

FIRST DRAFT ZONING BY-LAW
NO. 2217-LLL-P1

“BY-LAW TO AMEND THE ZONING
BY-LAW NO. 2217 OF THE CITY OF
CÔTE SAINT-LUC IN ORDER TO
REDUCE THE ACTUAL LIMITS OF
ZONE RU*-62, TO REPEAL ZONE
RM-60, TO CREATE THE NEW
ZONE HM-7, TO REPLACE THE
TABLE OF USES AND NORMS OF
ZONE RU*-62 AND TO MODIFY
THE DEFINITION OF “MIXED
DWELLING”

At the Regular Council Meeting of the Côte Saint-Luc City Council, held at the City
Hall, 5801 Cavendish Boulevard, on Monday, February 13, 2023 at 8:00 p.m. at
which were present:

- Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B
- Councillor Lior Azerad
- Councillor Sidney Benizri
- Councillor Dida Berku, B.C.L.
- 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
- Nadia Di Furia, Associate City Manager and Human Resources Director
- Me Pascalie Tanguay, Director of Legal Services and City Clerk
- Florine Agbognihoue, Assistant City Clerk, acting as secretary of the
meeting

WHEREAS a notice of motion for the present By-law is given at a Regular Sitting of
the City Council held on February 13, 2023;

THAT it be ordained and enacted by By-Law 2217-LLL-P1 entitled: “By-Law to

PROVINCE OF QUEBEC
CITY OF CÔTE SAINT-LUC

amend the Zoning By-Law No. 2217 of the City of Côte Saint-Luc in order to reduce the actual limits of zone RU*-62, to repeal zone RM-60, to create the new zone HM 7, to replace the table of uses and norms of zone RU*-62 and to modify the definition of "mixed dwelling".

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 "A" of Zoning By-Law 2217, Zoning Plan, is amended by reducing the actual limits of zone RU*-62 and repealing the zone RM-60 to create the new zone HM-7. The whole as set out on the plan 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 RU*62 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 repealing zone RM-60 from the Table of Uses and Norms.

ARTICLE 4

Annex "B" of Zoning By-Law No. 2217, Table of Uses and Norms, is amended by creating a new Table of Uses and Norms for zone HM-7. The whole as set out on the Table attached herewith as Annex "C".

ARTICLE 5

Chapter 1, Article 1-9 Definitions, in Zoning By-Law No. 2217, is amended by the replacement of the definition for "mixed dwelling (habitation mixte)" by the following:

"Mixed Dwelling (Habitation mixte)

Except for a specific provision incompatible with the present definition, mixed dwellings are those where all or a portion of the ground floor must be occupied by one or more permitted commercial uses (or having acquired rights as a derogatory use) and where the storey or storeys are occupied by one or more dwellings. Storeys other than ground floor may also be occupied by uses of the Neighbourhood Professional Services class."

ARTICLE 6

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

(s) Mitchell Brownstein

MITCHELL BROWNSTEIN
MAYOR

PROVINCE OF QUEBEC
CITY OF CÔTE SAINT-LUC

(s) Florine Agbognihoue

FLORINE AGBOGNIHOUE
ASSISTANT CITY CLERK

CERTIFIED TRUE COPY



FLORINE AGBOGNIHOUE
ASSISTANT CITY CLERK

PROVINCE OF QUEBEC
CITY OF CÔTE SAINT-LUC

FIRST DRAFT ZONING BY-LAW NO. 2474-1

“BY-LAW TO AMEND THE ZONING BY-LAW
NO. 2217 OF THE CITY OF CÔTE SAINT-LUC
IN ORDER TO REDUCE THE ACTUAL LIMITS
OF ZONE RU*-62, TO REPEAL ZONE RM-60,
TO CREATE THE NEW ZONE HM-7, TO
REPLACE THE TABLE OF USES AND NORMS
OF ZONE RU*-62 AND TO MODIFY THE
DEFINITION OF “MIXED DWELLING”

ADOPTED ON: February 13, 2023

IN FORCE ON: _____

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