

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD ON MONDAY,  
NOVEMBER 24, 2025 AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 8:00 P.M.**

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PRESENT:

Mayor David Tordjman, presiding  
Councillor Lior Azerad  
Councillor Sidney Benizri  
Councillor Jamie Fabian  
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  
Me Pascalie Tanguay, 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 Tordjman welcomed the audience to the meeting. He then shared words of appreciation with the attendees and reiterated his commitment to this new mandate as mayor.

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

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The question period started at 8:04 p.m. and finished at 8:44 p.m. Eleven (11) person asked to speak and were heard.

**1. Judy Hagshi – Why is the city erecting a fence around Ashkelon Park?**

**Response:** The area is a designated wetland and needs to be fenced in as the city is planting saplings. The area was also being used as a dump. The fence is being erected to protect the saplings.

**2. Anat Marciano – Hydro Work – Why are there so many work sites?**

**Response:** The work being done is to update the system. Around Heywood, there are updating underground wire system. The work behind Mount Sinai, is a full system and transmission lines upgrade. The vegetation work along Marc Chagall, Brandeis and Kreighoff, is regular maintenance work that needs to be done on a regular basis.

**3. Aubry Laufer – Will the Hydro Quebec work continue throughout the winter? Do you have an estimated timeline when the work will be finished?**

**Response:** Some of the work is scheduled to be completed by January. Someone will get back to with a more precise answer.

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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.

**4. Irving Itman – When is the city going to get around to changing the lead pipes on Smart?**

**Response:** The city does have data on this issue. I have an action plan and ideas on how we can do it for the benefit of the residents. I have a finance plan on how these can be on a shorter timeline.

**5. Michael Hollander – What is the council's plans for this term regarding the quality of life for your residents, safety, security and fighting hate.**

**Response:** We will build from what we have. We have a great Public Safety Department to use as a solid base. I plan to tap into the resources that we have. We have fantastic lawyers, people in the security field. We want to work with the city of Montreal on pushing them to have the SPVM enforce the laws that we have. We will be looking at the laws we have and that the SPVM can enforce. We will also be looking at relocating the EMS / Public Safety Station so that we can better serve our population.

**6. Michael Shafter – Affordable housing. A few suggestions are the reduction of welcome taxes. Collectively address the high fees paid to the Agglomeration. Moving the Cavendish extension forward.**

**Response:** Thank you for those suggestions. We will be moving forward with the Cavendish Extension discussions. As for the welcome taxes, they are the only revenue the city receives. With the proper redevelopments, we will receive more revenue that we do not presently have. These developments will help us with infrastructure, projects, and more security.

**7. Fernanda Cano – Guidelines for tree replacement – Resident is having an issue with finding a suitable tree replacement for her property.**

**Response:** We will be looking over the tree by-law. In the meantime, I will ask that Urban Planning work with you to find a solution. We will ask that the Manager of Urban Planning contact you.

**8. Sharon Freedman – Are you able to follow up with the promise Prime Minister Carney promised former Mayor Plante for infrastructure?**

**Response:** Unfortunately, I cannot speak to what Prime Mister Carney promised.

**Housing - Seniors looking to downsize their home, cannot as when they purchase something smaller, they must pay another welcome tax. Is it possible to work with other level of government to see if homeowners were able to deduct certain items, services on their income-taxes?**

**Response:** Again, I understand the welcome tax is restrictive, but unfortunately, this is the only revenue that is brought into the city.

**9. Jordan Prizant - What would be the process to add lights to street signs at night? When I am driving home after work, I find it tough to be able to tell what street I am on and which street I need to turn on since I cannot see the street signs in the dark.**

**Response:** The city continues its transition to energy-efficient LED lighting across the city. Since 2020, 832 LED Cobra head fixtures have been installed on 79 residential streets and major arteries including Côte Saint-Luc Rd., Cavendish Blvd., Westminster Ave., Kildare Rd., and Fleet Rd.

The city has also launched a phased program to convert all High-Pressure Sodium (HPS-Cube) fixtures mounted on Hydro-Québec poles. Out of 1,048 identified Cube fixtures, 131 have already been replaced with LED decorative models. The city plans to upgrade

approximately 100 additional fixtures each year, including 2025, until the full network is converted.

**10. Mitchell White- Question: Our city is so divisive in its political beliefs and support, how can you as our new mayor, your council, new members and old, and the citizens of Côte Saint-Luc come together despite past affiliations, political beliefs and govern for all citizens and constituents?**

**We need Côte Saint-Luc to strengthen together and not fight amongst one another. Neighbors and all district members must come together now as one community and stand shoulder to shoulder. How do you see yourself tackling this most crucial step to take our city back to its former glory as one of the best places to live on the island of Montreal, and to get the word out to all Côte Saint-Luc of this message and unity initiative?**

**Response:** That is a great question and I appreciate it. Civil discourse is important. It is okay to disagree, to have different opinions. We are going to work together, for the city, for the residents. We want to hear more residents, get more feedback.

