

11 Borough of Le Plateau-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 11-01:

- Building height of two to four stories above ground;
- Medium or high site coverage.

Sector 11-02:

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

Sector 11-03:

- Building height of four to ten stories above ground;
- Detached or semi-detached;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 6.0.

Sector 11-04:

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

Sector 11-05:

- Building height of six stories above ground or higher;
- Detached;
- Medium or high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 6.0.

Sector 11-06:

- Building height of one to five stories above ground;
- Detached;
- Medium or high site coverage.

Sector 11-07:

- Building height of three to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.0.

Sector 11-08:

- Building height of two to five stories above ground;
- Medium or high site coverage.

Sector 11-09:

- Building height of three to five stories above ground;
- Medium or high site coverage.

Sector 11-10:

- Building height of four to fourteen stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 6.0.

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.

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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 11-T1:

- Building height of one to four stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 0.7;
- Maximum F.A.R.: 3.0.

Sector 11-T2:

- Building height of two to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.0.

Sector 11-T3:

- Building height of two to six stories above ground;
- Detached;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 3.0.

Sector 11-T4:

- Building height of two to nine stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.4.

