

20 Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est

Established areas

Orientation

Maintain area character

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

Sector 20-01:

- Building height of six stories above ground or higher;
- Low or medium site coverage;
- Maximum F.A.R.: 6.0.

Sector 20-02:

- Building height of two to four stories above ground;
- Low or medium site coverage.

Sector 20-03:

- Building height of two to six stories above ground;
- Low or medium site coverage.

Sector 20-04:

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

Sector 20-05:

- Building height of two or three stories above ground;
- Low or medium site coverage.

Sector 20-06:

- Building height of one or two stories above ground;
- Low site coverage.

Sector 20-07:

- Building height of three to eight stories above ground;
- Low or medium site coverage.

Sector 20-08:

- Building height of one to four stories above ground;
- Low or medium site coverage.

Sector 20-09:

- Building height of one to two 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.

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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 20-T1:

- Building height of one to three stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.15;
- Maximum F.A.R.: 1.5.

Sector 20-T2:

- Building height of one to six stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 4.0.

Sector 20-C1:

- Building height of two or three stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 1.5.

Sector 20-C6:

- Building height of one to six stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 1.0.

Sector 20-C2:

- Building height of two or three stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 2.0.

Sector 20-C7:

- Building height of two to three stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.4;
- Maximum F.A.R.: 1.2.

Sector 20-C3 :

For the part of the lot located to the east of 94^e Avenue :

- Building height of one to ten stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 4.0.

Sector 20-C8:

- Building height of five to six stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 1.5;
- Maximum F.A.R.: 4.0.

For the parts of the lot located to the west and to the south of 94^e Avenue :

- Building height of two or three stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 1.5.

Sector 20-C9:

- Building height of five to eight stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.0.

Sector 20-C4:

- Building height of three to six stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;
- Maximum F.A.R.: 3.0.

Sector 20-C10:

- Building height of four to six stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 1.1;
- Maximum F.A.R.: 4.0.

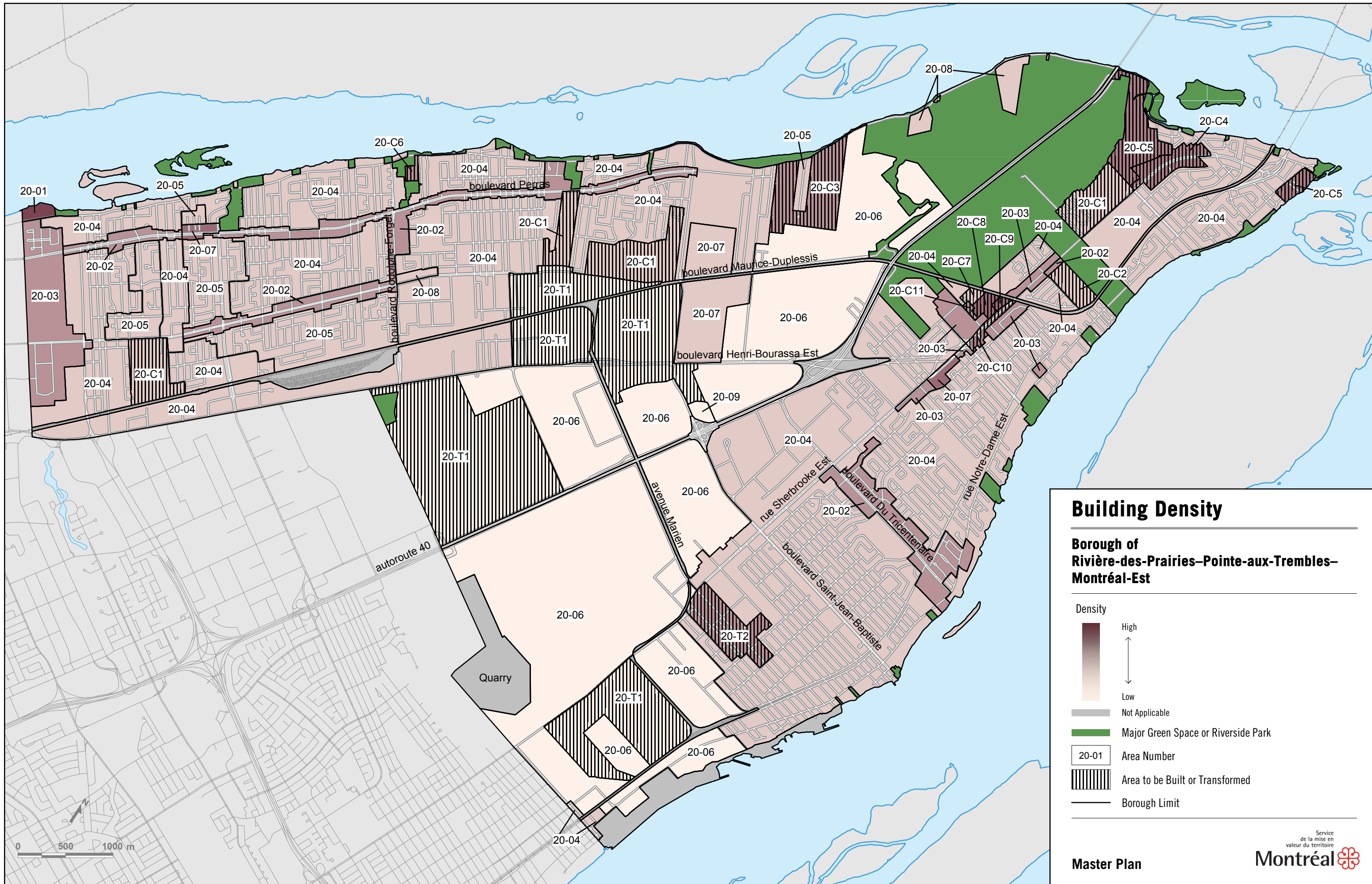
Sector 20-C5:

- Building height of two to eight stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 4.0.

Sector 20-C11:

- Building height of three stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.6;
- Maximum F.A.R.: 1.2.

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Building Density

Borough of Rivière-des-Prairies-Pointe-aux-Trembles-Montréal-Est

Density

High
↑
↓
Low

Not Applicable

Major Green Space or Riverside Park

20-01 Area Number

Area to be Built or Transformed

Borough Limit