

RESIDENTIAL PROJECTS SUBJECT TO SPAIP BY-LAW PC-2787 SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME

Purpose of a SPAIP

The development of neighbourhoods in Pointe-Claire involves renovation, modernization, redevelopment or expansion work. Some of the larger properties are even subject to demolition and the lot subdivided to allow for new constructions.

To prevent negative impacts due to the demolition of, or inappropriate changes to, existing buildings (some of which are of heritage interest), infill construction and any other intervention not in line with the high quality of most existing buildings and particular character of Pointe-Claire are subject to the Site Planning And Architectural Integration Programme By-Law, designed to preserve buildings of heritage interest as well as the older areas of Pointe-Claire.

The Site Planning and Architectural Integration Programme (SPAIP) By-Law is complementary to the other planning by-laws, namely Zoning, Construction and Subdivision.

Before the issuance of a subdivision, demolition, building permit or certificate for a building subject to SPAIP review, an application for any significant construction or alteration work must be reviewed by the Planning Advisory Committee (PAC) and by the City Council according to the objectives and criteria stated in the SPAIP By-law.

Planning Advisory Committee

The Director of the department presents the request at a Planning Advisory committee (PAC) meeting. These closed-door meetings take place every month throughout the year. The PAC, which is comprised of citizens, and presided over by one Council member, reviews the request. Following this meeting, a report is presented to Council for consideration during a caucus meeting.

The purpose of this by-law, however, is not to impose on a project the desires or tastes of the Planning Advisory Committee or Council, but rather to generate a discussion and analysis of the project guided by the articles in the by-law. This ensures that the project achieves the best standard of design and planning possible whilst integrating most appropriately into its context. The Planning Advisory Committee recommends the refusal of a project to Council if the Committee believes that the project would impair an architecturally and/or historically significant building or compromise the character of the neighbourhood.

Territory subject to SPAIP By-Law

Projects subject to a SPAIP review

- A cadastral operation to allow the construction of a new building;
- The construction of a new principal residential building or ancillary building of more than 35 m²;
- An addition to a building if such addition is visible from a street to which the property is adjacent, including the addition of an attached garage;
- An alteration, visible from the street, which significantly affects the appearance or the style of a building;
- The total or partial demolition of a principal building or the moving of a building;
- Landscaping work in certain areas;
- The construction or the installation, in a residential complex, of an ancillary building, a deck, a fence or an exterior structure;
- The building of a new veranda;
- The installation of one or more solar collectors.

Objectives of the SPAIP By-Law

- To preserve the privacy and the special character of the older areas of Pointe-Claire.
- To protect the buildings of architectural, historic or heritage interest together with, in the older areas of the City, the characteristics of interest of the surrounding buildings.
- To respect the architectural diversity of a neighbourhood or a street.
- To favour architectural design quality for new buildings and for additions and/or alterations to existing buildings.
- To ensure the integration of new buildings and modifications to existing buildings to the neighbouring streetscape.

Revision process

A request for the approval of SPAIP plans should be submitted three (3) weeks prior to a Planning Advisory Committee (PAC) meeting which meets once a month. This will provide enough time to the Planning Department to analyse the project and verify its conformity with the planning by-laws, obtain additional information if necessary and prepare the file for its presentation to the Committee.

Upon receipt of a complete request containing all the required information, the Planning Department will present the project to the Planning Advisory Committee (PAC). Council will then take a decision based on the recommendations of the PAC. Should the response be favourable, the plans will be approved through a resolution from Council.

The criteria upon which the Committee will base its discussion and recommendations depend on the area your project is located in. Refer to Appendix 1 of SPAIP By-law PC-2787 to determine which criteria are applicable to your project.

Required documents in electronic format

- Written authorization, should someone other than the property owner submit the request and/or obtain the permit.
- A Certificate of Location of the property, including the location of the existing home and servitudes (Bell Canada, Hydro-Québec, municipal, legal, etc.)
- An Urban Forestry report: plan showing the location of all existing trees to be protected or to be felled, and the new plantings that are proposed, along with a description of the characteristics (species, size, health and structural condition) of all trees, both existing and proposed.
- Architectural plans including the site plan showing the location and dimensions of all buildings and driveways (existing and proposed), all elevations being altered, details of the type of material and colors of the proposed facing, roofing and trim materials, floor plan of each level.
- Topographical plans showing the existing and proposed land levels of the property at 5 m intervals.
- Physical samples of facing materials – color and material (exterior walls, roof, doors, trim, etc.).
- Colored photographs of all elevations of the building to be modified (can be sent by email).
- A written summary explaining the project and how it respects the applicable criteria stipulated in SPAIP By-Law PC-2787.
- For a new house or a major extension: an elevation plan to scale, showing the facades of the proposed building as well as the adjoining buildings located on each side of it. A colour perspective of those three buildings is also desirable.

Fees

Please refer to 2019 tarification table.

Issuance of permit

An official Building Permit request should be submitted following the SPAIP approval procedure.

Building permit Application Procedure – Required Documents

Fill out the permit or certificate application available at www.pointe-claire.ca in the Permit application tab section (refer to brochure) and send to urbanisme@pointe-claire.ca along with the requested documents on the Permit application form.

The plans shall bear the signature and identification of the architect, engineer or any person who has prepared them. Amongst other things, the plans (to scale) must show:

- The position on the landsite, the heights and dimensions of the new construction;
- Details of foundations, structure, wall sections, elevations;
- Excavation levels, the elevation of the street adjacent to the property in relation to the ground floor level of the house, location of service connections (water, sewers);
- For decks: the type of foundation, the way the deck will be anchored to the house (if it is attached) and structural details;
- For renovations: the existing layout on which all proposed renovations must be shown with construction details;
- For wood stoves, fireplaces, and inserts: the manufacturers' brochure and propane tank's location.

Fees and Deposits

\$10 per \$1000 of estimated work value (min. \$55), *for extensions and new houses, the value shall be at least \$1180/m² of floor area (\$805/m² for an attached garage)*; Fees shall be paid upon submission of the application (non-refundable, payable to the City of Pointe-Claire).

A damage deposit of \$2185 for a new house and \$545 for an extension (refundable when the work is completed) and any tariffs required by the Engineering Department shall be paid at the issuance of the building permit. Additional deposits imposed by Council at its discretion may be requested.

SPAIP financial guarantee

A financial guarantee is required for all projects that are subject to a SPAIP review. The amount of the guarantee is determined by Council and is applicable upon delivery of the permit.

When said permit concerns an operation requiring the protection of trees, a proof (photos) that the protection measures are already installed on site is required as a condition to obtaining the permit.

The building permit must be issued and the work commenced within six months from the date of its approval, and work must be completed within one year from the date of the issuance of the building permit.