BEHALF OF THE CITY, THE AGREEMENT ENTITLED: "ENTENTE DE REGROUPEMENT DE MUNICIPALITÉS AU SEIN DE L'UNION DES MUNICIPALITÉS DU QUÉBEC RELATIVEMENT À L'ACHAT EN COMMUN DE PRODUITS D'ASSURANCE POUR LES CYBER-RISQUES" FOR THE JOINT PURCHASE OF CYBER-RISK INSURANCE PRODUCTS FOR THE PERIOD FROM JULY 1, 2024 TO JULY 1, 2029

WHEREAS in accordance with sections 29.9.1 of the *Cities and Towns Act* and 14.7.1 et seq. of the *Municipal Code*, the City of Côte Saint-Luc ("City") wishes to join the Union des Municipalités du Québec ("UMQ") and its group for the joint purchase of cyber-risk insurance products for the period from July 1, 2024 to July 1, 2029;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby joins the purchasing group of the *Union des Municipalités du Québec*, and mandates it for the purpose of awarding a liability insurance contract for cyber-risk insurance products, for the period from July 1, 2024 to July 1, 2029;

THAT Council authorizes the City Clerk to sign, for and in the name of the Town, the agreement entitled: “*Entente de regroupement de municipalités au sein de l'Union des municipalités du Québec relativement à l'achat en commun de produits d'assurance pour les cyber-risques*”, submitted and attached hereto to form an integral part hereof as if fully set forth;

THAT in accordance with the law, the City accepts that a municipality which does not presently participate in the grouping, may request, during the course of the contract, by resolution, its membership in the present grouping on the condition that the UMQ authorizes it and that the municipality wishing to join the grouping undertakes to respect each and every one of the conditions set out in the specifications, the fees required by the UMQ and the insurance contract and the consultant's mandate, awarded accordingly. And that this joining shall not be done if it distorts the main elements of the call for tenders, the contract or the mandate in question”.

CARRIED UNANIMOUSLY

240514

RELEASE AND CONSENT TO THE REVOCATION OF REGISTRATIONS OF LEGAL HYPOTHECS ON LOT 1 052 505

WHEREAS the Property located at 5710 Avenue Davies, Côte Saint-Luc, Québec, H4W 2R2, lot 1 052 505 (“Property”) has been subject to a notice of legal hypothec from the City of Côte Saint-Luc for unpaid property taxes, pursuant to section 482.1 of the *Cities and Towns Act (R.S.Q. C-19)* and articles 2724 and 2725 of the *Civil Code of Quebec*, consented by Vernol HAYNES and Basdai SINGH, a copy of which was published in the Registry Office for the Registration Division of Montreal under number 5 079 106 on March 31, 1999;

WHEREAS the Property has been subject to a notice of legal hypothec from the City of Côte Saint-Luc for unpaid property taxes, pursuant to section 482.1 of the *Cities and Towns Act (R.S.Q. C-19)* and sections 2724 and 2725 of the *Civil Code of Quebec*, consented by Vernol HAYNES and Basdai SINGH, a copy of which was published in the Registry Office for the Registration Division of Montreal under number 5 116 437 on August 5, 1999;

WHEREAS following the notices of registered legal hypothecs, the property taxes have been paid in full;

WHEREAS on March 26, 2024, Me Carine Chams, Notary, formulated a request for release and consent to the full revocation of the legal hypothecs registered on the Property;

It was

MOVED BY COUNCILLOR DIDA BERKU
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) grants the release and consents to the revocation of the registration of legal hypothecs resulting in its favour under the terms of the deeds hereinafter described, namely :

A notice of legal hypothec of the municipality for property taxes, pursuant to section 482.1 of the *Cities and Towns Act (R.S.Q. C-19)* and sections 2724 and 2725 of the *Civil Code of Quebec*, consented by Vernol HAYNES and Basdai SINGH, a copy of which was published in the Registry Office for the Registration Division of Montreal under number 5 079 106 on March 31, 1999;

A notice of legal hypothec of the municipality for property taxes, pursuant to section 482.1 of the *Cities and Towns Act (R.S.Q. C-19)* and sections 2724 and 2725 of the *Civil Code of Quebec*, consented by Vernol HAYNES and Basdai SINGH, a copy of which was published in the Registry Office for the Registration Division of Montreal under number 5 116 437 on August 5, 1999;

THAT Council hereby, authorizes the City Clerk to sign on behalf of the City, the Release and any other document to give effect to the present resolution.”
CARRIED UNANIMOUSLY

240515

PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE CUTTING OF GRASS ON VACANT LOTS (K-20-24-26)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the cutting of grass on City vacant lots for the 2024 season, with the 2025 and 2026 seasons optional;

