

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, JUNE 9, 2025 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<sup>e</sup> Jonathan Shecter, City Manager  
M<sup>s</sup>. Florine Agbognihoue, Assistant 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.

**STATEMENT FROM THE MAYOR**

---

Prior to question period, Councillor Cohen announced the 2025 Côte Saint-Luc Golf Classic, which will take place on Tuesday, August 5 at the Meadowbrook Golf Club. In case of rain, the event will be held the following Tuesday, August 12. He also mentioned that Peter Lipari will be the special honoree. Official sponsors of this edition are Philippe Mamane, Hagai Brenner and Marc Ezerzer.

A commemorative photo was then taken with Council, Peter Lipari and the group.

Mayor Brownstein mentioned the Wizard of Oz, a production by the Côte Saint-Luc Dramatic Society that runs from May 29 to June 15. The play is about intelligence, courage and compassion. He invites everyone to buy tickets to see it.

Mayor Brownstein also highlighted a letter sent to Mayor Valérie Plante this week as a follow-up to a letter sent to her in December 2024, in which he addressed the current situation of anti-Semitism and insecurity in Côte Saint-Luc and beyond, particularly since the event of October 7. He suggested certain measures and actions that need to be taken to restore order and public safety in Montreal.

A video clip of Mayor Brownstein on the subject was then shown.

**TERRITORIAL ACKNOWLEDGEMENT**

---

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

## **QUESTION PERIOD RULES**

---

An audio recording was played to remind the public of the rules of the question period.

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

---

The question period started at 8:32 p.m. and finished at 9:06 p.m. Six (6) person asked to speak and were heard.

### **Question 1 : Benita Isenberg & Fred Golt**

Regarding the public notice posted on May 12th regarding the proposed extension and façade modifications at 5562 Randall which is connected to their home 5560 Randall.

What is the purpose of issuing a public notice if residents cannot access the plans or meaningfully participate in the review process before approval? And further, is the Planning Advisory Committee aware of the damage caused by this same owner during previous unpermitted renovations? How can the residents remain assured that the Planning Advisory Committee will thoroughly review each of the specific issues that were raised?

**Response:** In terms of accessing plans when a public notice is posted, the city is presently looking into the process and clarifying the rules so that in the future, there will be no need to an Access to Information.

The Planning Advisory Committee reviews all aspects of the request very carefully. The Committee will take everything into account when reviewing this file.

Councillor Berku requested that the residents leave a copy of the letter that was sent to the Engineering Department so that it will be on file. The city also confirmed that they were aware that the residents have applied for a permit to repair the damages, and their neighbour is not collaborating.

### **Question 2 : Ralph Rimokh**

Speeding and the need for speed humps on Park Place. Residents' car has been hit three times; the last one being a total loss. The City has tried a "slow down" sign, a bollard. It is a dangerous corner, and a permanent speed dump is necessary.

Speed humps on Park Place. Residents' car has been hit three times; the last one being a total loss. The city has tried a "slow down" sign, a bollard. It is a dangerous corner, and a permanent speed hump is necessary.

**Response:** The Mobility Committee did agree that there is a need for a calming traffic measure. The first step would be a speed pad for this year, and the area will be re-evaluated next year as to what is needed as a permanent solution.

### **Question 3: David Tordjman**

Master Plan – Has the traffic study been completed and will the results be available to the public? What is the next step regarding the Master Plan?

**Response:** The traffic study results will be presented to the public shortly. We are presently waiting for a few dates from the consultant.

There is no date for the passing of the Master Plan.

---

<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.

**Question 4: Anat Marciano**

- a) How is the STM strike affecting Côte Saint-Luc residents?
- b) How is the Hydro Project affecting the residents of Côte Saint-Luc?
- c) Are there any new developments regarding the Hippodrome (Blue Bonnet) site?

**Response:** a) As far as the city knows, the STM is providing service during the peak hours. The city has no jurisdiction over the STM and its negotiations.

b) The goal of the city was to lower the number of high-tension powerlines. With this project, we go from sixteen to nine high-tension powerlines.

c) There is no news on the Hippodrome (Blue Bonnet). The city of Montreal is currently using part of the land for “temporary shelter and support resources for homeless persons. [Temporary shelter and support resources for homeless persons | Ville de Montréal](#)

**Question 5: Meena Khan**

The condition of Guelph Road needs work. Does the city plan on repaving anytime soon?

