

24 Borough of Verdun

Established areas

Orientation

Maintain area character

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

Sector 24-01:

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

Sector 24-02:

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

Sector 24-03:

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

Sector 24-04:

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

Sector 24-05:

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

Sector 24-06:

- Building height of six stories above ground or higher;
- Detached or semi-detached;
- Low or medium site coverage;
- Maximum F.A.R.: 3.0.

Sector 24-07:

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

Sector 24-08:

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

Sector 24-09:

- Building height of six stories above ground or higher;
- Detached;
- Low or medium site coverage;
- 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.

24 Borough of Verdun

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 24-T1:

- Building height of two to eight stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.7;
- Maximum F.A.R.: 4.0.

Sector 24-T2:

- Building height of two to fifteen stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 2.75;
- Maximum F.A.R.: 4.0.

Sector 24-T3:

- Building height of four to twelve stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 2.0.

Sector 24-C1:

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

Sector 24-C2:

- Building height of two stories above ground or higher;
- Low or medium site coverage;
- Minimum F.A.R.: 0.3;
- Maximum F.A.R.: 4.0.

Sector 24-C3:

- Building height of one storey above ground or higher;
- Low to high site coverage;
- Minimum F.A.R.: 0.03;
- Maximum F.A.R.: 4.0.