WHEREAS the City requested quotes from four (4) companies who provide this type of service and received two (2) quotes;

WHEREAS the lowest quote was received from Regis Begin;

WHEREAS as per Article 12.1 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 MIKE COHEN

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Regis Begin for the cutting of grass on City vacant lots for the 2024 season, for a total amount of \$31,700.00, plus applicable taxes;

THAT the City hereby reserves its rights in regard to the optional seasons 2025 and 2026;

THAT the amounts for the option years of the contract, if exercised by the City, shall be as follows:

2025: \$31,850.00 plus applicable taxes,
2026: \$32,400.00 plus applicable taxes,

THAT Treasurer’s certificate No. 24-0056 dated April 5, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240516

LEGAL/PURCHASING – AMENDMENT OF THE RESOLUTION ADOPTED AT THE COUNCIL MEETING OF AUGUST 8, 2022, REGARDING THE AWARDDING OF A CONTRACT FOR THE PURCHASE OF ONE (1) RAPID RESPONSE VEHICLE FOR THE CITY OF CÔTE SAINT-LUC’S EMERGENCY MEDICAL SERVICES (C-10-22)

WHEREAS at its meeting of August 8, 2022, the Côte Saint-Luc City Council, by resolution no. 220817, approved the purchase of one (1) rapid response vehicle for the City’s medical emergency services;

WHEREAS the abovementioned resolution stated that “ *the described expenses shall be financed from By-law 2591 entitled: “By-law 2591 authorizing a loan of \$140,000 for the purchase of vehicles and equipment” and By-law 2570 entitled: “By-law 2570 authorizing a loan of \$441,000 for the purchase of vehicles and equipment”;* ”

WHEREAS in March 2023 the City of Côte Saint-Luc (“City”) received a donation from an anonymous donor in the amount of \$100,000.00;

WHEREAS the City wishes to use this donation to finance the purchase of the above-mentioned vehicle;

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby amends the resolution no. 220817 to state that « *the described expenses shall be financed from a donation received by the City and By-law 2570 entitled: “By-law 2570 authorizing a loan of \$441,000 for the purchase of vehicles and equipment.”* »

CARRIED UNANIMOUSLY

240517

LEGAL/PURCHASING – AMENDMENT OF THE RESOLUTION ADOPTED AT THE COUNCIL MEETING OF MARCH 11, 2024, REGARDING THE AWARDDING OF A CONTRACT FOR THE PURCHASE OF TWO (2) PICKUP HYBRID VEHICLES AND ONE AMBULANCE UTILITY VEHICLE (C-21-23)

WHEREAS at its meeting of March 11, 2024, the Côte Saint-Luc City Council, by resolution no. 240313, approved the purchase of two (2) pickup hybrid vehicles and one (1) ambulance utility vehicle;

WHEREAS the abovementioned resolution stated that “*the 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”;*

WHEREAS an additional amount of \$48,075.00 was required from By-law 2591 to finance this purchase;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY

SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby amends the resolution no. 240313 to state that *“the described expenses shall be financed from by-laws no. 2591, 2609 and 2625.”*”

CARRIED UNANIMOUSLY

240518

ENGINEERING – AWARDING OF A CONTRACT FOR THE CREATION OF A STORAGE FACILITY FOR POTENTIALLY CONTAMINATED SOIL AT THE PUBLIC WORKS YARD (K-57-24)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the creation of a storage facility for potentially contaminated soil at the Public Works Yard;

WHEREAS the City requested quotes from two (2) suppliers who provide this type of services;

WHEREAS as per Article 12.1 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 (criteria (c));

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED

“THAT the Côte Saint-Luc City Council hereby awards a contract for the creation of a storage facility for potentially contaminated soil at the Public Works Yard to Catalogna Construction for a total amount of \$77,735.00 plus applicable taxes;

THAT furthermore the City may consider an amount of \$2,265.00 plus applicable taxes, for any potential contingencies and extras, if required, that shall first be approved according to the City’s procedures;

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

THAT Treasurer’s Certificate No. 24-0058 dated May 3, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

240519

URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES RELATED TO THE REPLACEMENT OF THE ELECTRICAL PANEL IN THE PUBLIC WORKS GARAGE (K-09-24)

WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the professional services related to the replacement of the electrical panel in the Public Works garage;

WHEREAS the City requested prices from two suppliers and received two (2) quotes;

WHEREAS the lowest conforming quote was received from FNX-Innov. Inc.;

