

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, NOVEMBER 11, 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 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  
M<sup>e</sup> 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**

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

**QUESTION PERIOD<sup>1</sup>**

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The question period started at 8:00 p.m. and finished at 8:06 p.m. Two (2) people asked to speak, and they were heard.

1) Jeremy Biskin

The resident inquired about the possibility of increasing the number of social housing units from the current 10% mentioned in the Master plan; to which Mayor Brownstein responded by explaining that the City is presently in the consultation process and things can still be modified.

2) Norman Sabin

The resident inquired about speed bumps on Kellert Avenue and wondered if there had never been an accident there, why a speed bump had been installed and how it made the intersection safer. He also asked if the city would keep it, if it could look more like the one in front of the Hebrew Academy; to which Councillor Kujavsky responded by explaining that it was not a speed bump in front of the Hebrew Academy, but a "protected crosswalk". He then added that the speed bump on Kellert was installed as a preventive measure against speeding cars.

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<sup>1</sup> For more details on the question asked and answer given, please watch the Video of the Meeting on the City of Côte Saint-Luc's YouTube page.

241101

**ADOPTION OF THE AGENDA FOR THE MEETING OF NOVEMBER 11, 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 November 11, 2024, as submitted with the following resolution added:

“Resolution of the City of Côte Saint-Luc on antisemitism and intimidation and threats uttered outside congregation Shaar Hashomayim synagogue in Westmount.”  
CARRIED UNANIMOUSLY

241102

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL  
DATED OCTOBER 21, 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 October 21, 2024, at 8:00 p.m. be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

241103

**RESOLUTION OF THE CITY OF CÔTE SAINT-LUC ON ANTISEMITISM AND  
INTIMIDATION AND THREATS UTTERED OUTSIDE CONGREGATION SHAAR  
HASHOMAYIM SYNAGOGUE IN WESTMOUNT**

WHEREAS following an unlawful incident where pro-Hamas protesters took siege of the Federation CJA building in Montreal on March 4, 2024, a Superior Court injunction was rendered to prevent protestors from congregating within 50 metres of the sidewalk around the Federation CJA building, and certain synagogues and Jewish Day Schools;

WHEREAS this Superior Court order is intended to protect the institutions and those attending them against acts of unlawful nuisance, and/or disturbance of the peace by protestors who through their conduct intimidate, frighten, threaten, create a hostile environment, harass, or cause any person not to have safe access to the buildings and institutions;

WHEREAS the Superior Court injunction (attached herewith as Annex A) was expanded to encompass 27 institutions including synagogues like the Shaar Hashomayim in the City of Westmount, Jewish Day Schools and other organizations, and on October 16, 2024, the Quebec Superior Court renewed the injunction until April 16, 2025;

WHEREAS the Congregation Shaar Hashomayim synagogue has been one of the most significant and largest places of worship for the Jewish community in Montreal since 1846;

WHEREAS on the evening of Tuesday, November 5, 2024, members of the Montreal Jewish community and other communities peacefully gathered at Congregation Shaar Hashomayim synagogue in the City of Westmount;

WHEREAS that evening, approximately 50 masked pro-Hamas protesters contravened the court order by standing directly outside the synagogue in an attempt to intimidate people from entering and shouted insults and threats including the phrase “Death to Jews!” and in at least one case referred to a person by name and said to them, “Tonight, Jew, you are going to die!”;

WHEREAS the Montreal Police Department (SPVM), did not disperse the crowd or enforce the peace and good order, despite being asked to do so by Westmount municipal officials and others as it was clear that the masked protestors were violating the Superior Court injunction, nor did the police relocate the protestors to at least 50 metres from the curb fronting Congregation Shaar Hashomayim;

WHEREAS on October 2, 2024, (hours before the start of the Jewish High Holiday of Rosh Hashanah) five individuals were detained for actions including allegedly planting firebombs or Molotov cocktails outside Congregation Beth Israel Beth Aaron synagogue in the City of Côte Saint-Luc, and then released within a few hours as families were about to attend services at synagogues across Montreal;

WHEREAS for more than a year, SPVM Director Fady Dagher has publicly and repeatedly told Montrealers that he does not want the Jewish community to be prevented from, or feel prevented from going about its community activities;

WHEREAS for more than a year, radicals under the guise the pro-Palestinian cause have violently attacked synagogues, Jewish Day Schools and community centres, targeted businesses owned by Jewish Quebecers, harassed citizens attempting to gather for community events, and disrupted university life;

WHEREAS many members of the Jewish community of Quebec are viewing these attacks as a pattern of violence designed to systematically disrupt community life and to intimidate its members;

WHEREAS Montreal has become the epicenter for antisemitic actions across Canada, with police reporting 212 heinous crimes and hate incidents targeting Jews in the year since October 7, 2023, a level of antisemitism that is unprecedented;

WHEREAS in the recent 57-page report on racism by Montreal’s Commissioner for the Fight Against Racism and Systemic Discrimination, there was no mention of any act of antisemitism or any act of hatred against Jewish Montrealers;

WHEREAS in a joint statement on November 6, 2024, Congregation Shaar Hashomayim Rabbi Adam Sheier and Congregation Beth Israel Beth Aaron Rabbi Reuben Poupko stated that, “it is open season on the Jews of Montreal,” and that “the anti-Jewish mob has successfully intimidated the police, the prosecutors, and the mayor”;

WHEREAS it has been observed that in other jurisdictions when antisemitic acts are not responded to by the police and government authorities, there is an escalation in antisemitic actions, most recently on display on the streets of the City of Amsterdam;

WHEREAS our society would find it intolerable to have masked individuals shouting insults and threats at individuals of any other race outside a place of worship or any other community centre;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) calls on the SPVM Director Fady Dagher and SPVM Assistant Director Vincent Richer to ensure that peace and order as required by the Superior Court injunction will be enforced if additional protests are held within 50 metres of the institutions covered by the Court orders;

THAT in the event that the SPVM refuses to maintain peace and order and enforce the 50-metre rule required by the Superior Court injunction, Council calls on Quebec Premier François Legault and Canadian Prime Minister Justin Trudeau to send officers from the Sûreté du Québec and RCMP, respectively, to enforce the law;

THAT Council calls on the Mayor of Montreal, Valérie Plante to ask that all demonstrations be peaceful and that she denounce all language which is hateful or incites violence and supports terrorist organizations such as Hamas and Hezbollah;

THAT Council calls on Montreal Mayor Valérie Plante, and Montreal Executive Committee Member responsible for Public Safety Allain Vaillancourt to meet with the leadership of Côte Saint-Luc, other demerged cities and the representatives of the Jewish Community to explain how the City of Montreal will protect residents;

THAT Council calls on the Government of Canada to make it illegal to glorify terrorism and symbols of terrorist organizations as has been happening repeatedly in Montreal with the open support for Hamas, Hezbollah and Samidoun;

THAT Council directs its City Clerk to send copies of this resolution to the members of the Montreal Agglomeration Council, D’Arcy-McGee MNA Elisabeth Prass, Quebec Minister of Public Security François Bonnardel, Quebec Premier François Legault, Mount Royal MP Anthony Housefather, Canadian Minister of Public Safety Dominic Leblanc, Canadian Prime Minister Justin Trudeau, and Canada’s Special Envoy on Preserving Holocaust Remembrance and Combatting Antisemitism, Deborah Lyons.”

