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

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.

MITCHELL BROWNSTEIN MAYOR

(s) Jonathan Shecter

(s) Jonathan Shecter

JONATHAN SHECTER CITY CLERK

CERTIFIED TRUE COPY

JONATHAN SHECTER CITY CLERK

	IDENTIFICATION OF THE ZONE	CC-3							
	COMMERCIAL AND SERVICES								
	RETAIL COMMERCE								
	- Retail commerce - 1	•							
Р	- Retail commerce - 2 - Retail commerce - 3	•							
г	- Retail commerce - 4	•							
Е	- Retail commerce - 5	•							
_	- Retail commerce - 6 SERVICE COMMERCE								
R	- Neighbourhood professional services	•							
	- Financial services	•							
M	- Personal services - Services intended for the public	•							
	LODGING AND CATERING COMMERCE								
I	- Hotel services								
_	- Restaurant - 1 - Restaurant - 2	•							
T	- Restaurant - 3								
т	- Restaurant - 4								
•	- Car or curb service RECREATIONAL COMMERCE								
Е	- Recreational without incidence - 1	•							
_	- Recreational without incidence - 2	• (94)							
D	- Recreational without incidence - 3 - Exterior recreational - 1								
	- Exterior recreational - 2								
	- Exterior recreational - 3 AUTOMOBILE COMMERCE								
	- Motor vehicles - 1	•							
U	- Motor vehicles - 2								
•	- Motor vehicles - 3 - Motor vehicles - 4								
S	- Motor vehicles - 4 - Motor vehicles - 5								
Е	- Motor vehicles - 6								
_	- Motor vehicles - 7 - Motor vehicles - 8								
S	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								
	- Category 4 - Health		!						
	INDUSTRIAL								
	INDUSTRY - Category - 1								
	- Category - 2								
	ESTABLISHMENT OF BUILDINGS IN m								
	MINIMUM FRONT SETBACK MINIMUM REAR SETBACK	2.5 0							
N	MINIMUM LATERAL SETBACKS	0							
O R	RATIOS								
M	LAND COVERAGE (Maximum)	99%							
S	FLOOR SPACE INDEX (MIN / MAX)	0,25@1,50							
	SPECIAL NORMS								
	SPECIAL NORMS	(62)							
	(62) A minimum of 760 parking spaces must be located on the lot contiguous to the Mall		-						
N	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								
0	The height of the Commercial center cannot exceed a storey, however it is permitted to h	ave a five sto	rey tower for t	he Service C	ommerce use	s exclusively			
T	(94) Only exercise facilities are permitted								
Ε									
S									

	IDENTIFICATION OF THE ZONE	CD-1							
		CD-1							
ļ	COMMERCIAL AND SERVICES								
	RETAIL COMMERCE								
	- Retail commerce - 1 - Retail commerce - 2	● ● (51)							
	- Retail commerce - 3	• (31)							
Р	- Retail commerce - 4	•							
•	- Retail commerce - 5	•							
_	- Retail commerce - 6								
Е	SERVICE COMMERCE								
	- Neighbourhood professional services	•							
R	- Financial services	•							
	- Personal services	•							
М	- Services intended for the public LODGING AND CATERING COMMERCE	•							
	- Hotel services								
1	- Restaurant - 1	•							
•	- Restaurant - 2	•							
_	- Restaurant - 3	•							
T	- Restaurant - 4								
_	- Car or curb service								
T	RECREATIONAL COMMERCE								
	- Recreational without incidence - 1								
Ε	- Recreational without incidence - 2	_	}	1					
	- Recreational without incidence - 3 - Exterior recreational - 1	•							
D	- Exterior recreational - 2			 					
_	- Exterior recreational - 3								
	AUTOMOBILE COMMERCE								
	- Motor vehicles - 1								
	- Motor vehicles - 2								
U	- Motor vehicles - 3								
	- Motor vehicles - 4			1					
S	- Motor vehicles - 5								
	- Motor vehicles - 6 - Motor vehicles - 7								
Е	- Motor vehicles - 7								
_	EXTENSIVE COMMERCE								
	- Extensive commerce - 1								
S	- Extensive commerce - 2								
	COMMERCIAL CENTRE								
	INSTITUTIONAL								
•	INSTITUTIONAL								
	CULTURE, RELIGION, EDUCATION, HEALTH - Category 1 - Culture								
	- Category 2 - Religion	●(139)							
	- Category 3 - Education								
	- Category 4 - Health								
	INDUSTRIAL								
	INDUSTRIAL								
	INDUSTRY								
	- Category - 1								
	- Category - 2						<u> </u>		
					ſ	l	l		
	ESTABLISHMENT OF BUILDINGS IN m	(46)							
		(10)							
	MINIMUM FRONT SETBACK	7,62							
NI .	MINIMUM REAR SETBACK	6,09							
N	MINIMUM LATERAL SETBACKS	4,72	<u> </u>						
0									
R	RATIOS								
M				1					
S	LAND COVERAGE (Maximum)	50%							
	FLOOR SPACE INDEX (MIN / MAX)	0,25@3,00					<u> </u>		
	SPECIAL NORMS								
	SPECIAL NORMS	(47)							
	(AC) The norms for establishment and the ratios are for a building of any (A) and (C)	otoro::- C	0000011011	r the mar '	robuild'	f four (4)			
	(46) The norms for establishment and the ratios are for a building of one (1) to three (3) to a maximum of twenty (20) storeys	storeys. See	annex "C" fo	n une norms fo	ı a bullulng 0	i ioui (4) Store	ys 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.								
	(41) An area of 929 m2 must be reserved exclusively for parking in the basement of the (51) Société des Alcool du Québec stores and pet shops are prohibited.	bunuling local	iou iii iiie pre	JUIN ZUIIE.					
N		e the Rear va	rd						
N O	(139) This use (Category 2 - Religion) is prohibited on the ground floor and must not fac								
0	(139) This use (Category 2 - Religion) is prohibited on the ground floor and must not fac	<u> </u>							
0 T	(139) This use (Category 2 - Religion) is prohibited on the ground floor and must not fac								
0 T E	(139) This use (Category 2 - Religion) is prohibited on the ground floor and must not fac								
0 T	(139) This use (Category 2 - Religion) is prohibited on the ground floor and must not fac								
O T E	(139) This use (Category 2 - Religion) is prohibited on the ground floor and must not fac								