**11. Leslie Eskovitch (spelling) - Parking at the ACC. When there is a meeting on Thursdays, the people will take up two parking spaces at a time. Is it possible to have Public Security educate the people?**

**Response:** - the City Manager will investigate this issue.

251101

**ADOPTION OF THE AGENDA FOR THE MEETING OF NOVEMBER 24, 2025**

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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 November 24, 2025, as submitted.”  
CARRIED UNANIMOUSLY

251102

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF COUNCIL DATED SEPTEMBER 29, 2025, AT 8:00 P.M.**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Minutes of the Regular Meeting of Council dated September 29, 2025, at 8:00 p.m. be and are hereby approved as submitted.”  
CARRIED UNANIMOUSLY

251103

**MONTHLY DEPARTMENTAL REPORTS AND COUNCIL REPORTING FOR  
SEPTEMBER AND OCTOBER 2025**

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It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the monthly departmental reports submitted for September and October 2025 be and are hereby approved as submitted.”

CARRIED UNANIMOUSLY

251104

**RESOLUTION TO APPROVE THE DISBURSEMENTS FOR THE PERIOD OF  
SEPTEMBER 20, 2025 TO SEPTEMBER 30, 2025**

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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 approves the attached list of disbursements for the period of September 20, 2025 to September 30, 2025, for a total amount of \$1,766,547.08 in Canadian Funds;

THAT Treasurer’s certificate No. 25-0151 dated November 17, 2025, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

251105

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

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It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the attached list of disbursements for the period of October 1, 2025 to October 31, 2025, for a total amount of \$14,473,415.14 in Canadian Funds;

THAT Treasurer’s certificate No. 25-0152 dated November 17, 2025, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

251106

**ORDER OF COUNCIL TO SELL IMMOVABLES DUE TO NON-PAYMENT OF MUNICIPAL TAXES AND TRANSFER DUTIES FOR THE 2024 FISCAL YEAR AND EARLIER AND THE APPOINTMENT OF AN EXTERNAL FIRM TO CONDUCT THE SALE OF IMMOVABLES DUE TO NON- PAYMENT OF TAXES**

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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 24, 2025;

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 A due to non-payment of municipal taxes and/or transfer duties for the 2024 fiscal year and earlier at public auction on February 18, 2026 in the Council chamber at City Hall.”

CARRIED UNANIMOUSLY

251107

**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 (“the City”) will hold a Public auction at the City Hall at 5801 Cavendish Boulevard, Côte Saint-Luc, on February 18, 2026 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 18, 2026 at 2:00 p.m.”

251108

**RESOLUTION OPPOSING QUÉBEC BILL 2 / LAW 2, IN SUPPORT OF QUÉBEC DOCTORS AND MEDICAL PROFESSIONALS**

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WHEREAS the National Assembly of Québec adopted *Bill 2 : «Loi visant principalement à instaurer la responsabilité collective quant à l’amélioration de l’accès aux services médicaux et à assurer la continuité de la prestation de ces services»* on October 25, 2025;

WHEREAS the bill was passed under a closure procedure, limiting public debate and consultation with physicians and independent medical federations;

WHEREAS the *Pétition 11807* at the Québec National Assembly, with more than 31,000 signatures, calls for the immediate repeal of Bill 2, citing concerns that the law imposes unrealistic performance targets, threatens the quality of care, and penalizes physicians, their associations, and academic institutions;

WHEREAS under Bill 2, up to 15% of physicians' remuneration is now tied to provincial performance targets, such as emergency wait times and surgical output, targets which are outside of physicians' control, with claw-backs if not met — yet many physicians argue they lack the necessary resources, infrastructure, and capacity to reach those targets safely;

WHEREAS Bill 2 introduces punitive measures: physicians and groups engaging in concerted action, such as collective advocacy or reducing professional or teaching activities in a work-to-rule, may face significant fines of up to \$500,000 per day as punitive measures;

WHEREAS medical federations such as the Fédération des médecins spécialistes du Québec (FMSQ) and the Fédération médicale étudiante du Québec (FMEQ), have publicly denounced Bill 2 as a violation of physicians' rights and have initiated legal challenges in Québec Superior Court, arguing that it infringes on fundamental freedoms (e.g., association, free expression);

WHEREAS the Barreau du Québec has urged the government to remove the most troubling parts of Bill 2 entirely and has warned that Bill 2 could weaken the rule of law by limiting the ability of organizations, unions and community groups to speak out or pursue court challenges thus obstructing democratic rights and public access to justice;