CARRIED UNANIMOUSLY

241104

**MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING FOR  
OCTOBER 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 October 2024 be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

241105

**BY-LAW NO 2635 ENTITLED: “BY-LAW NO 2635 AUTHORIZING A LOAN OF  
\$1,386,000, INCLUDING PROFESSIONAL FEES, FOR THE RESURFACING OF  
ROADS AND SIDEWALK REPAIRS AT VARIOUS LOCATIONS BELONGING TO  
THE CITY OF CÔTE SAINT-LUC ” - ADOPTION**

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT By-law no 2635 entitled: “By-law authorizing a loan of \$1,386,000, including professional fees, for the resurfacing of roads and sidewalk repairs at various locations belonging to the city of Côte Saint-Luc” be and is hereby adopted.”  
CARRIED UNANIMOUSLY

241106

**CONCORDANCE AND SHORT-TERM RESOLUTION FOR A BOND ISSUE IN THE AMOUNT OF \$6,500,000 TO BE ISSUED ON NOVEMBER 25, 2024**

WHEREAS in accordance with the following borrowing by-laws and for the amounts indicated for each of them, the City of Côte Saint-Luc (“City”) wishes to issue a series of bonds, one bond per maturity date, for a total amount of \$6,500,000 to be issued on November 25, 2024 and distributed as follows:

<b>Loan By-Law No's</b>	<b>For an amount of (\$)</b>
2521	\$66,000
2541	\$179,000
2569	\$68,000
2587	\$111,000
2585	\$517,000
2589	\$54,000
2590	\$61,000
2591	\$140,000
2592	\$416,000
2604	\$546,000
2605	\$450,000
2606	\$211,000
2607	\$31,000
2609	\$186,000
2610	\$444,000
2621	\$2,703,000
2560	\$317,000

WHEREAS the loan by-laws should be amended accordingly;

WHEREAS in accordance with the 1<sup>st</sup> paragraph of Article 2 of the *Act respecting municipal debts and loans* (CQLR, chapter D 7) (“Act”), for the purpose of this bond issue and for the following loan by-laws numbers: 2521, 2541, 2569, 2585, 2589, 2590, 2591, 2592, 2604, 2605, 2609, 2610, 2621 and 2560, the City of Côte Saint Luc wishes to issue for a shorter term than that originally set out in these by-laws;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the loan by-laws mentioned in the first paragraph of the preamble be financed by bonds, in accordance with the following conditions:

1. The bonds, one bond per maturity, will be dated November 25, 2024;
2. Interest will be payable semi-annually on May 25 and November 25 of each year;
3. The bonds will not be redeemable in advance; however, they may be redeemed with the consent of the holders in accordance with the *Act Regarding Municipal Debts and Loans* (RLRQ, chapter D-7);
4. The bonds will be registered in the name of The Canadian Depository for Securities Limited (“CDS”) and filed with it;
5. CDS will act on behalf of its Participants as a registrar for the Book-based system, Entry Agent and paying officer in charge of the transactions regarding its members;
6. CDS will proceed with the transfer of funds, according to the legal requirements of the bonds and for that purpose; the Côte Saint-Luc City Council authorizes the City Treasurer to sign the documents required by the Canadian Banking system entitled “Autorisation pour le plan de débits pré-autorisés destiné aux entreprises”;
7. CDS will make payments of the principal and the interest to Members through electronic funds transfers and, for this purpose, CDS will directly withdraw the required amounts from the following account:

ROYAL BANK OF CANADA  
CAVENDISH & KILDARE BRANCH  
5755 CAVENDISH BLVD  
CÔTE SAINT LUC, QC  
H4W 2X8

8. THAT the bonds shall be signed by the Mayor and the City Treasurer. The City of Côte Saint-Luc, as entitled by Law, has mandated CDS to act as its fiscal authenticator agent and the bonds will only become valid once they have been authenticated;

THAT with regard to the annual capital amortizations scheduled for 2030 and subsequent years, the future term of the following loan by-law numbers 2521, 2541, 2569, 2585, 2589, 2590, 2591, 2592, 2604, 2605, 2609, 2610, 2621 and 2560 be shorter than the one originally set, i.e. for a term of five (5) years (as of November 25, 2024), instead of the term prescribed for said amortizations, each subsequent issue being for the balance or part of the balance due on the loan.”

CARRIED UNANIMOUSLY

241107

**ORDER OF COUNCIL TO SELL IMMOVABLES DUE TO NON-PAYMENT OF MUNICIPAL TAXES AND TRANSFER DUTIES FOR THE 2023 FISCAL YEAR AND EARLIER AND THE APPOINTMENT OF AN EXTERNAL FIRM TO CONDUCT THE SALE OF IMMOVABLES DUE TO NON- PAYMENT OF TAXES**

WHEREAS Council has received the statement of arrears and has examined said statement;

WHEREAS the City Treasurer filed said statement at the Regular meeting of Council held on November 11, 2024;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI

SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT subject to Sections 511, 512 and 517 of the *Cities and Towns Act*, the Côte Saint-Luc City Council orders any attorney at Bélanger Sauvé S.E.N.C.L. to sell the immovables contained within the list annexed herewith as Annex B due to non-payment of municipal taxes and/or transfer duties for the 2023 fiscal year and earlier at public auction on February 13, 2025 in the Council chamber at City Hall.”

CARRIED UNANIMOUSLY

241108

**AUTHORIZATION FOR THE CITY TREASURER TO BID ON BEHALF OF THE CITY FOR THE AMOUNT IN UNPAID ARREARS CORRESPONDING WITH UNPAID MUNICIPAL TAXES**

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WHEREAS the City of Côte Saint-Luc (“City”) will hold a Public auction at the City Hall at 5801 Cavendish Boulevard, Côte Saint-Luc, on February 13, 2025 at Two o’clock in the afternoon (2:00 p.m.) to satisfy the payment of the municipal taxes and the duties on transfers of immovables, with interest, penalties, plus costs, unless the said taxes, duties, interest, penalties and costs are all paid before the sale;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the City Treasurer be authorized to bid on behalf of the City, for the amount of arrears corresponding to municipal taxes, interest, penalties and costs at the municipal auction to be held February 13, 2025 at 2:00 p.m.”

CARRIED UNANIMOUSLY

241109

**TABLING OF THE COMPARATIVE STATEMENTS AND REVISED BUDGET REPORT AS OF SEPTEMBER 30, 2024 (CTA 105.4)**

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Councillor Erdelyi confirmed that the Comparative Statements and Revised Budget Report as of September 30, 2024, were tabled at tonight’s council meeting by the City Treasurer.

241110

**NOTICE OF MOTION – DRAFT BY-LAW NO 2643 TO BE ENTITLED: “BY-LAW NO 2643 CONCERNING THE TARIFFICATION OF WATER SERVICES FOR NON-RESIDENTIAL IMMOVABLES IN THE CITY OF CÔTE SAINT-LUC”**

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Councillor Erdelyi gave notice of motion that draft By-law no 2643 to be entitled: “By-law no 2643 concerning the tariffication of water services for non-residential immovables in the City of Côte Saint-Luc” will be presented at a later meeting for adoption.

Councillor Erdelyi mentioned the object and the scope of the draft By-law no 2643 to be entitled: “By-law no 2643 concerning the tariffication of water services for non-residential immovables in the City of Cote Saint-Luc”.

241111

**TABLING OF DRAFT BY-LAW NO 2643 TO BE ENTITLED: “BY-LAW NO 2643 CONCERNING THE TARIFFICATION OF WATER SERVICES FOR NON-RESIDENTIAL IMMOVABLES IN THE CITY OF CÔTE SAINT-LUC”**

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Councillor Erdelyi tabled draft By-law no 2643 to be entitled: “By-law no 2643 concerning the tariffication of water services for non-residential immovables in the City of Côte Saint-Luc”.

