

VILLAGE CODE



PREAMBLE

In the Special Planning Program (SPP) for Pointe-Claire Village, the City of Pointe-Claire declared its intention to make this exceptional historical sector a destination in the West Island while preserving its many attributes and drawing on its unique village scale and atmosphere. To promote the development of the village, the City of Pointe-Claire intends to improve the quality of life, increase the offer of housing units and stimulate the economy, while respecting the built heritage and the distinctive atmosphere of the area. This Village Code will therefore apply with the aim of protecting, enhancing and developing the multiple strengths of the village, including its architectural treasures, its human scale and its traditional village character.

This Village Code contains the zoning and subdivision standards as well as those relative to the site planning and architectural integration programs (SPAIP) and conditional uses applicable to the village area. By incorporating all planning provisions into a single code, the City contributes to the implementation of a new, more integrated regulatory framework that places greater emphasis on built form, landscape and atmosphere than on traditional land use allotment.

Pointe-Claire Village is henceforth divided into landscape units, which replace the zones and sectors previously defined in the City's Zoning Plan and in the plan of the sectors subject to the SPAIP By-law. The landscape unit concept allows emphasis on the evolution of distinct places within Pointe-Claire Village, to ensure consistent spatial organization as well as planned, harmonious connection between the various landscape units and with adjacent zones set out in the City's Zoning Plan.

This Code is inspired by the form-based planning approach, which provides the opportunity for the City to determine the style and characteristics of development in advance, and ensure compliance with set criteria regarding the type of built environment to protect and promote. By using the urban form as a means of properly considering environmental and architectural challenges, the Code merges normative and discretionary aspects of sustainable urban planning so as to subject the public domain and the built environment to a set of rules, criteria and objectives that are coherent and grouped in the same document. The purpose of the illustrations accompanying the text is to assist in understanding the principles underlying the concepts laid out in this Code.

Without being the organizing principle, as it is the case in traditional zoning, management of uses and temporary activities remains necessary for achieving the City's intention to develop a dynamic and diversified village core. The Code introduces provisions to promote mixed-use development while insuring harmonious coexistence of the various activities in the village.

With the adoption of the Village Code, the City of Pointe-Claire becomes the first municipality in the province to assemble all planning provisions applicable to a particular sector in one document prepared and presented according to "form-based planning" principles. The Village Code is thus a first in Quebec!

CREDITS

PLANNING DEPARTMENT, CITY OF POINTE-CLAIRE

Heather LEBLANC, Director

France GIGUÈRE, Urban Planner - Planning Coordinator

Ahmad RUSTOM, Urban Planner - Project Manager

AECOM

Preparation of the Guidelines and Standards Sheets

Manuel-Lucas BERGERON DUHAMEL, Urban Designer - Project Manager

BÉLANGER SAUVÉ

Drafting of the legal text

Marc-André LeCHASSEUR

Sophie DESLAURIERS

Collaboration with:

ISABELLE BOUCHARD, Heritage Consultant

Expertise in built heritage preservation

TABLE OF CONTENTS

06	CHAPTER 01 – DECLARATORY, INTERPRETIVE AND ADMINISTRATIVE PROVISIONS	115	CHAPTER 10 – UP7 LANTHIER DEVELOPMENT
09	CHAPTER 02 GENERAL OBJECTIVES	131	CHAPTER 11 – UP8 GOLF AVENUE SOUTH
11	CHAPTER 03 VILLAGE-STYLE ARCHITECTURE	148	CHAPTER 12 – UP9 GOLF AVENUE NORTH
13	CHAPTER 04 – UP1 CENTRAL VILLAGE CORE	165	CHAPTER 13 – UP10 CARTIER AVENUE NORTH
30	CHAPTER 05 – UP2 NORTH VILLAGE ENTRANCE	182	CHAPTER 14 – PROCEDURE FOR APPLICATION FOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL DEVELOPMENT
47	CHAPTER 06 – UP3 WEST VILLAGE ENTRANCE	188	CHAPTER 15 – PROCEDURE FOR APPLICATION FOR AUTHORIZATION OF A CONDITIONAL USE
64	CHAPTER 07 – UP4 CARTIER ENTRANCE	191	CHAPTER 16 – VIOLATIONS, PENALTIES AND RECOURSE
81	CHAPTER 08 – UP5 SOUTH VILLAGE CORE	193	APPENDIX 1 LANDSCAPE UNITS MAP
98	CHAPTER 09 – UP6 NORTH VILLAGE CORE		

CHAPTER

01

DECLARATORY, INTERPRETIVE AND ADMINISTRATIVE PROVISIONS

1.1 Title and Coming into Force

1.1.1 This by-law is the “Village Code of the City of Pointe-Claire.”

1.2 Amendment Procedure

1.2.1 This Code may be amended only by means of the adoption of another by-law approved, where applicable, in accordance with the law.

1.3 Scope of the By-law and Area of Application

1.3.1 The Code, the provisions of which cover physical persons as well as corporate entities under public law or private law, applies to the landscape units located within that part of the territory of the City of Pointe-Claire that is depicted on Appendix 1 of the present Code.

1.3.2 Specifically, the Code decrees the following landscape units:

- a) Central Village Core (UP1)
- b) North Village Entrance (UP2)
- c) West Village Entrance (UP3)
- d) Cartier Entrance (UP4)
- e) South Village Core (UP5)
- f) North Village Core (UP6)
- g) Lanthier Development (UP7)
- h) Golf Avenue South (UP8)
- i) Golf Avenue North (UP9)
- j) Cartier Avenue North (UP10)

1.3.3 These landscape units are depicted on the “Landscape Units Map”, appended to this Code as Appendix 1, and forming an integral part hereof. Each landscape unit is part of a zone, in the meaning ascribed by the Act Respecting Land Use Planning and Development (CQLR, c. A-19.1).

1.4 Compliance with Other Laws, Regulations or Servitudes

1.4.1 Compliance with this by-law shall not diminish the obligation of complying with any other law, regulation or servitude in force including, in particular, the Civil Code of Québec.

1.4.2 The responsibility for being aware of all other applicable laws, regulations and servitudes and for complying with them fully belongs to the persons subject to these other laws, regulations and servitudes.

1.5 Interpretation

1.5.1 Unless specifically stated otherwise, or unless the context indicates a different interpretation, the expressions, terms and words defined in Appendix 1 of Zoning By-Law No. PC-2775 and in article 19 of SPAIP By-Law No. PC-2787, shall have the meaning and application assigned to them therein.

1.5.2 Irrespective of the tenses employed in any of the provisions contained in this Code, such provisions shall be considered to have effect during any periods or under any circumstances in which they may apply.

DECLARATORY, INTERPRETIVE AND ADMINISTRATIVE PROVISIONS

1.5.3 In this Code, use of the masculine shall include the feminine, unless otherwise indicated by the context in which it is used.

1.5.4 In this Code, use of the singular shall include the plural, unless the context indicates otherwise.

1.5.5 All dimensions and measures employed in this Code are given in SI (metric) units, accompanied at times by their equivalents in Imperial dimensions and measures given between parentheses; equivalences in Imperial dimensions and measures are given for purposes of information only. Dimensions or measures of the metric system shall prevail (except in the case of an obvious typographical error) in the event of any contradiction between the two systems. Where the Code refers to a measurement that includes only one digit after the decimal point, it shall be construed as including a second digit, which shall be zero (0).

1.5.6 All plans, appendices, tables, charts, diagrams, graphs, symbols and all forms of expression other than the text proper and contained in this Code shall form an integral part hereof, with the exception of the Table of Contents and the text headings.

1.5.7 In the event of a contradiction between the English and French versions of this Code, the French shall prevail.

1.6 Adoption in Parts

1.6.1 Council hereby declares that it adopts this Code part by part, such that any judgment rendered by a court to the effect that any part hereof is null and void shall have no effect on any other parts contained herein.

1.7 Activities Covered

1.7.1 No one shall proceed with an action in respect of zoning, subdivision, site planning and architectural integration, conditional uses, temporary activities, or parking in any of the landscape units named in paragraphs a) to j) of Chapter 1.3.2 above unless it conforms to the provisions of this Code.

1.7.2 With respect to zoning: no structures shall be erected, moved, repaired, modified, enlarged or demolished; the use of properties or structures shall not be changed; no dwelling units shall be subdivided; no properties shall be developed; no soil shall be excavated; no docks, pools, hot tubs, mechanical equipment, outdoor tanks or decks shall be installed; no trees shall be planted or felled; no fences, walls or retaining walls shall be erected; no hedges shall be planted; no posters, signs or billboards shall be mounted or modified; no antennas shall be installed; and no trailers or mobile homes shall be placed anywhere within the limits of the landscape units unless they conform to the provisions of this Code.

1.7.3 With respect to subdivision, within the limits of the landscape units, no one shall proceed with a cadastral operation that does not comply with the provisions of this Code.

1.7.4 With respect to site planning and architectural integration within the limits of the landscape units, the actions subject to the Code are described in Chapter 14, below.

1.7.5 With respect to conditional uses within the limits of the landscape units, the actions subject to the Code are described in Chapter 15, below.

1.8 Application of the Code and Delivery of Permits and Certificates

1.8.1 For the purposes of application of this by-law, Council is represented by the Director. Council may, by resolution, appoint persons to assist or replace the Director as needed.

1.8.2 The conditions for delivery of permits and certificates required to carry out the actions covered by this Code are defined in Subdivision By-Law No. PC-2774 and in the By-Law on Permits and Certificates No. PC-2788 of the City of Pointe-Claire. The penalties and responsibilities of the Director stipulated in said by-laws shall apply to all permits and certificates issued.

DECLARATORY, INTERPRETIVE AND ADMINISTRATIVE PROVISIONS

1.9 Landscape Units Map

1.9.1 Interpretation of boundaries:

- a) Unless otherwise indicated, the boundaries of the landscape units shown on the Landscape Units Map (Appendix 1) shall coincide with the centreline of the rights of way of thoroughways, roads, streets, and other thoroughfares, and with cadastral lot lines and municipal boundaries. Where boundaries do not coincide with any such feature and where no measurement is indicated, distances shall be measured to scale on the map. In this event, it shall be presumed that the exact boundary of the landscape unit follows the centre of the line separating it from the adjacent landscape unit.
- b) When a landsite overlaps the limit of a landscape unit or the limit of a zone, the particular provisions that apply to the main building as well as to treatment and use of outdoor areas shall be respected on the respective territory of each landscape unit, no matter where the main building is located. For the provisions related to lot coverage, floor space index (FSI), width of facade, percentage of facade in the facade zone and openings percentage, the least restrictive standard shall prevail.

1.10 Guidelines and Standards Sheets

1.10.1 Each landscape unit is covered by a chapter of this Code. The provisions in each chapter are presented as Guidelines and Standards Sheets, inspired by the form-based code approach emphasizing the development of viable neighbourhoods. Their purpose is to enable development of spatial planning that is creative and respects the built heritage, in compliance with the objectives and orientations of the Special Planning Program (SPP) for Pointe-Claire Village, while framing the public space.

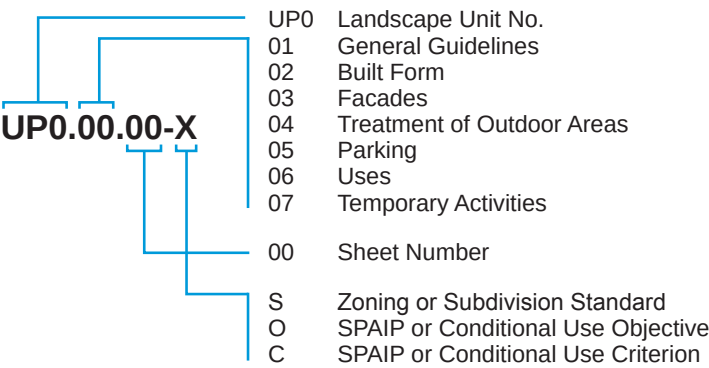
1.10.2 The Guidelines and Standards Sheets are to be used as a planning guide, in conformity with the characteristics of the various landscape units within the Pointe-Claire Village SPP. They form a regulatory tool that is both normative and discretionary in scope, covering the following three subject areas: urban form, parking management, and uses and activities.