WHEREAS the Canadian Medical Association (CMA) and the College of Physicians of Quebec have both warned that Bill 2 may endanger patient access to care by exacerbating physician burnout, early retirements, or a mass exodus of doctors from the province of Québec to other provinces, thereby further weakening the already strained healthcare system;

WHEREAS public demonstrations have occurred, including a rally on November 9, 2025, attended by more than 12,000 doctors, medical students, and supporters at Montréal's Bell Centre, demanding suspension of Bill 2;

WHEREAS the health authority, *Santé Québec*, has expressed concern, stating that the law's full implications are not yet well understood by frontline professionals and that its implementation may risk reducing access to care rather than improving it;

WHEREAS the City of Côte Saint-Luc ("City") recognizes that a robust and well-supported medical community is vital to the health, safety, and well-being of all its citizens, including vulnerable populations, and that destabilizing the physician workforce risks undermining access to timely, high-quality care;

WHEREAS the City includes numerous healthcare facilities, such as the CIUSSS West-Central Montréal, Mount Sinai Hospital, CLSC René-Cassin, Donald Berman Maimonides Geriatric Centre, Centre Médical Santé Kildare, Clinique Médicale Step, Elna Medical, among other medical practices providing vital service to our residents;

WHEREAS in a letter dated November 9, 2025 and addressed to Dr. Ariane Murray, Director of the Montreal Department of Family Medicine (DTMF) and Dr. Lawrence Rosenberg, President and Director General of CIUSSS du Centre-Ouest-de-l'Île-de-Montréal, eighteen (18) owners and medical directors of Family Medicine Groups (GMFs), including six (6) clinics located in Cote Saint Luc, warn that they may need to close their clinics by April 1, 2026, impacting more than 400 000 patients, as a result of Bill 2;

WHEREAS the City prioritizes the health of its residents through initiatives such as its Emergency Medical Services (EMS), a unique service providing 24/7 volunteer emergency response to assist Québec's Urgence Santé as well as other lifesaving and health-promoting programs to support residents' medical, physical, and mental health and quality of life;

WHEREAS the City has a residency which includes hundreds of doctors and other medical professionals;

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY ALL THE COUNCILLORS

AND RESOLVED:

"THAT the City of Côte Saint-Luc expresses its strong opposition to Québec Bill 2 / Law 2 in its current form;

THAT the City supports the repeal of the law, in line with the demands of *Pétition 11807*;

THAT the City stands in solidarity with Québec's medical professionals — family physicians, specialists, and medical students — in protecting their rights, professional autonomy, and capacity to deliver care;

THAT the City calls upon the Government of Québec to return to the bargaining table with the major medical federations (FMOQ, FMSQ, FMRQ, etc.), to negotiate a fair and sustainable remuneration model, rather than imposing punitive legislation;

THAT the City urges the Québec Government to implement mechanisms such as independent arbitration (as exists in other provinces) to resolve physician compensation disputes;

THAT the City reaffirms its commitment to working collaboratively with all healthcare stakeholders (physicians, nurses, regional health agencies, citizens) to strengthen Québec's public health system and to promote policies that improve—not undermine—access to care for all residents;

THAT the City directs its City Clerk send a copy of this resolution to: the Premier of Québec, François Legault; the Minister of Health and Social Services, Christian Dubé; all of members of the National Assembly of Quebec, including the Member of the National Assembly for D'Arcy McGee, to all other municipalities in the Montreal Metropolitan Community, to the Member of Parliament for Mount Royal, to the Prime Minister of Canada, to the Union des Municipalités du Québec (UMQ), to the Fédération Québécoise des Municipalités (FQM), to the Federation of Canadian Municipalities (FCM) the

Fédérations médicales (FMOQ, FMSQ, FMRQ); as well as to any relevant stakeholders.”  
CARRIED UNANIMOUSLY

251109

**HUMAN RESOURCES – PARKS & RECREATION – HIRING OF WHITE COLLAR  
AUXILIARY EMPLOYEES**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the hiring of White Collar auxiliary employees whose names are listed on the document titled “Auxiliary Employees – White Collars – Hiring”, dated November 10, 2025 and that said employee’s terms of employment will be as per the conditions of the collective agreement;

THAT Treasurer’s certificate number 25-0147 dated November 14, 2025 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

251110

**HUMAN RESOURCES – ELEANOR LONDON CÔTE SAINT-LUC PUBLIC LIBRARY  
– HIRING OF 2 LIBRARY TECHNICIANS – AUXILIARY PARTTIME POSITIONS**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the hiring of Katherine Lewis and Sabrina Cormier as Library Technicians (Auxiliary Part-time positions) effective October 15, 2025 and November 4, 2025 respectively;