**Response:** Councillor Kujavsky will email the resident directly.

**Question 6: Merdel Benhammou**

Is it possible to have indoor parking for electric bikes, scooter? They cannot be left in the rain and while outside, they are much easier to steal.

**Response:** The city will investigate the feasibility of this request in its buildings. If not inside, perhaps adding covers to shelter them from the elements.

250601

**ADOPTION OF THE AGENDA FOR THE MEETING OF JUNE 9, 2025**

---

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts the agenda for the meeting of June 9, 2025, as submitted with the following item removed:

- Item 7C: Adoption of subcategories for residential and non-residential immovables for the 2026-2027-2028 assessment roll;
- And the adding of Item 15: Termination of three (3) snow removal contracts for the 2025-2026 winter season (c-02-23-28), under Other Business.”

CARRIED UNANIMOUSLY

250602

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL  
DATED MAY 12, 2025, AT 8:00 P.M.**

---

It was

MOVED BY COUNCILLOR LIOR AZERAD

SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated May 12, 2025, at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

250603

**APPROVAL OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL  
DATED MAY 26, 2025, AT 5:00 P.M.**

---

It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Minutes of the Special Meeting of Council dated May 26, 2025, at 5:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

250604

**MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING FOR  
MAY 2025**

---

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the monthly departmental reports submitted for May 2025 be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

250605

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF  
MAY 1, 2025 TO MAY 31, 2025**

---

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 May 1, 2025 to May 31, 2025, for a total amount of \$7,001,312.05 in Canadian Funds;

THAT Treasurer's certificate No. 25-0080 dated June 3, 2025, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

250606

**AUTHORIZATION TO PUBLISH THE MAYOR'S REPORT ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2024 OF THE CITY OF CÔTE SAINT-LUC**

---

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR LIOR AZERAD

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 ended December 31, 2024 of the City of Côte Saint-Luc to be distributed to each civic address in the municipality."

CARRIED UNANIMOUSLY

250607

**HUMAN RESOURCES – PUBLIC WORKS – HIRING OF 4 GENERAL LABOURERS – FULL-TIME, AUXILIARY, BLUE COLLAR POSITIONS**

---

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

"THAT the Côte Saint-Luc City Council approves the hiring of 4 General Labourers (full-time, auxiliary, blue collar positions) as follows:

Ivelin Ivanov – Effective as of May 5, 2025  
Rodion Movila – Effective as of May 12, 2025  
Daniel Bonchev – Effective as of May 20, 2025  
Jerry Revolus – Effective as of June 2, 2025;

THAT Treasurer's certificate number 25-0078 dated June 3, 2025 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses."

CARRIED UNANIMOUSLY

250608

**HUMAN RESOURCES – PARKS & 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 June 2, 2025 and that said employees’ terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer’s certificate number 25-0079 dated June 3, 2025 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

250609

**ADOPTION OF A RESOLUTION AUTHORIZING THE SETTLEMENT AGREEMENT – COURT DOCKET 500-22-283401-241**

---

WHEREAS a settlement conference (“CRA”) was held between the parties before the Court of Québec, Civil Division, in connection with file number 500-22-283401-241;

WHEREAS the CRA between the parties has reached a settlement agreement for an out-of-court settlement project;

WHEREAS the Legal Services of the City of Côte Saint-Luc recommend accepting this agreement;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the settlement agreement;

THAT the Council authorizes the City Clerk to sign all necessary documents to formalize the agreement on behalf of the City.”

CARRIED UNANIMOUSLY

250610

**NOTICE OF MOTION – DRAFT BY-LAW NO 2470-5 TO BE ENTITLED: “BY-LAW 2470-5 AMENDING BY-LAW 2470 TO REGULATE NUISANCE”**

---

Councillor Erdelyi gave notice of motion that the draft by-law no 2470-5 to be entitled: “By-law 2470-5 amending By-law 2470 to regulate nuisance” will be presented at a later meeting for adoption.

Councillor Erdelyi mentioned the object and scope of draft by-law no 2470-5 to be entitled: “By-law 2470-5 amending By-law 2470 to regulate nuisance”.