1.10.3 The sheets are organized by landscape unit and divided into seven sections:

- Section 01 General Guidelines
- Section 02 Built Form
- Section 03 Facade
- Section 04 Treatment of Outdoor Areas
- Section 05 Parking
- Section 06 Uses
- Section 07 Temporary Activities

1.11 Numbering of the Guidelines and Standards Sheets

1.11.1 Each sheet bears a number, constructed as follows:



DECLARATORY, INTERPRETIVE AND ADMINISTRATIVE PROVISIONS

- 1.11.2 With respect to zoning and subdivision, the normative provisions applicable to each landscape unit appear on the pages on which the reference number ends with the letter “S”.
- 1.11.3 The normative provisions for zoning covering authorized uses appear in Section 06 “USES” of each sheet, specifically in the “Mixed use” and “Permitted uses” subsections.
- 1.11.4 With respect to site planning and architectural integration, the general and specific objectives pertaining to parking appear on the pages on which the reference number, in Section 01 “GENERAL GUIDELINES” and Section 05 “PARKING”, ends with the letter “O”.
- 1.11.5 The site planning and architectural integration criteria pertaining to built form, facades, treatment of outdoor areas, and parking appear on the pages on which the reference number, in the respective sections, ends with the letter “C”.
- 1.11.6 With respect to conditional uses, the general objectives are stated in Section 01 “GENERAL GUIDELINES”.
- 1.11.7 With respect to conditional uses, the uses that may be subject to an application for conditional use are stated in the “Permitted uses” subsection of Section 06 “USES”.
- 1.11.8 The general and specific criteria for certain conditional uses on which evaluation of any request for approval of a conditional use is based are stated in the “Conditional use criteria” subsection of Section 06 “USES”.
- 1.11.9 Criteria on which evaluation of any request for exemption to provide the minimum number of required parking spaces is based are stated in the “Exemption requests” subsection of Section 05 “PARKING”.
- 1.11.10 When standards and criteria are included on the same page, the reference number of this page ends with the letters “S/C”. The letter “S” and the letter “C” are added to the titles of the subsections included in this page to identify their content as standards or criteria respectively.

1.12 Priority of Application

- 1.12.1 This Code applies principally to landscape units. Actions taken on the basis of the Code, as well as land use, remain subject to the City by-laws normally applicable as concerns aspects not specifically governed by the Code.
- 1.12.2 Zoning By-Law No. PC-2775 and Subdivision By-Law No. PC-2774 shall apply on a suppletive basis to the landscape units in all situations not covered by this Code.
- 1.12.3 In the event of an inconsistency between a provision of this Code and a provision of Zoning By-Law No. PC-2775 or Subdivision By-Law No. PC-2774, the Code shall prevail over the Zoning By-Law or Subdivision By-Law.
- 1.12.4 In the event of an inconsistency between two provisions of this Code, the specific provision shall prevail over the general provision.
- 1.12.5 In the event of an inconsistency between two restrictive or prohibitive provisions of this Code, the more restrictive or prohibitive provision shall apply, unless otherwise indicated.

CHAPTER

02

GENERAL OBJECTIVES

2.1 Urban Form

2.1.1 Framing of future development of the urban form is focused on three main elements: the built form, the relationship between the buildings, and the relationship between the buildings and the public domain. The built form is determined by the buildings' architecture and size. The relationship between the buildings is determined by the buildings' siting, the configuration and layout of the public spaces, and the siting of the private open spaces (setbacks, yards and driveways). Lastly, the relationship between the buildings and the public domain is determined by the architectural treatment of the facades and the design of the front yards. This Code outlines standards and criteria conducive to carefully thought-out development that takes the existing built environment into consideration.

2.2 Parking Management

2.2.1 Management of parking spaces (public and private) follows an integrated approach aimed at ensuring optimal use of available spaces along with a balance between regulatory requirements and the principles of sustainable development. The standards for layout of parking areas aim at reducing interruptions to the built front, nuisances to neighbouring uses, and environmental impacts.

2.3 Temporary Uses and Activities

2.3.1 Although in a form-based code approach, the urban form is not the priority element, management of uses and temporary activities remains necessary for achieving the City's intention to develop a dynamic and diversified village core.

2.4 Landscape Units Map

2.4.1 The Landscape Units Map defines the landscape units to be preserved inside the territory covered by the Pointe-Claire Village SPP.

CHAPTER

03

VILLAGE-STYLE ARCHITECTURE

Hallmarks of Pointe-Claire Village include the volumetric unity of its village-style architecture and the diversity of architectural styles marking the various periods of its development.

In terms of their volumes, the buildings most likely to integrate well with village-style architecture are those whose overall design can be described as follows:

1. Buildings with a square aspect to the ground floor, which occupies the entire siting perimeter, and an upper floor with usable area reduced because of pitch or structure of the roof, which has at least two sides and a continuous or broken (mansard) slope with a pitch of at least 9/12;
2. Buildings with a square aspect to both floors, with both the ground and upper floors occupying the entire siting perimeter, with a flat roof or a sloped roof with at least two sides and a pitch of less than 9/12.

The diversity of architectural styles is a characteristic to be preserved. The architectural styles that represent the village cachet can serve as models in terms of sizing and facade composition for future development or renovation projects.

Traditional Quebec architecture, present in the oldest areas of the village, with its one-storey design and pitched roof, bears witness to the years between the founding of the village and the fire of 1901. Though this style is less frequent in newer structures, the integrity of surviving examples must be preserved.



Traditional Quebec



Boomtown

After the 1900 fire, two main styles resulted in a degree of uniformity in the village:

1. Boomtown architecture, which appeared in the early 20th century, is characterized by a cubic volume, two floors, and a flat or gently sloping roof. The vertical openings are evenly distributed (usually sash windows). The facade has few projecting elements, except for the porch covered by an awning. Ornamentation is limited to a moulded cornice, a parapet, or brickwork.
2. Cubic architecture with Victorian ornamentation is defined by its massive, symmetrical structure, imposing veranda, and gently sloping pyramid roof.



Boomtown with Victorian ornamentation



Cubic

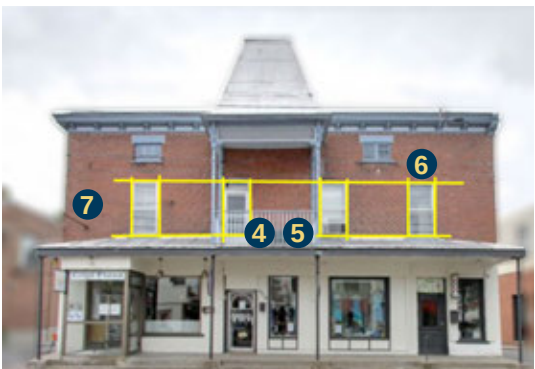
VILLAGE-STYLE ARCHITECTURE



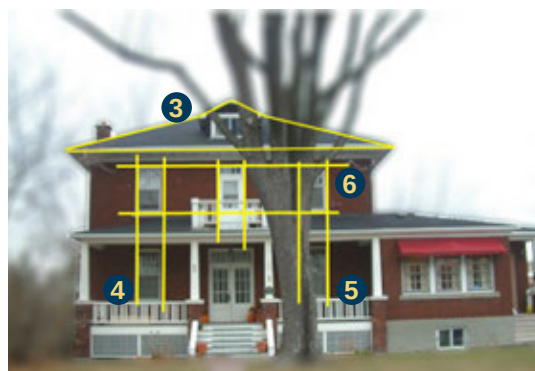
Traditional Quebec



Boomtown



Boomtown with Victorian ornamentation



Cubic

The typical volumetrics of the village area are relatively simple, comprising a single, streamlined volume.

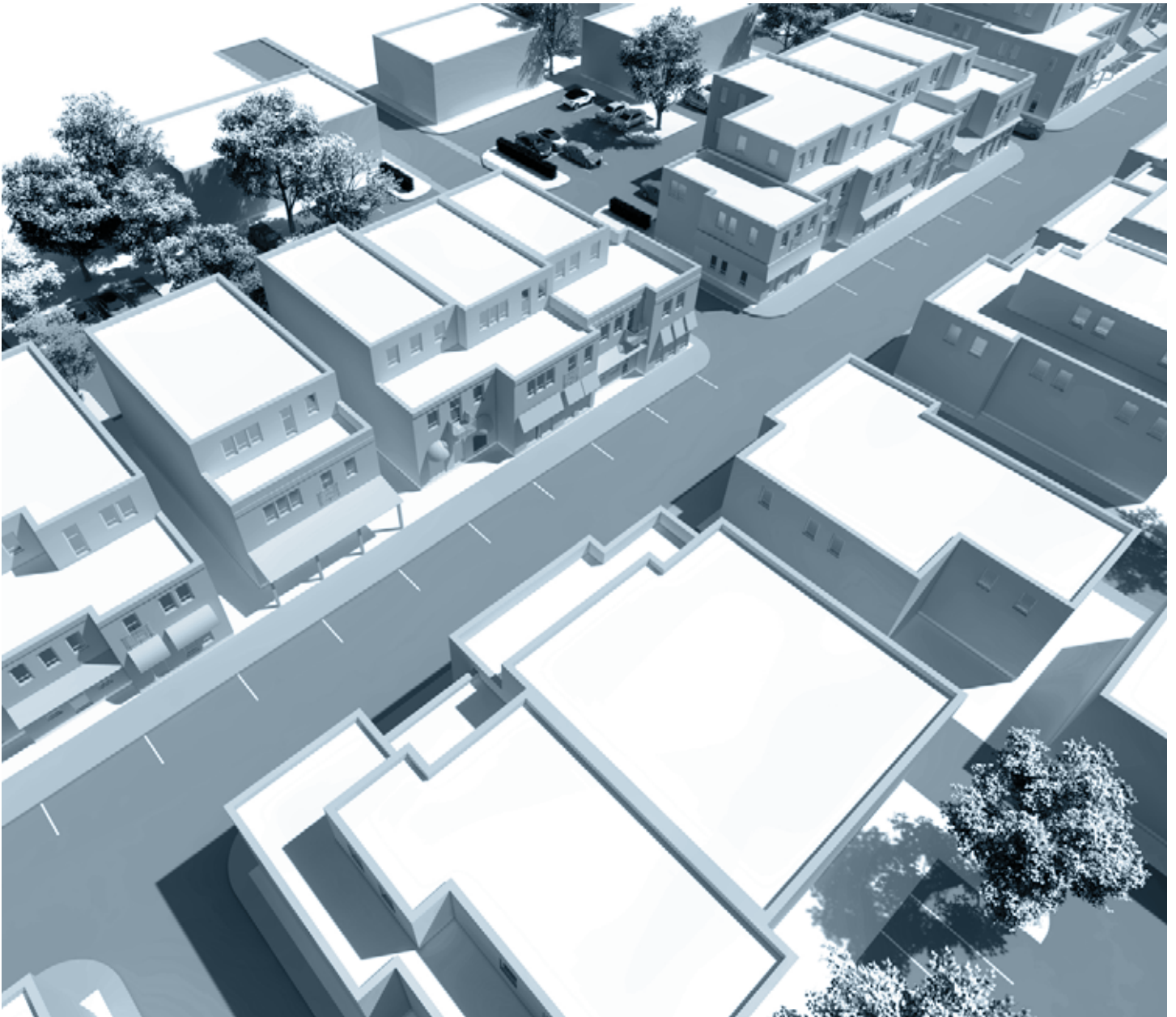
- 1 An eaves fascia or crown is present on all heritage buildings. In spite of the differing styles, this detail contributes to the unity of facades and preservation of the village cachet. Type, size and alignment must be considered when renovating or for development of new projects. Buildings with flat or gently sloping roofs have moulded cornices, parapets, false mansards or ornamental brickwork.
- 2 Steeply pitched roofs are found on the oldest buildings, built in the Traditional Quebec style.
- 3 The most typical roof styles for buildings with more recent architectural styles are flat or gently sloped.
- 4 Facade architectural elements lend rhythm to the majority of buildings in Pointe-Claire Village. The most common are porches, verandas and balconies.
- 5 Architectural details are most often sober. The most common are guardrails made up of simple vertical elements, and window shutters consistent with the style of the building.
- 6 In all existing styles, windows openings are vertical and evenly distributed.
- 7 Materials and colours vary somewhat. Brick and darker colours are typical along Lakeshore Road, while buildings in the other areas often feature board siding or parging in lighter colours.