	IDENTIFICATION OF THE ZONE	CD-5						
	COMMEDCIAL AND SERVICES							
	COMMERCIAL AND SERVICES							
	RETAIL COMMERCE - Retail commerce - 1							
	- Retail commerce - 2							
Р	- Retail commerce - 3	•						
_	- Retail commerce - 4 - Retail commerce - 5							
Ε	- Retail commerce - 6							
R	SERVICE COMMERCE - Neighbourhood professional services							
IX.	- Financial services							
М	- Personal services							
	- Services intended for the public LODGING AND CATERING COMMERCE							
ı	- Hotel services							
	- Restaurant - 1 - Restaurant - 2	•						
Т	- Restaurant - 3	•						
т	- Restaurant - 4							
'	- Car or curb service RECREATIONAL COMMERCE							
Е	- Recreational without incidence - 1							
_	- Recreational without incidence - 2 - Recreational without incidence - 3							
D	- Recreational without incidence - 3 - Exterior recreational - 1							
	- Exterior recreational - 2							
	- Exterior recreational - 3 AUTOMOBILE COMMERCE							
	- Motor vehicles - 1							
U	- Motor vehicles - 2 - Motor vehicles - 3							
S	- Motor vehicles - 4							
·	- Motor vehicles - 5							
Ε	- Motor vehicles - 6 - Motor vehicles - 7							
	- Motor vehicles - 8							
S	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							
	- Category - 2							
	ESTABLISHMENT OF BUILDINGS IN m							
	ESTABLISHMENT OF BUILDINGS IN III							
	MINIMUM FRONT SETBACK	3.65						
N	MINIMUM REAR SETBACK MINIMUM LATERAL SETBACKS	6,09 4,72						
0		,						
R M	RATIOS							
M S	LAND COVERAGE (Maximum)	50%						
	FLOOR SPACE INDEX (MIN/MAX)	0,25@3,00						
	SPECIAL NORMS							
	SPECIAL NORMS	(110)						
	(110) It is permitted to have a 4'-0" strip of grass between the parking for a minimum of 25 cars and the Ctiy sidewalk (138) This use (Category 2 - Religion) is prohibited on the ground floor							
N	This use (Calegory 2 - Religion) is promibled on the ground mon							
0								
Ţ								
E								
S								
	4							

	IDENTIFICATION OF THE ZONE	CD-8							
	COMMERCIAL AND SERVICES								
	RETAIL COMMERCE								
	- Retail commerce - 1	•							
Р	- Retail commerce - 2 - Retail commerce - 3	• (51)							
•	- Retail commerce - 4	•							
Ε	- Retail commerce - 5 - Retail commerce - 6								
	SERVICE COMMERCE								
R	Neighbourhood professional services Financial services	• (50) •							
М	- Personal services	•							
IVI	- Services intended for the public								
ı	LODGING AND CATERING COMMERCE - Hotel services								
	- Restaurant - 1								
T	- Restaurant - 2 - Restaurant - 3								
_	- Restaurant - 4								
T	- Car or curb service RECREATIONAL COMMERCE								
Е	- Recreational without incidence - 1								
_	- Recreational without incidence - 2 - Recreational without incidence - 3								
D	- Exterior recreational - 1								
	- Exterior recreational - 2 - Exterior recreational - 3								
	AUTOMOBILE COMMERCE								
U	- Motor vehicles - 1 - Motor vehicles - 2								
·	- Motor vehicles - 2 - Motor vehicles - 3								
S	- Motor vehicles - 4								
	- Motor vehicles - 5 - Motor vehicles - 6								
Ε	- Motor vehicles - 7								
S	- Motor vehicles - 8 EXTENSIVE COMMERCE								
3	- 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								
	ESTABLISHMENT OF BUILDINGS IN m	(46)							
	MINIMUM FRONT SETBACK	7,62							
N	MINIMUM REAR SETBACK	6,09							
0	MINIMUM LATERAL SETBACKS	4,72							
R M	RATIOS								
S	LAND COVERAGE (Maximum) FLOOR SPACE INDEX (MIN / MAX)	50% 0,25@3,00							
	SPECIAL NORMS								
	SPECIAL NORMS								
				d- ·	- L. 2.2	f(A)			
	(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.								
N	(50) Veterinary clinics are prohibited.								
0	(51) Société des Alcool du Québec stores and pet shops are prohibited.								
T E									
S									
7									

PROVINCE OF QUEBEC CITY OF CÔTE SAINT-LUC

BY-LAW No. 2217-59

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

ADOPTED ON:

IN FORCE ON:

CERTIFIED TRUE COPY