250611

**PARKS AND RECREATION - AUTHORIZATION FOR THE GRANT AGREEMENT  
RELATED TO 2025 CELEBRATE CANADA PROGRAM**

---

WHEREAS the City of Côte Saint-Luc (“City”) has submitted a request for a grant to Department of Canadian Heritage, Government of Canada, under the Celebrate Canada Program for the Canada Day, Saint Jean Baptiste and Indigenous Day events;

WHEREAS the City wishes to enter into a Grant Agreement in the amount of \$8,050 with Department of Canadian Heritage, Government of Canada, for the implementation of this project;

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby approves the Grant Agreement with the Department of Canadian Heritage, Government of Canada under the Celebrate Canada Program for the implementation of the Canada Day, Saint Jean Baptiste and Indigenous Day events;

THAT Council requests the authorization of the Government of Quebec to enter into this agreement;

THAT Cornelia Ziga, Director of Recreation, be authorized to sign this Grant Agreement.”

CARRIED UNANIMOUSLY

250612

**AUTHORIZATION FOR EMPLOYEES OF THE RECREATION AND PARKS  
DEPARTMENT TO SIGN APPLICATION FORMS FOR THE VERIFICATION OF  
IMPEDIMENTS OF PERSONS CALLED UPON TO WORK WITH VULNERABLE  
PERSONS**

---

WHEREAS in order to protect the integrity of the City of Côte Saint-Luc (“City”) and the operations supervised by the Recreation and Parks Department, the latter must proceed with the verification of the files of its volunteers or employees;

WHEREAS the Service de Police de la Ville de Montréal (“SPVM”) performs these verifications, for volunteers or employees hired by the Recreation and Parks Department;

WHEREAS the City and the SPVM wish to renew the agreement entitled: “ Protocole d'entente sur la vérification des empêchements de personnes appelées à œuvrer auprès de personnes vulnérables DV2000-021 : (“Agreement”);

WHEREAS the Côte Saint-Luc City Council must authorize employees to sign the request form for verification of impediments of persons called upon to work with vulnerable persons, so that the SPVM may proceed with the verifications provided for in the said Agreement;

It was

MOVED BY COUNCILLOR OREN SEBAG

SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED :

«THAT the Côte Saint-Luc City Council hereby authorizes the following employees of the Recreation and Parks Department to sign the request forms for verification of impediments of persons called to work with vulnerable persons:

- Cornelia Ziga, Director
- Eden Burger, Manager (Administration)
- Michael Calcutt, Manager (Aquatic)
- Anisa Cameron, Coordinator (Community)
- Sarah Houle, Coordinator (Rentals)
- Tricia McKenzie, Manager (Aquatic)
- Donna Morrison, Coordinator (Aquatic)
- Ryan Nemeroff, Manager (Sports)

THAT Cornelia Ziga, Director of Recreation, be authorized to sign the said Agreement.»

CARRIED UNANIMOUSLY

250613

**NOTICE OF MOTION – DRAFT BY-LAW 2654 TO BE ENTITLED: “BY-LAW 2654 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITIES FROM THE FALL OF 2025 TO THE WINTER OF 2026”**

Councillor Shuster gave Notice of Motion that By-Law 2654 to be entitled: “By-Law 2654 creating the fee schedule for culture, sports and leisure activities from the fall of 2025 to the winter 2026” will be presented at a later meeting for adoption.

Councillor Shuster mentioned the object and the scope of the By-Law 2654 to be entitled: “By-Law 2654 creating the fee schedule for culture, sports and leisure activities from the fall of 2025 to the winter of 2026”.

250614

**TABLING OF DRAFT BY-LAW 2654 ENTITLED: “BY-LAW 2654 CREATING THE FEE SCHEDULE FOR CULTURE, SPORTS AND LEISURE ACTIVITES FROM THE FALL OF 2025 TO THE WINTER OF 2026”**

Councillor Shuster tabled draft By-Law 2654 entitled: “By-Law 2654 creating the fee schedule for culture, sports and leisure activities from the fall of 2025 to the winter of 2026”.