CHAPTER

04

UP1

CENTRAL VILLAGE CORE



GENERAL GUIDELINES



Central village core (UP1)

Intentions

This landscape unit represents the heart of the village. A dynamic and mixed-use neighbourhood, it is composed of contiguous and detached buildings built to the lot line. Boasting a variety of architectural styles, it has a formal unity of style due to the size of the buildings and the near-nonexistent setbacks, which contribute to an attractive building continuity for pedestrians.

- Create an animated living space
- Consolidate the building facade
- Attenuate the negative impact of parking
- Guide the insertion of new constructions
- Preserve the diversity of the area's businesses
- Enhance buildings of heritage interest

Buildings of heritage interest

- 42 Sainte-Anne Avenue

245 Lakeshore Rd

250 Lakeshore Rd

252 Lakeshore Rd

254 Lakeshore Rd

258 Lakeshore Rd

262-268 Lakeshore Rd

270-272 Lakeshore Rd

277-297 Lakeshore Rd

281 Lakeshore Rd

286 Lakeshore Rd

(Main building core)

296 Lakeshore Rd

295-303 Lakeshore Rd

300 Lakeshore Rd

302-306 Lakeshore Rd
- 305-307 Lakeshore Rd

309 Lakeshore Rd

314 Lakeshore Rd

313-315 Lakeshore Rd

317-319 Lakeshore Rd

321-323 Lakeshore Rd

(Main building core)

322-324 Lakeshore Rd

325-329 Lakeshore Rd

328 Lakeshore Rd

330-332 Lakeshore Rd

334 Lakeshore Rd

336 Lakeshore Rd

338 Lakeshore Rd

343 Lakeshore Rd

Uses	Commercial, service, residential
Typology	Contiguous, detached and semi-detached
Lots	Narrow
Lot coverage	High (± 50 %)
Front setback	None to narrow
Side setback	None or narrow
Architectural style	Boomtown
Number of storeys	Front facade: 2; Setback: 3
Architectural elements	Awnings, small balconies
Materials and colour	Brick, wood siding, acrylic stucco, earth-coloured and dark tones
Features	Terraces, animated

GENERAL GUIDELINES

Preserve the compact urban form



Encourage a homogenous built form



Respect the diversity of architectural styles



Enhance buildings of heritage interest



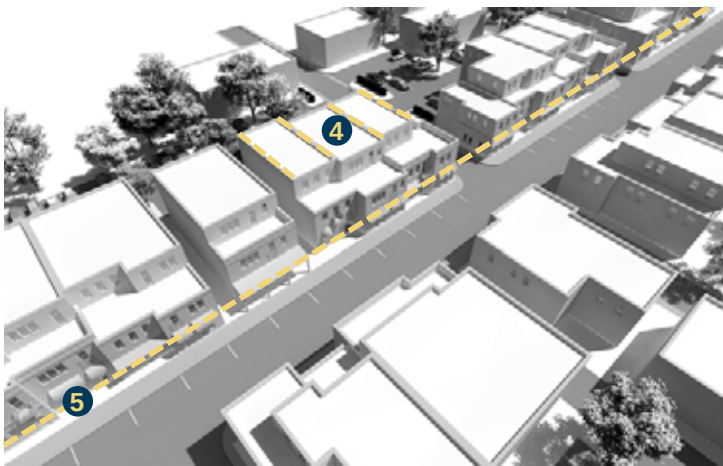
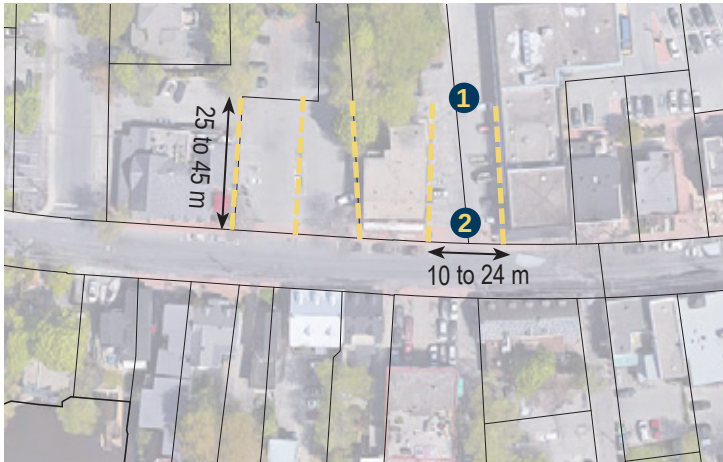
Promote vertical mixed use



Promote dynamic gathering spaces



BUILT FORM



CADASTRAL OPERATIONS

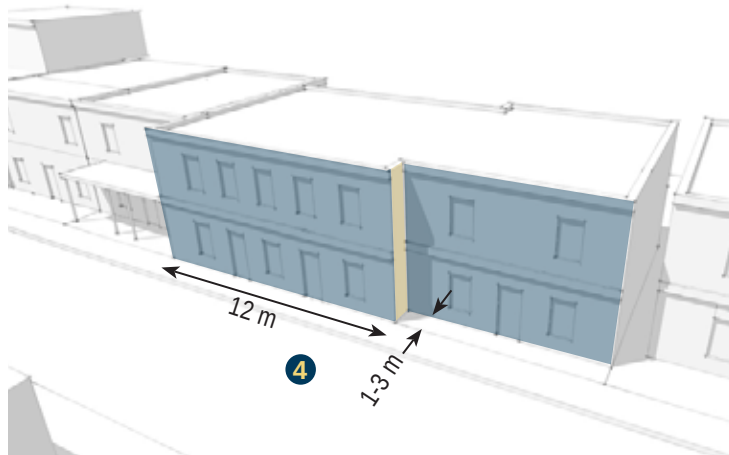
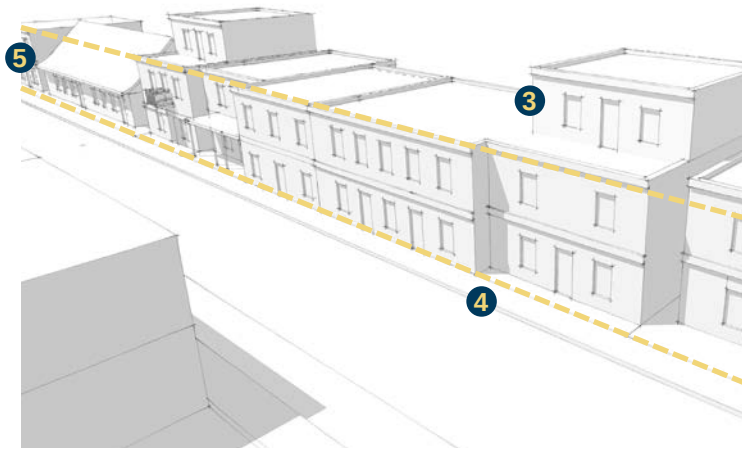
- 1 Subdivisions and land assemblies should respect the cadastral pattern of the street and sector in their width and depth.
- 2 Lots ranging from 10 m to 24 m in width and from 25 m to 45 m in depth are preferred.

SITING

- 3 The alignment of new constructions should be positioned in accordance with, and parallel to, the public domain.
- 4 To reflect the diversity of building designs along Lakeshore Road, new constructions on this street may be contiguous, semi-detached, or detached.
- 5 The front setback of all constructions should be similar to that of adjacent or neighbouring constructions, and should preserve the building continuity of Lakeshore Road. The front setback must be equal to the smallest front setback of adjacent buildings.
- 6 Secondary front setbacks should be in keeping with the average front setbacks of other constructions on the side street.
- 7 Side setbacks should be either nonexistent or range from 1 to 2 m in order to preserve the street continuity. Setbacks of less than 1 m should be avoided to prevent development that is difficult to access and maintain.
- 8 Buildings located on a corner lot¹ should frame the intersection with their main facade nearing the intersection.
- 9 Side setbacks for all constructions or modifications on lots adjacent to traditional Quebec style, Second Empire, or Queen Anne buildings should be of a size that permits the enhancement of these buildings. New constructions with a volumetric and architectural integrity in line with these types of building may reduce their side setbacks.
- 10 Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building.
- 11 Parking access lanes should be at least 3 m wide while common access lanes are favoured for two adjacent lots.
- 12 Access to indoor or underground parking should not be visible from the street and should be located on the side of buildings.
- 13 Double driveway entrances should be separated with a strip of vegetation of at least 1.5 m over the first 3 metres.
- 14 Limit the impacts of new buildings on sunlighting of neighbouring properties.
- 15 For waterfront properties along Lake Saint-Louis, the placement and height of the construction or expansion of a building, wall, hedge, or fence should allow for views between buildings or over walls, hedges, and fences and should enhance the exceptional views of Lake Saint-Louis and its landscape, taking into account the vegetation and the existing and planned land levels.

¹ Notwithstanding the above criteria, the landsite located at the northwest intersection of Lakeshore Road and Cartier Avenue should be developed in such a way to allow a view of the heritage buildings located on the south side of Lakeshore Road.

BUILT FORM

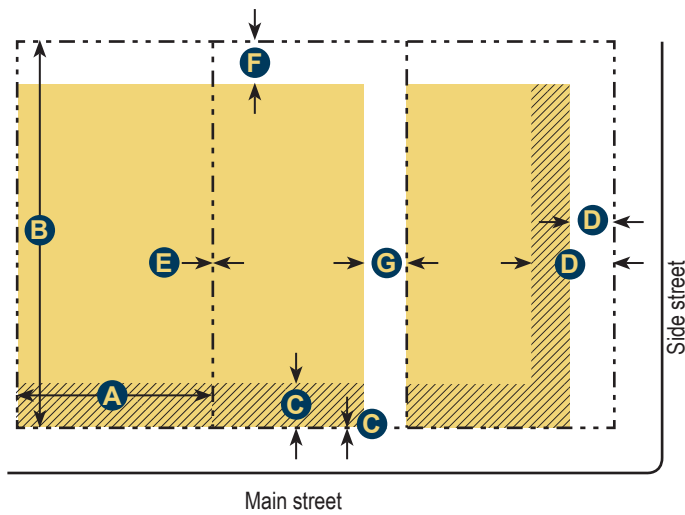


ARCHITECTURE

1. All new constructions should be of a height, scale and width similar to adjacent buildings and to building types in the sector.
2. All new constructions should seek to preserve the building continuity on Lakeshore Road, which can be described as a series of facades with their own personality forming a two-storey, horizontal band.
3. Third-storey additions should be sufficiently set back from the building line so as not to compromise the integrity of the building facade continuity. This setback could allow for a change in style or material in order to reduce the impact of the added volume.

When a structure is adjacent to a residential zone consisting of one- or two-storey buildings, the third floor must have a setback of at least 2 m from the building line adjacent to this zone.
4. To harmonize with the average width of village structures and to preserve the rhythm of the built facade, front facades wider than 12 m should be broken up and punctuated by a setback ranging from 1 m to 3 m.
5. The main floor and tops of structures must align with neighbouring buildings.
6. To respect the area's typical architecture, simple volumetric constructions should be favoured.
7. For new constructions, the street-facing facade adjacent to one-storey heritage buildings should be limited to one storey to optimize their integration.
8. To preserve the diversity of typology and architectural styles, new constructions should have their own architectural personality. They should differ from neighbouring buildings in their size, style, or material.
9. Except for the reconstruction or restoration of a building of heritage interest based on archival documents, no construction or alteration operation should have the effect of creating a building that imitates an old building.
10. Boomtown architecture should serve as the model for development in this sector.
11. The rhythm of the facade elements and fenestration should be preserved.

