

## 15 Borough of Montréal-Nord

### Established areas

#### Orientation

##### Maintain area character

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

##### Sector 15-01:

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

##### Sector 15-02:

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

##### Sector 15-03:

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

##### Sector 15-04:

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

##### Sector 15-05:

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

##### Sector 15-07:

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

##### Sector 15-08:

- Building height of one or two stories above ground;
- Detached or semi-detached;
- Low or medium site coverage.

##### Sector 15-09:

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

##### Sector 15-10:

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

##### Sector 15-11:

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

## 15 Borough of Montréal-Nord

### 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 15-T1:

- Building height of four stories above ground or higher;
- Detached, semi-detached or row;
- Medium site coverage;
- Minimum F.A.R.: 3.0;
- Maximum F.A.R.: 9.0.

##### Sector 15-T2:

- Building height of six stories above ground or higher;
- Low or medium site coverage;
- Minimum F.A.R.: 2.0.

##### Sector 15-T3:

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

##### Sector 15-C1:

- Building height of three to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 1.5.