250615

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR ROAD RESURFACING - CONTRACTOR SERVICES (C-04-25C)**

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 in the City under tender no. C-04-25C and received three (3) bids;

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

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Cojalac Inc. for the resurfacing of streets in accordance with the terms of tender no. C- 04 25C for a total amount of \$4,076,111.00 plus applicable taxes;

THAT the City may consider an amount of \$200,000.00 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 from the loan By-laws nos. 2645, 2582 and 2621;

THAT Treasurer’s Certificate no. 25-0077 dated May 22, 2025, has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses;

THAT the Director of Urban Development is hereby appointed to proceed with the evaluation of Cojalac Inc.’s performance within this contract.”

CARRIED UNANIMOUSLY

250616

**URBAN DEVELOPMENT – APPROVAL AND RATIFICATION OF CHANGE ORDERS RELATED TO THE CONTRACT FOR THE REFURBISHING OF THE EDWARD J. KIRWAN PARK AND CONSTRUCTION OF A CHALET (C-18-21C)**

WHEREAS the City of Côte Saint-Luc (“City”) issued a public call for tenders for contractor services for refurbishing of the Kirwan Park and construction of a chalet under tender number C-18-21C and awarded the contract to Les Entreprises Ventec Inc., the lowest conforming bidder;

WHEREAS several change orders totaling an amount of \$306,193.63 plus applicable taxes were required to complete the work due to unforeseen elements of the project;

WHEREAS a credit in the amount of \$228,835.58 plus applicable taxes was received from the supplier for items removed from the project;

WHEREAS therefore a final payment in the amount of \$77,358.05 plus applicable taxes must be made to the contractor;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the City of Côte Saint-Luc Council (“Council”) hereby approves and ratifies:

(1) the change orders for additional work required under project no. C-18- 21C for contractor services related to the refurbishing of the Edward J. Kirwan Park and construction of a chalet in the amount of \$306,193.63 plus applicable taxes; and

(2) the credit for items removed from the contract in the amount of \$228,835.58 plus applicable taxes;

THAT Council hereby authorizes payment of an additional amount not to exceed \$77,358.05 plus applicable taxes to Les Entreprises Ventec Inc.;

THAT the abovementioned amount shall be financed from the contingency approved when the contract was awarded.”

CARRIED UNANIMOUSLY

250617

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR PROFESSIONAL SERVICES FOR THE ELABORATION OF AN INTERVENTION PLAN FOR TECQ 2024-2028 (C-07-25P)**

---

WHEREAS the City of Côte Saint-Luc (“City”) made a public call for tenders for professional services regarding the elaboration of an intervention plan for TECQ 2024-2028 under tender no. C-07-25P and received two (2) bids;

WHEREAS the City used a bid weighting and evaluating system in this tender;

WHEREAS according to the City’s bid weighting and evaluating system, the bid of Groupe Civitas Inc. received the highest final score and was therefore deemed the winning bidder under the *Cities and Towns Act*;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby awards a contract to Groupe Civitas Inc. for professional services regarding the elaboration of an intervention plan for TECQ 2024-2028 for a total amount of \$47,750.00 plus applicable taxes;

THAT the City may consider an amount of 10% plus applicable 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 from project number TECQ 2024-01;

THAT Treasurer’s Certificate No. TC25-0081 dated June 3, 2025, has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses;

THAT the Director of Urban Development is hereby appointed to proceed with the evaluation of Groupe Civitas Inc.’s performance within this tendered contract.”

CARRIED UNANIMOUSLY

250618

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 6565 COLLINS – 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 modifications to the siding of rooftop structures on the existing Multifamily Dwelling on lot 1565025 and prepared for the Planning Advisory Committee meeting of May 13, 2025, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

250619

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5765 WENTWORTH – CITY OF CÔTE SAINT-LUC**

WHEREAS a Site Planning and Architectural Integration Program (SPAIP) was approved on January 17, 2022, under resolution number 220140 showing a rear extension and partial second storey addition to the existing Semi-Detached Single-Family Dwelling on lot 1052155;

WHEREAS a construction permit 2022-20278 was issued for the work on July 5, 2022;

WHEREAS a City building inspector identified differences between the approved SPAIP and the built project;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing modifications made during construction of a rear extension including modifications to the front facade of the existing Semi-Detached Single-Family Dwelling on lot 1052155 and prepared for the Planning Advisory Committee meeting of April 8, 2025, be approved as built and according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