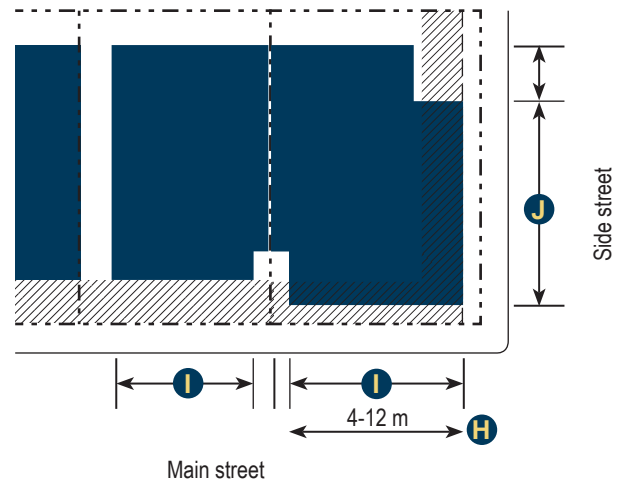
BUILT FORM



- - - - Lot line

Buildable zone

Facade zone



- - - - Lot line

Facade zone

Building

Lot size ¹	Min.	Max.	
Width	10 m	-	A
Depth	25 m	-	B

¹Article 3.1.1 of Subdivision By-law PC-2774, relating to the distance to Lake Saint-Louis, applies to this zone.

Siting	Min.	Max.	
Front setback	0 m	2 m ¹	C
Secondary front setback	1 m	2 m	D
Side setback ^{2,3}	0 m	3 m	E
Rear setback	6 m	-	F
Lot coverage (%)	40%	80%	
Floor space index (FSI)	0.8	2.4	

¹ Maximum front setback does not apply to the landsite located at the northwest intersection of Lakeshore Road and Cartier Avenue.

² If parking access is not possible from a side street, a maximum side setback of 3.5 m is allowed to access a garage and a maximum side setback of 4.5 m is allowed to access a parking area. G

³ Portions of the building not visible from the street can be at a distance beyond the maximum side setback.



Built facade	Min.	Max.	
Total width of facade	8.2 m		
Width of facade planes	4 m	12 m ^{1,2}	H
% of facade in the facade zone ³			
I Front facade (%) ⁴	70%	-	
J Side street front facade (%)	60%	-	

¹ A setback of 1 m to 3 m should separate the facade planes.

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.

³ The portions of the facade planes exceeding the min. % required can be at a distance beyond the maximum front setback.

⁴ This provision does not apply to the lot located at the northwest intersection of Lakeshore Road and Cartier Avenue, in order to preserve the view of heritage buildings south of Lakeshore Road.

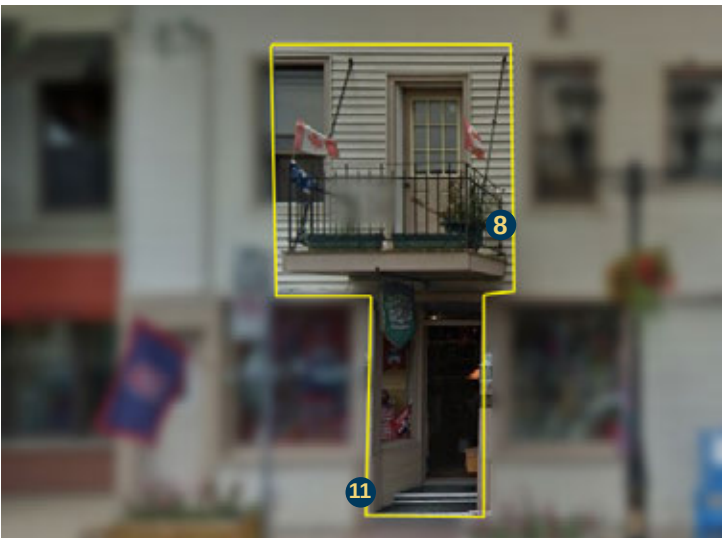
Height of main building	Min.	Max.	
Number of storeys	2	3 ^{1,2}	K
Height of building	6 m	14 m	L
Level of entrance in relation to sidewalk	0 m	1 m	M

¹ Starting at the 3rd floor, a setback of at least 3 m must be implemented, as measured from the building front line. N

² Notwithstanding the present provision, for a building of heritage interest, identified on the first page of the current chapter (UP1.01.01-O), the number of floors that existed at the time this code came into force should be conserved, even in the case of reconstruction after demolition.

Note: A non-conforming structure that does not respect the prescribed height, number of floors or setbacks may be rebuilt to the same non-conforming height, the same number of floors and with the same setbacks only if it is a building of heritage interest.

FACADE



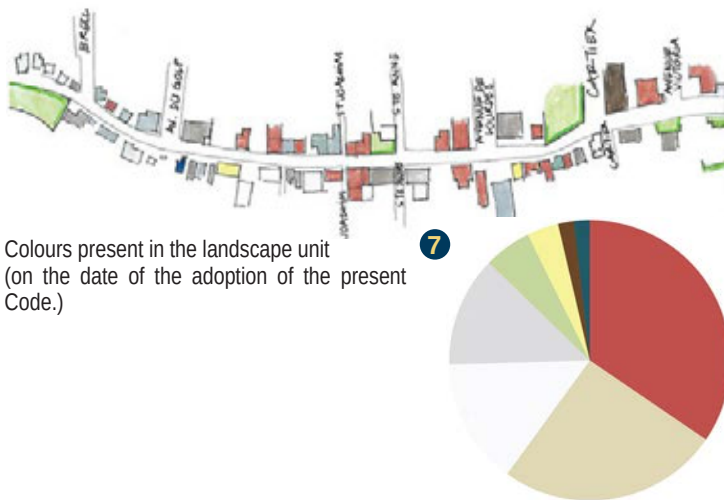
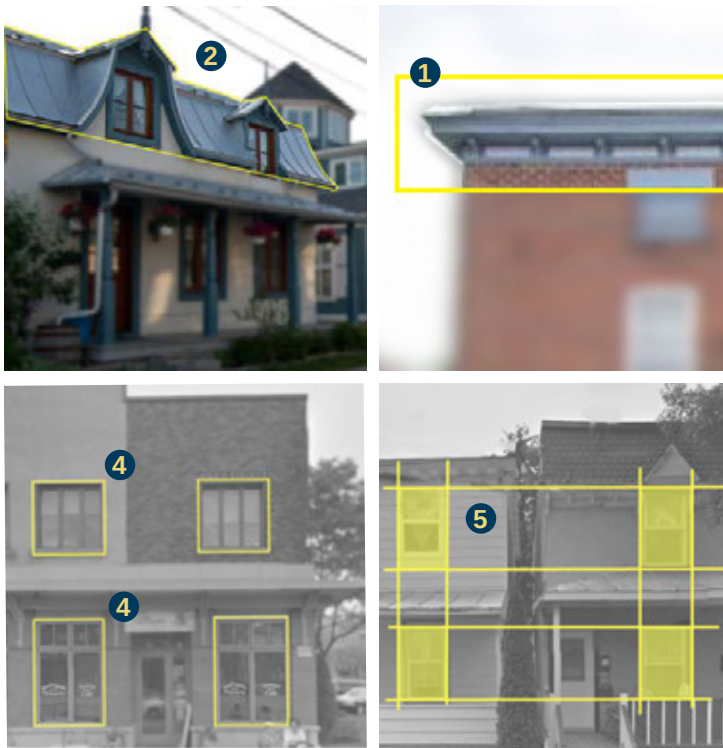
GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and in line with their architectural style.
2. Artificial or imitative design elements should be avoided.
3. All the exterior walls of a building should have the same unified and consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials, and detailing should produce human-scale facades and a continuous built front.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative element. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

ARCHITECTURAL ELEMENTS

6. Architectural elements should reflect the alignment of neighbouring buildings' elements.
7. Awnings and canopies are characteristic of commercial streets; they help animate facades and are encouraged. Awnings should be aligned with openings. Awnings that span the width of a building should be avoided. If possible rigid canopies are preferred.
8. Balconies are encouraged, as they accentuate the vertical mixed-use nature of the neighbourhood and animate facades. Their dimensions should reflect those of the small balconies that dot the street. Balconies that span the entire facade should be avoided.
9. Landings, porticos and porches, typically found on the main floor of residential buildings, are not common in this commercial sector. These elements are only recommended for buildings that already have a significant setback. These elements should act as a welcoming space and should not be too massive or imposing. If they are placed on buildings with limited setbacks, they should help consolidate the alignment of the built front.
10. The facade articulation should clearly indicate the pedestrian right-of-way. The main entrances of buildings should be marked with a distinctive treatment.
11. Entrances at sidewalk level are preferred. They should improve the transition between the building and the public domain. Raised sidewalks or steps should be avoided.
12. Stairs should be aligned with the entrance door and their size should be proportional to the door.

FACADE



ARCHITECTURAL DETAILS

1. A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings
2. False mansards should take up at least one third (33%) of the height of the storey on which they are located.
3. Guardrails should be designed to create a welcoming transition space rather than entrenchment. They must be openwork and non-opaque. Vertical bars in wood or wrought iron are preferred.

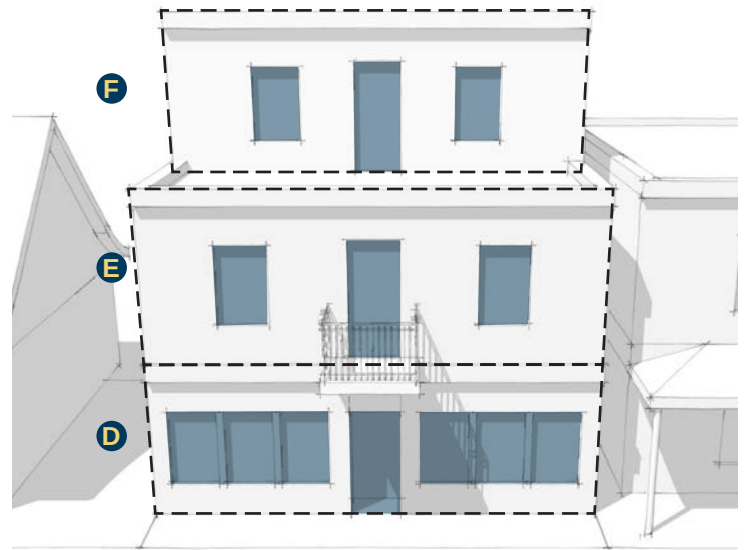
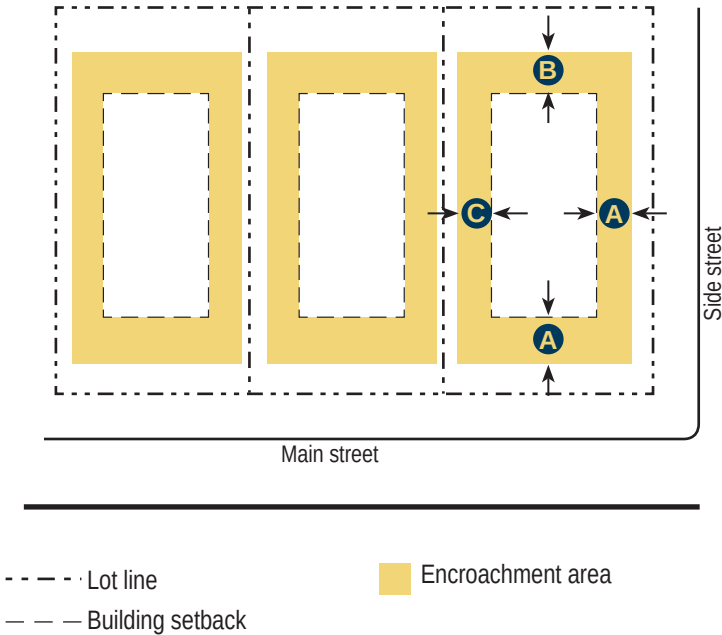
OPENINGS

4. Whether on commercial or residential buildings, openings should reflect the traditional village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to vertical openings. Opening dimensions should be inspired by those of the neighbouring buildings.
5. The position of the openings should align with those of neighbouring buildings.
6. Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of at least 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated.

MATERIALS AND COLOUR

7. One of the sector's distinctive elements is the preponderance of brick cladding and dark, earthy tones. Preferred facade materials include brick and horizontal wood siding. Materials and colours should draw inspiration from those present in the landscape unit.
8. The use of a single cladding material is preferred.
9. Wooden stairs are preferred. Concrete or metal stairs are to be avoided.
10. Renovations of buildings of heritage interest should restore the original materials and colours.
11. The following colours should dominate the front facade :
 - Cladding should be in dark or earthy colours.
 - The colours of doors and windows should contrast with the cladding.
 - Vertical elements (columns, bars) should be white or harmonize with the building colours.

