

**FIRST DRAFT BY-LAW N° 2217-63**

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**BY-LAW TO AMEND THE ZONING BY-LAW N° 2217  
TO AUTHORIZE ADDITIONAL USES IN ZONE CD-9**

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At a Regular Council Sitting of the Côte Saint-Luc City Council, held at the City Hall, 5801 Cavendish Boulevard, on Monday, January 15, 2024, at 8:00 p.m. at which were present:

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

Councillor Lior Azerad

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:**

Me Jonathan Shecter, City Manager

Florine Agbognihoue, Assistant City Clerk, acting as secretary of the meeting.

**ARTICLE 1**

Annex “B” of the Zoning By-Law No. 2217, entitled “Table of Uses and Norms”, is amended by replacing the current table of uses and norms for the zone CD-9 with a new table of uses and norms. The whole as set out on the table attached to the present By-law as annex “A.”

**ARTICLE 2**

The present By-Law shall come into force in accordance with the Law.

(s) Mitchell Brownstein

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MITCHELL BROWNSTEIN  
MAYOR

(s) Florine Agbognihoue

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FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

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FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

**ANNEX "A": NEW TABLE OF USES AND NORMS FOR ZONE CD-9**

<b>TABLE OF USES AND NORMS</b>		
	<b>IDENTIFICATION OF THE ZONE</b>	<b>CD-9</b>
<b>P E R M I T T E D U S E S</b>	<b>COMMERCIAL AND SERVICES</b>	
	<b>RETAIL COMMERCE</b>	
	- Retail commerce - 1	•
	- Retail commerce - 2	
	- Retail commerce - 3	• (152)
	- Retail commerce - 4	• (153)
	- Retail commerce - 5	
	- Retail commerce - 6	
	<b>SERVICE COMMERCE</b>	
	- Neighbourhood professional services	•
	- Financial services	•
	- Personal services	•
	- Services intended for the public	•
	<b>LODGING AND CATERING COMMERCE</b>	
	- Hotel services	
	- Restaurant - 1	•
	- Restaurant - 2	•
	- Restaurant - 3	
	- Restaurant - 4	
	- Car or curb service	
	<b>RECREATIONAL COMMERCE</b>	
	- Recreational without incidence - 1	
	- Recreational without incidence - 2	•
	- Recreational without incidence - 3	
	- Exterior recreational - 1	
	- Exterior recreational - 2	
	- Exterior recreational - 3	
	<b>AUTOMOBILE COMMERCE</b>	
	- Motor vehicles - 1	
	- Motor vehicles - 2	
	- Motor vehicles - 3	
	- Motor vehicles - 4	
	- Motor vehicles - 5	
	- Motor vehicles - 6	
	- Motor vehicles - 7	
- Motor vehicles - 8		
• <b>EXTENSIVE COMMERCE</b>		
- Extensive commerce - 1		
- Extensive commerce - 2		
<b>COMMERCIAL CENTRE</b>		
<b>INSTITUTIONAL</b>		
<b>CULTURE, RELIGION, EDUCATION, HEALTH</b>		
- Category 1 - Culture		
- Category 2 - Religion		
- Category 3 - Education		
- Category 4 - Health		
<b>INDUSTRIAL</b>		
<b>INDUSTRY</b>		
- Category - 1		
- Category - 2		
<b>N O R M S</b>	<b>ESTABLISHMENT OF BUILDINGS IN m</b>	(54)
	MINIMUM FRONT SETBACK	(55)
	MINIMUM REAR SETBACK	(55)
	MINIMUM LATERAL SETBACKS	(55)
	<b>RATIOS</b>	
	LAND COVERAGE (Maximum)	(55)
	FLOOR SPACE INDEX (MIN / MAX)	(55)
<b>SPECIAL NORMS</b>		
SPECIAL NORMS	(154)	
<b>N O T E S</b>	(54) The building shall have a minimum height of five (5) storeys and a maximum height of eight (8) storeys.	
	(55) For the establishment norms and ratios see annex "C" of the zoning by-law.	
	(152) The use "Butcher shop" is prohibited in this zone.	
	(153) Only the following uses from this group of uses are permitted: recording studios, musicians' studios, sewing workshops, private schools such as music or dance schools.	
	(154) Notwithstanding the minimum number of parking spaces required as per art. 7-3-1, at least 150 spaces (interior + exterior) must be provided. Up to 26 of these spaces may be in tandem.	

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ADOPTED ON: 2024-01-15

IN FORCE ON:

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