250620

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5527 WESTBOURNE – 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 front façade modifications to the existing Detached Single-Family Dwelling on lot 1561765 and prepared for the Planning Advisory Committee meeting of May 13, 2025, be

approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

250621

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5611 RANDALL – CITY OF CÔTE SAINT-LUC**

---

WHEREAS a Site Planning and Architectural Integration Program (SPAIP) was approved on January 15, 2024, under resolution number 240133 showing a rear extension to the existing Detached Single-Family Dwelling on lot 1560644;

WHEREAS a construction permit 2024-21607 was issued for the work on February 1, 2024;

WHEREAS a City building inspector identified differences between the approved SPAIP and the built project;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing modifications made during construction of a rear extension including modifications to the front facade of the existing Detached Single-Family Dwelling on lot 1560644 and prepared for the Planning Advisory Committee meeting of December 10, 2024, be approved as built and according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

250622

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 6518 MERTON – CITY OF CÔTE SAINT-LUC**

---

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

“THAT the Site Planning and Architectural Integration Program showing a partial second storey addition to the existing Detached Single-Family Dwelling on lot 1560754 and prepared by RIUM Architecture for the Planning Advisory Committee meeting of May 13, 2025, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

250623

**URBAN PLANNING – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) – 5612 DAVIES – 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 rear façade modifications to the existing Detached Single-Family Dwelling on lot 1052655 and prepared by WIHM Design for the Planning Advisory Committee meeting of May 13, 2025, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc.”

CARRIED UNANIMOUSLY

250624

**URBAN PLANNING – MINOR EXEMPTION – 5612 DAVIES – CITY OF CÔTE SAINT-LUC**

---

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT in accordance with the provisions of by-law N° 2632, the request for a Minor Exemption regarding the property located at 5612 Davies, Lot 1052655, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the existing Detached, Single-Family Dwelling, built in 1955 under permit number 1955 00098, to maintain its current east Lateral Setback at a minimum of 1.90 m instead of the minimum required Lateral Setback of 1.98 m, and to maintain its current Front Setback at a minimum of 4.46 m instead of the minimum required Front Setback of 4.57 m.

The whole notwithstanding the provisions of Zoning By-law no. 2217 Annex “B” (zone RU-18), Article 4-4-1 and Article 4-4-2.”

CARRIED UNANIMOUSLY

250625

**URBAN PLANNING – MINOR EXEMPTION – 5868-5870 SHALOM – 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 N° 2632, the request for a Minor Exemption regarding the property located at 5868-5870 Shalom, Lot 1562056, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow a pathway to be constructed in the east lateral yard with a minimum distance of 0m from the east lateral land line instead of the minimum

required distance of 0.60 m from any property line and with a maximum width of 3.6m instead of the maximum permitted width of 1.2m.

The whole notwithstanding the provisions of Zoning By-law no. 2217, Article 4-4-2 and Article 4-4-5 h).”

CARRIED UNANIMOUSLY

250626

**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 July 2025 for which members of the municipal council shall establish the stance that it wishes to take;

It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT Council take the following stance in view of any Agglomeration Council meetings to be held in July 2025 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 July 2025 based on the information to be presented during those meetings.”

CARRIED UNANIMOUSLY

**OTHER BUSINESS**

---

250627

**PUBLIC WORKS - TERMINATION OF THREE (3) SNOW REMOVAL CONTRACTS FOR THE 2025-2026 WINTER SEASON (C-02-23-28)**

WHEREAS the City of Côte Saint-Luc ("City") has issued a call for public tenders under number C-02-23-28 for snow removal services for category 1 - main arteries, category 2 - secondary arteries and category 3 - tertiary sector for an initial period of three (3) winter seasons (2023-2024, 2024-2025 and 2025-2026) and two (2) optional winter seasons (2026-2027 and 2027-2028), at the City's discretion;

WHEREAS by its resolution no. 230816 of August 14, 2023, the City Council awarded three (3) snow removal service contracts for category 1 - main arteries, category 2 - secondary arteries and category 3 - tertiary sector to Les Entreprises Canbec Inc. for the initial period of three (3) winter seasons, namely: 2023-2024, 2024-2025 and 2025-2026;

WHEREAS Les Entreprises Canbec Inc. has repeatedly failed to fulfill the terms, conditions or obligations incumbent upon it under the contracts, despite numerous notices and reminders and despite the penalties for minor and major defects imposed by the City during the 2024-2025 winter season;

WHEREAS the City is entitled, under the terms of the contract, to terminate the contracts for cause;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

"THAT the Côte Saint-Luc City Council terminate for cause the three (3) snow removal service contracts awarded to Les Entreprises Canbec Inc. for the 2025-2026 winter season;

THAT a certified copy of this resolution be forwarded to Les Entreprises Canbec Inc."

