

26 Borough of Villeray–Saint-Michel–Parc-Extension

Established areas

Orientation

Maintain area character

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

Sector 26-01:

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

Sector 26-02:

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

Sector 26-03:

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

Sector 26-04:

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

Sector 26-05:

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

Sector 26-06:

- Building height of two or three stories above ground;
- Medium site coverage.

Sector 26-07:

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

Sector 26-08:

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

Sector 26-09:

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

Sector 26-10:

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

Sector 26-11:

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

Sector 26-12:

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

Sector 26-13:

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

Sector 26-14:

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

Sector 26-15:

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

26 Borough of Villeray–Saint-Michel–Parc-Extension

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 26-T1:

- Building height of two or three stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 2.0.

Sector 26-T2:

- Building height of two to four stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 2.0.

Sector 26-T3:

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

Sector 26-T4:

- Building height of one or two stories above ground;
- Detached;
- Medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 1.0.

Sector 26-T5:

- Building height of two to ten stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.5;
- Maximum F.A.R.: 4.0.

Sector 26-T6:

- Building height of one to six stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 3.0.

Sector 26-T7:

- Building height of one to four stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 2.0.

Sector 26-T8:

- Building height of one to three stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 2.0.

Sector 26-T9:

- Building height of one or two stories above ground;
- Detached or semi-detached;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 1.5.

Sector 26-T10:

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

Sector 26-T11:

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

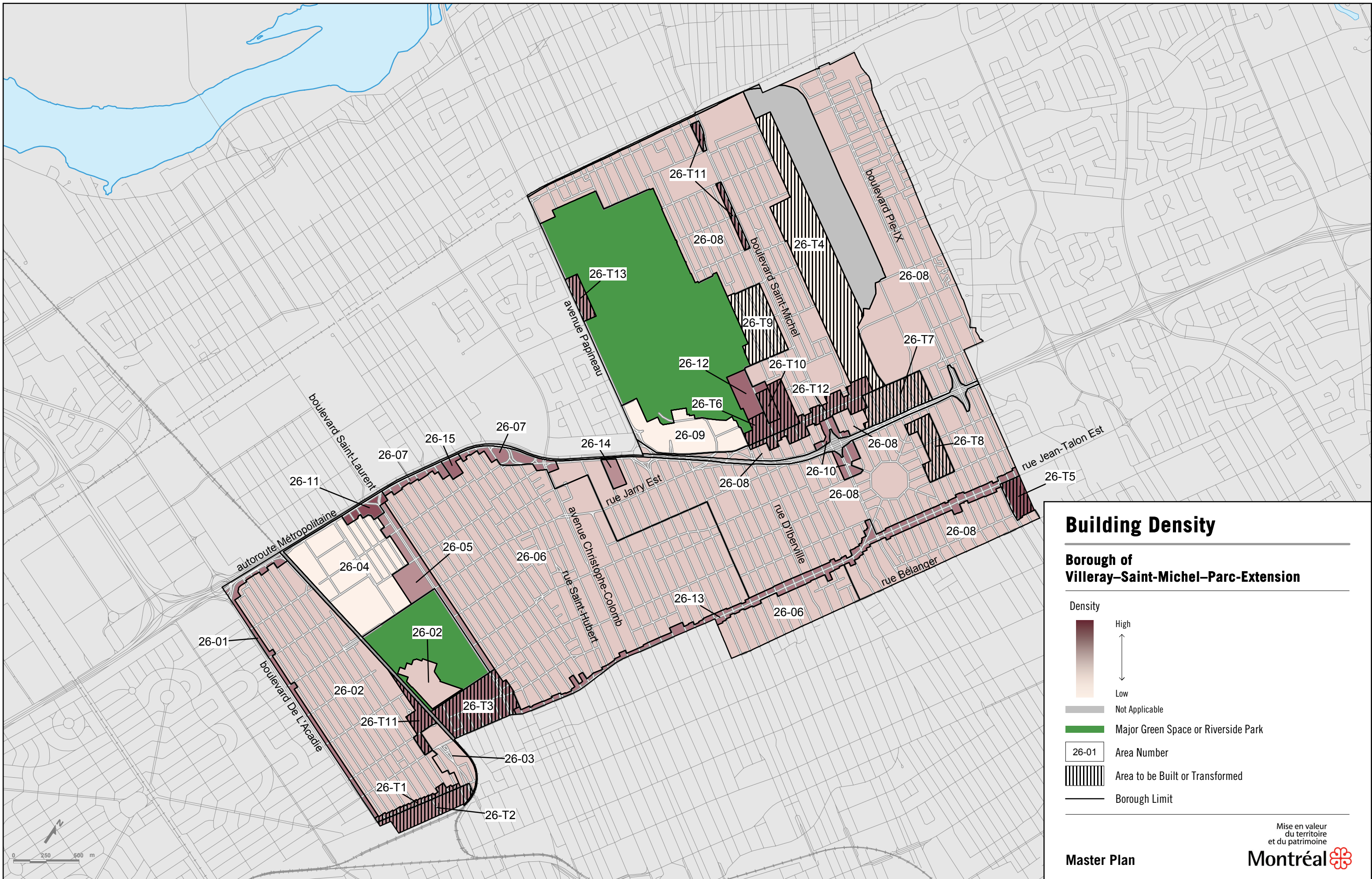
Sector 26-T12:

- Building height of two to four stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 2.0.

Sector 26-T13:








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

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.



Building Density

Borough of Villeray-Saint-Michel-Parc-Extension

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