FACADE



Architectural elements

	A Front/Sec.	B Rear	C Side
Maximum encroachment (m)	Depth (Width)	Depth (Width)	Depth (Width)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (4)	1.6 (-)	1.6 (-)
Chimneys	1 (2)	1 (2)	1 (2)
Canopies	1.5 (-)	1.5 (-)	np
Awnings	1.2 (3)	- (-)	- (-)
Ramps, access facilities ¹			
Bow/Bay windows ²	1 (3)	1 (3)	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	np (np)	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	2 (-)	2 (-)	np
Steps	- (2)	- (-)	- (-)

¹ In accordance with the Quebec Building Code

² Maximum of two per 12 m of facade per floor

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements, even if the latter do not encroach on the setback.

No element may be less than 1 m from the rear lot line.

Legend

np: Not permitted -: Not regulated

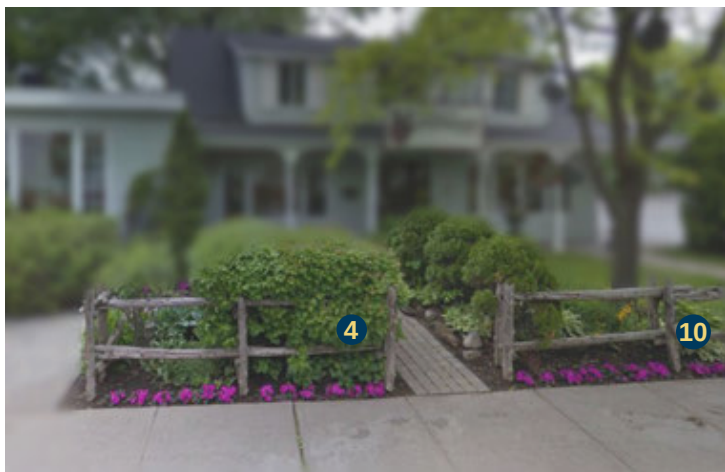
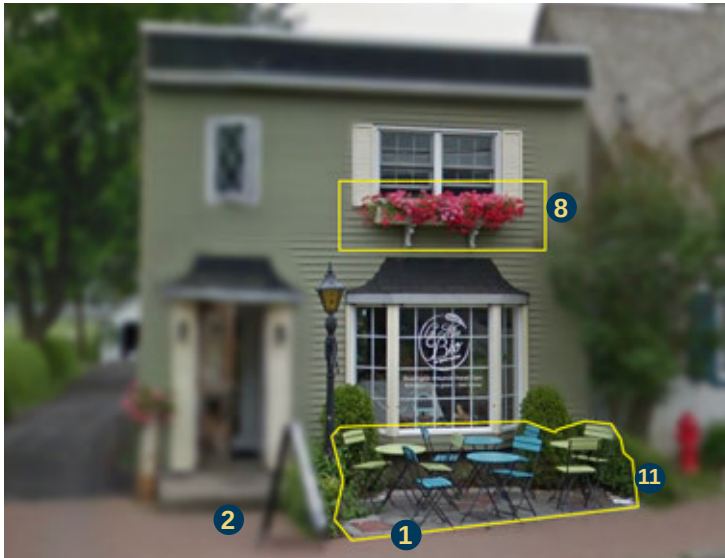
Openings

	Min.	Max.	
Ground floor			D
Commercial facade	30%	80%	
Residential facade	20%	40%	
2nd floor			E
Commercial facade	30%	70%	
Residential facade	30%	50%	

Note: Openings on the facade with setback (not part of the street facade zone) are not regulated; however, they must respect the criteria set out for openings.

F

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment; any front yard should be free of fences or opaque hedges.
2. Development should allow for a soft transition between public and private space. Raising the land above sidewalk level is to be avoided. Development at sidewalk level that gives the impression of spaciousness is preferred.
3. Development must follow universal accessibility standards.
4. The planting of vegetation is strongly encouraged.
5. In areas where the built front is not continuous (for example, due to an oversized setback or the presence of parking areas), trees, hedges or bushes should be planted to recreate the typical street edge of the sector.
6. Trees should be positioned in accordance with the prevailing alignment on the street.
7. Trees located less than 6 m from a building should not obstruct the facade entirely.
8. Flowerbeds and plantings should be placed under windows to increase the visual presence of vegetation.
9. Front setbacks should be paved with the same, or with similar material as the sidewalk.
10. Hedges, decorative fences and low walls should be no more than 1 m in height.
11. The addition of terraces help to animate the street and is encouraged.
12. Temporary displays between the public domain and private space that enhance the transition between the two spaces are encouraged; they enliven the pedestrian experience.
13. For waterfront properties along Lake Saint-Louis, the construction of a wall, a hedge or a fence should seek to preserve and enhance the exceptional views of the Lake.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

1. The layout of back yards should seek to preserve the privacy between adjoining lots and limit nuisances between uses.
2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
3. Landsites should be separated with an opaque element, such as a fence that echoes the architectural language of the building, flowerbeds, plantings or a hedge.
4. A shared leisure space is encouraged for all housing units of over eight dwellings.
5. All site development modifications must preserve mature trees.
6. For waterfront properties along Lake Saint-Louis, the construction of a wall, a hedge or a fence should seek to preserve and enhance the exceptional views of the Lake.
7. For waterfront properties along Lake Saint-Louis, interventions in the riverbank should seek to meet the objectives of the Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains.

Buffer zones

8. In cases where there is a transition zone between large parking lots or rear yards used to receive customers (terraces) and a residential area, a buffer zone should be created to limit disturbances for residents.

A green space that serves to minimize disturbances to residents is required; it should extend 2 m behind the lot. This space should include fences, vegetative screens or berms to limit visual and noise pollution, and to mitigate the heat island effect caused by parking areas.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor
 $(10 + 5) = 15 / 1.2 = 12.5 = 12$

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

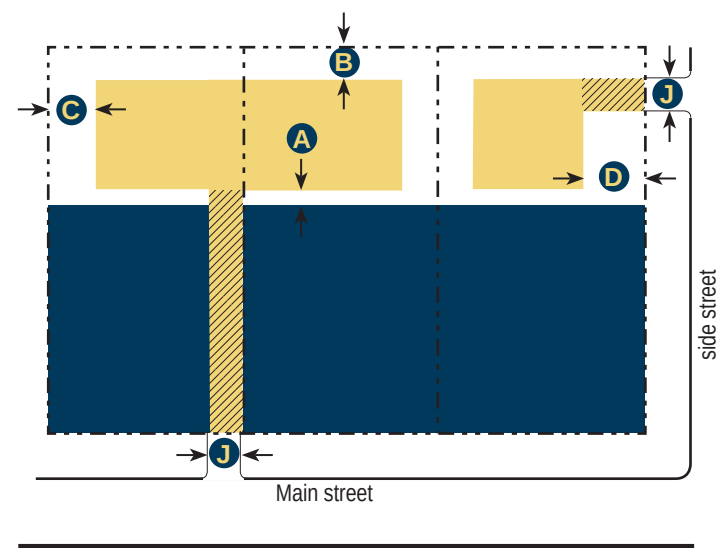
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible

PARKING



- Lot line

■ Building
- Parking area

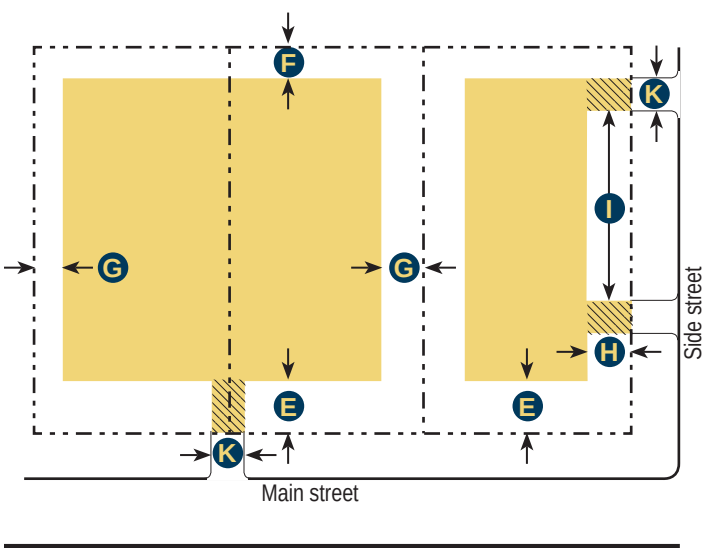
▨ Driveway area

Parking ratios ¹	Min.	Max.
Residential		
• Class A (single-family)	1/dwe.	2/dwe.
• Class B (2 to 4 dwellings)	1/dwe.	2/dwe.
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.
Businesses and services		
• Class A (office)	1/50 m ²	1/35 m ²
• Class B (commercial and services)	1/50 m ²	1/25 m ²
• Class C-1 (lodging - hotels) 1/room		
• Class D (restaurants) Parking space per number of seats	1/5	1/3
• Class E (performance venues and bars) Parking space per number of seats	1/5	1/3
Public		
• Class B (office)	1/50 m ²	1/35 m ²

¹For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bicycle parking		
• Class C (more than 4 dwellings)	0.5/dwe.	-
• Class A (office)	1/250 m ²	-
• Class B (com. retail and serv.)	1/250 m ²	-
• Class D (restaurants) Parking space per number of seats	1/10	-
• Class E (performance venues and bars) Parking space per number of seats	1/10	-

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



- Lot line
- Parking area

▨ Access lane

Location				
Parking on built lots				
• Front setback	minimum	1 m		A
• Rear setback	minimum	1.5 m		B
• Side setback	minimum	1.5 m		C
• Secondary front setback	minimum	3 m		D
Parking on unbuilt lots				
• Front setback	minimum	3 m		E
• Rear setback	minimum	1.5 m		F
• Side setback	minimum	1.5 m		G
• Secondary front setback	minimum	3 m		H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

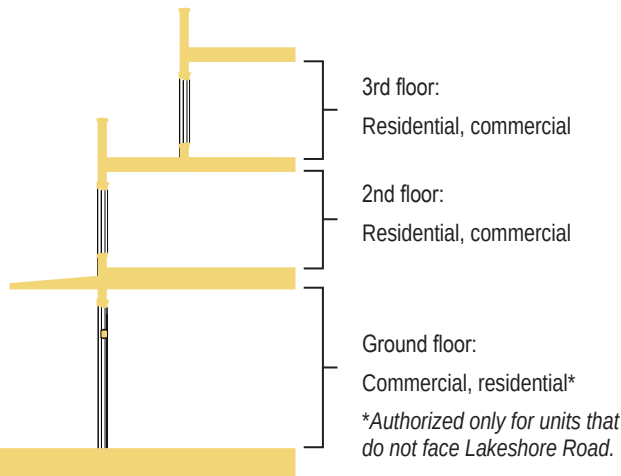
For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways				
Location				
• Minimum distance between 2 driveways		6 m		I
Dimensions				
• Garage entrance	Maximum width	3.5 m		J
• Single access	Maximum width	4.5 m		K
• Double access	Maximum width	7.5 m		K

Note: Sharing driveway and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Permitted uses (S)

Status

Residential

- Class A (single-family)
- Class B (2 to 4 dwellings)
- Class C (more than 4 dwellings)

P
P
P

Businesses and services

- Class A (office)
- Class B-1 (commercial and service)
- Class C-1 (innkeeping - hotel)
- Class C-2 (innkeeping - bed & breakfast)
- Class D-1 (restaurant, on premises)
- Class D-2 (restaurant, counter/takeout)
- Class E-1 (cultural facilities)
- Class E-2 (bars, brasseries)

P
P
P
CU
CU
CU
P
CU

Public

- Class A (parks)
- Class B (institutions)

P
P

Note: Uses not mentioned are de facto not permitted.

Legend

P: Permitted

CU: Conditional use

Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the sector.
4. The use must contribute to the cultural and economic vitality of the sector.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.

Criteria specific to certain conditional uses

Innkeeping use (C-2):

- The use must not result in an excess supply of service offering.
- The use should, preferably, not be located on the street level.
- The type of lodging should help enhance the heritage character of the sector.

