

# Montreal Skyscrapers: Height Regulations & Urban Impact

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## Skyscrapers in Montreal: Tallest Buildings and Urban Development

[Montreal's skyline](#) is marked by dozens of high-rises (74 exceed 100m) regulated to keep towers below Mount Royal. Under city bylaws no building may exceed 232.5m above sea level (the height of Mount Royal) or 200m by height (Source: [en.wikipedia.org](https://en.wikipedia.org)). The tallest skyscraper by CTBUH standards is **1250 René-Lévesque** (226.5m including its spire, 47 floors, completed 1992) (Source: [en.wikipedia.org](https://en.wikipedia.org)). By roof height the leader is **1000 de La Gauchetière** (205m, 51 floors, 1992) (Source: [en.wikipedia.org](https://en.wikipedia.org)). These two late-20th-century [office towers](#) dominate Montreal's vertical profile (Source: [en.wikipedia.org](https://en.wikipedia.org))(Source: [en.wikipedia.org](https://en.wikipedia.org)).

NAME	HEIGHT (M)	FLOORS	YEAR	PRIMARY USE
<b>1250 René-Lévesque</b>	226.5	47	1992	Office
<b>1000 de La Gauchetière</b>	205.0	51	1992	Office
<b>Victoria sur le Parc</b>	203.0	58	2024	Residential
<b>Maestria Tower B</b>	200.0	61	2025	Residential
<b>1 Square Phillips</b>	198.0	61	2025	Mixed-use (res./retail)
<b>Place Banque Nationale</b>	194.0	40	2024	Office (Bank HQ)
<b>Tour de la Bourse</b>	194.0	47	1964	Office (Stock Exchange)
<b>Place Ville-Marie</b>	188.0	47	1962	Office (Mixed-use campus)
<b>CIBC Tower</b>	187.0	45	1962	Office
<b>L'Avenue</b>	184.0	50	2017	Mixed-use (res./grocery)
<b>Maestria Tower A</b>	183.0	58	2025	Residential
<b>Tour des Canadiens I</b>	174.0	49	2016	Residential (Condos)

The table above compares Montreal's tallest buildings by height, floors, completion year, and use. As shown, the two tallest buildings (1250 René-Lévesque and 1000 de La Gauchetière) each date from 1992 (Source: [en.wikipedia.org](https://en.wikipedia.org/wiki/1250_Ren%C3%A9-L%C3%A9vesque))(Source: [en.wikipedia.org](https://en.wikipedia.org/wiki/1000_de_La_Gaucheti%C3%A8re)). Newer entries include condo towers: Victoria sur le Parc (58 floors, 2024) is now the tallest residential tower east of Toronto (Source: [en.wikipedia.org](https://en.wikipedia.org/wiki/Victoria_sur_le_Parc)), and the Maestria twin towers (58 and 61 floors) will be the tallest twin towers upon completion (Source: [en.wikipedia.org](https://en.wikipedia.org/wiki/Maestria_Towers))(Source: [en.wikipedia.org](https://en.wikipedia.org/wiki/Maestria_Towers)).

## Architectural Styles

The skyline reflects **multiple architectural styles** across eras. For example, Montreal's iconic **Place Ville-Marie** (completed 1962) was designed by I.M. Pei and has been described as “a symbol of modernism” in the city (Source: [placevillemarie.com](https://placevillemarie.com)). Its cross-shaped International Style tower set

a tone for 1960s modernist office buildings in downtown Montréal. Another example is the **Complexe Desjardins** (1975–76), a mixed-use office/hotel/mall complex whose towers exemplify 1970s modernist/brutalist design (Source: [en.wikipedia.org](https://en.wikipedia.org)). This multi-tower complex was built in concrete with an interior atrium, reflecting the era's preference for heavy masonry forms.

