

## 23 Borough of Saint-Léonard

### Established areas

#### Orientation

##### Maintain area character

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

##### Sector 23-01:

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

##### Sector 23-02:

- Building height of one to three stories above ground;
- Detached or semi-detached;
- Medium site coverage.

##### Sector 23-03:

- Building height of one or two stories above ground;
- Detached;
- Low or medium site coverage;
- Maximum F.A.R.: 0.8.

##### Sector 23-04:

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

##### Sector 23-05:

- Building height of three stories above ground or higher;
- Detached;
- Medium site coverage;
- Maximum F.A.R.: 7.5.

##### Sector 23-06:

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

##### Sector 23-07:

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

## 23 Borough of Saint-Léonard

### 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 23-T1:

- Building height of two to fourteen stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 5.0.

##### Sector 23-T2:

- Building height of two to twelve stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.7;
- Maximum F.A.R.: 6.0.

##### Sector 23-T3:

- Building height of one to six stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 3.0.

##### Sector 23-T4:

- Building height of two or three stories above ground;
- Detached or semi-detached;
- Medium site coverage;
- Minimum F.A.R.: 0.7;
- Maximum F.A.R.: 1.5.

##### Sector 23-T5:

- Building height of two to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 6.0.

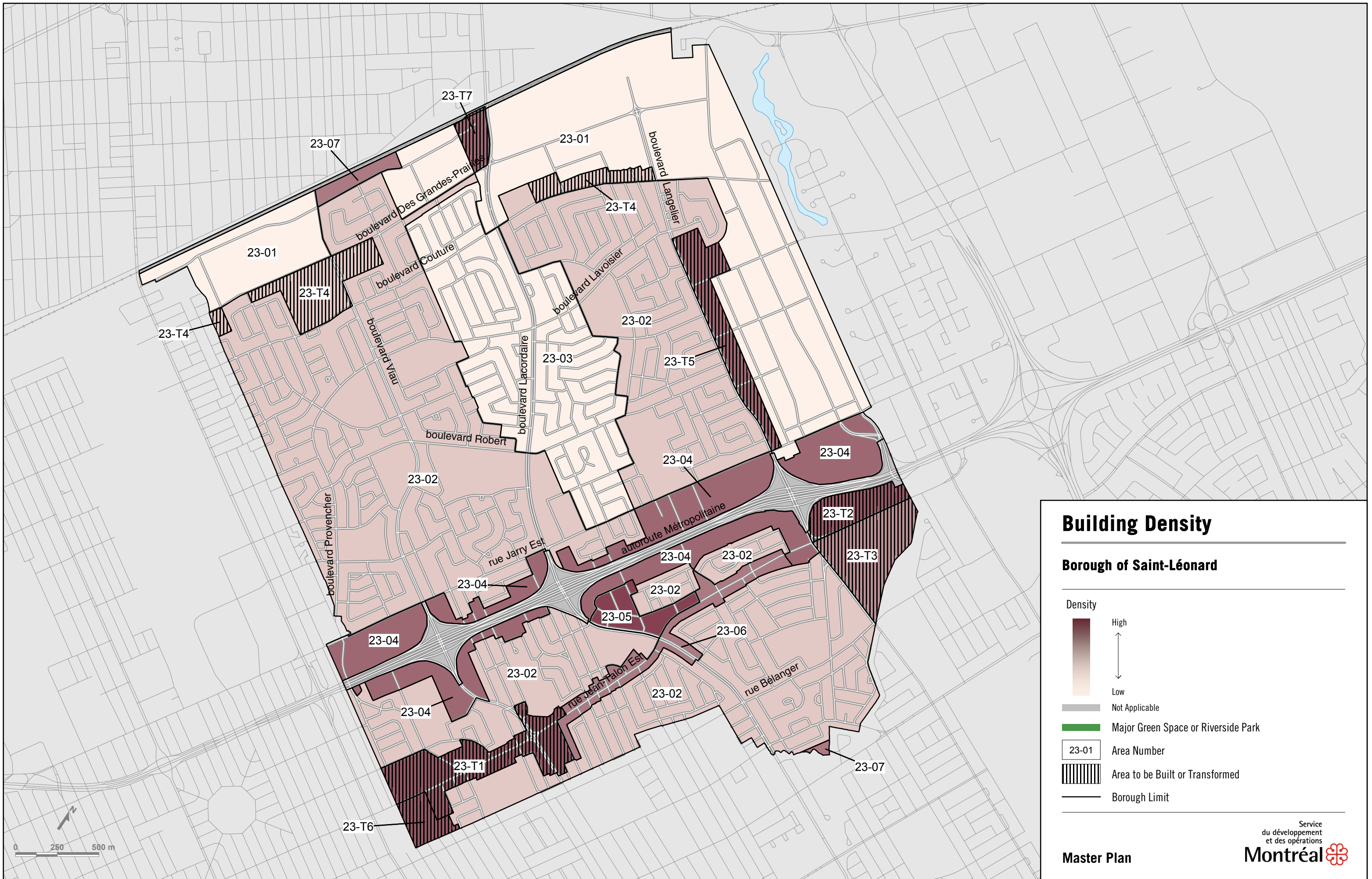
##### Sector 23-T6:

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

##### Sector 23-T7:

- Building height of one to twelve stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.4;
- Maximum F.A.R.: 2.0.

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 Saint-Léonard

- Density
- High
  - ↑
  - ↓
  - Low
  - Not Applicable
  - Major Green Space or Riverside Park
  - 23-01 Area Number
  - Area to be Built or Transformed
  - Borough Limit