THAT Treasurer’s certificate number 25-0148 dated November 14, 2025 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

251111

**HUMAN RESOURCES – PURCHASING – HIRING OF LAW STUDENT  
CONTRACTUAL POSITION**

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It was

MOVED BY COUNCILLOR JAMIE FABIAN  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council approves the hiring of Shoshana Lallouz as a Law Student (contractual position), effective September 18, 2025;

THAT Treasurer’s certificate number 25-0149 dated November 14, 2025 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

251112

**HUMAN RESOURCES – PUBLIC WORKS – HIRING OF 2 GENERAL LABOURERS – FULL-TIME, AUXILIARY, BLUE COLLAR POSITIONS**

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It was

MOVED BY COUNCILLOR JAMIE FABIAN  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council ratifies the hiring of Quentin John and Kadé Bangoura as General Labourers (full-time, auxiliary, blue collar positions);

THAT Treasurer’s certificate number 25-0150 dated November 14, 2025 has been issued by the City Treasurer, attesting to the availability of funds to cover the above-described expenses.”

CARRIED UNANIMOUSLY

251113

**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 OREN SEBAG  
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

251114

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

**RESOLUTION TO RECEIVE THE STATEMENT OF PECUNIARY INTERESTS OF  
COUNCILLOR MICHAEL COHEN**

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The following member of council deposited their statement of pecuniary interests at tonight's council meeting: Councillor Michael Cohen;

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 ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council officially declares that such statement of pecuniary interests has been received from Councillor Michael Cohen 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>3</sup>.”

CARRIED UNANIMOUSLY

251115

**APPOINTMENT OF COUNCILLOR LIOR AZERAD AS ACTING MAYOR OF THE CITY  
OF CÔTE SAINT-LUC FOR THE PERIOD OF NOVEMBER 24, 2025, UP TO AND  
UNTIL DECEMBER 31, 2026**

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It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT Councillor Lior Azerad is and shall be named Acting Mayor of the City of Côte Saint-Luc, effective November 24, 2025, up to and until December 31, 2026 inclusively, and further that the aforementioned Councillor Lior Azerad shall have and may exercise the powers of the Mayor when the said Mayor is absent or unable to perform the duties of his office.”

CARRIED UNANIMOUSLY

251116

**RATIFICATION OF THE FILING OF PROCEEDINGS INSTITUTED BY THE CITY OF  
CÔTE SAINT-LUC AGAINST PROMUTUEL DU SAINT-LAURENT AUX  
APPALACHES, SOCIÉTÉ MUTUELLE D'ASSURANCE GÉNÉRALE AND  
SETTLEMENT FOR AN AMOUNT OF \$26,387.32 – COURT DOCKET  
#500-22-292297259**

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WHEREAS on August 17, 2025, there was a single-vehicle accident at the intersection of Cavendish and Kildare in which traffic lights belonging to the City of Côte Saint-Luc (“the City”) were damaged;

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<sup>3</sup> Once said list is completed

WHEREAS on September 16, 2025, the City sent invoice #2025-000197 to Promutuel du Saint-Laurent aux Appalaches, Société Mutuelle d'Assurance Générale ("the Insurer") being legally subrogated into the obligations of the motorist responsible for the incident;

WHEREAS considering that said invoice remained unpaid and the said debt was both due and exigible, on October 23, 2025, the City filed Proceedings against the Insurer;

WHEREAS the parties wish to amicably resolve said Proceedings;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the preamble of this resolution – including the definitions contained therein - shall form an integral part of this resolution as if cited hereinafter at length;

THAT the Côte Saint-Luc City Council ("Council") hereby ratifies the filing of Proceedings;

THAT Council also hereby accepts and take note of a settlement regarding court docket number 500-22-292297259, for an amount of \$26,387.32 including Capital, Interests and Costs recuperating the value of the damages plus interest and special indemnity;

THAT the City Manager or the Director of Legal Services or the City's General Counsel are hereby authorized to sign any document giving effect to the foregoing."  
CARRIED UNANIMOUSLY

251117

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR JANITORIAL SERVICES FOR THE 2026 YEAR (K-01-26)**

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WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for janitorial services related to four (4) of its buildings;

WHEREAS Axia Services is a non-profit agency that hires people with disabilities;

WHEREAS according to section 573.3, subparagraph 2.3° (k) of the *Cities and Towns Act*, the City may award to a non-profit agency a contract for janitorial services without launching a public call for tenders, provided that the net cost of the contract does not exceed \$353,300.00, taxes included;

It was

MOVED BY COUNCILLOR JAMIE FABIAN  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a one (1) year contract for janitorial services to Axia Services, for the period January 1, 2026 - December 31, 2026, for the amount of \$315,406.42 plus applicable taxes;

