

## 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;
- Maximum F.A.R.: 4.0.

##### 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;
- Maximum F.A.R.: 6.0.

##### 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.

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

### 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:

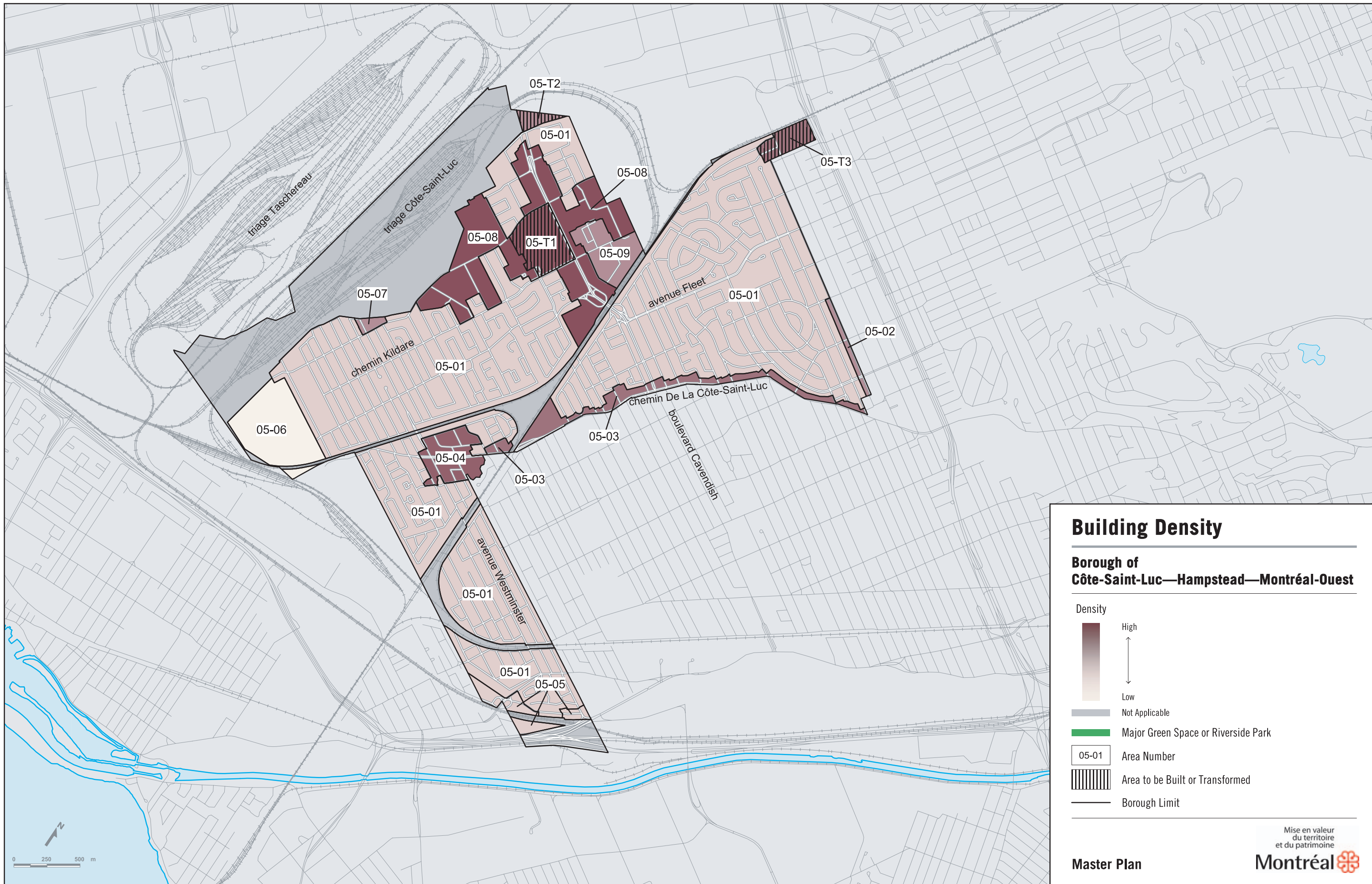
- Building height of three stories above ground or higher;
- Detached;
- Low or medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 6.0.

##### Sector 05-T2:

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









##### Sector 05-T3:

- Building height of three stories above ground or higher;
- Detached;
- Medium or high site coverage;
- Minimum F.A.R.: 1.5;
- Maximum F.A.R.: 6.0.



## Building Density

**Borough of  
Côte-Saint-Luc—Hampstead—Montréal-Ouest**

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

Master Plan

Mise en valeur  
du territoire  
et du patrimoine

