

11 Borough of Le Plateau-Mont-Royal

Established areas

Orientation

Maintain area character

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

Sector 11-01:

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

Sector 11-02:

- Building height of one to eight stories above ground;
- Detached;
- Medium site coverage.

Sector 11-03:

- Building height of four to ten stories above ground;
- Detached or semi-detached;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 6.0.

Sector 11-04:

- Building height of two to four stories above ground;
- Row;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 4.0.

Sector 11-05:

- Building height of six stories above ground or higher;
- Detached;
- Medium or high site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 6.0.

Sector 11-06:

- Building height of one to five stories above ground;
- Detached;
- Medium or high site coverage.

Sector 11-07:

- Building height of three to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.0.

Sector 11-08:

- Building height of two to five stories above ground;
- Medium or high site coverage.

Sector 11-09:

- Building height of three to five stories above ground;
- Medium or high site coverage.

Sector 11-10:

- Building height of four to fourteen stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 6.0.

Sector 11-11:

- Building height of three to six stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 3.0.

Sector 11-12:

- Building height of two to six stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.5.

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.

11 Borough of Le Plateau-Mont-Royal

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 11-T1:

- Building height of two to five stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 3.0.

Sector 11-T2:

- Building height of three to five stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 3.0.

Sector 11-T3:

- Building height of three to six stories above ground;
- Detached;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 3.0.

Sector 11-T4:

- Building height of five to nine stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.4.

Sector 11-T5:

- Building height of eight to twelve stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 4.0;
- Maximum F.A.R.: 6.0.

Sector 11-T6:

- Building height of two to four stories above ground;
- Row;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 4.0.

Sector 11-T7:

- Building height of three to six stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 3.0.

