16 Borough of Mont-Royal

Established areas

Orientation
Maintain area character

Zoning by-laws will aim to maintain the existing built form, which presents the following characteristics:

Sector 16-01:
- Building height of three to six stories above ground;
- Detached or row;
- Medium site coverage.

Sector 16-02:
- Building height of two to four stories above ground;
- Detached or semi-detached;
- Medium site coverage.

Sector 16-03:
- Building height of two or three stories above ground;
- Medium site coverage.

Sector 16-04:
- Building height of two or three stories above ground;
- Semi-detached or row;
- Medium site coverage.

Sector 16-05:
- Building height of one to three stories above ground;
- Detached or semi-detached;
- Low or medium site coverage.

Sector 16-06:
- Building height of two to six stories above ground;
- Detached or semi-detached;
- Medium site coverage.

Sector 16-07:
- Building height of two to four stories above ground;
- Low or medium site coverage.

Sector 16-08:
- Building height of three to six stories above ground;
- Detached;
- Medium site coverage.

Sector 16-09:
- Building height of one to six stories above ground;
- Detached;
- Medium site coverage.

Sector 16-10:
- Building height of two to eight stories above ground;
- Detached or semi-detached;
- Medium or high site coverage.

Sector 16-11:
- Building height of two or three stories above ground;
- Semi-detached or row;
- Medium site coverage.

Sector 16-12:
- Building height of four to eight stories above ground;
- Detached;
- Medium site coverage.

Sector 16-13:
- Building height of two to six stories above ground;
- Detached;
- Medium or high site coverage.

Zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.
16 Borough of Mont-Royal

Areas to be built or transformed

Orientation
Renew area character
Zoning by-laws will permit a new built form, which presents the following characteristics:

Sector 16-T1:
- Building height of two to five stories above ground;
- High site coverage;
- Minimum F.A.R.: 1.5;

Sector 16-T2:
- Building height of two to six stories above ground;
- Detached or semi-detached;
- High site coverage;
- Minimum F.A.R.: 1.5;

Sector 16-T3:
- Building height of one to six stories above ground;
- Detached;
- Medium site coverage;
- Minimum F.A.R.: 0.5;

Sector 16-T4:
- Building height of two to six stories above ground;
- Detached or semi-detached;
- Medium or high site coverage;
- Minimum F.A.R.: 0.5;

Zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.