WHEREAS as per Article 12.1 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 MITCH KUJAVSKY
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract to FNX Innov. Inc. for the professional services related to the replacement of the electrical panel in the public works garage, for an estimated amount of \$33,000.00 plus applicable taxes;

THAT furthermore the City may consider an amount of 10%, plus applicable taxes, for any potential contingencies and extras, if required, that shall first be approved according to the City's procedures;

THAT the 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. 24-0055 dated April 3, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

240520

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

WHEREAS the City of Côte Saint-Luc ("City") made a public call for tenders for contractor services regarding the resurfacing of streets in various places under tender no. C-01-24C and received four (4) bids;

WHEREAS the lowest conforming bid was received from Charex Inc.;

WHEREAS the resurfacing of the Côte Saint-Luc Fire Station entrance and parking lot was included in the tender and the cost for this item shall be reimbursed by the City of Montreal;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the City of Côte Saint Luc Council hereby awards a contract to Charex Inc. for the resurfacing of streets in various locations, in accordance with the terms of tender no. C-01-24C, for a total amount of \$3,205,914.33, plus applicable taxes;

THAT furthermore the City may consider an amount of 3%, plus applicable taxes, for any potential contingencies and extras, if required, that shall first be approved according to the City’s procedures;

THAT the amount of \$3,114,973.33 shall be financed from the loan by-laws 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” and by-law no 2584 entitled: “By-law 2584 authorizing a loan of \$988,000, including professional fees, for the resurfacing of roads and sidewalk repairs at various locations belonging to the City of Côte Saint-Luc”, and the Road Financial Reserve;

THAT the amount of \$90,941.00, representing the cost for resurfacing the Côte Saint-Luc Fire Station, shall be financed from the operational budget and will be reimbursed by the City of Montreal;

THAT Treasurer’s Certificate No. 24-0060 dated May 6, 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 Charex Inc.’s performance within this tendered contract.”

CARRIED UNANIMOUSLY

240521

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 7005 KILDARE – CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing the showing the replacement of a sign on the existing Commercial Building on lot 1 053 638 and prepared by Zip Signs for the Planning Advisory Committee meeting of April 9, 2024, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

240522

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 8205 MACKLE – CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing a landscaping project for the school yard and parking lot of the Institutional building

(École primaire des Amis-du-Monde) on lot 1 051 924 and prepared by 2Architectures and CIMA+ for the Planning Advisory Committee meeting of February 13, 2024, and revised on April 22, 2024, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

240523

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 6823 ASHKELON – CITY OF CÔTE SAINT-LUC

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing façade modifications to the existing Detached Single-Family Dwelling on lot 1 561 402 and prepared by Philip Rouben Enterprises Inc. for the Planning Advisory Committee meeting of April 9, 2024, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”
CARRIED UNANIMOUSLY

240524

URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5712 WILDWOOD – CITY OF CÔTE SAINT-LUC

WHEREAS a Site Planning and Architectural Integration Program (SPAIP) showing a second storey addition and a rear extension for 5712 Wildwood was approved by the City Council on July 14, 2021;

WHEREAS a permit was issued for the construction of the approved project;

WHEREAS a City Inspector identified modifications made during construction and informed the homeowner;

WHEREAS the homeowner submitted a Revised Plan application for a new Site Planning and Architectural Integration Program approval in order to maintain all the changes that were made during construction;

WHEREAS The Planning Advisory Committee has considered the following application and has made its recommendations to the City Council;

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** of a second storey addition and a rear extension on the Semi-detached Single-Family Dwelling on lot **1 053 704** at 5712 Wildwood and prepared for the Planning Advisory Committee meeting of **April 9, 2024**, be **REFUSED** according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc for the following reasons:

- The height and proportions of the new second storey appears significantly different than what was originally proposed and approved. The new building height must be validated by a land surveyor;
- The colour of the new revised brick does not match the previously approved brick nor the existing brick and does not allow for a smooth and acceptable transition between the existing building and the rear extension;
- The exterior siding panel material and colour that was installed on the second storey is significantly different than what was approved and negatively impacts the appearance, integration, and design of the house;
- Exterior siding panels were installed instead of bricks on the entirety of the second storey of the rear extension. It is not acceptable to replace masonry with exterior siding panels.
- There is an absence of an appropriate transition between the paneling of the second storey and the brick of the first storey;
- The modifications made to the size and position of openings on the rear façade causes misalignments and negatively impacts the appearance of that façade;
- The construction permit and original Site Planning and Architectural Integration Program approved by Council for this project was disregarded. The combination of all modifications made during construction is detrimental to the appearance of the house;
- For all the above-mentioned reasons, the project must be corrected in order to respect the originally approved SPAIP and drawings submitted for permit.”

