

AGENDA

City Council

Meeting Type: Regular

Meeting Date: Monday November 24, 2025

Start Time: 8pm

Location: Council Chamber, City Hall, 5801 Cavendish Blvd., City of Côte Saint-Luc, QC

Members

Mayor David Tordjman

Councillor Oren Sebag District 1

Councillor Mike Cohen District 2

Councillor Jamie Fabian District 3

Councillor Steven Erdelyi District 4

Councillor Mitch Kujavsky District 5

Councillor Lior Azerad District 6

Councillor Sidney Benizri District 7

Councillor Andee Shuster District 8

Participating Virtually or In Person

The public can attend the Council Meeting in person or via videoconference. The link to the videoconference is available at <https://cotesaintluc.org/CouncilMeetings>. The public can ask a question during Question Period in one or two ways.

1. *Ask a question in person at the Council Chamber.* To ask a question in person, complete a question period form which can be found at the entrance to the Council Chamber. The form asks for your name and address.
2. *Submit a written question in advance.* Submit a written question by 5pm on the day of the meeting using the web form at <https://cotesaintluc.org/CouncilMeetings>

Meetings of City Council streamed live and archived at <https://cotesaintluc.org/CouncilMeetings>.

1. QUESTION PERIOD RULES:

a. First Question period rules:

- The Côte Saint-Luc City Council allows both residents and non-residents to ask questions at its Council Meetings, in both French and English.
- Every person wishing to ask a question in person must, at the beginning of the Council Meeting, fill out a question period form which can be found at the entrance to the Council Chamber.
- The question period at a Council Meeting is limited to 30 minutes, but may be extended, subject to the consent of the majority of Members of the Council present. Given this time limit and given the desire to allow as many questioners as possible to ask questions, every person has 3 minutes to ask 1 and 1 follow-up question to the mayor.
- Prior to asking a question, every person must state his full name.
- Following the discussion of the Council Agenda items, there is a second question period. During the second question period, attendees can only ask questions about items on the Council Agenda.
- No person may use violent, offensive or disrespectful language when addressing a question to the mayor.
- At a Special Meeting, questions must be limited to items on the agenda.

b. Second Question Period rules:

- Following the discussion of the Council Agenda items there is a second question period. During the second question period, attendees can only ask questions about items on the Council Agenda. Note that there is no Second Question Period during Special Council Meetings. The public can ask a question during the Second Question Period in person and via the web form.
- 2. ADOPTION OF THE AGENDA FOR THE MEETING OF NOVEMBER 24, 2025**
 - 3. QUESTION PERIOD**
 - 4. APPROVAL OF THE MINUTES**
 - a. Minutes from the Regular Meeting of September 29, 2025, at 8pm
 - 5. BUSINESS ARISING FROM PREVIOUS COUNCIL MINUTES**
 - 6. MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING**
 - a. Eleanor London Côte Saint-Luc Public Library
 - b. Financial and Information Technology Services
 - c. Legal Services / City Clerk
 - d. Public Affairs and Communication
 - e. Public Safety
 - f. Public Works
 - g. Purchasing and General Counsel
 - h. Recreation
 - i. Urban Development
 - 7. ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY**
 - 8. FINANCIAL AND INFORMATION TECHNOLOGY SERVICES**
 - a. Resolution to approve the disbursements for the period of September 20, 2025, until September 30, 2025
 - b. Resolution to approve the disbursements for the period of October 1, 2025, until October 31, 2025
 - c. Order of Council to sell immovables due to non-payment of taxes and/or transfer duties for the 2024 fiscal year and earlier as well as appointment of an external Law Firm to conduct the sale of immovables due to non-payment of municipal taxes
 - d. Authorization for the City Treasurer to bid on behalf of the city for the amount of unpaid arrears corresponding with unpaid municipal taxes
 - 9. GENERAL MANAGEMENT**
 - a. Resolution Opposing Québec Bill 2 / Law 2, in Support of Québec Doctors and Medical Professionals
 - 10. HUMAN RESOURCES**
 - a. Hiring of White-Collar Auxiliary Employees (Parks and Recreation)
 - b. Hiring of two (2) Part-Time Auxiliary Library Technicians
 - c. Hiring of a Law Student – Contractual position
 - d. Hiring of two (2) Full-Time Blue Collar Auxiliary General Labourers
 - 11. LEGAL SERVICES / CITY CLERK**
 - a. Resolution to receive the statement of pecuniary interests of Councillor Steven Erdelyi
 - b. Resolution to receive the statement of pecuniary interests of Councillor Mike Cohen
 - c. Appointment of Councillor Lior Azerad as Deputy Mayor of the City of Côte Saint-Luc for the period of November 24, 2025, up to and until December 31, 2026
 - d. Ratification of the filing of Proceedings instituted by the City of Côte Saint-Luc against Promutuel du Saint-Laurent aux Appalaches, Société

