

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON
WEDNESDAY, JANUARY 24, 2018, AT 5801 CAVENDISH BOULEVARD,
CÔTE-SAINT-LUC, AT 6:30 P.M.**

PRESENT:

Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B. presiding
Councillor Sidney Benizri
Councillor Dida Berku, B.C.L.
Councillor Steven Erdelyi, B.Sc., B.Ed.
Councillor Ruth Kovac, B.A.
Councillor Mitch Kujavsky, B. Comm.
Councillor Oren Sebag, B.Sc. RN MBA
Councillor David Tordjman, Eng.

ALSO PRESENT:

Ms. Tanya Abramovitch, City Manager
Ms. Nadia Di Furia, Associate City Manager
M^e Jonathan Shecter, Associate City Manager and City Clerk
M^e Frédérique Bacal, Assistant City Clerk, acted as Secretary of the meeting

QUESTION PERIOD

There were no questions asked.

180121

**NOTICE OF MOTION – BY-LAW 2495 TO BE ENTITLED: “BY-LAW 2495
CONCERNING TAXES AND TARIFFS OF THE CITY OF CÔTE SAINT-LUC FOR
THE FISCAL YEAR 2018”**

Councillor Steven Erdelyi gave Notice of Motion that By-Law 2495 to be entitled: “By-Law 2495 concerning taxes and tariffs of the City of Côte Saint-Luc for the fiscal year 2018” will be presented at a later meeting for adoption.

Mayor Brownstein mentioned the object and the scope of the By-Law 2495 to be entitled: “By-Law 2495 concerning taxes and tariffs of the City of Côte Saint-Luc for the fiscal year 2018”.

180122

**TABLING OF DRAFT BY-LAW 2495 ENTITLED: “BY-LAW 2495 CONCERNING
TAXES AND TARIFFS OF THE CITY OF CÔTE SAINT-LUC FOR THE FISCAL
YEAR 2018”**

Councillor Steven Erdelyi tabled (*présenté*) draft By-Law 2495 entitled: “By-Law 2495 concerning taxes and tariffs of the City of Côte Saint-Luc for the fiscal year 2018”.

180123

ADOPTION OF A STRATEGY IN CONFORMING TO THE *ACT RESPECTING MUNICIPAL TAXATION*

WHEREAS Section 244.64.9. of the *Act Respecting Municipal Taxation* has been modified to allow municipalities to set two rates specific to the category of non-residential immovables based on the amount of the municipal evaluation;

WHEREAS the municipality may set a second rate greater than the applicable non-residential rate beginning only at a certain level of taxable value said level specified by the municipality;

WHEREAS a second rate may only be applied to a category or subcategory of non-residential immovables if the municipality adopts a strategy intended to reduce the difference in the tax burden applicable concerning residential and non-residential immovable for small businesses;

WHEREAS the Côte Saint-Luc City Council ("Council") wishes to adopt a strategy in this regard;

It was

MOVED BY COUNCILLOR STEVEN ERDELYI
SECONDED BY COUNCILLOR DIDA BERKU

AND RESOLVED:

"THAT Côte Saint-Luc City Council hereby adopts the following strategy to satisfy the requirements of Section 244.64.9. of the *Act Respecting Municipal Taxation*:

Strategy

The City of Côte Saint-Luc ("City") does not have small independent store owners, but rather small shops and offices in shopping centres and strip malls. In particular, the City's non-residential tax base is largely comprised of small retail businesses as well as one medical office all of which are located in three shopping centres and five strip malls. The municipal evaluations for commercial properties containing small businesses range from \$623,800 to \$42,070,000;

The City relies mostly on residential property taxes representing approximately 85% of its tax base. Approximately 15% of the remaining property tax base is collected from non-residential properties. In order to make the City more alluring for small, retail business/medical office operators who rent in large and small centers (whose municipal taxes are usually assumed in their rents) and in order to afford them a greater chance at success, Council wishes to develop a strategy to progressively reduce the non-residential rate for commercial retail/medical business operators and increase the tax rate for the portion of any non-residential property in excess of \$45 million in value;

Small businesses provide direct service to the community and improve and help vitalize the community and its landscape. Refer to the report prepared by the *Comité de travail sur la fiscalité non-résidentielle et le développement économique* (Appendix I Report "Pour un Métropole en Affaire");

In order to implement its strategy and in order to support its small businesses, the City will add to its tax structure a special, reduced, non-residential rate that applies to the first \$45 million dollars of non-residential real estate value. This decision is in an effort to reduce the tax burden between residential and small non-residential business owners. To specify, over the 2018, 2019 and 2020 fiscal years, the City will progressively reduce its non-residential tax rate for property evaluations up to \$45 million dollars and create a

second, higher rate for non-residential property evaluations in excess of \$45 million dollars;

In 2018, the second, higher tax rate will be 1.2000 times the lower non-residential tax rate and will apply only to property values in excess of \$45 million. In 2019, the second higher tax rate will be 1.2666 times the lower non-residential tax rate and will apply only to municipal evaluations in excess of \$45 million. By 2020, the second higher tax rate will be 1.3333 times the lower non-residential tax rate and will apply to municipal evaluations over \$45 million.”

CARRIED UNANIMOUSLY

180124

GENERAL COUNSEL - RESOLUTION REGARDING SERVITUDES NO. 329664 AND 620935 AFFECTING LOT NO. 2 888 871 LOCATED ON ABRAHAM-DE-SOLA STREET (K-73-17-18)

WHEREAS the City of Côte Saint-Luc (“City”) was advised in writing by notary Irwin Litvack that servitude no. 329664 affecting lot number 2 888 871 located on Abraham-De-Sola Street (“Lot”) is obsolete and can be cancelled by written agreement by the City;

WHEREAS the City was requested to confirm its agreement to the cancellation of the abovementioned servitude;

WHEREAS the City was furthermore advised that servitude number 620935 affecting the Lot is not required anymore and can be cancelled by way of judgment;

WHEREAS the City was requested to confirm its non-objection to an eventual judgment cancelling said servitude;

WHEREAS the Director of Urban Development, Mr. Charles Senekal, after carefully reviewing the matter, has provided a positive recommendation to this effect;

It was

MOVED BY COUNCILLOR OREN SEBAG
SECONDED BY COUNCILLOR RUTH KOVAC

AND RESOLVED:

“That Côte Saint-Luc City Council (“Council”) hereby confirms the City’s agreement to cancel servitude number 329664 affecting the Lot;

That Council hereby confirms the City’s non-objection to an eventual judgment cancelling servitude number 620935 affecting the Lot.”

CARRIED UNANIMOUSLY

180125

APPROVAL OF THE ADJOURNMENT OF THE MEETING

It was

MOVED BY COUNCILLOR RUTH KOVAC
SECONDED BY COUNCILLOR DAVID TORDJMAN

AND RESOLVED:

“THAT Council hereby authorizes the Mayor to declare the Meeting adjourned.”

CARRIED UNANIMOUSLY

**AT 7:19 P.M. MAYOR BROWNSTEIN DECLARED THE MEETING
ADJOURNED.**

MITCHELL BROWNSTEIN
MAYOR

FRÉDÉRIQUE BACAL
ASSISTANT CITY CLERK