CARRIED UNANIMOUSLY

240525

URBAN PLANNING – MINOR EXEMPTION –5710 HUDSON– CITY OF 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 5710 Hudson, lot 1 052 855, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow :

- The existing Semi-Detached Single-Family Dwelling built in 1959 under permit number 1959-00732 to maintain its West lateral setback at a minimum distance of 1.96m instead of the minimum required lateral setback of 1.98m.
- The construction of a driveway enlargement consisting of an additional paved area at ground level adjacent to the sloped driveway with a minimum distance between the paved area and the West lateral land line of 1 foot instead of the minimum required distance of 3 feet.
- The construction of an extension to the existing pathway in the lateral yard, that was constructed in 2010 under permit number 2010-14531, at a minimum distance of 1 foot from the West lateral land line instead of the minimum required distance of 2 feet, and with a maximum width of 5.5 feet instead of the maximum permitted width of 4 feet.

The whole notwithstanding the provisions of Zoning By-law No. 2217 Annex “B” (zone RU-20), Article 7-2-3 d) and Article 4-4-5 h.”

CARRIED UNANIMOUSLY

240526

URBAN PLANNING – MINOR EXEMPTION – 8205 MACKLE – CITY OF 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 8205 Mackle, lot 1 051 924, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the Institutional building (School) to provide a minimum of 41 parking spaces instead of the minimum required number of 44 parking spaces for a maximum of 65 employees.

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

CARRIED UNANIMOUSLY

240527

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 June 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 DIDA BERKU

AND RESOLVED:

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

240528

RESOLUTION PROCLAIMING INTERNATIONAL DAY AGAINST HOMOPHOBIA AND TRANSPHOBIA

WHEREAS in 1969, the Canadian government passed an omnibus bill decriminalizing private sexual acts between two people over the age of 21 – a breakthrough in treating gay men, lesbians and bisexuals equally under the law;

WHEREAS in 1977, Quebec became the first jurisdiction in Canada to amend its provincial *Charter of human rights and freedoms* to include sexual orientation as a prohibited ground for discrimination;

WHEREAS Canada is a society open to everyone, including lesbian, gay, bisexual and trans people (LGBTQ+) and to all other people who identify with sexual diversity and the multiplicity of gender identities and expressions;

WHEREAS, despite recent efforts towards greater inclusion of LGBT people, homophobia and transphobia are still present in society;

WHEREAS May 17 is the International Day Against Homophobia and Transphobia, is celebrated as such in many countries, and is the result of a Quebec-based initiative promoted by Fondation Émergence starting in 2003;

WHEREAS the City of Côte Saint-Luc supports human rights and stands against discrimination;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council proclaims May 17 INTERNATIONAL DAY AGAINST HOMOPHOBIA AND TRANSPHOBIA and to recognize this day as such.”

CARRIED UNANIMOUSLY

240529

RESOLUTION REGARDING THE CENTRE DE TRAITEMENT DES MATIÈRES ORGANIQUES IN SAINT-LAURENT

WHEREAS the City of Côte Saint-Luc (“City”) was the first city on the Island of Montreal to implement curbside organic waste collection for all homes and duplexes in 2008;

WHEREAS the City, along with other cities on the Island of Montreal, are responsible for the collection and transport of residual waste;

WHEREAS the Agglomeration of Montreal is responsible for the treatment and disposal of residual waste on the Island of Montreal;

WHEREAS the Agglomeration of Montreal has asked Côte Saint-Luc and approximately 12 other demerged cities and Boroughs on the Island of Montreal to send their organic waste to the CTMO (Centre de Traitement des Matières Organiques) site located in Saint-Laurent;

WHEREAS in visiting the new CTMO site, a team from the Côte Saint-Luc Public Works department has identified multiple deficiencies in the site related to efficiency, safety and logistics of collection, including but not limited to the following:

- The facility's private road has only 2 lanes; one to enter and one to exit,
- Only one scale to weigh vehicles,
- Only two doors to enter the drop off site, which will not be sufficient during peak hours and seasons,
- Drivers must exit their vehicles to wash their tires before leaving the site, rather than installing an automatic system,
- Only one mechanism to treat the compost. If any of the machinery on the treatment line breaks, such as the grinder, the whole system comes to a halt,
- This site will not accept non soiled cardboard and certified compostable bags.