12. PUBLIC AFFAIRS AND COMMUNICATION

13. PUBLIC SAFETY

14. PUBLIC WORKS

- a. Awarding of a contract for janitorial services for the year 2026 (K-01-26)
- b. Awarding of a contract for the purchase of annual flowers for 2026 (K-04-26)
- c. Awarding of a contract for the purchase of a hydraulic grapple loader and trailer (K-165-25)
- d. Awarding of a contract for the purchase of bituminous products (C-28-25-26)
- e. Adoption of group tender for road salt for the winter season 2025-2026 (C-09-25-26)
- f. Awarding of a contract for repairs to pump no. 2 at Cavendish Pump Station (K-167-25)
- g. Awarding of a contract for the purchase of a garage for ice resurfacer (K-168-25)

15. PURCHASING AND GENERAL COUNSEL

16. RECREATION

- a. Awarding of a contract for the purchase of safety edge covering for the Annex for the Pickleball Courts (K-124-25)
- b. Approval of Samuel Moskovitch Arena Canteen Lease Agreement and of changes made to the Aquatic and Community Center Café Lease (K-02-26-30)

17. URBAN DEVELOPMENT – ENGINEERING DIVISION

- a. Awarding a contract for the resurfacing of paths in front of the Recreation Department building (K-141-25)
- b. Authorization to sign the agreement for the enabling accessibility fund grant (K-146-25)
- c. Approval of program entitled: *“Programme #1 de la taxe sur l’essence et de la contribution du Québec 2024 à 2028”*

18. URBAN DEVELOPMENT – URBAN PLANNING DIVISION

- a. Resolution to appoint members of the Planning Advisory Committee (PAC)
- b. Approval of a servitude request by Hydro Quebec and Bell Canada on a city-owned lot
- c. By-law n° 2217-64 to amend Zoning By-law No. 2217 of the City of Côte Saint-Luc for the purpose of harmonization with By-law RCG-14-029-07 amending the Montréal Urban Agglomeration Land Use and Development Plan
 - Notice of Motion
 - Tabling of draft By-Law
- d. By-law n° 2089-7 to amend Subdivision By-law No. 2089 of the City of Côte Saint-Luc for the purpose of harmonization with By-law RCG-14-029-07 amending the Montréal Urban Agglomeration Land Use and Development Plan
 - Notice of Motion
 - Tabling of draft By-Law
- e. By-law n° 2593-3 to amend Construction By-law No. 2593 of the City of Côte Saint-Luc for the purpose of harmonization with By-law RCG-14-029-07 amending the Montréal Urban Agglomeration Land Use and Development Plan
 - Notice of Motion

- Tabling of draft By-Law

18.1 Site Planning and Architectural Integration Programs (SPAIP)

- a. 6518 Merton

18.2 MINOR EXEMPTIONS

- a. 5755-5757 Cavendish

19. Stance on issues to be presented at the next Montreal Agglomeration Council Meeting

20. OTHER BUSINESS

- a. Awarding of a contract for demolition and reconstruction work at the Public Safety Station (K-133-25)

21. SECOND QUESTION PERIOD

22. CLOSING OF THE MEETING