241112

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF OCTOBER 1, 2024 TO OCTOBER 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 attached list of disbursements for the period of October 1, 2024 to October 31, 2024 for a total amount of \$7,073,118.01 in Canadian Funds;

THAT Treasurer’s certificate No. 24-0105 dated November 1, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

241113

**REQUEST TO THE CITY OF MONTREAL TO REVIEW ITS DECISION MAKING PROCESS AS IT RELATES TO THE DEMERGED CITIES TO ALLOW FOR PROPER CONSULTATION**

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WHEREAS water quality is a vital component for the health, welfare of the population;

WHEREAS the City of Montreal plans to end water fluoridation for many west island municipalities by the end of 2024;

WHEREAS Montreal’s elected officials and administration (“Representatives”) rendered this decision unilaterally, without consulting the affected demerged cities;

WHEREAS the decision to stop fluoridating drinking water without consulting the citizens or the elected officials of those West Island cities is an admission of democratic failure in the workings of municipal authorities and a lack of respect for the population impacted by the decision;

WHEREAS the representatives have no territorial or citizen representation within those West Island cities;

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) expresses support for these West Island cities to have a part in the decision making process as to whether to fluoridate their water;

THAT Council asks the City of Montreal to review its decision-making process so that when a demerged city’s population is impacted by a decision, the elected officials representing them as well as the residents impacted by the decision are properly consulted and be given the opportunity to give input;

THAT Council directs its City Clerk to send copies of this resolution to Valérie Plante, Mayor of Montréal; Maja Vodanovic, responsible for water on the Executive Committee of the City of Montréal; Luc Rabouin, President of the Executive Committee of the City of Montréal; Aref Salem, Leader of the Official Opposition of the City of Montréal; Dr. Luc Boileau, National Public Health Director; Dr. Mylène Drouin, Regional Public Health Director for the Montréal region; François Legault, Premier; Andrée Laforest, Minister of Municipal Affairs; Christian Dubé, Minister of Health; Christine Fréchette, Minister responsible for the Metropolis and the Montréal region; Marc Tanguay, Leader of the Official Opposition in the Québec National Assembly; Gabriel Nadeau-Dubois, Leader of the Second Opposition Group; Paul St-Pierre Plamondon, Leader of the Third Opposition Group; Gregory Kelley, MNA for Jacques-Cartier; Elisabeth Prass, Member for D’Arcy-McGee, and all ASM mayors."

CARRIED UNANIMOUSLY

241114

**GENERAL MANAGEMENT DEPARTMENT – NEW DESIGNATION OF PLACE  
ALEXANDRE LOOK PLACE**

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WHEREAS Alexandre Look grew up and went to school in Côte Saint-Luc and was very active in the community;

WHEREAS during his 2023 trip to Israel, Alexandre Look attended the Supernova Music Festival in the Negev desert of southern Israel and was murdered on October 7, 2023, by Hamas, which the Government of Canada describes as “a radical Islamist-nationalist terrorist organization”;

WHEREAS survivors reported Alexandre Look fought back against the attackers to try to save the people he was sheltering with;

WHEREAS the City of Côte Saint-Luc stands now and forever on the side of liberal democracies in the struggle against nihilistic barbarism;

WHEREAS the City of Côte Saint-Luc wishes to honor the memory of Alexandre Look and all those murdered and kidnapped on October 7, 2023;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby designates the green space located at the eastern edge of Kildare Road, **Place Alexandre Look Place**;

THAT the Public Works Director or any representative under her care or control is and shall hereby be authorized to erect signage necessary to give effect to the foregoing;

THAT the Associate City Manager – Urban Strategy and the Director of Public Affairs and Communications are hereby authorized to inform all salient authorities of the aforementioned naming.”

CARRIED UNANIMOUSLY

241115

**HUMAN RESOURCES – PUBLIC WORKS – TITLE CHANGE OF EMPLOYEE – FROM COORDINATOR OF OUTDOOR SPORTS ACTIVITIES TO FOREMAN OF OUTDOOR SPORTS AND ARENA**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council ratifies the title change of the position of Karim Chine, from Coordinator of Outdoor Sports Activities to Foreman of Outdoor Sports and Arena, effective September 30, 2024.”

CARRIED UNANIMOUSLY

241116

**RESOLUTION TO RECEIVE THE STATEMENT OF PECUNIARY INTERESTS OF COUNCILLOR STEVEN ERDELYI**

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The following member of council deposited their statement of pecuniary interests at tonight’s council meeting: Councillor Steven Erdelyi;

WHEREAS in accordance with the stipulations of an *Act respecting Elections and Referendums in Municipalities*, each Member of a Municipal Council must make a written financial declaration of his interests, within sixty (60) days of his election or the anniversary thereof;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council officially declares that such statement of pecuniary interests has been received from Councillor Steven Erdelyi and instructs the City Clerk to deposit same in the Archives of the City as well as to send the official list of those who filed their declaration to the Minister of Municipal Affairs and Habitation<sup>2</sup>.”

CARRIED UNANIMOUSLY

241117

**NOTICE OF MOTION – DRAFT BY-LAW NO 2555-1 TO BE ENTITLED: “BY-LAW NO 2555-1 AMENDING BY-LAW NO 2555 CONCERNING THE REGULATION OF DOGS TO ENHANCE PUBLIC SAFETY AND DOG WELLNESS”**

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Councillor Cohen gave notice of motion that the draft by-law no 2555-1 to be entitled: “By-law no 2555-1 amending by-law no 2555 concerning the regulation of dogs to

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<sup>2</sup> Once said list is completed

enhance public safety and dog wellness” will be presented at a later meeting for adoption.

Councillor Cohen mentioned the object and scope of draft by-law no 2555-1 to be entitled: “By-law no 2555-1 amending by-law 2555 concerning the regulation of dogs to enhance public safety and dog wellness”.

241118

**TABLING OF DRAFT BY-LAW NO 2555-1 TO BE ENTITLED: “BY-LAW NO 2555- 1 AMENDING BY-LAW NO 2555 CONCERNING THE REGULATION OF DOGS TO ENHANCE PUBLIC SAFETY AND DOG WELLNESS”**

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Councillor Cohen tabled draft by-law no 2555-1 to be entitled: “By-law no 2555-1 amending by-law 2555 concerning the regulation of dogs to enhance public safety and dog wellness”.

241119

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF BITUMINOUS PRODUCTS (C-14-24-25)**

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WHEREAS the City of Côte Saint-Luc launched a public call for tenders under tender no. C-14-24-25, seeking the purchase of bituminous products for the period between December 1, 2024 – November 30, 2025;

WHEREAS the City received one (1) bid from Construction DJL Inc. that was found conforming;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of bituminous products to Construction DJL Inc. for an estimated amount of \$51,635.00 plus applicable taxes, for the period between December 1, 2024 – November 30, 2025;

THAT a Treasurer’s Certificate no. 24-0104 was issued by the City’s Treasurer on October 31, 2024, to attest to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

241120

**PUBLIC WORKS – ADOPTION OF GROUP TENDER FOR ROAD SALT FOR THE WINTER SEASON 2024-2025 (G-04-24-25)**

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WHEREAS on April 3, 2017, the City of Côte Saint-Luc (“City”) adopted the resolution no. 170421 authorizing the City to participate in group tenders with the City of Montreal;

WHEREAS the City of Montreal launched a group tender for road salt under tender no. 24-20538 for the 2024-2025 winter season, commencing October 1, 2024 and ending April 30, 2025;

WHEREAS the lowest conforming bidder for our City for regular salt was Compass Minerals Canada Corp. for the price of \$91.42 per metric ton, including delivery, before taxes;

WHEREAS the lowest conforming bidder for our City for treated salt was Cargill sel, Sécurité Routière for the price of \$117.24 per metric ton, including delivery, before taxes;

WHEREAS the City has no minimum purchase obligations;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT pursuant to Montreal group tender no. 24-20538, the Côte Saint-Luc City Council (“Council”) hereby awards a contract to Compass Minerals Canada Corp. for the purchase of regular salt for the 2024-2025 winter season for the price of \$91.42 per metric ton, including delivery, for an estimated quantity of 5,500 metric tons, for a total maximum amount of \$502,810.00 plus applicable taxes, plus up to 20% more at the same unit price;

THAT the Council also awards a contract to Cargill sel, Sécurité Routière for the purchase of treated salt for the 2024-2025 winter season for the price of \$117.24 per metric ton, including delivery, for an estimated quantity of 1,500 metric tons, for a total maximum amount of \$175,860.00 plus applicable taxes, plus up to 20% more at the same unit price;

THAT Treasurer’s Certificates no. 24-0106 and 24-0107 have been issued on November 5, 2024 by the City Treasurer attesting to the availability of funds to cover the abovementioned expenses.”