(Source: [placevillemarie.com](https://placevillemarie.com))

! [https://commons.wikimedia.org/wiki/File:Blick\\_vom\\_Mont\\_Royal\\_\(Montreal\).JPG](https://commons.wikimedia.org/wiki/File:Blick_vom_Mont_Royal_(Montreal).JPG)

*Figure: **Montreal skyline from Mount Royal.** Place Ville-Marie (center) and other 1960s–1990s skyscrapers illustrate the city's range of modernist and postmodern styles (Source: [placevillemarie.com](https://placevillemarie.com)).*

By contrast, **1250 René-Lévesque** (1992) and **1000 de La Gauchetière** (1992) showcase late-20th-century postmodern design. The 1000 de La Gauchetière is explicitly called a “postmodern skyscraper” (Source: [en.wikipedia.org](https://en.wikipedia.org)), with a stepped crown and a glass façade. Likewise, 1250 René-Lévesque has postmodern/neo-modern elements (Source: [en.wikipedia.org](https://en.wikipedia.org)) and a distinctive spire. In general, Montreal's newest towers (2010s–2020s) favor contemporary glass-clad silhouettes. For example, **L'Avenue** (2017) mixes residential floors with retail and a Provigo grocery, all in a sleek glass tower (Source: [en.wikipedia.org](https://en.wikipedia.org)). Even taller residential projects like **Victoria sur le Parc** adopt a modern glass aesthetic. In summary, Montreal's skyscrapers range from Art Deco and International Style classics (e.g. Place Ville-Marie) to Brutalist complexes (e.g. Desjardins) and newer postmodern/contemporary high-rises (Source: [en.wikipedia.org](https://en.wikipedia.org)) (Source: [en.wikipedia.org](https://en.wikipedia.org)).

(Source: [en.wikipedia.org](https://en.wikipedia.org)) *Figure: **View from Mont Royal** (2013). The 1000 de La Gauchetière tower (center) rises to 205 m with a postmodern profile (Source: [en.wikipedia.org](https://en.wikipedia.org)), illustrating the 1990s push for skyscraper height.*

## Development Trends by Decade

Skyscraper construction in Montreal has occurred in **distinct waves** over time (Source: [en.wikipedia.org](https://en.wikipedia.org)). The first period was the late 1920s–1930s (e.g. the Royal Bank and Sun Life buildings) when Montreal was Canada's financial capital. A second boom came in the **early 1960s**, driven by Expo67 preparations and economic growth (Source: [en.wikipedia.org](https://en.wikipedia.org)). In just two years (1962–1964) Montreal completed four of its ten tallest towers (Place Ville-Marie, CIBC Tower, Tour de la Bourse, CIL House) (Source: [en.wikipedia.org](https://en.wikipedia.org)). The **1980s** were relatively quiet, but the city saw another surge in the late **1980s–early 1990s**: notably the twin constructions of 1000 de La Gauchetière and 1250 René-Lévesque in 1992 (Source: [en.wikipedia.org](https://en.wikipedia.org)), which briefly made

Montreal home to the tallest buildings in Canada (by roof height). Since 1992, a municipal height cap (200m) has limited new towers, so the skyline's peak heights have held steady (Source: [en.wikipedia.org](https://en.wikipedia.org)).

The most recent wave began in the **2010s–2020s** (Source: [en.wikipedia.org](https://en.wikipedia.org)), focused on residential and mixed-use towers. Dozens of condo and hotel skyscrapers have risen in downtown Montréal and the [Sud-Ouest borough](#) (e.g. Tour des Canadiens I–III in the 2010s, L'Avenue in 2017). This resurgence reflects urban densification and market demand for [downtown living](#).

## Recent and Future High-Rise Projects

Montreal's current pipeline includes several high-profile towers. **900 Saint-Jacques** is an under-construction residential tower (63 floors, ~200m) slated for 2024 completion (Source: [en.wikipedia.org](https://en.wikipedia.org)). Similarly, the **Maestria** project (two connected towers of 58 and 61 floors, 2025) will become the city's tallest twin residential towers (Source: [en.wikipedia.org](https://en.wikipedia.org)). The **1 Square Phillips** development (198m, 61 floors) and [Place Banque Nationale](#) (194m, 40 floors) are finishing construction in 2024–25 (Source: [en.wikipedia.org](https://en.wikipedia.org)). Several **proposed** projects aim at the 200m limit: for example, two 64-story (200m) condo towers at 895 De la Gauchetière have been announced (Source: [en.wikipedia.org](https://en.wikipedia.org)), as has a 200m, 64-floor tower at 900 Saint-Antoine Ouest (Source: [en.wikipedia.org](https://en.wikipedia.org)). These future towers, if built, would mark the first new buildings at the maximum allowed height. Overall, Montreal's development trend is toward glassy, slender residential skyscrapers, often mixed with retail or hotel components, reshaping the skyline in the 2020s.

