

Room Size

former dimensions

43.1. Un logement d'une seule pièce habitable doit avoir une surface utile d'au moins

17 m². 182sq.ft. _____03-096-3, a. 13.

Proposed room sizes in Art.18

Delete. Maintain 17m².

Space is a premium in Montreal. For some people a space the size of a small hotel room is welcome. People can spend much of their day at work or in public spaces.

Let's not gentrify Montreal. If the unit becomes too small, people can combine neighbouring units to gain space.

There could be a limit on the maximum size of a dwelling but this is better handled by charging property tax increasing as the size of the unit increases.

Green space:

Westmount requires in most residential lots, 70% soft surface in front yard and 60% in the back yard. Overhangs and front steps count in the calculation of building area.

For backyard parking, soft surface allows eco-rib polystyrene permeable paving.

I recommend Montreal require 40% of the back yard to be green space with a maximum of 20% permeable paving. One tree per lot must be planted if there is not already a tree over 4" diameter. Front yard green space is covered by existing zoning.

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