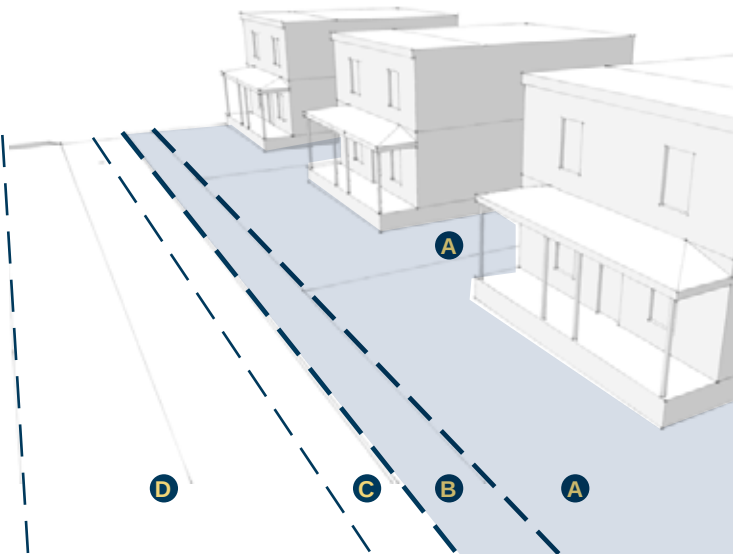
Restaurant (D-1) and takeout restaurant (D-2) uses:

- This use does not include drive-through service.
- This use diversifies the sector's gastronomic offering.
- This use contributes to strengthening the village character.

Bar, brasserie (E-2):

- The use's compatibility with the surrounding area should take into consideration the type and degree of density of other uses in the building and surrounding area.
- The use and its volume should preserve the peace and quiet of the neighbourhood and should not significantly interfere with its surroundings in terms of its impact with respect to:
 - the surface area of its floor space;
 - the emission of odours, light, or noise toward adjacent residential areas;
 - business hours and peak use;
 - the circulation of transit in the vicinity and parking in residential areas.
- Access ways that are used or likely to be used by customers should be designed so as to minimize any inconvenience to residents of adjacent residential areas.
- The building's layout and the design of its grounds should minimize disturbances to residents of neighbouring residential areas.

TEMPORARY ACTIVITIES



Area does not require permit

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business's private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

• A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring at least 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.
• Any temporary activity that encroaches on the street (street parking and street) requires a permit.
• A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building's main entrance.

Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to public safety or that represents a source of nuisance as per By-law No.1495 concerning nuisances.

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

- Design:
- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector's character and architecture.
 - The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
 - Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services.

Outdoor display and supports (S)

Notwithstanding any other provision, outdoor display and supports are authorized under the following conditions:

- The products presented are an extension of the commercial offer;
- The occupancy period adheres to regular business hours;
- Outside of operation hours, products and display supports must be stored indoors;
- The display may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorised, under the following conditions:

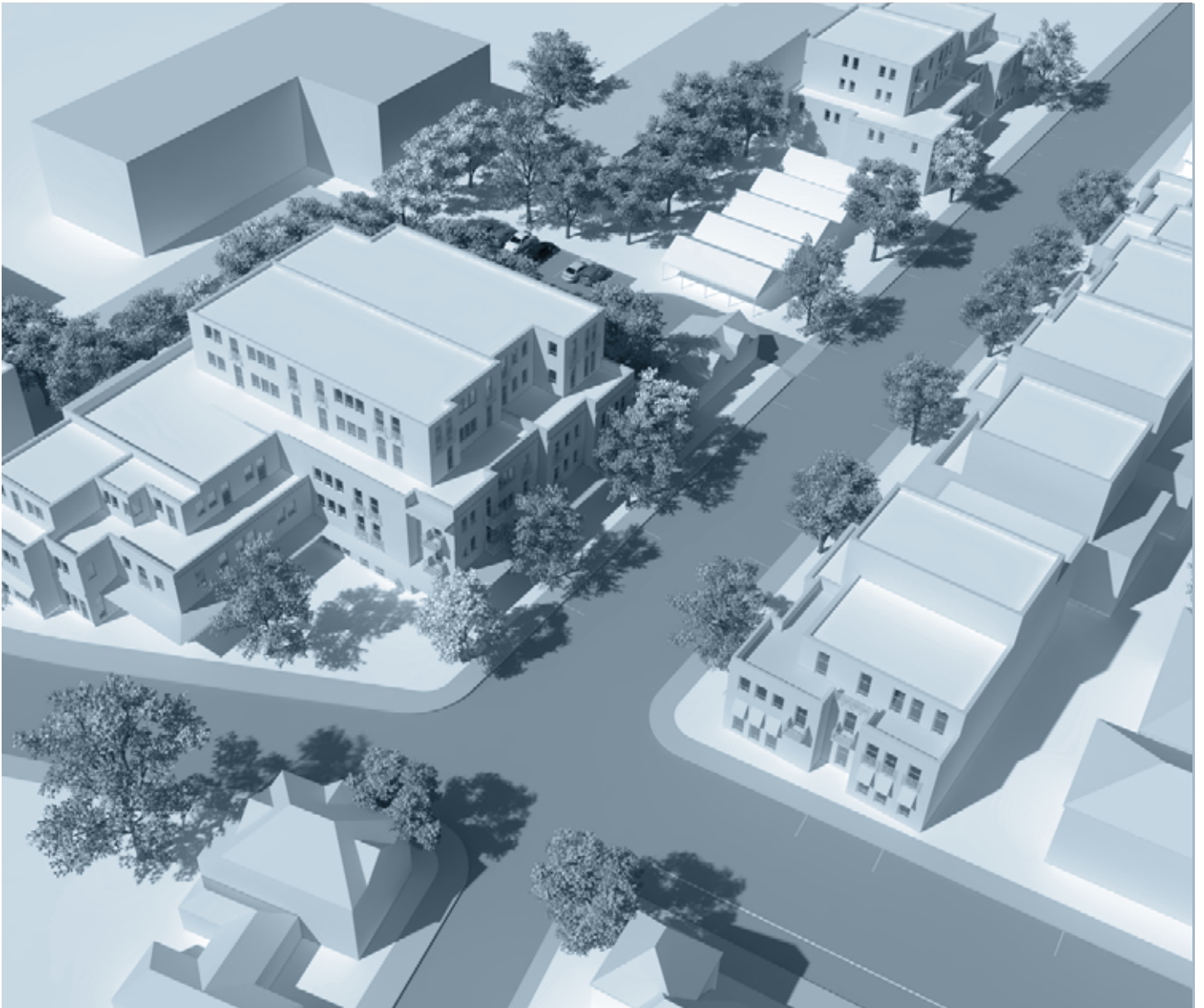
- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

CHAPTER

05

UP2

NORTH VILLAGE ENTRANCE



GENERAL GUIDELINES



North village entrance (UP2)

Set along Cartier Avenue, this landscape unit marks the entrance to Pointe-Claire Village. It is characterized by a built front in the east, including single-family residential and commercial uses in the southern part, and by the curling club in the west. The irregular setbacks, low optimization of lots and variation in typologies adversely affect the built front.

Intentions

- Mark and align the village's north entrance
- Optimize lot use and building continuity
- Consolidate the built front
- Ensure the transition of densities from adjacent areas and from Cartier Avenue
- Enhance the village core and heritage buildings

Uses	Commercial, residential, service
Typology	Contiguous, detached
Lots	Narrow and deep
Lot coverage	High (±50%)
Front setback	None to narrow
Side setback	None to narrow
Architectural style	Diversified, Boomtown
Number of storeys	Front facade, 2; setback, 5
Architectural elements	Awnings, small balconies, sunshades
Materials and colours	Brick, wood siding, stucco; dark earth tones
Features	The area forms the main entrance to the village core.

GENERAL GUIDELINES

Consolidate the village area entrance



Optimize the use of lots



Encourage vegetation



Control upward density



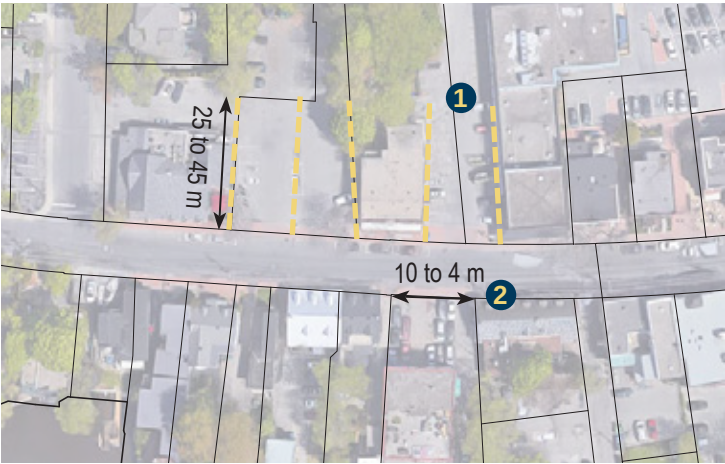
Enhance heritage architecture



Offer frontage specific to the village core



BUILT FORM



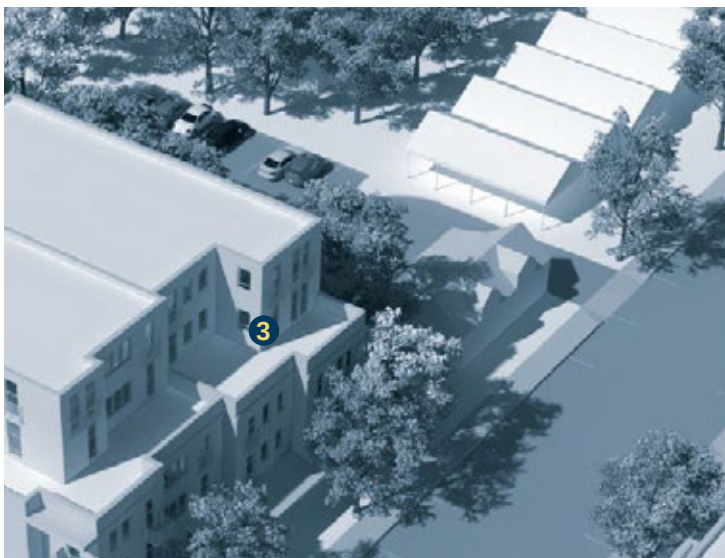
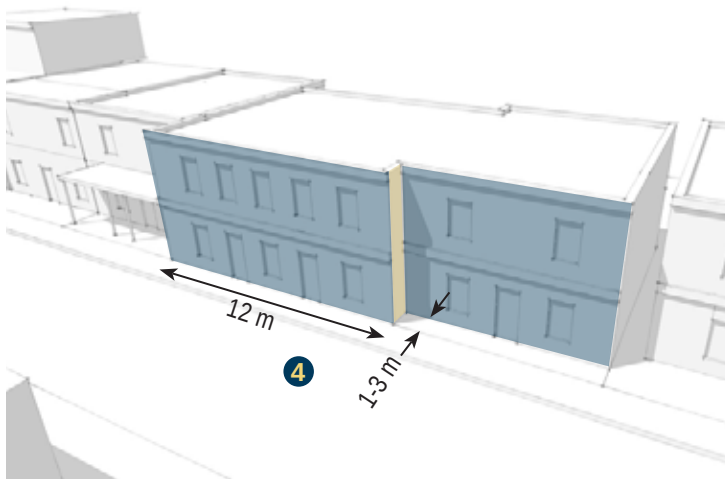
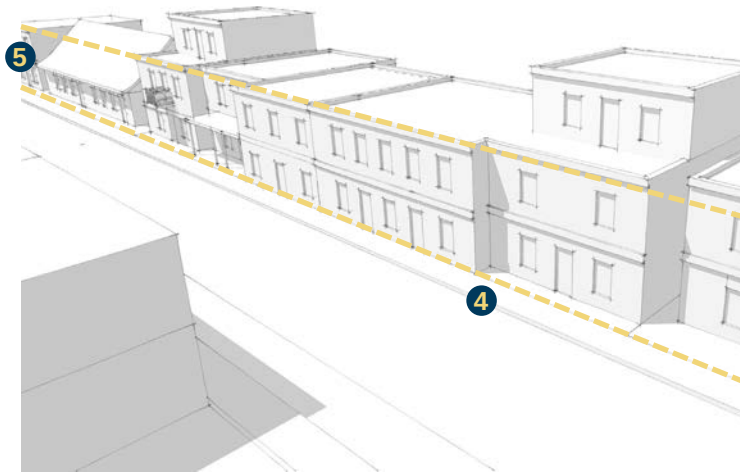
CADASTRAL OPERATIONS

- 1 Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
- 2 Lots ranging from 10 m to 24 m in width and from 25 m to 45 m in depth are preferred.