**Sources:** Official building data and news sources were used for building heights, floors, completion dates, and uses (Source: [en.wikipedia.org](https://en.wikipedia.org))(Source: [en.wikipedia.org](https://en.wikipedia.org)) (Source: [en.wikipedia.org](https://en.wikipedia.org)) (Source: [en.wikipedia.org](https://en.wikipedia.org)). Architectural styles and development history are documented in Montreal planning reports and architectural literature (Source: [en.wikipedia.org](https://en.wikipedia.org))(Source: [placevillemarie.com](https://placevillemarie.com)) (Source: [en.wikipedia.org](https://en.wikipedia.org))(Source: [en.wikipedia.org](https://en.wikipedia.org)).

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Tags: skyscrapers, montreal, urban development, building regulations, architecture, city planning, tall buildings, height limits

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## About 2727 Coworking



2727 Coworking is a vibrant and thoughtfully designed workspace ideally situated along the picturesque Lachine Canal in Montreal's trendy Griffintown neighborhood. Just steps away from the renowned Atwater Market, members can enjoy scenic canal views and relaxing green-space walks during their breaks.

Accessibility is excellent, boasting an impressive 88 Walk Score, 83 Transit Score, and a perfect 96 Bike Score, making it a "Biker's Paradise". The location is further enhanced by being just 100 meters from the Charlevoix metro station, ensuring a quick, convenient, and weather-proof commute for members and their clients.

The workspace is designed with flexibility and productivity in mind, offering 24/7 secure access—perfect for global teams and night owls. Connectivity is top-tier, with gigabit fibre internet providing fast, low-latency connections ideal for developers, streamers, and virtual meetings. Members can choose from a versatile workspace menu tailored to various budgets, ranging from hot-desks at \$300 to dedicated desks at \$450 and private offices accommodating 1–10 people priced from \$600 to \$3,000+. Day passes are competitively priced at \$40.

2727 Coworking goes beyond standard offerings by including access to a fully-equipped, 9-seat conference room at no additional charge. Privacy needs are met with dedicated phone booths, while ergonomically designed offices featuring floor-to-ceiling windows, natural wood accents, and abundant greenery foster wellness and productivity.

Amenities abound, including a fully-stocked kitchen with unlimited specialty coffee, tea, and filtered water. Cyclists, runners, and fitness enthusiasts benefit from on-site showers and bike racks, encouraging an eco-conscious commute and active lifestyle. The pet-friendly policy warmly welcomes furry companions, adding to the inclusive and vibrant community atmosphere.

Members enjoy additional perks like outdoor terraces and easy access to canal parks, ideal for mindfulness breaks or casual meetings. Dedicated lockers, mailbox services, comprehensive printing and scanning facilities, and a variety of office supplies and AV gear ensure convenience and efficiency. Safety and security are prioritized through barrier-free access, CCTV surveillance, alarm systems, regular disinfection protocols, and after-hours security.

The workspace boasts exceptional customer satisfaction, reflected in its stellar ratings—5.0/5 on Coworker, 4.9/5 on Google, and 4.7/5 on LiquidSpace—alongside glowing testimonials praising its calm environment, immaculate cleanliness, ergonomic furniture, and attentive staff. The bilingual environment further complements Montreal's cosmopolitan business landscape.

Networking is organically encouraged through an open-concept design, regular community events, and informal networking opportunities in shared spaces and a sun-drenched lounge area facing the canal. Additionally, the building hosts a retail café and provides convenient proximity to gourmet eats at Atwater Market and recreational activities such as kayaking along the stunning canal boardwalk.

Flexible month-to-month terms and transparent online booking streamline scalability for growing startups, with suites available for up to 12 desks to accommodate future expansion effortlessly. Recognized as one of Montreal's top coworking spaces, 2727 Coworking enjoys broad visibility across major platforms including Coworker, LiquidSpace, CoworkingCafe, and Office Hub, underscoring its credibility and popularity in the market.



Overall, 2727 Coworking combines convenience, luxury, productivity, community, and flexibility, creating an ideal workspace tailored to modern professionals and innovative teams.

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