21 Borough of Rosemont–La Petite-Patrie

Established areas

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

Sector 21-01:
- Building height of two or three stories above ground;
- Medium or high site coverage;

Sector 21-02:
- Building height of two to four stories above ground;
- Medium or high site coverage;

Sector 21-03:
- Building height of two to six stories above ground;
- Medium or high site coverage.

Sector 21-04:
- Building height of one story above ground;
- Detached;
- Low or medium site coverage.

Sector 21-05:
- Building height of three or four stories above ground;
- Medium site coverage.

Sector 21-06:
- Building height of two to four stories above ground;
- Medium or high site coverage.

Sector 21-07:
- Building height of one or two stories above ground;
- Detached;
- Low or medium site coverage.

Sector 21-08:
- Building height of two to ten stories above ground;
- Detached;
- Low or medium site coverage;

Sector 21-09:
- Building height of one to three stories above ground;
- Low or medium site coverage.

Sector 21-10:
- Building height of two or three stories above ground;
- Semi-detached or row;
- Medium site coverage.

Sector 21-11:
- Building height of six to fourteen stories above ground;
- Low site coverage;

Sector 21-12:
- Building height of two to seven stories above ground;
- Low or medium site coverage.

Sector 21-13:
- Building height of two to eight stories above ground;
- 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.
21 Borough of Rosemont–La Petite-Patrie

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 21-T1:**
- Building height of two to six stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;

**Sector 21-T2:**
- Building height of three to six stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;

**Sector 21-T3:**
- Building height of two to ten stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;

**Sector 21-T4:**
- Building height of three to six stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;

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.