05 Borough of Côte-Saint-Luc–Hampstead–Montréal-Ouest

Established areas

Orientation

Maintain area character

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

Sector 05-01:
- Building height of one to three stories above ground;
- Low or medium site coverage.

Sector 05-02:
- Building height of two to six stories above ground;
- Medium site coverage.

Sector 05-03:
- Building height of three to twelve stories above ground;
- Detached;
- Medium site coverage.

Sector 05-04:
- Building height of six stories above ground or higher;
- Detached;
- Low or medium site coverage;

Sector 05-05:
- Building height of one to four stories above ground;
- Detached or semi-detached;
- Medium site coverage.

Sector 05-06:
- Building height of one or two stories above ground;
- Detached;
- Medium site coverage.

Sector 05-07:
- Building height of four to six stories above ground;
- Medium site coverage.

Sector 05-08:
- Building height of six stories above ground or higher;
- Detached;
- Low or medium site coverage;

Sector 05-09:
- Building height of two to six stories above ground;
- Medium 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.
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 05-T1:**
  - Building height of three stories above ground or higher;
  - Detached;
  - Low or medium site coverage;
  - Minimum F.A.R.: 0.5;

- **Sector 05-T2:**
  - Building height of two to eight stories above ground;
  - Medium site coverage;
  - Minimum F.A.R.: 1.0;

- **Sector 05-T3:**
  - Building height of three stories above ground or higher;
  - Detached;
  - Medium or high site coverage;
  - Minimum F.A.R.: 1.5;

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.