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 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;
- Medium site coverage.

**Sector 04-16:**
- Building height of two to ten stories above ground;
- Medium or high site coverage.

**Sector 04-17:**
- Building height of three to thirteen stories above ground;
- Medium or high site coverage.

**Sector 04-18:**
- Building height of two to eight stories above ground;
- 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.
04 Borough of Côte-des-Neiges–Notre-Dame-de-Grâce

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;

**Sector 04-T2:**
- Building height of two or three stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;

**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;

**Sector 04-T5:**
- Building height of two to twelve stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;

**Sector 04-T6:**
- Building height of two to six stories above ground;
- Medium 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.
Building Density

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

<table>
<thead>
<tr>
<th>Density</th>
<th>High</th>
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<tbody>
<tr>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Not Applicable</td>
<td></td>
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<tr>
<td>Major Green Space or Riverside Park</td>
<td></td>
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</tbody>
</table>

Area Number
Area to be Built or Transformed
Borough Limit

Master Plan

February 2014