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**BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO REPLACE THE CURRENT TABLES OF USES AND NORMS FOR ZONES CC-3, CD-1, CD-5 AND CD-8 WITH NEW TABLES OF USES AND NORMS**

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At the Regular Council Sitting of the Côte Saint-Luc City Council, held on Monday, May 9, 2022, at 5801 Cavendish Boulevard, Côte Saint-Luc, at 8:00 p.m., at which were present:

Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B.

Councillor Lior Azerad

Councillor Michael 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:**

Me Jonathan Shecter, City Manager, Director Legal Services & City Clerk

Mrs. Tanya Abramovitch, Associate City Manager – Urban Strategy

Mrs. Nadia Di Furia, Associate City Manager

IT IS ENACTED AND ORDAINED by By-Law 2217-59 entitled:

“By-law to amend the Zoning by-law No. 2217 of the City of Côte Saint-Luc in order to replace the current tables of uses and norms for zones CC-3, CD-1, CD-5 and CD-8 with new tables of uses and norms.”

By-Law 2217 entitled "Zoning By-Law of the City of Côte Saint-Luc", as amended from time to time is hereby further amended as follows:

**ARTICLE 1**

Annex “B” of Zoning By-Law No. 2217, Table of Uses and Norms, is amended by replacing the current Table of Uses and Norms for the zone CC-3 with a new Table of Uses and Norms. The whole as set out on the Table attached herewith as Annex “A”.

**ARTICLE 2**

Annex “B” of Zoning By-Law No. 2217, Table of Uses and Norms, is amended by replacing the current Table of Uses and Norms for the zone CD-1 with a new Table of Uses and Norms. The whole as set out on the Table attached herewith as Annex “B”.

**ARTICLE 3**

Annex “B” of Zoning By-Law No. 2217, Table of Uses and Norms, is amended by replacing the current Table of Uses and Norms for the zone CD-5 with a new Table of Uses and Norms. The whole as set out on the Table attached herewith as Annex “C”.

**ARTICLE 4**

Annex “B” of Zoning By-Law No. 2217, Table of Uses and Norms, is amended by replacing the current Table of Uses and Norms for the zone CD-8 with a new Table of Uses and Norms. The whole as set out on the Table attached herewith as Annex “D”.

**ARTICLE 5**

The present by-law comes into force in accordance with the law.

(s) Jonathan Shecter

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MITCHELL BROWNSTEIN  
MAYOR

(s) Jonathan Shecter

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JONATHAN SHECTER  
CITY CLERK

**CERTIFIED TRUE COPY**

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**JONATHAN SHECTER**  
**CITY CLERK**

# TABLE OF USES AND NORMS

IDENTIFICATION OF THE ZONE		CC-3					
<b>P E R M I T T E D  U S E S</b>	<b>COMMERCIAL AND SERVICES</b>						
	RETAIL COMMERCE						
		- Retail commerce - 1	●				
		- Retail commerce - 2	●				
		- Retail commerce - 3	●				
		- Retail commerce - 4	●				
		- Retail commerce - 5	●				
		- Retail commerce - 6					
	SERVICE COMMERCE						
		- Neighbourhood professional services	●				
		- Financial services	●				
		- Personal services	●				
		- Services intended for the public					
	LODGING AND CATERING COMMERCE						
		- Hotel services					
		- Restaurant - 1	●				
		- Restaurant - 2	●				
		- Restaurant - 3					
		- Restaurant - 4					
		- Car or curb service					
	RECREATIONAL COMMERCE						
		- Recreational without incidence - 1	●				
		- Recreational without incidence - 2	● (94)				
		- Recreational without incidence - 3					
		- Exterior recreational - 1					
		- Exterior recreational - 2					
		- Exterior recreational - 3					
	AUTOMOBILE COMMERCE						
		- Motor vehicles - 1	●				
		- Motor vehicles - 2					
	- Motor vehicles - 3						
	- Motor vehicles - 4						
	- Motor vehicles - 5						
	- Motor vehicles - 6						
	- Motor vehicles - 7						
	- Motor vehicles - 8						
EXTENSIVE COMMERCE							
	- Extensive commerce - 1						
	- Extensive commerce - 2						
COMMERCIAL CENTRE		●					
<b>● INSTITUTIONAL</b>							
CULTURE, RELIGION, EDUCATION, HEALTH							
	- Category 1 - Culture						
	- Category 2 - Religion	●					
	- Category 3 - Education						
	- Category 4 - Health						
<b>INDUSTRIAL</b>							
INDUSTRY							
	- Category - 1						
	- Category - 2						
<b>N O R M S</b>	<b>ESTABLISHMENT OF BUILDINGS IN m</b>						
		MINIMUM FRONT SETBACK	2.5				
		MINIMUM REAR SETBACK	0				
		MINIMUM LATERAL SETBACKS	0				
	<b>RATIOS</b>						
		LAND COVERAGE (Maximum)	99%				
		FLOOR SPACE INDEX (MIN / MAX )	0,25@1,50				
<b>SPECIAL NORMS</b>							
	SPECIAL NORMS	(62)					
<b>N O T E S</b>	<b>(62)</b> A minimum of 760 parking spaces must be located on the lot contiguous to the Mall lot and must be exclusively reserved for parking purposes by a notarial and registered servitude. This parking area must be reserved for the occupants, the building users or the concerned use. The building's owners and the parking area must make a commitment to the City in order not to give up the servitude						
	The height of the Commercial center cannot exceed a storey, however it is permitted to have a five storey tower for the Service Commerce uses exclusively						
	<b>(94)</b> Only exercise facilities are permitted						

