

## 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.

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.

## 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.

#### Sector 26-T14:

- Building height of three to ten stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 5.0.

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.

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

### Areas to be built or transformed

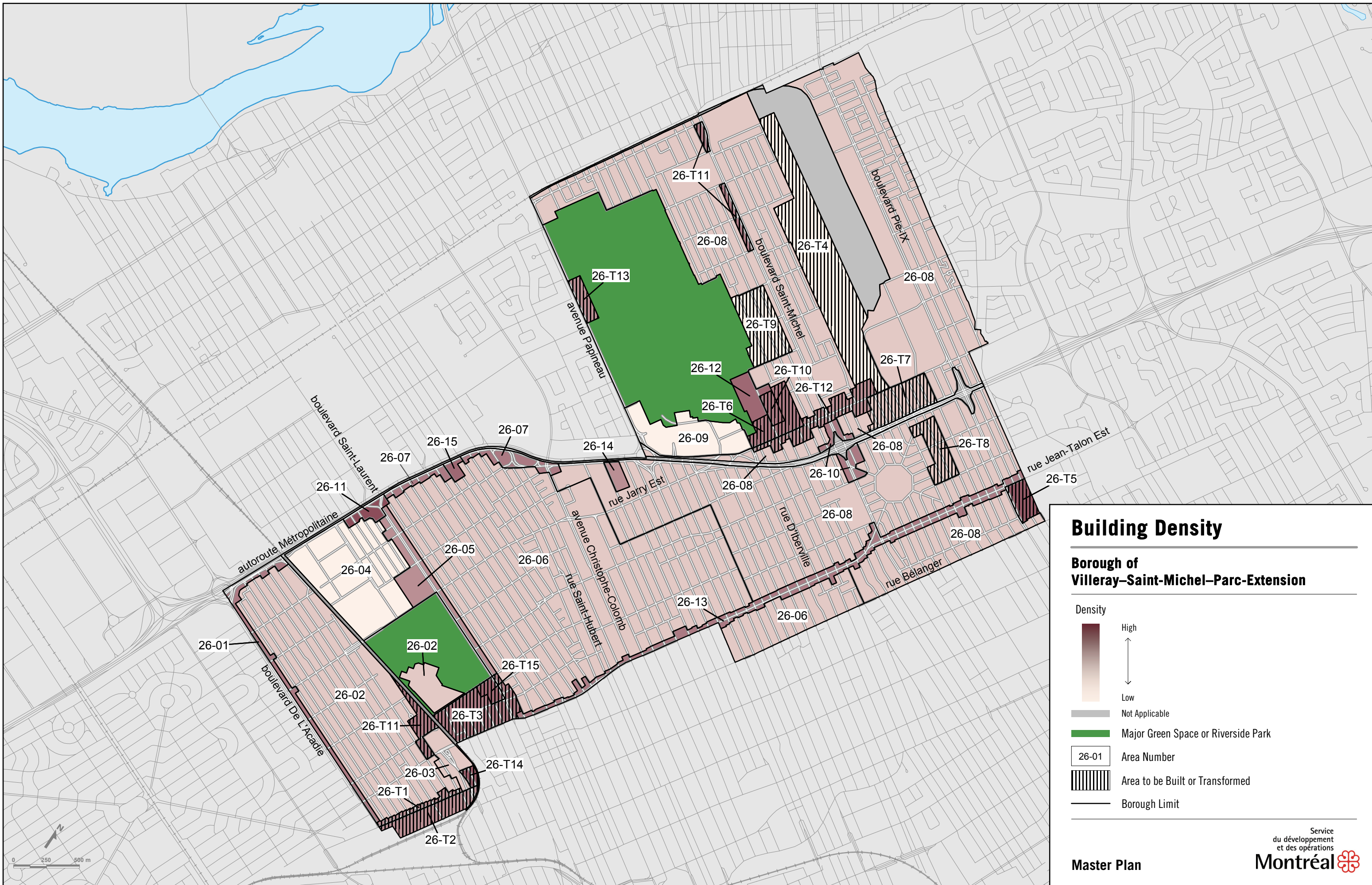
#### Orientation

##### Renew area character

Zoning by-laws will permit a new built form, which presents the following characteristics:









##### Sector 26-T15:

- Building height of four to eight stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.4;
- Maximum F.A.R.: 3.0.



## 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

Master Plan