SITING

- 3 The alignment of new constructions should be in accordance with and parallel to the public domain.
- 4 To reflect the diversity of the area's layout, new constructions may be contiguous, semi-detached or detached.
- 5 The front setback of all constructions should be based on the front setback of adjacent or neighbouring constructions and should preserve good building continuity reflecting the commercial portion of Lakeshore Road. The front setback should be equal to the smallest front setback of the adjacent buildings.
- 6 Secondary front setbacks should be of a depth between that of the front setback and those of the adjacent constructions on the side street.
- 7 Side setbacks should be similar to those of the neighbouring buildings. Narrow setbacks should be favoured to form part of good building continuity. Setbacks of less than 1 m should be avoided to keep from creating hard-to-develop areas.
- 8 Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
- 9 On Cartier Avenue, views of heritage buildings should not be compromised when a new building is erected.
- 10 Parking access lanes should be at least 3 m wide, and common lanes for two adjacent lots should be favoured.
- 11 Accesses to indoor or underground parking areas should not be visible from the street and should be located on the sides of buildings when possible.
- 12 Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.
- 13 Limit the impacts of new buildings on sunlighting of neighbouring properties.

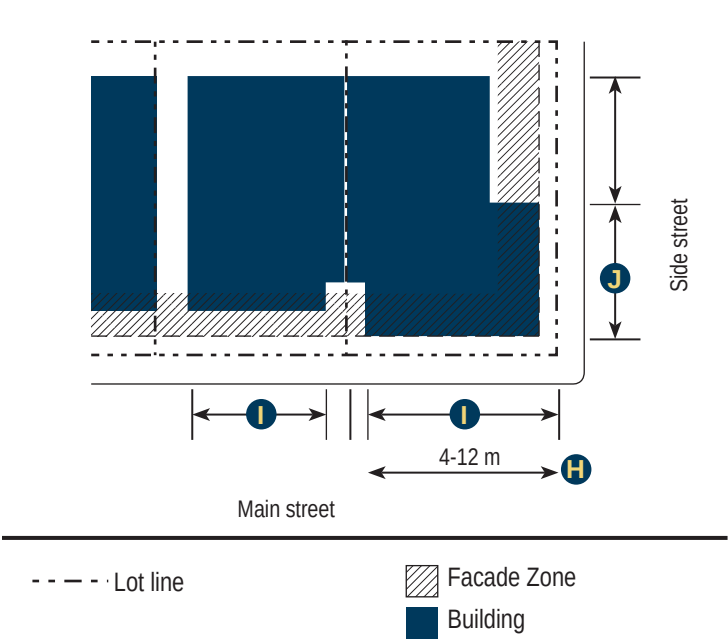
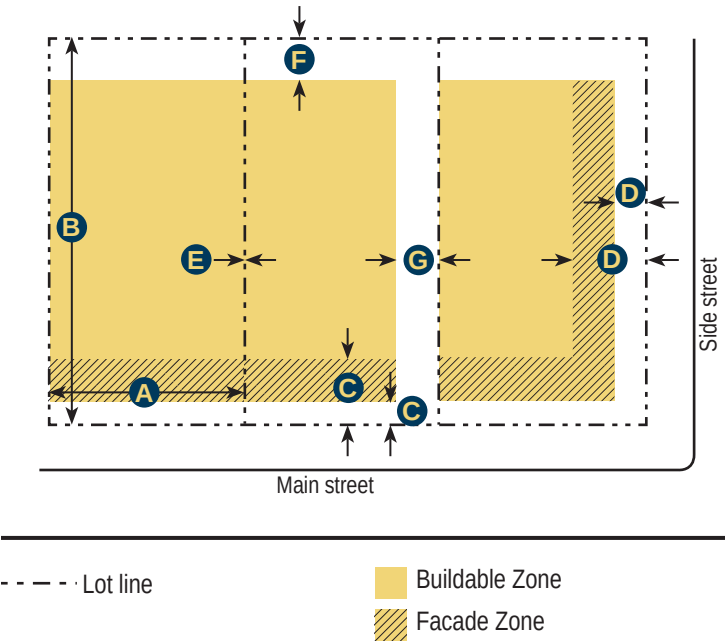
BUILT FORM



ARCHITECTURE

1. Any new construction should optimize lot use while fitting in with the scale of Cartier Avenue and the village core.
2. Any new construction should help strengthen the built front by reflecting that of Lakeshore Road, which can be described as a succession of facades, each with its own personality, forming a two-storey horizontal strip.
3. An added fourth or fifth storey should be set back far enough to avoid compromising the integrity of the built front. For properties with a rear limit adjacent to properties facing Victoria Avenue, a setback starting on the third storey should also be provided on the rear facade.
4. To harmonize with the average width of village buildings and to preserve the spacing of the built front, facades more than 12 m wide facing the street should be broken by a setback of 1 m to 3 m.
5. The ground floor and roof ridge should be aligned with those of the neighbouring buildings.
6. To respect the area's typical architecture, constructions with simple volumetric forms should be favoured.
7. To preserve the diversity of typology and architectural styles, a new construction should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
8. Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building.
9. The Boomtown architectural style should serve as a model for development of the area.

BUILT FORM

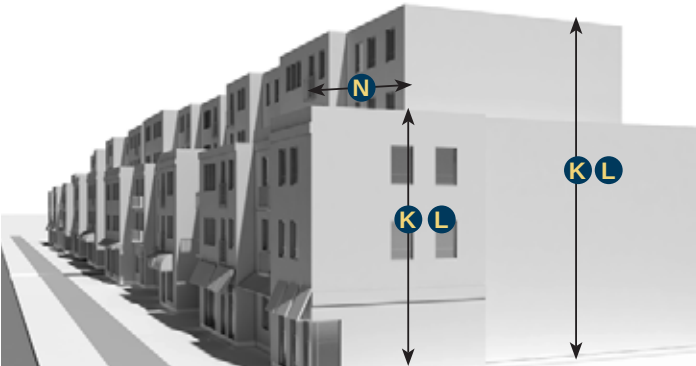


Lot size	Min.	Max.	
Width	10 m	-	A
Depth	25 m	-	B

Siting	Min.	Max.	
Front setback	2 m	6 m	C
Secondary front setback	2 m	6 m	D
Side setback ^{1,2}	0 m	3 m	E
Rear setback	6 m	-	F
Lot coverage (%)	40%	70%	
Floor space index (FSI)	0.8	3.2	

¹ If parking access is not possible from a side street, a maximum side setback of 3.5 m is allowed to access a garage and a maximum side setback of 4.5 m is allowed to access a parking area.

² Portions of the building not visible from the street may be at a distance beyond the maximum side setback.



Built facade	Min.	Max.	
Total width of facade	8.2 m	-	
Width of facade planes	4 m	12 m ^{1,2}	H
% of facade in the facade zone ³			
I Front facade (%)	90%	-	
J Secondary front facade (%)	50%	-	

¹ A setback of 1 m to 3 m should separate the facade planes

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.

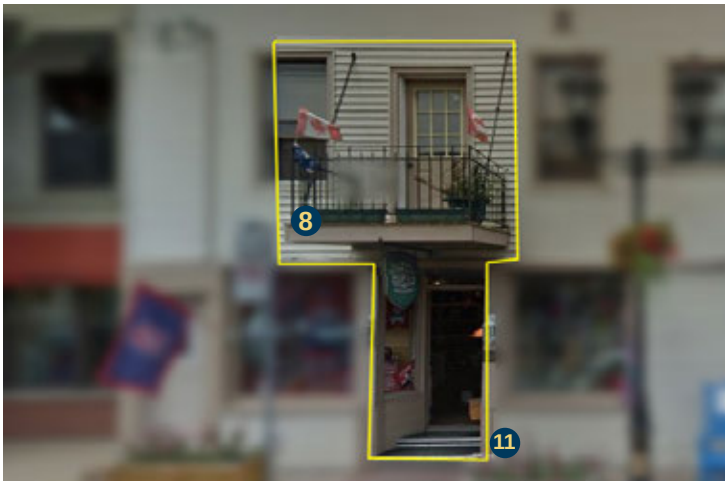
³ The portions of the facade planes exceeding the min. % required can be at a distance beyond the maximum front setback.

Height of the main building	Min.	Max.	
Number of storeys	2	5 ¹	K
Height of building	6 m	19 m	L
Level of entrance in relation to sidewalk	0 m	1 m	M

¹ Starting at the 4th floor, a setback of at least 3 m, calculated from the building front line, must be implemented. For a building on a lot adjacent to a property facing Victoria Avenue, a setback of 3 m for the 3rd and 4th storeys and 5 m for the 5th storey should also be provided in relation to the rear building line.

Note: A non-conforming structure that does not respect the prescribed height, number of floors or setbacks may be rebuilt to the same non-conforming height, number of floors or setback only if it is a building of heritage interest.

FACADE



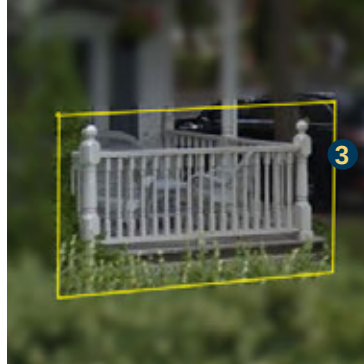
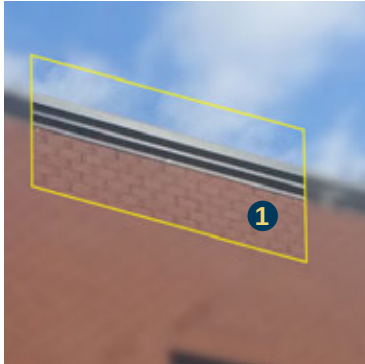
GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with the building's architectural style.
2. Artificial or imitative design elements are to be avoided.
3. All exterior walls of a building should have the same unified, consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative element. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

ARCHITECTURAL ELEMENTS

- 6 Architectural elements should reflect the alignment of neighbouring buildings' elements.
- 7 Awnings and canopies are characteristic of commercial streets; they help enliven facades and are encouraged. Awnings should be aligned with openings. Awnings that span the width of a building should be avoided; if they cannot be, rigid canopies are preferred.
- 8 Balconies are encouraged, as they accentuate the vertical mixed-use nature of the neighbourhood and animate facades. Their dimensions should reflect those of the small balconies that dot the village core. Balconies that span the entire facade should be avoided.
- 9 Landings, porticos and porches, typically found on the ground floor of residential buildings, are not common in the commercial area. These elements should serve as a welcoming space and should not be too massive or imposing. If used on a building with a small setback, they should help consolidate the alignment of the built front.
- 10 The facade articulation should clearly indicate pedestrian accesses. The main entrances to buildings should be marked with a distinctive treatment.
- 11 Entrances at sidewalk level are preferred. They should enhance the transition between the building and the public domain. Raised sidewalks or steps should be avoided.
- 12 Stairs should be aligned with the entrance door, and their size should be proportional to the door.

FACADE



ARCHITECTURAL DETAILS

1. A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
2. False mansards should take up at least one third (33%) of the height of the storey on which they are located.
3. Guardrails should be designed to create a welcoming transition space rather than entrenchment. They should be openwork and non-opaque. Vertical bars in wood or wrought iron are preferred.