# TABLE OF USES AND NORMS

IDENTIFICATION OF THE ZONE		CD-1					
P E R M I T T E D U S E S	COMMERCIAL AND SERVICES						
	RETAIL COMMERCE						
	- Retail commerce - 1		●				
	- Retail commerce - 2		● (51)				
	- Retail commerce - 3		●				
	- Retail commerce - 4		●				
	- Retail commerce - 5		●				
	- Retail commerce - 6						
	SERVICE COMMERCE						
	- Neighbourhood professional services		●				
	- Financial services		●				
	- Personal services		●				
	- Services intended for the public		●				
	LODGING AND CATERING COMMERCE						
	- Hotel services						
	- Restaurant - 1		●				
	- Restaurant - 2		●				
	- Restaurant - 3		●				
	- Restaurant - 4						
	- Car or curb service						
	RECREATIONAL COMMERCE						
	- Recreational without incidence - 1						
	- Recreational without incidence - 2						
	- Recreational without incidence - 3		●				
	- Exterior recreational - 1						
	- Exterior recreational - 2						
	- Exterior recreational - 3						
	AUTOMOBILE COMMERCE						
	- Motor vehicles - 1						
	- Motor vehicles - 2						
	- Motor vehicles - 3						
	- Motor vehicles - 4						
	- Motor vehicles - 5						
	- Motor vehicles - 6						
	- Motor vehicles - 7						
	- Motor vehicles - 8						
	EXTENSIVE COMMERCE						
	- Extensive commerce - 1						
	- Extensive commerce - 2						
	COMMERCIAL CENTRE						
	INSTITUTIONAL						
	CULTURE, RELIGION, EDUCATION, HEALTH						
	- Category 1 - Culture						
	- Category 2 - Religion		● (139)				
	- Category 3 - Education						
- Category 4 - Health							
INDUSTRIAL							
INDUSTRY							
- Category - 1							
- Category - 2							
N O R M S	ESTABLISHMENT OF BUILDINGS IN m		(46)				
	MINIMUM FRONT SETBACK		7,62				
	MINIMUM REAR SETBACK		6,09				
	MINIMUM LATERAL SETBACKS		4,72				
	RATIOS						
	LAND COVERAGE (Maximum)		50%				
	FLOOR SPACE INDEX (MIN / MAX )		0,25@3,00				
	SPECIAL NORMS						
SPECIAL NORMS		(47)					
N O T E S	(46) The norms for establishment and the ratios are for a building of one (1) to three (3) storeys. See annex "C" for the norms for a building of four (4) storeys up to a maximum of twenty (20) storeys.						
	(47) An area of 929 m2 must be reserved exclusively for parking in the basement of the building located in the present zone.						
	(51) Société des Alcool du Québec stores and pet shops are prohibited.						
	(139) This use (Category 2 - Religion) is prohibited on the ground floor and must not face the Rear yard						