THAT a Treasurer's Certificate will be issued in January 2026 to attest to the availability of funds to cover the above-described expenses;

THAT the City's General Counsel be hereby authorized to sign a Letter of Agreement between the parties stating the terms and conditions of the contract."  
CARRIED UNANIMOUSLY

251118

**PUBLIC WORKS – PURCHASE OF ANNUAL FLOWERS FOR THE 2026 YEAR  
(K-04-26)**

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WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for the purchase of annual flowers for the 2026 year;

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

WHEREAS the lowest quote was received from Les Serres Y.G Pinsonneault inc.;

WHEREAS as per Article 13 of the City's By-law entitled: "By-Law concerning contract management", the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City;

It was

MOVED BY COUNCILLOR JAMIE FABIAN  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract t for the purchase of annual flowers for the 2026 year to Les Serres Y.G Pinsonneault inc. for an amount not to exceed \$50,249.10 plus applicable taxes;

THAT a Treasurer's Certificate will be issued at the beginning of the 2026 year to attest to the availability of funds to cover the described expenses."  
CARRIED UNANIMOUSLY

251119

**PUBLIC WORKS – AWARDDING OF A CONTRACT FOR THE PURCHASE OF A  
HYDRAULIC GRAPPLE LOADER AND TRAILER (K-165-25)**

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WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for the purchase of a hydraulic grapple loader and trailer;

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

WHEREAS the lowest conforming quote was received from Machinerie AM Inc;

WHEREAS as per Article 13 of the City's By-law entitled: "By-law concerning contract management", the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City;

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 to Machinerie AM Inc. for the purchase of a hydraulic grapple loader and trailer for the amount of \$34,100.00 plus applicable taxes;

THAT Treasurer’s Certificate No. 25-0155 dated November 18, 2025, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

251120

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR THE PURCHASE OF BITUMINOUS PRODUCTS (C-28-25-26)**

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WHEREAS the City of Côte Saint-Luc launched a public call for tenders under tender no. C-28-25-26, seeking the purchase of bituminous products for the period between December 1, 2025 – November 30, 2026;

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

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR ANDEE SHUSTER

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 \$52,395.00 plus applicable taxes, for the period between December 1, 2025 – November 30, 2026;

THAT the Treasurer’s Certificate no. 25-0144 was issued by the City’s Treasurer on November 6, 2025, to attest to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

251121

**PUBLIC WORKS – ADOPTION OF GROUP TENDER FOR ROAD SALT FOR THE WINTER SEASON 2025-2026 (G-09-25-26)**

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WHEREAS on March 10, 2025, the City of Côte Saint-Luc (“City”) adopted the resolution no. 250328 authorizing the City to participate in City of Montreal’s group tender no. 25-21090 for the purchase of road salt;

WHEREAS the lowest conforming bidder for our City for regular salt was Compass Minerals Canada Corp. for the price of \$89.42 per metric ton, including delivery, before taxes;

WHEREAS the lowest conforming bidder for our City for treated salt was Selto Distribution Inc. for the price of \$124.50 per metric ton, including delivery, before taxes;

WHEREAS the City has no minimum purchase obligations;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Compass Minerals Canada Corp. for the purchase of regular salt for the 2025-2026 winter season for the price of \$89.42 per metric ton, including delivery, for an estimated quantity of 5,000 metric tons, for a total maximum amount of \$447,100.00 plus applicable taxes;

THAT the Council also awards a contract to Selto Distribution Inc. for the purchase of treated salt for the 2025-2026 winter season for the price of \$124.50 per metric ton, including delivery, for an estimated quantity of 1,000 metric tons, for a total maximum amount of \$124,500.00 plus applicable taxes;

THAT Treasurer’s Certificates no. 25-0143 and 25-0142 have been issued on November 6, 2025 by the City Treasurer attesting to the availability of funds to cover the abovementioned expenses.”

CARRIED UNANIMOUSLY

251122

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR REPAIRS TO PUMP NO. 2 AT  
CAVENDISH PUMP STATION (K-167-25)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for repairs to pump no. 2 at Cavendish Pump Station;

WHEREAS the City received one (1) conforming quote from Xylem Inc.;

WHEREAS as per Article 13 of the City’s By-law entitled: “By-law concerning contract management”, the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract to Xylem Inc. for repairs to pump no. 2 at Cavendish Pump Station for the amount of 38,856.00 plus applicable taxes;

THAT Treasurer’s Certificate No. 25-0154 dated November 19, 2025, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

251123

**PUBLIC WORKS – AWARDING OF A CONTRACT FOR PURCHASE OF A GARAGE  
FOR ICE RESURFACER (K-168-25)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the purchase of a garage for ice resurfacer;

