

## Borough of Pierrefonds-Roxboro

### Established areas

#### Orientation

##### Maintain area character

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

#### Sector 18-01:

- Building height of one or two stories above ground;
- Detached;
- Low or medium site coverage.

#### Sector 18-02:

- Building height of one or two stories above ground;
- Detached;
- Low site coverage.

Zoning by-laws will ensure the preservation of the sector's rural character, including low-density housing, agricultural activities and natural areas to be preserved.

#### Sector 18-03:

- Building height of one to four stories above ground;
- Low or medium site coverage.

#### Sector 18-04:

- Building height of one to four stories above ground;
- Low or medium site coverage.

#### Sector 18-05:

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

#### Sector 18-06:

- Building height of one to eight stories above ground;
- Low or medium site coverage.

#### Sector 18-07:

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

#### Sector 18-08 :

- Building height of one to six stories above ground;
- Low or medium site coverage.

#### Sector 18-09:

- Building height of one to four stories above ground;
- Detached;
- Low or 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.

## Borough of Pierrefonds-Roxboro

### 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 18-T1:

- Building height of one to twelve stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 3.0.

#### Sector 18-T2:

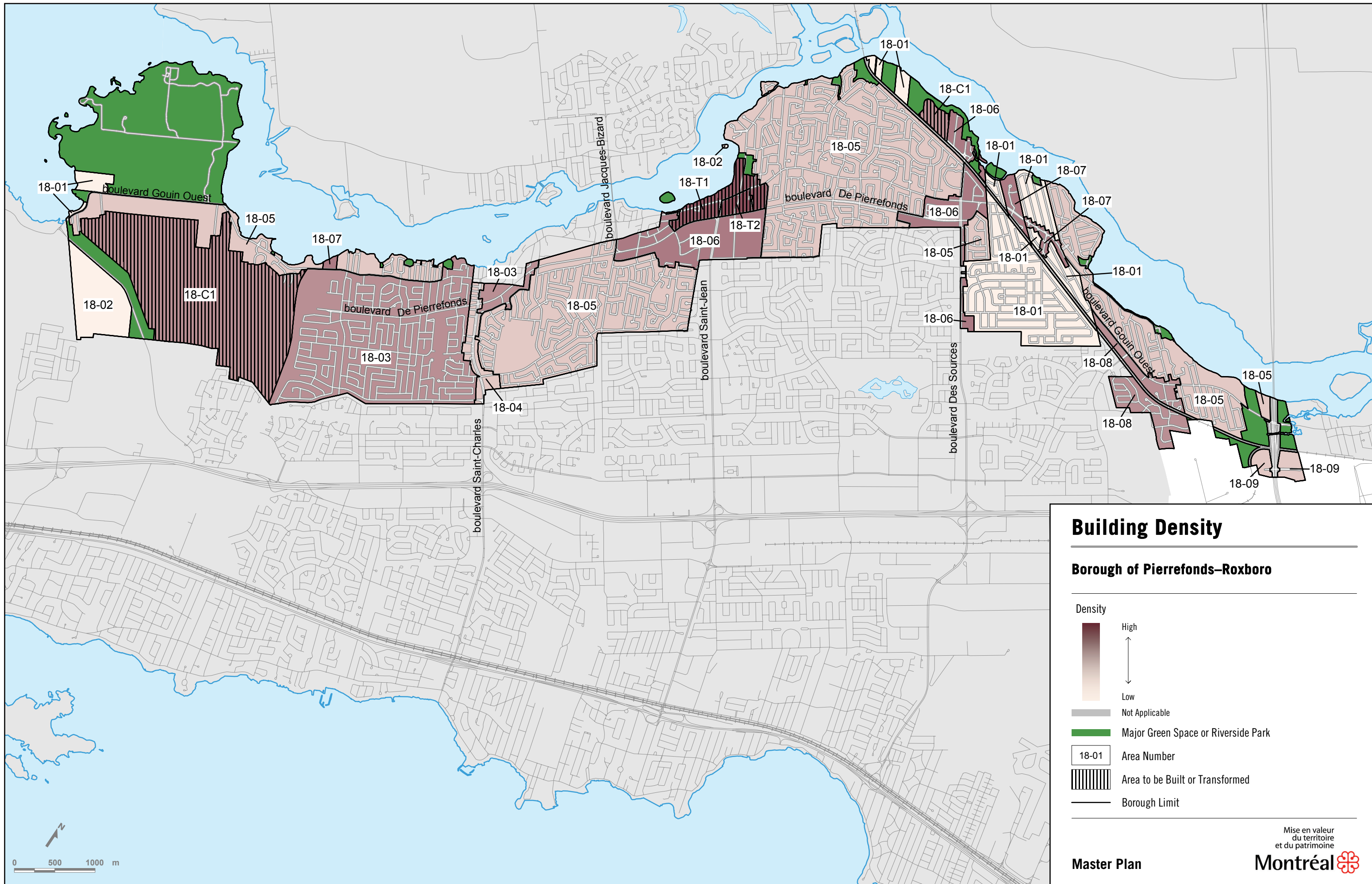
- Building height of one to sixteen stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 3.0.

#### Sector 18-C1:

- Building height of one to ten stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 3.0.

Zoning by-laws will ensure the conservation of the natural areas.

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.



## Building Density

### Borough of Pierrefonds-Roxboro

- Density
- High
  - ↑
  - ↓
  - Low
  - Not Applicable
  - Major Green Space or Riverside Park
  - 18-01 Area Number
  - Area to be Built or Transformed
  - Borough Limit

Master Plan

Mise en valeur  
du territoire  
et du patrimoine  
**Montréal**