# TABLE OF USES AND NORMS

IDENTIFICATION OF THE ZONE		CD-5					
P E R M I T T E D U S E S	COMMERCIAL AND SERVICES						
	RETAIL COMMERCE						
	- Retail commerce - 1						
	- Retail commerce - 2						
	- Retail commerce - 3		●				
	- Retail commerce - 4						
	- Retail commerce - 5						
	- Retail commerce - 6						
	SERVICE COMMERCE						
	- Neighbourhood professional services						
	- Financial services						
	- Personal services						
	- Services intended for the public						
	LODGING AND CATERING COMMERCE						
	- Hotel services						
	- Restaurant - 1		●				
	- Restaurant - 2						
	- Restaurant - 3		●				
	- Restaurant - 4						
	- Car or curb service						
	RECREATIONAL COMMERCE						
	- Recreational without incidence - 1						
	- Recreational without incidence - 2						
	- Recreational without incidence - 3						
	- Exterior recreational - 1						
	- Exterior recreational - 2						
	- Exterior recreational - 3						
	AUTOMOBILE COMMERCE						
	- Motor vehicles - 1						
	- Motor vehicles - 2						
	- Motor vehicles - 3						
	- Motor vehicles - 4						
	- Motor vehicles - 5						
- Motor vehicles - 6							
- Motor vehicles - 7							
- Motor vehicles - 8							
EXTENSIVE COMMERCE							
- Extensive commerce - 1							
- Extensive commerce - 2							
COMMERCIAL CENTRE							
● INSTITUTIONAL							
CULTURE, RELIGION, EDUCATION, HEALTH							
- Category 1 - Culture							
- Category 2 - Religion		●(138)					
- Category 3 - Education							
- Category 4 - Health							
INDUSTRIAL							
INDUSTRY							
- Category - 1							
- Category - 2							
N O R M S	ESTABLISHMENT OF BUILDINGS IN m						
	MINIMUM FRONT SETBACK		3,65				
	MINIMUM REAR SETBACK		6,09				
	MINIMUM LATERAL SETBACKS		4,72				
	RATIOS						
	LAND COVERAGE (Maximum)		50%				
	FLOOR SPACE INDEX (MIN / MAX )		0,25@3,00				
SPECIAL NORMS							
SPECIAL NORMS		(110)					
N O T E S	(110) It is permitted to have a 4'-0" strip of grass between the parking for a minimum of 25 cars and the City sidewalk						
	(138) This use (Category 2 - Religion) is prohibited on the ground floor						

# TABLE OF USES AND NORMS

IDENTIFICATION OF THE ZONE		CD-8					
P E R M I T T E D U S E S	COMMERCIAL AND SERVICES						
	RETAIL COMMERCE						
		- Retail commerce - 1	●				
		- Retail commerce - 2	● (51)				
		- Retail commerce - 3					
		- Retail commerce - 4	●				
		- Retail commerce - 5					
		- Retail commerce - 6					
	SERVICE COMMERCE						
		- Neighbourhood professional services	● (50)				
		- Financial services	●				
		- Personal services	●				
		- Services intended for the public					
	LODGING AND CATERING COMMERCE						
		- Hotel services					
		- Restaurant - 1					
		- Restaurant - 2					
		- Restaurant - 3					
		- Restaurant - 4					
		- Car or curb service					
	RECREATIONAL COMMERCE						
		- Recreational without incidence - 1					
		- Recreational without incidence - 2					
		- Recreational without incidence - 3					
		- Exterior recreational - 1					
		- Exterior recreational - 2					
		- Exterior recreational - 3					
	AUTOMOBILE COMMERCE						
		- Motor vehicles - 1					
		- Motor vehicles - 2					
		- Motor vehicles - 3					
		- Motor vehicles - 4					
		- Motor vehicles - 5					
	- Motor vehicles - 6						
	- Motor vehicles - 7						
	- Motor vehicles - 8						
EXTENSIVE COMMERCE							
	- Extensive commerce - 1						
	- Extensive commerce - 2						
COMMERCIAL CENTRE							
●	INSTITUTIONAL						
CULTURE, RELIGION, EDUCATION, HEALTH							
	- Category 1 - Culture						
	- Category 2 - Religion	●					
	- Category 3 - Education	●					
	- Category 4 - Health						
INDUSTRIAL							
INDUSTRY							
	- Category - 1						
	- Category - 2						
N O R M S	ESTABLISHMENT OF BUILDINGS IN m		(46)				
	MINIMUM FRONT SETBACK		7,62				
	MINIMUM REAR SETBACK		6,09				
	MINIMUM LATERAL SETBACKS		4,72				
	RATIOS						
	LAND COVERAGE (Maximum)		50%				
	FLOOR SPACE INDEX (MIN / MAX )		0,25@3,00				
	SPECIAL NORMS						
SPECIAL NORMS							
N O T E S	(46) The norms for establishment and the ratios are for a building of one (1) to three (3) storeys. See annex "C" for the norms for a building of four (4) storeys up to a maximum of twenty (20) storeys.						
	(50) Veterinary clinics are prohibited.						
	(51) Société des Alcool du Québec stores and pet shops are prohibited.						

**PROVINCE OF QUEBEC  
CITY OF CÔTE SAINT-LUC**

**BY-LAW No. 2217-59**

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**BY-LAW TO AMEND THE ZONING BY-LAW  
NO. 2217 OF THE CITY OF CÔTE SAINT-LUC  
IN ORDER TO REPLACE THE CURRENT  
TABLES OF USES AND NORMS FOR ZONES  
CC-3, CD-1, CD-5 AND CD-8 WITH NEW  
TABLES OF USES AND NORMS**

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ADOPTED ON: \_\_\_\_\_

IN FORCE ON: \_\_\_\_\_

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