

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.

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

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.

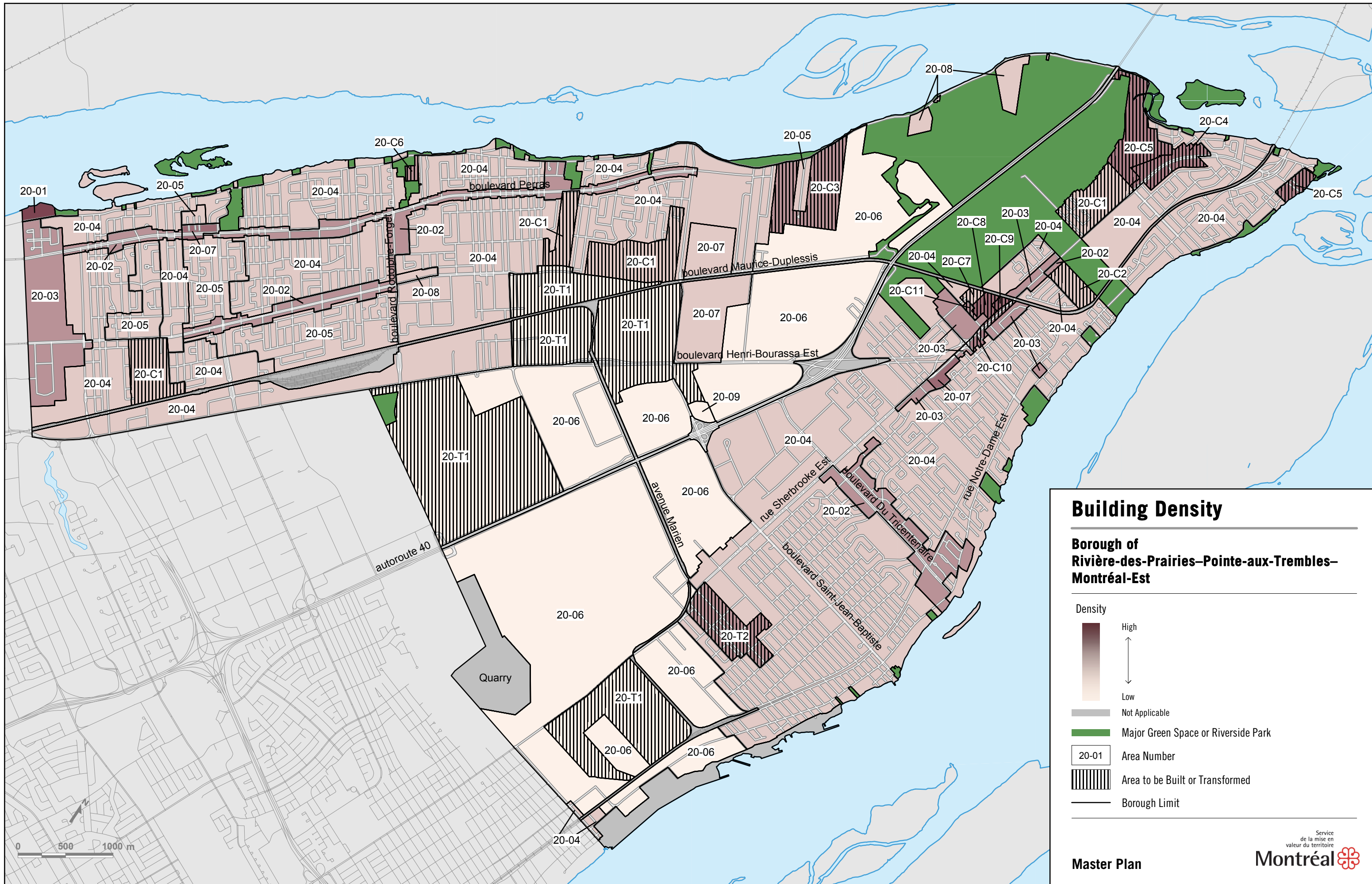
Sector 20-C5:

- 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

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Low

Not Applicable

Major Green Space or Riverside Park

20-01 Area Number

Area to be Built or Transformed

Borough Limit