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

WHEREAS the lowest conforming quote was received from Catalogna Construction Inc.;

WHEREAS as per Article 13 of the City's By-law entitled: "By-law concerning contract management", the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City;

It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract to Catalogna Construction Inc. for the purchase of a garage for ice resurfer for the amount of \$35,233.00 plus applicable taxes;

THAT Treasurer's Certificate No. 25-0156 dated November 19, 2025, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

251124

**RECREATION – AWARDING OF A CONTRACT FOR THE PURCHASE OF SAFETY  
EDGE COVERING FOR THE ANNEX FOR THE PICKLEBALL COURTS (K-124-25)**

WHEREAS the City of Côte Saint-Luc ("City") wishes to award a contract for the purchase of safety edge covering for the Annex for the pickleball courts;

WHEREAS the City researched suppliers that offer this type of product and received a conforming quote from Pickeroll;

WHEREAS as per Article 13 of the City's By-law entitled: "By-law concerning contract management", the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City;

It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

"THAT the Côte Saint-Luc City Council hereby awards a contract for the purchase of safety edge covering for the Annex for the pickleball courts to Pickeroll for an amount not to exceed \$ 35,000.00 plus applicable taxes;

THAT Treasurer's Certificate no. 25-0153 has been issued by the City Treasurer on November 17, 2025 attesting to the availability of funds to cover the described expenses."

CARRIED UNANIMOUSLY

251125

**RECREATION – APPROVAL OF SAMUEL MOSCOVITCH ARENA CANTEEN LEASE AGREEMENT AND OF CHANGES MADE TO THE AQUATIC AND COMMUNITY CENTER CAFÉ LEASE (K-02-26-30)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to enter into a lease agreement with 9222-4237 Québec Inc. (Tazza e Pizza) for the operation of the canteen at the Samuel Moskovitch Arena for a term of two (2) years commencing on January 1, 2026, and expiring on December 31, 2030, with three (3) optional years;

WHEREAS the existing Aquatic and Community Café Lease with 9222-4237 Québec Inc. expires on December 31, 2026;

WHEREAS the terms of that Lease are contingent on the new Samuel Moskovitch Arena Canteen Lease;

WHEREAS Annex A outlines the changes made to the existing Aquatic and Community Café Lease;

It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR JAMIE FABIAN

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby approves the Lease Agreement with 9222-4237 Québec Inc. (Tazza e Pizza) for the operation of the canteen at the Samuel Moskovitch Arena for a term of two (2) years commencing on January 1, 2026, and expiring on December 31, 2030, with three (3) optional years;

THAT Council approves the Annex A outlining the changes to the existing Aquatic and Community Café Lease;

THAT the City’s General Counsel be authorized to negotiate and sign the new Lease Agreement with 9222-4237 Québec Inc. (Tazza e Pizza) for the operation of the canteen at the Samuel Moskovitch Arena.”

CARRIED UNANIMOUSLY

251126

**URBAN DEVELOPMENT – AWARDING OF A CONTRACT FOR THE RESURFACING OF PATHS IN FRONT OF THE RECREATION DEPARTMENT BUILDING (K-141-25)**

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WHEREAS the City of Côte Saint-Luc (“City”) wishes to award a contract for the resurfacing of some of the paths at the entrance of the Recreation Department;

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

WHEREAS the lowest conforming quote was received from Construction Morival Ltée;

WHEREAS as per Article 13 of the City’s By-law entitled: “By-Law concerning contract management”, the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby awards a contract for the resurfacing of some of the paths at the entrance of the Recreation Department to Construction Morival Ltée for the amount of \$39,500.00 plus applicable taxes;

THAT the described expenses shall be financed from by-law no. 2645;

THAT Treasurer’s Certificate No. 25-0145 dated November 11, 2025 has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses.”

CARRIED UNANIMOUSLY

251127

**URBAN DEVELOPMENT – AUTHORIZATION TO SIGN THE AGREEMENT FOR THE ENABLING ACCESSIBILITY FUND GRANT (K-146-25)**

---

WHEREAS in 2023 the City of Côte Saint-Luc (“City”) applied for the Enabling Accessibility Fund Grant from the Federal Government which provides funding for projects that make Canadian communities and workplaces more accessible for persons with disabilities;

WHEREAS the City’s application was approved and the City was awarded a grant in the amount of \$100,000.00;

WHEREAS the initial project scope, which was the installation of a lift at the Public Security Building, has been amended, with the Federal Government’s approval, to reallocate the grant funds toward the renovation of the locker rooms at the Parkhaven Pool to enhance accessibility;

WHEREAS Employment and Social Development Canada has issued a revised Grant Agreement reflecting this amendment and now requires the City’s signature;

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR JAMIE FABIAN

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the revised Agreement for the Enabling Accessibility Fund Grant with Employment and Social Development Canada;

THAT Tanya Abramovitch, Associate City Manager – Urban Strategy, be authorized to sign this Grant Agreement and all other related documents on behalf of the City.”

