

04 Borough of Côte-des-Neiges–Notre-Dame-de-Grâce

Established areas

Orientation

Maintain area character

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

Sector 04-01:

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

Sector 04-02:

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

Sector 04-03:

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

Sector 04-04:

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

Sector 04-05:

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

Sector 04-06:

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

Sector 04-07:

- Building height of three to twelve stories above ground;
- Detached;
- Medium site coverage.

Sector 04-08:

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

Sector 04-09:

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

Sector 04-10:

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

Sector 04-11:

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

Sector 04-12:

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

Sector 04-13:

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

Sector 04-14:

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

Sector 04-15:

- Building height of two to six 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.

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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 04-T1:

- 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 04-T2:

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

Sector 04-T3:

- Building height of two stories above ground or higher;
- Low or medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 3,5.

Sector 04-T4:

- 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 04-T5:

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

Sector 04-T6:

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

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