WHEREAS, since the City of Côte Saint-Luc began organic waste collection, councillors and staff made presentations on the program to the *Commission des transports et de l'environnement de l'Assemblée nationale du Québec* and to the *Commission du conseil d'agglomération sur l'environnement, le transport et les infrastructures* as part of the *Plan directeur de gestion des matières résiduelles*;

WHEREAS in 2022, only 35% of organic waste on the Island of Montreal was diverted from landfills;

WHEREAS the *Plan directeur de gestion des matières résiduelles* has set a target to divert 60% of organic waste on the Island of Montreal by 2025;

WHEREAS it is expedient for the Montreal Environmental Division to review the concerns of the Côte Saint-Luc Public Works Department and meet with them;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR SYDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) requests that the Agglomeration of Montreal ensure that updates to the *Centre de Traitement des Matières Organiques* (CTMO) site in Saint-Laurent be implemented to improve the efficiency and safety of the site;

THAT Council requests that the Agglomeration of Montreal review its long-term plans to meet the target of 60% diversion including to allow certified compostable bags as is done in most in provinces across Canada and all cardboard to be included with the organic waste materials;

THAT Council requests that until these issues are resolved to our satisfaction, the organic waste collected by the City of Côte Saint-Luc continue to be sent to the current site at GFL Matrec Saint-Hubert;

THAT Council directs its City Clerk to send copies of this resolution to the members of the Montreal Agglomeration Council and members of the *Agglomeration Commission sur l'eau, l'environnement, le développement durable et les grands parcs.*"

CARRIED UNANIMOUSLY

SECOND QUESTION PERIOD

No questions were asked.

240530

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 10:02 P.M. MAYOR MITCHELL BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

PASCALIE TANGUAY
CITY CLERK

LIST OF ANNEXES		
Resolution number	Corresponding Annex	Document
240510	Annex A	Auxiliary Employees – White Collars – Hiring

AUXILIARY EMPLOYEES - WHITE COLLARS - HIRING
 PARKS AND RECREATION DEPARTMENT
 CITY OF CÔTE SAINT-LUC
 LIST NAMES FROM APRIL 2024
 FOR APPROVAL MAY 2024 COUNCIL

NAME OF EMPLOYEE		POSITION / PROGRAM OR REPLACEMENT	TRANSFERRING FROM - WHICH POSITION /	EMPLOYEE START DATE	RESIDENCY	NUMBER OF YEARS EMPLOYED IN	PERIOD FROM	TO / UNDETERMINED	NAMES SENT TO CAUCUS DURING THE PREVIOUS	HOURLY RATE	PROJECTED WEEKS OF EMPLOYMENT	WEEKLY HOURS	APPROX ANNUAL EXPENSE until end of 2024	GENERAL LEDGER CODE
Daycamp														
Choi	Jemin	Junior Day Camp Counsellor (replacing Sabrina Dahan)		2024-06-02	Côte Saint-Luc	2				\$0.00	0	0	\$0.00	02-750-05-112
Sahandrazian	Souren	Senior Day camp Counsellor (replacing Hannah Saikovitz)		2024-06-02	Côte Saint-Luc	2				\$0.00	0	0	\$0.00	02-750-05-112
Lewis	Tristan	Senior Day camp Counsellor		2024-06-02	Côte Saint-Luc	New				\$16.35	8	20	\$2,616.00	02-750-05-112
Jegher	Lauren	Junior Day Camp Counsellor		2024-06-02	Côte Saint-Luc	New				\$15.86	8	20	\$2,537.60	02-750-05-112
Sebaq	Eli	Junior Day Camp Counsellor		2024-06-02	Côte Saint-Luc	New				\$15.86	8	20	\$2,537.60	02-750-05-112
Ortega	Rivka	Senior Day Camp Counsellor		2024-06-02	Côte Saint-Luc	New				\$16.35	8	20	\$2,616.00	02-750-05-112
Seivewright	Loic	Junior Day Camp Counsellor		2024-06-02	Côte Saint-Luc	New				\$15.86	8	20	\$2,537.60	02-750-05-112
Poplaw	Miles	Senior Day Camp Counsellor		2024-06-02	Hampstead	New				\$16.35	8	20	\$2,616.00	02-750-05-112
Levy	Noa	Junior Day Camp Counsellor		2024-06-02	Hampstead	New				\$15.86	8	20	\$2,537.60	02-750-05-112
Alloul	James	Senior Day Camp Counsellor (replacing Orly Benyaminow)		2024-06-02	Montreal-West	New				\$0.00	0	0	\$0.00	02-750-05-112
												Sub Total:	\$17,998.40	
Indoor Pool														
Marinescu	Max	Lifeguard Instructor		2024-04-20	Montreal	New				\$15.67	25	20	\$7,835.00	02-780-01-112
												Sub Total:	\$7,835.00	
												Total:	\$25,833.40	

Cornelia Ziga
 Director of Recreation

C. Ziga
 Signed

April 30, 2024
 Date