CARRIED UNANIMOUSLY

251128

**APPROVAL OF PROGRAM ENTITLED: “PROGRAMME #1 DE TRANSFERT POUR LES INFRASTRUCTURES D’EAU ET COLLECTIVES DU QUÉBEC 2024 À 2028”**

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WHEREAS the City of Côte Saint-Luc (“City”) has read the document entitled: “Guide relatif aux modalités de versement de la contribution gouvernementale dans le cadre du Programme de Transfert pour les infrastructures d’Eau et Collectives du Québec (TECQ) pour les années 2024 à 2028 (“Guide”);

WHEREAS the City must comply with the terms and conditions of this Guide that apply to it to receive the government contribution confirmed to it in a letter from the ministère des Affaires Municipales et de l'Habitation;

It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the City commits to respect the terms and conditions of the Guide which applies to it;

THAT the City commits to be solely responsible and to discharge Canada and Québec, as well as their Ministers, senior officials, employees and representatives of all responsibilities concerning claims, requirements, losses, damages and costs of all kinds having as a foundation a wound inflicted on a person, the death of the latter, damages caused to material possessions or the loss thereof attributable to a deliberate or negligent act ensuing directly or indirectly from the investment financed from the grant obtained within the framework of the TECQ 2024-2028 program;

THAT the City approves the contents and authorizes the forwarding to the ministère des Affaires Municipales et de l'Habitation of the work programming No. 1 hereto attached and of all other documents required by the Ministère to receive the government contribution which was confirmed in a letter from the ministère des Affaires Municipales et de l'Habitation;

THAT the City commits to submitting an annual update of its work schedule during the period from October 1 to February 15 inclusively;

THAT the City commits to carry out the independent investments required of it for the entire five-year period of the program;

THAT the City commits to inform the ministère des Affaires Municipales et de l'Habitation of any modification made to the work schedule approved herein by this said resolution;

THAT the City's General Counsel or the City Treasurer are both authorized to sign any documents giving effect to said resolution.”

CARRIED UNANIMOUSLY

251129

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

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WHEREAS article 3 of By-law 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 OREN SEBAG  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

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

- Councillor Mitchell Kujavsky  
(returning member and chairperson, two-year term, November 2025 –November 2027)
- Councillor Andee Shuster  
(returning member, two-year term, November 2025 – November 2027)
- Councillor Lior Azerad  
(returning member, two-year term, November 2025 – November 2027)

Residents:

- Mrs. Laura Azoulay, architect  
(returning member, two-year term, November 2025 – November 2027)
  - Mr. Barry Jaslovitz, architect  
(returning member, two-year term, November 2025 – November 2027).”
- CARRIED UNANIMOUSLY

251130

**URBAN DEVELOPMENT – APPROVAL OF A SERVITUDE REQUEST BY HYDROQUEBEC AND BELL CANADA ON A CITY-OWNED LOT**

---

WHEREAS the City of Côte Saint-Luc, owner of the immovable known and designated as lot number 1 859 504, cadastre of Quebec, gives and grants to Hydro-Québec and Bell Canada, their representatives and assigns, an option to acquire real and perpetual rights of servitude on a parcel of land with an approximate surface area of 65.0 square metre(s), being the easement base, crossing the above-mentioned immovable;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approves the signature of the “Établissement des droits réels de servitude pour des lignes électriques et de télécommunication”: “Établissement des droits réels”, by the City Clerk with Hydro-Québec and Bell Canada;

THAT the City Clerk be authorized to sign on behalf of the City, a notarial Deed of Servitude incorporating the terms of the aforementioned “Établissement des droits réels” and any other document to give effect to the present resolution.”

CARRIED UNANIMOUSLY

251131

**NOTICE OF MOTION – DRAFT BY-LAW NO. 2217-64 ENTITLED: “BY-LAW 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”**

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Councillor Kujavsky gave notice of motion that draft By-Law no 2217-64 to be entitled: “By-Law 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” will be presented for adoption.

251132

**TABLING OF DRAFT BY-LAW NO. 2217-64 ENTITLED: "BY-LAW 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"**

---

Councillor Kujavsky tabled the draft By-Law No. 2217-64 entitled: "By-Law 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".

251133

**NOTICE OF MOTION – FIRST DRAFT BY-LAW NO. 2089-7 ENTITLED: "BY-LAW 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"**

---

Councillor Kujavsky gave notice of motion that the first draft By-Law no 2089-7 to be entitled: "By-law 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" will be presented for adoption.

