

12 Borough of Le Sud-Ouest

Established areas

Orientation

Maintain area character

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

Sector 12-01:

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

Sector 12-02:

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

Sector 12-03:

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

Sector 12-04:

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

Sector 12-05:

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

Sector 12-06:

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

Sector 12-07:

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

Sector 12-08:

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

Sector 12-09:

- Building height of two to six stories above ground;
- Medium or high 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.

12 Borough of Le Sud-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 12-T1:

- Maximum height: see map entitled “Building Heights”;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 6.0.

Sector 12-T2:

- Maximum height: see map entitled “Building Heights”;
- Medium or high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 9.0.

Sector 12-T3:

- Maximum height: see map entitled “Building Heights”;
- Medium or high site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 3.0.

Sector 12-T4:

- Maximum height: see map entitled “Building Heights”;
- Medium site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 3.0.

Notwithstanding the building density parameters, by-laws may authorize the construction of a stadium in this sector.

Sector 12-T5:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 7.5.

Sector 12-T6:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 7.5.

Sector 12-C1:

- Building height of two to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 6.0.

Sector 12-T7:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 4.5;
- Maximum F.A.R.: 9.0.

Sector 12-T8:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 10.5.

Sector 12-T9:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 10.5.

Sector 12-T10:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 4.5;
- Maximum F.A.R.: 9.0.

Sector 12-T11:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 9.0.

Sector 12-T12:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 7.5.

Sector 12-T13:

- Maximum height: see map entitled “Building Heights”;
- Low to high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 10.5.

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.