CARRIED UNANIMOUSLY

241121

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR MAINTENANCE OF BLACK WASTE BINS (C-01-25-28)**

WHEREAS the City of Côte Saint-Luc launched a public tender under no. C-01-25-28 for the maintenance of black waste bins for the 2025 year, with four (4) option periods of one (1) year each, and received one (1) conforming bid from USD Global Inc.;

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 for the maintenance of black waste bins to USD Global Inc. for an amount of \$185,722.50 plus applicable taxes, including the option years;

THAT the amount for the 2025 year is \$44,405.25 plus applicable taxes and the amounts for the option years of the contract, if exercised by the City, will be as follows:

2026: \$45,729.50 plus applicable taxes,  
2027: \$47,088.00 plus applicable taxes,

2028: \$48,499.75 plus applicable taxes,

THAT the City reserves its rights, in its discretion, to exercise the optional years 2026, 2027, and 2028;

THAT Treasurer's Certificates will be issued in the month of January of each year of the contract by the City Treasurer to attest to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

241122

**PUBLIC WORKS – PURCHASE OF BROWN BINS FOR THE COLLECTION OF RESIDUAL MATERIALS (G-05-24-25)**

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WHEREAS on June 17, 2024, the City of Côte Saint-Luc ("City") adopted the resolution no. 240623 authorizing the City to participate in a group tender with the Union des Municipalités du Québec ("UMQ") for the purchase of brown bins for the collection of residual materials, for the year 2025;

WHEREAS the UMQ launched the group tender no. BAC-2025 for the purchase of brown bins for the collection of residual materials, for the year 2025, commencing January 1, 2025 and ending December 31, 2025;

WHEREAS the sole bidder was USD Global Inc.;

WHEREAS the City wishes to purchase 400 brown bins of 240 L through this group tender;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT pursuant to UMQ group tender no. BAC-2025, the Côte Saint-Luc City Council hereby awards a contract to USD Global Inc. for the purchase of 400 brown bins for the collection of residual materials for a total maximum amount of \$31,320.00 plus applicable taxes;

THAT a Treasurer's Certificate will be issued in the month of January 2025 by the City Treasurer attesting to the availability of funds to cover the abovementioned expenses."

CARRIED UNANIMOUSLY

241123

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF ONE (1) UPS (UNINTERRUPTIBLE POWER SUPPLY) UNIT FOR EMERGENCY LIGHTS FOR THE AQUATIC AND COMMUNITY CENTER (K-201-24)**

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WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for the purchase of one (1) UPS unit for emergency lights for the Aquatic and Community Center;

WHEREAS as per Article 13 of the City's By-law 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 ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of one (1) UPS unit or emergency lights for the Aquatic and Community Center to Stanex Inc. for an amount not to exceed \$37,105.00 plus applicable taxes;

THAT Treasurer’s Certificate no. 24-0103 dated October 31, 2024, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

241124

**PUBLIC WORKS – PURCHASE OF ANNUAL FLOWERS FOR THE 2025 YEAR  
(K-04-25)**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT this item is deferred to a subsequent meeting.”

CARRIED UNANIMOUSLY

241125

**URBAN PLANNING – RESOLUTION TO APPOINT MEMBERS OF THE PLANNING  
ADVISORY COMMITTEE (PAC)**

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WHEREAS article 3 of By-law no 2233 entitled: “By-law concerning the Planning Advisory Committee” states the municipal council must appoint by resolution the members of the Planning Advisory Committee;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the following people be appointed as members of the Planning Advisory Committee of the City of Côte Saint-Luc:

Residents:

- Mrs. Yael Harroche, Architect  
(returning member, two-year term, November 2024 – November 2026)

- Mr. David Shabat, Real Estate Development Consultant  
(returning member, two-year term, November 2024 – November 2026.”

CARRIED UNANIMOUSLY

241126

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) – 5740 CAVENDISH – 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 facade modifications to the ground floor of the Multifamily Dwelling following the conversion of some portions of common spaces to residential units, on lot 1 561 212 and prepared by Simard Architecture Inc. for the Planning Advisory Committee meeting of October 15, 2024, be approved according to the provisions of Chapter 14 of by-law 2217 of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

241127

**URBAN PLANNING – MINOR EXEMPTION – 5771 JUBILEE – CITY OF CÔTE  
SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT in accordance with the provisions of by-law n° 2632, the request for a Minor Exemption regarding the property located at 5771 Jubilee, Lot 5 476 640, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the construction of a solarium at the rear of the main building with a maximum area of 16.2m<sup>2</sup> (175 sq.ft) instead of the maximum permitted area of 11.61m<sup>2</sup> (125 sq.ft).

The whole notwithstanding the provisions of Zoning By-law no. 2217, Article 4-4-5 g).”

CARRIED UNANIMOUSLY

241128

**URBAN PLANNING – MINOR EXEMPTION – 5740 CAVENDISH – CITY OF CÔTE  
SAINT-LUC**

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WHEREAS a minor exemption for the aforementioned address was approved on October 13, 2022, under resolution number 221023;

WHEREAS a revised proposal for the ground floor modifications was submitted that included 12 proposed residential units instead of the previously proposed 11 units;

WHEREAS a new minor exemption is required following the submission of this revised proposal;

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

FOR ALL OF THE FOREGOING REASONS:

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the present minor exemption request replaces the minor exemption previously approved by the Côte Saint-Luc City Council for the said property by way resolution 221023 at the regular meeting of council held on October 13, 2022;

THAT in accordance with the provisions of by-law N° 2632, the request for a Minor Exemption regarding the property located at 5740 Cavendish, Lot 1 561 212, be and is hereby approved, the whole as more amply delineated hereunder:

The request is in order to allow for an existing 20 storey multifamily dwelling to have 241 interior parking spaces instead of the minimum required amount of 305 interior parking spaces (due to the proposed modifications to the ground floor and the 20th floor).

The whole notwithstanding the provisions of Zoning By-law no. 2217, Article 7-2-5.”  
CARRIED UNANIMOUSLY

241129

**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 December 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 MITCH KUJAVSKY

AND RESOLVED:

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

CARRIED UNANIMOUSLY

## **OTHER BUSINESS**

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## **SECOND QUESTION PERIOD**

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No questions were asked.

241130

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

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 9:25 P.M. MAYOR MITCHELL BROWNSTEIN DECLARED THE MEETING  
ADJOURNED.**

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MITCHELL BROWNSTEIN  
MAYOR

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PASCALIE TANGUAY  
CITY CLERK

<b>LIST OF ANNEXES</b>		
<b>Resolution number</b>	<b>Corresponding Annex</b>	<b>Document</b>
241101	Annex A	Superior Court injunction judgment
241107	Annex B	City of Côte Saint-Luc – 2023 Sale of Immovables for Non-Payment of Taxes - Balance Due as of November 11, 2024

**SUPERIOR COURT**

CANADA  
PROVINCE OF QUEBEC  
DISTRICT OF MONTREAL

No.: 500-17-129079-243

DATE: OCTOBER 16, 2024

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**PRESIDING: THE HONOURABLE ANDRES GARIN J.S.C.**

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**FEDERATION CJA**

-and-

**CORPORATION DES JUIFS ESPAGNOLS ET PORTUGAIS SHEARITH ISRAËL  
DE MONTRÉAL**

Plaintiffs

vs.

**INDEPENDENT JEWISH VOICES**

-and-

**MONTRÉAL4PALESTINE**

-and-

**PALESTINIAN YOUTH MOVEMENT OF MONTREAL (PYMMONTREAL)**

-and-

**ALLIANCE4PALESTINE.QC**

-and-

**BARA IYAD ABUHAMED**

Defendants

-and-

**CONGREGATION SHAAR HASHOMAYIM**

-and-

**TEMPLE EMANU-EL-BETH SHOLOM**

-and-

**YESHIVA GEDOLAH THE SCHOOL OF HIGHER LEARNING OF MONTREAL**

-and-

**CONGREGATION BETH ORA**

-and-

**HEBREW ACADEMY INC.**

-and-

**SOLOMON SCHECHTER ACADEMY**

-and-  
**JEWISH PEOPLE'S SCHOOLS AND PERETZ SCHOOLS INC.**  
-and-  
**ÉCOLE MAIMONIDE**  
-and-  
**SHAARE ZEDEK CONGREGATION**  
-and-  
**CONGREGATION TIFERETH BETH DAVID JERUSALEM**  
-and-  
**CONGREGATION BETH ISRAËL BETH AARON DE CÔTE-ST-LUC**  
-and-  
**ADATH ISRAËL POALE ZEDEK ANSHEI OZEROFF CONGREGATION**  
-and-  
**BETH ZION CONGREGATION**  
-and-  
**CONGREGATION BAIS MENACHEM CHABAD LUBAVITCH**

