

23 Borough of Saint-Léonard

Established areas

Orientation

Maintain area character

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

Sector 23-01:

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

Sector 23-02:

- Building height of one to three stories above ground;
- Detached or semi-detached;
- Medium site coverage.

Sector 23-03:

- Building height of one or two stories above ground;
- Detached;
- Low or medium site coverage;
- Maximum F.A.R.: 0.8.

Sector 23-04:

- Building height of two to ten stories above ground;
- Detached;
- Medium site coverage.

Sector 23-05:

- Building height of three stories above ground or higher;
- Detached;
- Medium site coverage;
- Maximum F.A.R.: 7.5.

Sector 23-06:

- Building height of two to eight stories above ground;
- Medium site coverage.

Sector 23-07:

- Building height of two to six stories above ground;
- Medium site coverage.

23 Borough of Saint-Léonard

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 23-T1:

- Building height of two to fourteen stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 5.0.

Sector 23-T2:

- Building height of two to twelve stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.7;
- Maximum F.A.R.: 6.0.

Sector 23-T3:

- Building height of one to six stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 3.0.

Sector 23-T4:

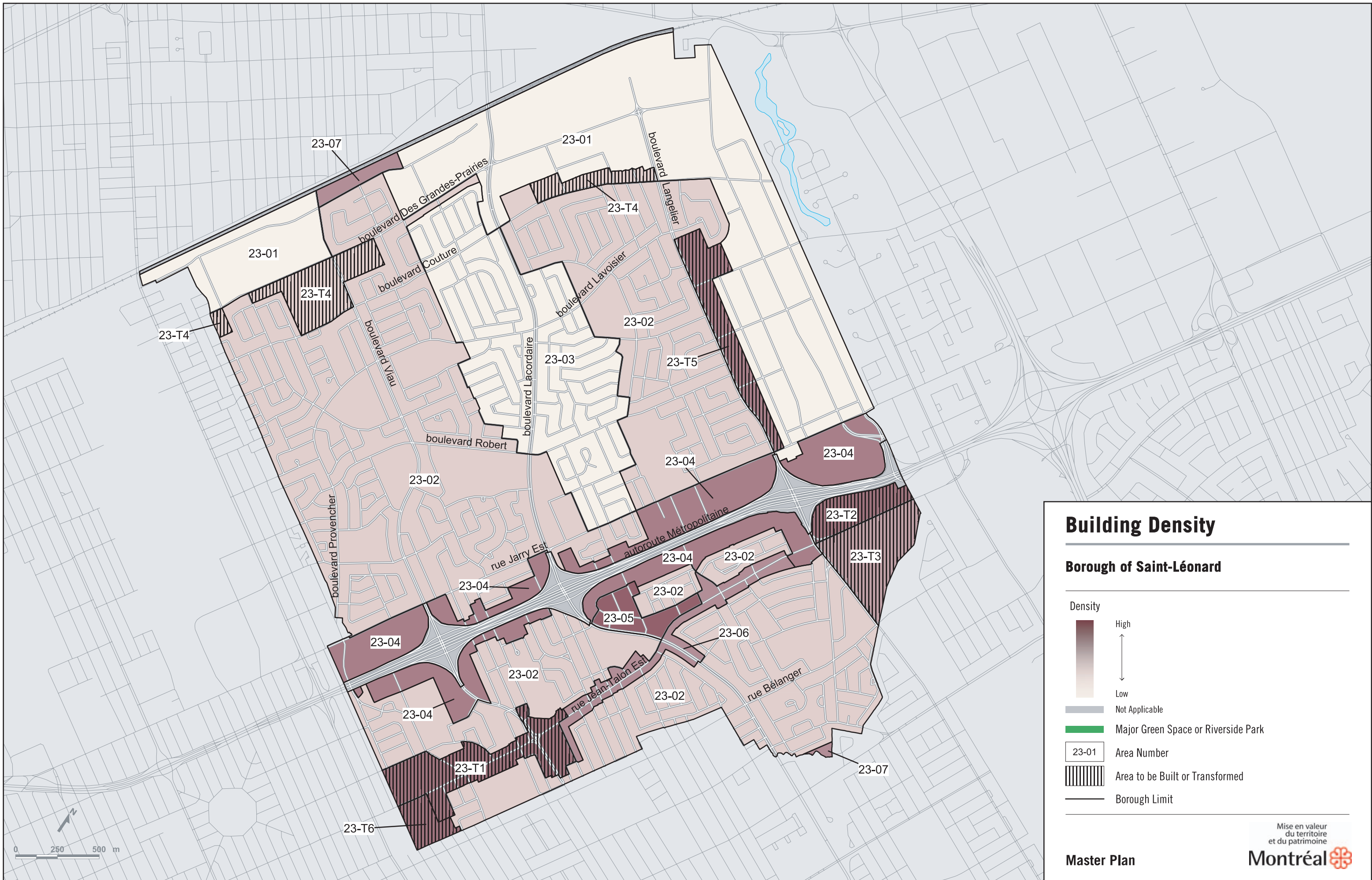
- Building height of two or three stories above ground;
- Detached or semi-detached;
- Medium site coverage;
- Minimum F.A.R.: 0.7;
- Maximum F.A.R.: 1.5.

Sector 23-T5:

- Building height of two to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 6.0.








Sector 23-T6:

- Building height of two to ten stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 4.0.



Building Density

Borough of Saint-Léonard

- Density
-  High
 -  Low
 -  Not Applicable
 -  Major Green Space or Riverside Park
 -  Area Number
 -  Area to be Built or Transformed
 -  Borough Limit

Master Plan