CARRIED UNANIMOUSLY

**SECOND QUESTION PERIOD**

No questions were asked.

250628

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

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

CARRIED UNANIMOUSLY

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

\_\_\_\_\_  
MITCHELL BROWNSTEIN  
MAYOR

\_\_\_\_\_  
FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

<b>LIST OF ANNEXES</b>		
<b>Resolution number</b>	<b>Corresponding Annex</b>	<b>Document</b>
250608	Annex A	Auxiliary Employees – White Collars – Hiring

AUXILIARY EMPLOYEES - WHITE COLLARS - HIRING  
 PARKS AND RECREATION DEPARTMENT  
 CITY OF CÔTE SAINT-LUC  
 LIST NAMES FROM MAY 2025  
 FOR APPROVAL JUNE 2025 COUNCIL

NAME OF EMPLOYEE		POSITION / PROGRAM OR REPLACEMENT	TRANSFERRING FROM - WHICH POSITION /	EMPLOYEE START DATE	RESIDENCY	NUMBER OF YEARS EMPLOYED IN	PERIOD		NAMES SENT TO CAUCUS DURING THE PREVIOUS	HOURLY RATE	PROJECTED WEEKS OF EMPLOYMENT	WEEKLY HOURS	APPROX ANNUAL EXPENSE until end of 2025	GENERAL CODE
LAST NAME	FIRST NAME						FROM	TO / UNDETERMINED						
<b>Aquatics</b>														
Gitelman	Noam	Lifeguard Instructor (Replacing Olivia Hamou)		2025-05-11	Montreal	New			\$0.00	\$0.00	\$0.00	\$0.00	02-780-01-112	
												<b>Sub-total:</b>	<b>\$0.00</b>	
<b>Day Camp</b>														
Malekimiani	Nikki	Junior Day Camp counsellor		2025-06-01	Côte Saint-Luc	New			\$16.59	9	25	\$3,732.75	02-750-05-112	
Cantin	Florence	Junior Day Camp counsellor ( replacing Brody Doyle)		2025-06-01	Montreal	New			\$0.00	0	0	\$0.00	02-750-05-112	
Essomba	Jahzara	Junior Day Camp Counsellor ( replacing Maria -Jose Romero Diaz)		2025-06-01	Montreal	New			\$0.00	0	0	\$0.00	02-750-05-112	
Arboite	Alexander	Senior Counsellor ( replacing Asher Meir Benayoun)		2025-06-01	Chateauguay	New			\$0.00	0	0	\$0.00	02-750-05-112	
												<b>Sub-total:</b>	<b>\$3,732.75</b>	
<b>Outdoor Pool</b>														
Benchimol Benarroch	Abigail	Outdoor Pool Cashier		2025-06-01	Côte Saint-Luc	New			\$16.18	15	20	\$4,854.00	02-740-00-112	
Calcutt-Turmel	Zackary-Robin	Outdoor Pool Cashier	Pedal Boat Attendant	2025-06-01	Côte Saint-Luc	New			\$16.18	15	20	\$4,854.00	02-740-00-112	
												<b>Sub-total:</b>	<b>\$9,708.00</b>	
<b>Pedal Boats</b>														
Wazana	Noam	Pedal Boat Attendant		2025-06-20	Côte Saint-Luc	2			\$17.17	10	20	\$3,434.00	02-759-00-112	
												<b>Sub-total:</b>	<b>\$3,434.00</b>	
<b>Tennis Club</b>														
Toultch	Matthew	Tennis Club Attendant (Floater)		2025-06-10	Côte Sant-Luc	New			\$16.58	0	15	\$248.70	02-749-01-112	
												<b>Sub-total:</b>	<b>\$248.70</b>	
												<b>Total:</b>	<b>\$17,123.45</b>	

Cornelia Ziga  
 Director of Recreation

Signed *C. Ziga*

Date *June 2, 2025*