Intervenors

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**JUDGMENT**

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1. **CONSIDERING** the *Joint Application for the Renewal of a Safeguard Order dated October 9, 2024* ("**Joint Application**");
2. **CONSIDERING** the judgment rendered on March 5, 2024 by the Honorable Serge Gaudet, J.S.C., issuing an order for a provisional injunction for a period of ten (10) days (the "**Provisional Injunction Order**") for Plaintiffs;
3. **CONSIDERING** the judgment rendered on March 15, 2024, by the Honorable Chantal Masse, J.S.C., renewing the Provisional Injunction Order against Independent Jewish Voices and Bara Iyad Abuhamed until April 10, 2024, for Plaintiffs (the "**Renewal Order**");
4. **CONSIDERING** that the Renewal Order rendered on March 15, 2024, by the Honorable Chantal Masse, J.S.C., also renewed the Provisional Injunction Order against **MONTREAL4PALESTINE, PALESTINIAN YOUTH MOVEMENT OF MONTREAL (PYMMONTREAL) and ALLIANCE4PALESTINE.QC** for a period of 10 days, until March 25, 2024, for Plaintiffs;
5. **CONSIDERING** the judgment rendered on March 25, 2024 by the Honourable Justice Louis Charette, J.S.C., issuing a safeguard order against **MONTREAL4PALESTINE, PALESTINIAN YOUTH MOVEMENT OF MONTREAL (PYMMONTREAL) and ALLIANCE4PALESTINE.QC** until April 10, 2024, for Plaintiffs ("**Safeguard Order**");

J.N.S.

6. **CONSIDERING** the judgment rendered on March 28, 2024 by the Honourable Justice Louis Charette, J.S.C., granting a provisional injunction order against all Defendants until April 8, 2024, for the majority of the intervening parties (namely: **CONGREGATION SHAAR HASHOMAYIM, TEMPLE EMANU-EL-BETH SHOLOM, YESHIVA GEDOLAH THE SCHOOL OF HIGHER LEARNING OF MONTREAL, CONGREGATION BETH ORA, HEBREW ACADEMY INC., SOLOMON SCHECHTER ACADEMY, JEWISH PEOPLE'S SCHOOLS AND PERETZ SCHOOLS INC., ÉCOLE MAIMONIDE**) (“Intervenor Order 1”);
7. **CONSIDERING** the judgment rendered on April 5, 2024 by the Honourable Justice Andres Garin, J.S.C., granting a provisional injunction order against **INDEPENDENT JEWISH VOICES, MONTRÉAL4PALESTINE, PALESTINIAN YOUTH MOVEMENT OF MONTREAL (PYMMONTREAL) and ALLIANCE4PALESTINE.QC** until April 15, 2024, for several intervening parties (namely: **SHAARE ZEDEK CONGREGATION, CONGREGATION TIFERETH BETH DAVID JERUSALEM, CONGREGATION BETH ISRAËL BETH AARON DE CÔTE-ST-LUC, ADATH ISRAËL POALE ZEDEK ANSHEI OZEROFF CONGREGATION, BETH ZION CONGREGATION, CONGREGATION BAIS MENACHEM CHABAD LUBAVITCH**) (“Intervenor Order 2”);
8. **CONSIDERING** the judgment rendered on April 5, 2024 by the Honourable Justice Andres Garin, J.S.C., by consent, rendering a safeguard order against the Defendants until April 19, 2024 (“**Safeguard Order 2**”);
9. **CONSIDERING** the judgment rendered on April 19, 2024 by the Honourable Justice Dominique Poulin, J.S.C. issuing a safeguard order against the Defendants **MONTRÉAL4PALESTINE, PALESTINIAN YOUTH MOVEMENT OF MONTREAL (PYMMONTREAL) and ALLIANCE4PALESTINE.QC** until October 21, 2024 (“**Safeguard Order 3**”);
10. **CONSIDERING** that **MONTRÉAL4PALESTINE, PALESTINIAN YOUTH MOVEMENT OF MONTREAL (PYMMONTREAL) and ALLIANCE4PALESTINE.QC** are in default to respond to the summons, and Plaintiffs have inscribed by default against them on March 25, 2024;
11. **CONSIDERING** that **MONTRÉAL4PALESTINE, PALESTINIAN YOUTH MOVEMENT OF MONTREAL (PYMMONTREAL) and ALLIANCE4PALESTINE.QC** were served with a copy of the *Joint Application for the Renewal of a Safeguard Order dated October 9, 2024* and have not appeared to contest same;
12. **CONSIDERING** that the Plaintiffs and Intervenors wish to extend the Safeguard Order 3 for a period of six (6) months;
13. **CONSIDERING** the sealing order rendered by Justice Chantal Masse, J.S.C., on March 15, 2024;

J.N.S.

14. **CONSIDERING** the representations made by counsels;

**FOR THESE REASONS, THE COURT:**

**A. RENEWS** the safeguard order rendered by Justice Dominique Poulin J.S.C. on April 19, 2024 against Defendants Montreal4Palestine, Palestinian Youth Movement Montreal (PYMMontreal), and Alliance4Palestine.QC from the date of the present judgment until April 16, 2025;

**B. ORDERS** Defendants Montreal4Palestine, Palestinian Youth Movement Montreal (PYMMontreal), and Alliance4Palestine.QC, their officers, directors, agents, assigns, employees, organizers, mandataries, and any person having knowledge of the present proceeding and/or the present order, and any person present thereon from participating in any protest or action related to protesting within 50 meters of the sidewalks bordering the following buildings until April 16, 2025, from the date of the present judgment:

- i. The Federation CJA building situated at 5151, Cote-Sainte-Catherine, in the City and District of Montreal, Province of Quebec, H3W 1M6;
- ii. Corporation des Juifs Espagnols et Portugais Shearith Israël de Montreal situated at 4890-4894, Saint-Kevin Avenue, in the City and District of Montreal, Province of Quebec, H3W 1P2;
- iii. The Cummings Centre situated at 5700, Westbury Avenue, in the City and District of Montreal, Province of Quebec, H3W 3E8;
- iv. The Sylvan Adams YM-YWHA situated at 5400, Westbury Avenue, in the City and District of Montreal, Province of Quebec, H3W 2W8;
- v. Herzliah High School situated at 5475, Mountain Sights Avenue, in the City and District of Montreal, Province of Quebec, H3W 2Y8;
- vi. United Talmud Torahs of Montreal Inc. (Snowdown) situated at 4840, Saint-Kevin Avenue, in the City and District of Montreal, Province of Quebec, H3W 1P2;
- vii. Congregation Shaar Hashomayim, situated at 450, Kensington Avenue, in the City of Westmount, District of Montreal, Province of Quebec, H3Y 3A2;
- viii. Congregation Beth Ora situated at 2600, Badeaux Street, in the City and District of Montreal, Province of Quebec, H4M 1M5;
- ix. Yeshiva Gedolah The School of Higher Learning of Montreal situated at:

J.N.S.

- a. 6155, Deacon Road, in the City and District of Montreal, Province of Quebec, H3S 2P4;
  - b. 6105, Deacon Road, in the City and District of Montreal, Province of Quebec, H3S 2P4; and
  - c. 6000, Vimy Road, in the City and District of Montreal, Province of Quebec, H3S 2P4;
- x. Hebrew Academy Inc. situated at 5700, Kellert Avenue, in the City of Cote-Saint-Luc, District of Montreal, Province of Quebec, H4W 1T4;
- xi. Solomon Schechter Academy situated at:
- a. 5555, De La Cote-Saint-Luc Road, in the City and District of Montreal, Province of Quebec, H3X 2C9; and
  - b. 4940, MacDonald Avenue, in the City and District of Montreal, Province of Quebec, H3X 2V3;
- xii. Jewish People's Schools and Peretz Schools Inc. situated at 6502, Kildare Street, in the City of Cote-Saint-Luc, District of Montreal, Province of Quebec, H4W 3B8;
- xiii. École Maimonide situated at:
- a. 1900, Bourdon Street, in the City and District of Montreal, Province of Quebec, H4M 2X7; and
  - b. 5615, Parkhaven Avenue, in the City of Cote-Saint-Luc, District of Montreal, Province of Quebec, H4W 1X3;
- xiv. Temple Emanu-El-Beth Sholom situated at 4100, Sherbrooke Street West, in the City of Westmount, District of Montreal, Province of Quebec, H3Z 1A5;
- xv. Shaare Zedek Congregation situated at 5305, avenue Rosedale, in the City and District of Montreal, Province of Quebec, H4V 2H7;
- xvi. Congregation Tifereth Beth David Jerusalem situated at 6519, Baily Road, in the City of Cote-Saint-Luc, District of Montreal, Province of Quebec, H4Y 1A1;
- xvii. Congregation Beth Israel Beth Aaron De Cote St-Luc situated at 6800, Chemin Mackle, in the City of Cote-Saint-Luc, District of Montreal, Province of Quebec, H4W 1H4;

J.N.S.