251134

**TABLING OF FIRST DRAFT BY-LAW NO. 2089-7 ENTITLED: "BY-LAW 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"**

---

Councillor Kujavsky tabled the first draft By-Law No. 2089-7 entitled: "By-law 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".

251135

**NOTICE OF MOTION – DRAFT BY-LAW NO. 2593-3 ENTITLED: "BY-LAW 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"**

---

Councillor Kujavsky gave notice of motion that draft By-Law no 2593-3 to be entitled: " By law to amend the construction by law n° 2593 for the purpose harmonization with by-law RCG 14-029-07 amending the Montréal Urban Agglomeration land use and development plan" will be presented for adoption.

251136

**TABLING OF DRAFT BY-LAW NO. 2593-3 ENTITLED: "BY-LAW 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"**

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Councillor Kujavsky tabled draft By-Law No. 2593-3 entitled: "By law to amend the construction by law n° 2593 for the purpose harmonization with by-law RCG 14-029-07 amending the Montréal Urban Agglomeration land use and development plan".

251137

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

---

WHEREAS a Site Planning and Architectural Integration Program (SPAIP) was approved on June 9, 2025, under resolution number 250622 showing the construction of a partial second storey addition on the existing Detached Single-Family Dwelling on lot 1 560 754;

WHEREAS a construction permit 2025-22759 was issued for the work on August 22, 2025;

WHEREAS the homeowner submitted a revised plan application on October 28, 2025, to request changes to the design of the partial second storey addition;

It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR JAMIE FABIAN

AND RESOLVED:

"THAT the Site Planning and Architectural Integration Program showing modifications to the design of 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 October 30, 2025, be approved according to the provisions of Chapter 14 of by-law 2217, of the City of Côte Saint-Luc."

CARRIED UNANIMOUSLY

251138

**URBAN PLANNING – MINOR EXEMPTION – 5755-5757 CAVENDISH – CÔTE SAINT-LUC**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR MIKE COHEN

AND RESOLVED:

"THAT in accordance with the provisions of by-law N° 2632, the request for a Minor Exemption regarding the property located at 5755-5757 Cavendish, Lot 1561095, be and is hereby approved, the whole as more amply delineated hereunder:

The request is to allow the installation of synthetic grass (for a daycare playground) in the lateral yard instead of only in the rear yard, and to be located at a minimum distance of 0 m from the lateral land line instead of the minimum required distance of 0.6 m from any property line.

The whole notwithstanding the provisions of Zoning By-law no. 2217, Article 4-4-2 and 4-4-3 h)."

CARRIED UNANIMOUSLY

251139

**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 December 2025 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 LIOR AZERAD

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**OTHER BUSINESS**

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251140

**LEGAL SERVICES – AWARDING OF A CONTRACT FOR DEMOLITION AND  
RECONSTRUCTION WORK AT THE PUBLIC SAFETY STATION – (K-133-25)**

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WHEREAS on April 30, 2025, an incident occurred at the City of Côte Saint-Luc (“City”) Public Safety Station, causing damages to the second floor and the ground floor, with the presence of asbestos in the walls;

WHEREAS demolition and reconstruction work must be carried out according to a specific protocol in the presence of asbestos;

WHEREAS the City received bids from two (2) different bidders;

WHEREAS the bid received from 9336-8728 Quebec Inc. amounts to a total of \$75,275.81 plus applicable taxes for the aforementioned work;

WHEREAS the bid received from 9336-8728 Quebec Inc. has been deemed compliant by our insurer BFL Canada, through its claims adjuster FM;

WHEREAS as per Article 13 of the City's By-law entitled: "By-Law concerning contract management", the City is permitted to award a contract by mutual agreement for an amount between \$25,000 and the threshold for public tenders, if it is in the best interest of the City;

WHEREAS these costs will be recuperated from the City's insurance, minus the deductible in the amount of \$25,000.00;

It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

"THAT the Côte Saint-Luc City Council ("Council") hereby awards a contract for demolition and reconstruction work to 9336-8728 Quebec Inc., for a total amount of \$75,275.81 plus applicable taxes;

THAT Treasurer's Certificate No. 25-0141 dated October 31, 2025, has been issued by the City Treasurer attesting to the availability of funds to cover the described expenses;

THAT Council authorizes the City Clerk to sign any document giving effect to the foregoing."

CARRIED UNANIMOUSLY

251141

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 10:03 P.M. MAYOR TORDJMAN DECLARED THE MEETING ADJOURNED.**

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DAVID TORDJMAN  
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>
251106	Annex A	City of Côte Saint-Luc – 2024 Sale of Immovables for Non-Payment of Taxes - Balance Due as of November 24, 2025