

25 Borough of Ville-Marie

Established areas

Orientation

Maintain area character

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

Sector 25-01:

- Maximum F.A.R.: 2.0.

Sector 25-02:

- Maximum F.A.R.: 3.0.

Sector 25-03:

- Maximum F.A.R.: 4.0.

Sector 25-04:

- Maximum F.A.R.: 6.0.

Sector 25-05:

- Maximum F.A.R.: 9.0.

Sector 25-06:

- Maximum F.A.R.: 12.0.

Sector 25-07:

- Building height of two to six stories above ground;
- Detached or row;
- Low or medium site coverage;
- Maximum F.A.R.: 3.0.

Sector 25-08:

- Building height of two stories above ground or higher;
- Row;
- Medium or high site coverage;
- Maximum F.A.R.: 3.0.

Sector 25-09:

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

Sector 25-10:

- Building height of three to eight stories above ground;
- Detached;
- Medium or high site coverage;
- Maximum F.A.R.: 4.0.

Sector 25-11:

- Building height of three to eight stories above ground;
- Detached or row;
- Medium or high site coverage;
- Maximum F.A.R.: 4.0.

Sector 25-12:

- Building height of one to four stories above ground;
- Detached or row;
- Low or medium site coverage;
- Maximum F.A.R.: 3.0.

Sector 25-13:

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

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 height limits in meters metres are also used apply to for these sectors.

25 Borough of Ville-Marie

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 25-T1:

- Maximum F.A.R.: 12.0.

Sector 25-T2:

- Maximum F.A.R.: 6.0.

Sector 25-T3:

- Building height of three stories above ground or higher;
- Medium or high site coverage;
- Maximum F.A.R.: 6.0.

Sector 25-T4:

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

Sector 25-T5:

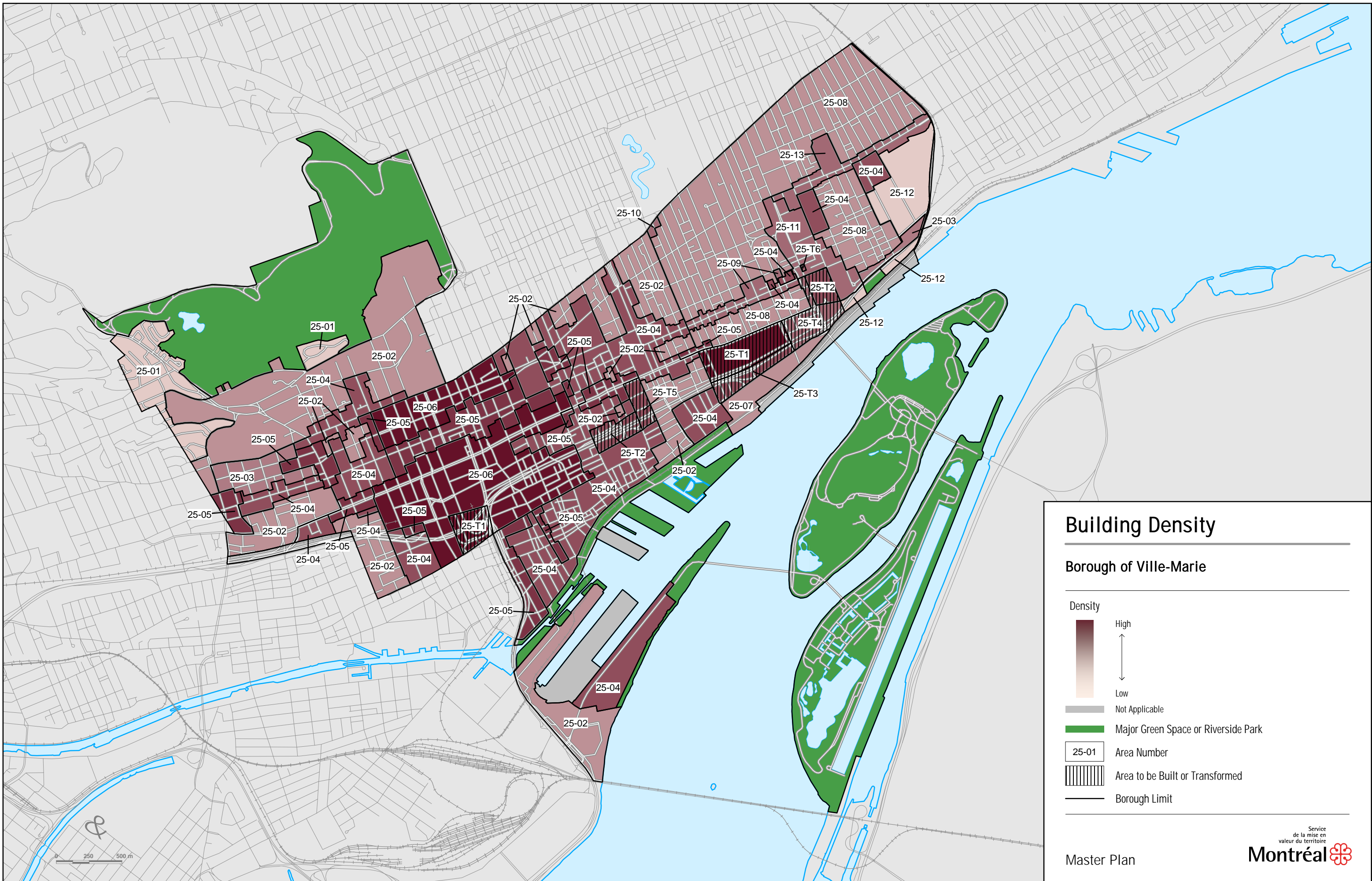
- Maximum F.A.R.: 9.0.

Sector 25-T6:

- Building height of three to eight stories above ground;
- Detached or row;
- Medium or high site coverage;
- Maximum F.A.R.: 4.67.

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* Building height limits in meters metres are also used apply to for these sectors.



Building Density

Borough of Ville-Marie

- Density
 - High
 - ↑
 - ↓
 - Low
- Not Applicable
- Major Green Space or Riverside Park
- 25-01 Area Number
- Area to be Built or Transformed
- Borough Limit

Master Plan