- xviii. Adath Israel Poale Zedek Anshei Ozeroff Congregation situated at 223, Harrow Crescent, in the City of Hampstead, District of Montreal, Province of Quebec, H3X 3X7;
  - xix. Beth Zion Congregation situated at 1 Place Sidney Shoham, in the City of Cote-Saint-Luc, District of Montreal, Province of Quebec, H4W 0B9; and
  - xx. Congregation Bais Menachem Chabad Lubavitch situated at 28, Cleve Street, in the City of Hampstead, District of Montreal, Province of Quebec, H3X 1A6;
- C. **AUTHORIZES** Plaintiffs and Intervenors, their officers, directors, employees or mandataries to call upon any policing authority to enforce the present order;
- D. **AUTHORIZES** the service of the present proceedings and judgment to be rendered herein outside legal hours, any day of the week, including a non-judicial day, by electronic mail, bailiff, telecopy, and/or social media;
- E. **ORDERS** that the sworn declarations filed by Plaintiffs and/or Intervenors in support of the *Joint Application for the Issuance of a Safeguard Order dated April 3, 2024*, shall be placed under seal, save and except for the attorneys of record and one identified representative for each defendant, and the Court, until the Court decides otherwise, in accordance with the Sealing Order rendered by Justice Chantal Masse, J.S.C., on March 15, 2024, and reaffirmed by Justice Louis Charette, J.S.C., on March 25, 2024, Justice Andres Garin, J.S.C., on April 5, 2024 and Justice Dominique Poulin on April 19, 2024;
- F. **DISPENSES** Plaintiffs and Intervenors from furnishing any security for costs in the context of the present proceedings;
- G. **ORDERS** the execution of the present judgment to intervene notwithstanding appeal;
- H. **THE WHOLE** with legal costs to follow.



COPIE CERTIFIÉE CONFORME  
AU DOCUMENT DÉTENU PAR LA COUR



Personne désignée par le greffier

T.N.S.

**CITY OF COTE SAINT-LUC**  
**STATEMENT OF ARREARS**  
**2023 Sale of Immovables for Non-Payment of Taxes - Balance Due to November 11, 2024**

Roll Number	Location	Name 1	Name 2	2023 Over due	Interest	Penalty	Total	
1 9137-79-4377-3-000-0000	6528 avenue Aldrin, Côte Saint-Luc	KERUB LISA		9,086.53	0.00	1,236.96	631.25	10,954.74
2 9137-67-4353-9-001-0235	804 - 5900 avenue Armstrong	TARAN NATHANIEL		6,441.93	0.00	1,017.61	527.74	7,987.28
3 9137-77-9552-0-000-0000	5875 avenue Armstrong	9298-0267 QUEBEC INC.		13,139.86	0.00	2,082.08	1,079.80	16,301.74
4 9137-87-1142-7-000-0000	5873 avenue Armstrong	OUAKNINE ELISABETH		13,826.58	0.00	2,192.36	1,117.17	17,136.11
5 9235-38-2370-8-007-0001	5525 avenue Ashdale	SALKOVITZ DAVID	KLEIN CAROLYN	594.91	0.00	0.98	0.00	595.89
6 9137-53-0755-9-000-0000	6788 croissant Ashkelon	LICHTSZTRAL BRANDON	ROZANSKY ARIELLA	14,072.71	0.00	2,238.66	1,160.75	17,472.12
7 9235-29-0208-1-000-0000	7549 chemin Baily	SKOLAR JASON	MORDZYNSKI ROBYN	7,224.43	0.00	1,065.14	269.23	8,558.80
8 9135-31-8515-9-000-0000	5622 avenue Blossom, Côte Saint-Luc	7801793 CANADA INC.		7,888.76	0.00	1,247.78	645.07	9,781.61
9 9137-88-7092-6-000-0000	5890 avenue Brandeis, Côte Saint-Luc	SINGER MARK BRADLEY	SHEAR MARISSA	14,350.51	-16.27	2,282.85	1,183.91	17,801.00
10 9137-89-6769-8-000-0000	5895 avenue Brandeis, Côte Saint-Luc	BENEZRA SIMON		5,166.64	0.00	757.49	387.50	6,311.63
11 9136-72-8835-3-000-0000	5712 avenue Brookside	BERZAN JENNIFER	CUTLER MATTHEW	5,179.98	0.00	824.03	344.01	6,348.02
12 9136-77-2415-9-000-0000	5786 - 5788 avenue Caldwell, Côte Saint-Luc	ABITBOL THERESE		7,852.26	0.00	1,241.96	644.10	9,738.32
13 9236-45-0966-8-000-0000	5605 avenue Castlewood	COHEN JACQUES MICK	BENGIO ELIZABETH	333.31	0.00	4.37	3.33	341.01
14 9236-54-0658-3-000-0000	5586 avenue Castlewood	OIKNINE GUY	R'BIBO VALERIE	7,574.19	0.00	1,204.88	624.87	9,403.94
15 9137-37-5188-1-019-0001	6056 boulevard Cavendish	SCHIEIR AMNON	ROSILIO LINDA	5,695.44	0.00	906.02	465.47	7,066.93
16 9137-49-1326-6-020-0001	boulevard Cavendish	LANGSNER SYLVIA		141.51	0.00	24.28	12.74	178.53
17 9137-49-1326-6-033-0001	boulevard Cavendish	LANGSNER SYLVIA		141.51	0.00	24.28	12.74	178.53
18 9137-66-1603-2-001-0111	1201 - 5900 boulevard Cavendish	BIRENBAUM JEFFREY ANDREW		4,286.40	0.00	681.87	345.99	5,314.26
19 9237-32-3500-8-001-0050	308 - 5700 boulevard Cavendish	PLIS DORA		8.39	0.00	1.09	0.55	10.03
20 9237-32-3500-8-001-0284	1704 - 5700 boulevard Cavendish, Côte Saint-Luc	SYNDICAT DES COPROPRIETAIRES DE PRESIDENTIAL TOWERS CONDOMIN		864.13	0.00	126.69	64.81	1,055.63
21 9237-32-3500-8-001-0331	1909 - 5700 boulevard Cavendish, Côte Saint-Luc	DURAND VICTORIA	JONES CLARENCE	1,602.91	0.00	230.93	118.29	1,952.13
22 9237-32-3500-8-001-0404	503 - 5720 boulevard Cavendish, Côte Saint-Luc	BOSTANI ALI		596.82	0.00	1.63	0.00	598.45
23 9237-32-3500-8-001-0414	508 - 5720 boulevard Cavendish	TOLEDANO DAVID		2,453.09	0.00	374.14	194.04	3,021.27
24 9237-32-3500-8-001-0449	708 - 5720 boulevard Cavendish	LAVOIE ELIETTE		2,123.66	0.00	337.83	175.20	2,636.69
25 9336-19-7946-6-000-0000	5509 boulevard Cavendish	MERCANTINI-PRIMEAU ANITA		3,268.78	0.00	471.38	241.12	3,981.28
26 9235-25-7971-5-001-0014	330 - 7900 chemin de la Côte-Saint-Luc	GROSS ANDREA		1,398.40	0.00	65.34	34.96	1,498.70
27 9235-26-1410-8-001-0074	604 - 7905 chemin de la Côte-Saint-Luc	URIAN GARY		1,698.37	0.00	187.73	97.72	1,983.82
28 9235-47-5209-6-001-0006	7394 chemin de la Côte-Saint-Luc	SAVARD ERIC		171.29	0.00	29.38	15.42	216.09
29 9135-05-0393-3-000-0000	5778 avenue Davies, Côte Saint-Luc	HERMELIN IAN	ROSENBAUM SHIRI	5,162.31	0.00	819.95	425.24	6,407.50
30 9235-49-9398-9-000-0000	5524 - 5526 chemin Earle	DEXTER MICHAEL	LIPKIN ELVIRA	3,126.75	0.00	401.33	62.54	3,590.62
31 9236-06-6674-4-000-0000	5701 - 5703 avenue Edgemore	VOGEL-GLASMAN YETTI		5,687.76	0.00	904.80	469.24	7,061.80
32 9236-15-7560-5-000-0000	5674 avenue Edgemore, Côte Saint-Luc	BENITAH MICHAEL MEIR	KNAFO MURIEL	5,715.48	0.00	902.04	467.46	7,084.98
33 9236-18-5082-6-000-0000	6852 chemin Edison	OUANOUNOU YAELE	IFERGAN DAVID	93.65	0.00	1.25	0.94	95.84
34 9136-51-6175-0-000-0000	5752 - 5754 avenue Eldridge, Côte Saint-Luc	GROSS HERMAN	MOSKOVITS MALKA	7,082.09	0.00	1,126.61	584.27	8,792.97
35 9136-52-6235-0-000-0000	5759 - 5761 avenue Eldridge, Côte Saint-Luc	CREMISI FREDERIC	SONIGO FLORENCE	612.57	0.00	3.51	3.06	619.14
36 9135-41-5072-3-000-0000	5620 - 5622 avenue Emerald	LES HABITATIONS COMMUNAUTAIRES NDG		11.29	0.00	1.05	0.51	12.85

**CITY OF COTE SAINT-LUC**  
**STATEMENT OF ARREARS**  
**2023 Sale of Immovables for Non-Payment of Taxes - Balance Due to November 11, 2024**

Roll Number	Location	Name 1	Name 2	2023 Over due	Interest	Penalty	Total
37 9235-49-0030-7-000-0000	7521 - 7523 chemin Euclid	KRACH-LILIEN ANNA	LILIEN JOSEPH	583.88	0.00	20.58	616.14
38 9236-12-3960-8-000-0000	5635 avenue Greenwood, Côte Saint-Luc	DAYAN GISELE	BITTON LEON	13,171.44	0.00	2,095.29	16,353.37
39 9236-05-2701-1-000-0000	7047 - 7049 chemin Guelph	CAMPBELL AUGUSTINA	WINGFIELD ALBERT REXFERD	14.27	0.00	0.00	14.27
40 9236-05-3534-5-000-0000	7039 - 7041 chemin Guelph	LORAN YANIV		2,350.05	0.00	200.33	2,644.38
41 9237-31-1329-6-001-0055	505 - 6803 chemin Heywood	DUKA LAARNI		3,400.59	0.00	442.91	4,065.06
42 9135-38-2334-6-000-0000	5758 avenue Hudson, Côte Saint-Luc	TORDJMAN JEREMY	AZERAD CARINE	6,967.82	0.00	138.98	7,141.64
43 9135-95-6335-9-000-0000	5521 avenue Hudson	KASHALE JADIKI		4,941.12	0.00	786.04	6,134.80
44 9237-15-8717-8-000-0000	5767 croissant Ilan-Ramon	ASSOULINE NICOLE		2,342.69	0.00	329.99	2,848.38
45 9236-24-4522-0-000-0000	5615 avenue Irving-Layton, Côte Saint-Luc	OHANA DANIELLA	FHIMA MOISE PASCAL	22,371.19	0.00	3,537.07	27,741.27
46 9137-92-7707-1-000-0000	5775 chemin Jubilee, Côte Saint-Luc	ELFASSY JERRY JACQUES	DAHAN ELISA IDA	110.34	0.00	16.00	134.62
47 9135-25-8882-5-000-0000	8110 chemin Kildare	CARPINETA ANGELO	CIOFFI DOMENICA	9,383.50	0.00	1,492.71	11,589.85
48 9135-38-9582-3-000-0000	8023 chemin Kildare, Côte Saint-Luc	MUND JACOB	REINMAN ROIZY	4,465.84	0.00	654.75	5,455.53
49 9136-65-7136-1-033-0025	chemin Kildare, Côte Saint-Luc	LES COURS PARKHAVEN INC.		168.41	0.00	28.89	212.46
50 9136-73-2488-5-000-0000	7504 chemin Kildare, Côte Saint-Luc	MORYOUSSEF SHALOM CHARLY		5,593.50	0.00	882.66	6,933.91
51 9237-21-0398-3-001-0062	403 - 6795 croissant Korczak	R'BIBO JESSICA		2,011.61	0.00	261.06	2,406.78
52 9237-21-0398-3-001-0078	503 - 6795 croissant Korczak	LEVY BOB SALOMON		3,574.84	0.00	561.52	4,427.57
53 9237-21-0398-3-001-0112	702 - 6795 croissant Korczak, Côte Saint-Luc	OLIERE STEPHANIE		4,516.59	-13.08	718.50	5,594.63
54 9237-21-0398-3-001-0387	705 - 6785 croissant Korczak, Côte Saint-Luc	ATTAL DAVID HAIM	ELHADAD LEA BENAYA	1,137.33	0.00	105.99	1,279.50
55 9237-21-0398-3-001-0470	1203 - 6785 croissant Korczak	BODOKH JOSEPH		47.71	0.00	4.43	54.29
56 9237-21-0398-3-001-0605	6785 - 6795 croissant Korczak	LEVY BOB-SALOMON		108.85	0.00	18.67	137.32
57 9235-30-3460-3-000-0000	592 avenue Luck	POLSKY ELLIS	FEIST EMILY	5,232.98	0.00	825.29	6,405.63
58 9238-98-7028-5-001-0058	505 - 6800 avenue Macdonald, Côte Saint-Luc	SOUFFIR YAEL RAQUEL ALICE		1,591.07	0.00	233.27	1,943.67
59 9238-98-7028-5-001-0135	1014 - 6800 avenue Macdonald, Côte Saint-Luc	ST-FIRMIN JUDIN		3,219.31	0.00	11.15	3,234.16
60 9437-38-4979-6-001-0010	203 - 5140 avenue Macdonald, Côte Saint-Luc	ASSADI REZA		1,005.04	0.00	30.76	1,055.90
61 9437-38-4979-6-001-0023	401 - 5140 avenue Macdonald	BUCUR FAMILY TRUST		1,671.59	0.00	245.07	2,042.03
62 9437-38-4979-6-001-0034	502 - 5140 avenue Macdonald	THE LAWRENCE LITWIN HABITATION TRUST		6.13	0.00	0.90	7.49
63 9035-73-7986-7-000-0000	8261 chemin Mackle	JOSEPH JEFFREY	GREENBERG RANDI	9,702.18	0.00	1,536.24	11,962.64
64 9035-83-1836-9-000-0000	8262 chemin Mackle, Côte Saint-Luc	GUINDI SASHA	SINGER SAMANTHA BETH	1,938.07	0.00	96.39	2,085.80
65 9137-65-9363-7-001-0138	1001 - 6625 chemin Mackle, Côte Saint-Luc	GUENOUN DEVORAH-LEAH		1,689.52	0.00	247.70	2,059.62
66 9137-86-9570-3-002-0001	6618 chemin Mackle, Côte Saint-Luc	KHADOURY SOLLY		3,338.71	0.00	485.42	4,072.41
67 9137-98-5179-2-001-0057	608 - 6500 chemin Mackle	LEVY BOB	BENSADOUN ANITA	5,217.61	0.00	822.86	6,467.21
68 9137-97-3464-2-001-0003	302 - 5850 avenue Marc-Chagall, Côte Saint-Luc	ABITBOL SYLVAIN	COHEN GILDA	5,204.63	0.00	827.94	6,461.95
69 9136-20-9290-9-000-0000	5784 avenue McAlear, Côte Saint-Luc	KENIGSBURG JACLYN		5,164.61	0.00	821.58	6,412.27
70 9136-60-2139-1-000-0000	5719 avenue McMurray, Côte Saint-Luc	BENZECRY ERIC	MALKA MURIEL	6,283.14	0.00	992.36	7,760.69
71 9136-43-5688-0-000-0000	5799 - 5801 avenue Melling	ISRAEL SARITA		4,450.41	0.00	594.45	5,351.02
72 9136-81-0344-5-000-0000	5696 - 5698 avenue Melling, Côte Saint-Luc	BENARROCH SANDRA		5.37	0.00	0.57	6.21

**CITY OF COTE SAINT-LUC**  
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73 9136-81-4976-0-000-0000	5703 avenue Melling	DAYAN MYRIAM		4,994.92	0.00	794.59	387.39	6,176.90
74 9237-45-4086-9-001-0061	5687 chemin Merrimac	SU RUILIN	LIN YINGYAN	4,000.38	0.00	634.88	329.13	4,964.39
75 9237-45-4086-9-001-0085	5735 chemin Merrimac	SZILAGYI GABOR		4,136.23	0.00	657.99	337.80	5,132.02
76 9237-45-4086-9-001-0093	5751 chemin Merrimac	PICCIOTTO ALFIO		4,338.27	0.00	690.12	357.90	5,386.29
77 9237-45-4086-9-001-0105	5710 chemin Merrimac, Côte Saint-Luc	OVADIA ALAN	LEVITT ASHLEY	4,199.63	0.00	668.08	346.47	5,214.18
78 9137-78-6929-1-000-0000	6551 rue Mozart, Côte Saint-Luc	ABITBOL ISABELLE		7,147.41	0.00	0.00	0.00	7,147.41
79 9137-62-1476-2-000-0000	6824 rue Newton, Côte Saint-Luc	PAPISMADO TAMAR		2,766.35	0.00	163.26	69.16	2,998.77
80 9135-34-2195-0-000-0000	5720 avenue Palmer, Côte Saint-Luc	AZERRAD NISSIM MAXIM	ORENBACH FANNY	5,017.52	0.00	447.29	232.60	5,697.41
81 9135-35-6918-8-000-0000	5717 avenue Palmer, Côte Saint-Luc	FEFERKORN PESSEL SARAH	FASTEN HERSHL	48.36	0.00	7.09	3.63	59.08
82 9135-63-0291-8-000-0000	5613 avenue Palmer	MOSKOVITS LEAH	SPITZER YEHUDAH	5,974.49	0.00	943.26	482.08	7,399.83
83 9136-65-7136-1-030-0002	5772 avenue Parkhaven, Côte Saint-Luc	ASKARI HOMEYRA		3,109.68	0.00	455.99	233.28	3,798.95
84 9237-84-8652-3-000-0000	5602 avenue Pinedale	MOKHTARI ALI	IZADINAJAFABADI BAHAR	11.77	0.00	1.19	0.59	13.55
85 9135-49-3239-3-000-0000	5750 avenue Rand, Côte Saint-Luc	EQ FINANCE S.A.		6,108.65	1,271.00	1,097.10	560.15	9,036.90
86 9135-58-2886-3-000-0000	5720 avenue Rand	LEVY PATRICK	TOLEDANO KAREINE	3,943.34	0.00	562.56	286.81	4,792.71
87 9135-68-2382-2-000-0000	5709 avenue Rand	POLLACK ABRAHAM	FRIEDMAN BREINDY	5,911.76	0.00	769.58	390.05	7,071.39
88 9237-23-4889-3-001-0093	504 - 5790 avenue Rembrandt, Côte Saint-Luc	PEREZ IDIT		2,949.38	0.00	386.02	169.59	3,504.99
89 9237-23-4889-3-001-0166	806 - 5790 avenue Rembrandt	FEIGENBAUM BEN		1,488.22	0.00	218.18	111.61	1,818.01
90 9237-33-0554-6-001-0056	609 - 5740 avenue Rembrandt	SZILAGYI PETER		2,856.21	0.00	454.36	222.90	3,533.47
91 9237-33-6121-8-001-0018	208 - 5720 avenue Rembrandt, Côte Saint-Luc	BUZAGLO SOLANGE		12.30	0.00	1.18	0.55	14.03
92 9137-70-2157-0-000-0000	5861 avenue Shalom, Côte Saint-Luc	SCHWARTZ JOSHUA MYER	CASSOFF TERYN	5,132.91	0.00	752.55	384.97	6,270.43
93 9237-15-7755-9-000-0000	avenue Sir-Walter-Scott, Côte Saint-Luc	8653631 CANADA INC.		269.98	0.00	39.58	20.25	329.81
94 9237-15-8848-1-000-0000	avenue Sir-Walter-Scott, Côte Saint-Luc	8653631 CANADA INC.		6,938.11	0.00	1,103.69	572.40	8,614.20
95 9237-15-9941-3-000-0000	avenue Sir-Walter-Scott, Côte Saint-Luc	8653631 CANADA INC.		6,938.11	0.00	1,103.69	572.40	8,614.20
96 9238-86-5826-9-000-0000	5890 rue Tommy-Douglas	SOUFFIR YAEL RAQUEL ALICE		14,394.48	0.00	2,289.86	1,086.49	17,770.83
97 9137-37-5188-1-004-0001	6614 rue Wallenberg	SHERNOFSKY MELANIE SUE	SHERNOFSKY CYNTHIA ROSE	624.35	0.00	54.42	24.97	703.74
98 9235-07-2788-6-000-0000	7920 chemin Wavell, Côte Saint-Luc	REISS LEAH	GRUNZWEIG MOSHE	2,089.98	0.00	1.71	0.00	2,091.69
99 9236-20-7091-1-000-0000	7504 chemin Wavell, Côte Saint-Luc	ELHADAD ADELE YEHUDITE		5,814.87	0.00	925.01	412.93	7,152.81
100 9236-74-7481-1-000-0000	5512 avenue Westbourne	BONI DINO		2,385.05	0.00	2.61	0.00	2,387.66
101 9035-97-6880-2-000-0000	5812 avenue Westluke	LEVINE SUE ANN		2,762.72	0.00	405.05	12.16	3,179.93
102 9135-16-1299-8-000-0000	5772 avenue Westluke, Côte Saint-Luc	MOSKOVITS BREINDY	SPIRA SHAI	6,982.19	0.00	1,110.72	570.23	8,663.14
103 9135-54-9033-4-000-0000	5634 avenue Westluke, Côte Saint-Luc	TUSSMAN EVAN	BERTOLDI ELENA	3,717.76	0.00	469.70	242.31	4,429.77
104 9135-64-0326-0-000-0000	5628 avenue Westluke	LEVY ALBERT	JUSZCZYK CATHERINE	3,061.07	0.00	49.44	30.16	3,140.67
105 9135-58-8525-1-000-0000	5711 avenue Westminster	PEREZ TOVIA YOSSEF MEIR	ABITTAN RUTH	5,921.58	0.00	934.39	483.95	7,339.92
106 9135-27-5094-6-000-0000	5764 avenue Wolseley	YELLIN-FARKAS DRORIT		5,870.57	0.00	933.88	484.33	7,288.78
107 9135-28-1016-1-000-0000	5774 avenue Wolseley	EIZENBACH AHARON	DIRNFELD CHANA GOLDE	5,558.07	0.00	523.46	281.37	6,362.90
108 9135-47-6427-5-000-0000	5723 avenue Wolseley, Côte Saint-Luc	MOSKOVITZ TZIREL	GROSSMAN HERSHEL	5,183.66	0.00	416.00	206.47	5,806.13

**CITY OF COTE SAINT-LUC  
STATEMENT OF ARREARS  
2023 Sale of Immovables for Non-Payment of Taxes - Balance Due to November 11, 2024**

Roll Number	Location	Name 1	Name 2	2023 Over due	Interest	Penalty	Total
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Total 2023 Taxes Receivable

**460,317.47    1,241.65    65,157.08    32,395.41    559,111.61**

  On list, same time, last year for 2022 taxes unpaid  
 10 accounts under \$100.00 will be removed from the list, before  
 publication of the first public notice.