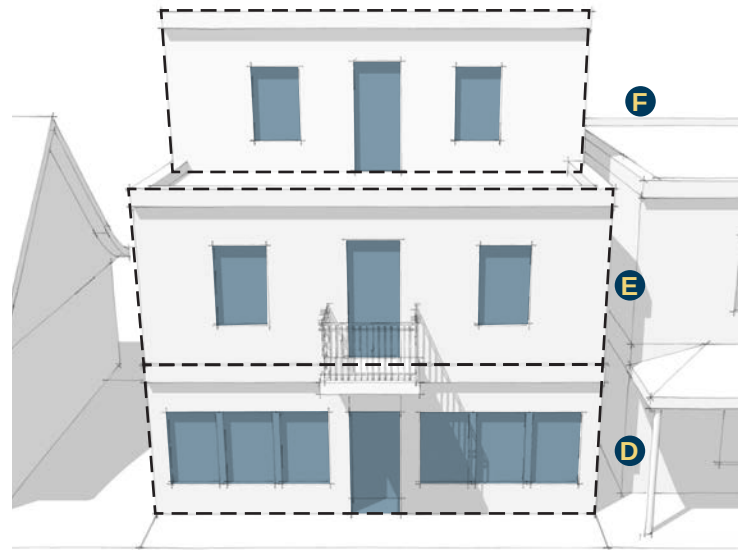
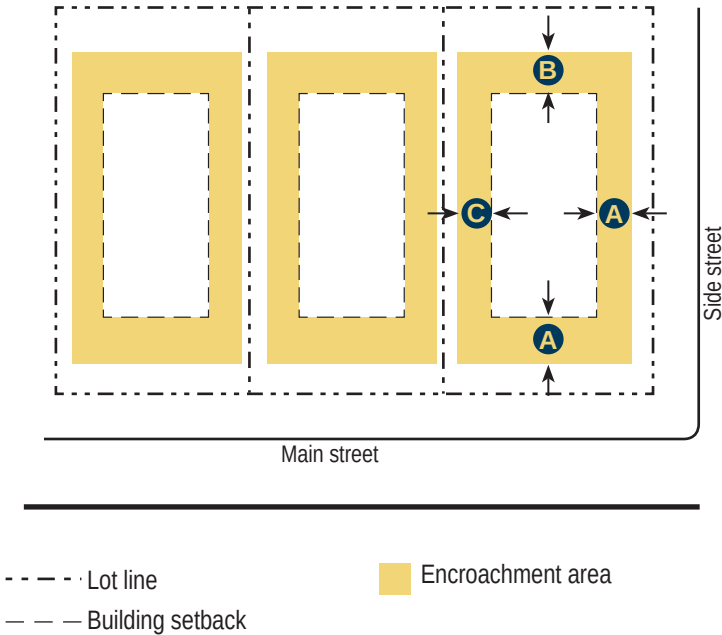
OPENINGS

4. Openings, whether on commercial or residential buildings, should reflect the traditional village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
5. Patio doors visible from the street should be avoided on the first two floors.
6. The positions of the openings should be aligned with those of the neighbouring buildings.
7. Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of at least 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated.

MATERIALS AND COLOURS

8. For an entrance to the village core, the preferred facade materials are brick and horizontal wood siding. The preferred colours are dark earth tones.
9. Contrasting colours could help mark the function of village entrance.
10. The use of different materials and colours may help reduce the massive large-surface effect. For smaller structures similar in size to typical village buildings, use of a single material is preferable.
11. Renovations to heritage buildings should restore the original materials and colours.
12. The following colours should dominate the front facade:
 - Cladding in dark earth colours.
 - Doors and windows in colours contrasting with the siding.
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



Architectural elements

	A Front/Sec.	B Rear	C Side
Maximum encroachment (m)	Dpt. (Wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (4)	1.6 (-)	1.6 (-)
Chimneys	1 (2)	1 (2)	1 (2)
Canopies	1.5 (-)	1.5 (-)	np
Awnings	1.2 (3)	- (-)	- (-)
Ramps, access facilities ¹			
Bow/bay windows ²	1 (3)	1 (3)	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	np (np)	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	2 (-)	2 (-)	np
Steps	- (2)	- (-)	- (-)

¹Per the Quebec Building Code

² Maximum of two per 12 m of facade per floor

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements even if the latter do not encroach on the setback.

No element may be less than 1 m from the side or rear lot line.

Legend

np: Not permitted -: Not regulated

Openings

	Min.	Max.	
Ground floor			D
Commercial facade	30%	80%	
Residential facade	20%	50%	
2nd floor			E
Commercial facade	30%	70%	
Residential facade	30%	50%	

Note: Openings on recessed facades (not part of the street facade zone) are not regulated. However, they must respect the criteria set out for openings. **F**

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

- 1 Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
- 2 Development should allow for a soft transition between public and private space. Raising land above sidewalk level is to be avoided. Development at sidewalk level that gives the impression of spaciousness is preferred.
- 3 Development must follow universal accessibility standards.
- 4 Planting of vegetation is strongly encouraged.
- 5 In areas where the built front is not continuous (for example, due to an oversized setback or the presence of parking areas), trees, hedges or bushes should be planted to recreate the street edge typical of the area.
- 6 Trees should be positioned in accordance with the prevailing alignment of the street.
- 7 Trees located less than 6 m from a building should not obstruct the facade.
- 8 Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
- 9 Front setbacks should be paved with the same material as the sidewalk or a similar material.
- 10 Hedges, decorative fences and low walls should be no more than 1 m in height.
- 11 Setting up terraces helps enliven the street and is encouraged.
- 12 Temporary displays between the public domain and private space enhance the transition between the two spaces and enliven the pedestrian experience.

TREATMENT OF OUTDOOR AREAS



Benny Farm, Montréal

TREATMENT OF REAR SETBACK

1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
3. Landsites should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge.
4. Development of a shared leisure space is encouraged for all housing units of more than eight dwellings.
5. All site development modifications must preserve mature trees.

Buffer zones

6. Where there is a transition between uses involving large parking areas or use of the back yard to host customers (terraces) and residential use, a buffer zone should be created to limit disturbances to residents.

A green space of at least 2 m at the rear of the lot, serving to minimize disturbances to neighbours, is required. This space should include fences, plant screens or berms to limit visual and noise pollution and to mitigate the heat island effect caused by parking areas.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



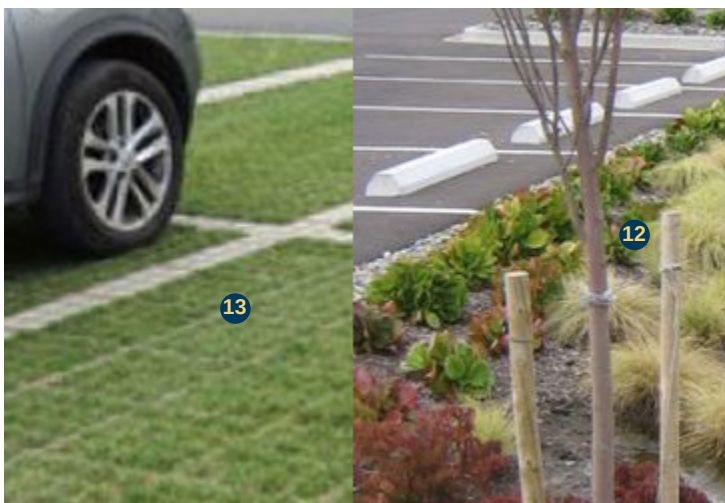
Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor
(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Study of the application

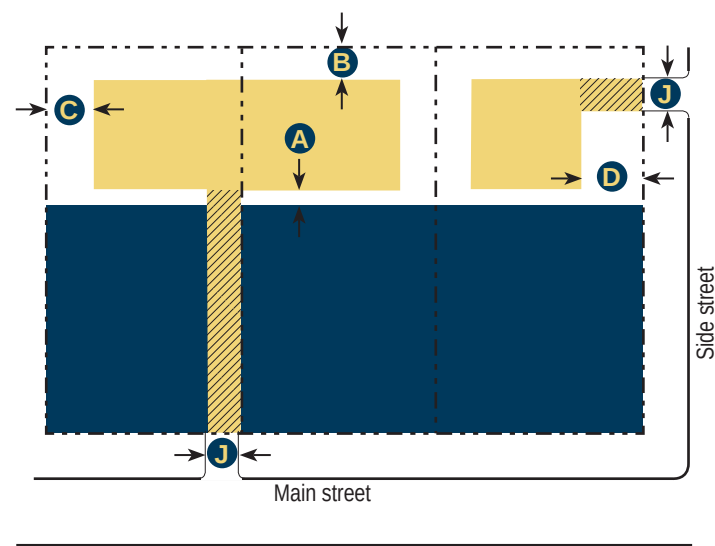
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING



--- Lot line

■ Building

■ Parking area

▨ Driveway area

Parking ratios¹Min. Max.

Residential

• Class A (single-family)	1/dwe.	2/dwe.
• Class B (2 to 4 dwellings)	1/dwe.	2/dwe.
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.

Businesses and services

• Class A (office)	1/50 m ²	1/35 m ²
• Class B (commercial and services)	1/50 m ²	1/25 m ²
• Class C-1 (lodging - hotels)	1/room	
• Class D (restaurants)		
<i>Parking space per number of seats</i>	1/5	1/3
• Class E (performance venues and bars)		
<i>Parking space per number of seats</i>	1/5	1/3

Public

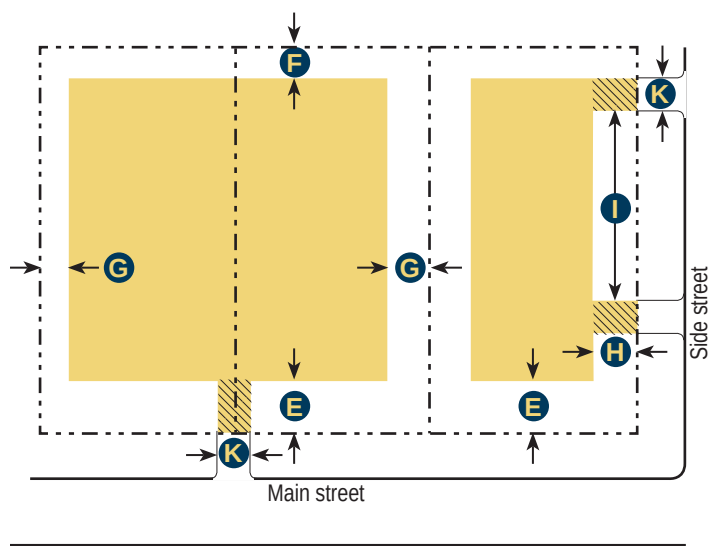
• Class B (office)	1/50 m ²	1/35 m ²
--------------------	---------------------	---------------------

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bicycle parking

• Class C (more than 4 dwellings)	0.5/dwe.	-
• Class A (office)	1/250 m ²	-
• Class B (com. retail and serv.)	1/250 m ²	-
• Class D (restaurants)		
<i>Parking space per number of seats</i>	1/10	-
• Class E (performance venues and bars)		
<i>Parking space per number of seats</i>	1/10	-

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



--- Lot line

■ Parking area

▨ Access line

Location

Parking on built lots

• Front setback	minimum	1 m	A
• Rear setback	minimum	1.5 m	B
• Side setback	minimum	1.5 m	C
• Secondary front setback	minimum	3 m	D

Parking on unbuilt lots

• Front setback	minimum	3 m	E
• Rear setback	minimum	1.5 m	F
• Side setback	minimum	1.5 m	G
• Secondary front setback	minimum	3 m	H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways

Location

• Minimum distance between 2 driveways	6 m	I
--	-----	---

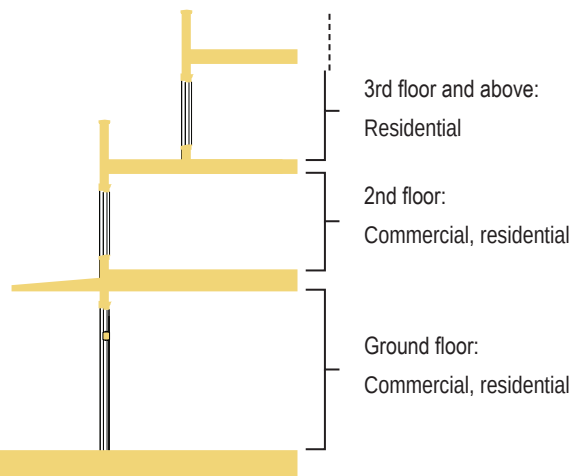
Dimensions

• Garage entrance	Maximum width	3.5 m	J
• Single access	Maximum width	4.5 m	K
• Double access	Maximum width	7.5 m	K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Permitted uses (S)

Status

Residential

- | | |
|-----------------------------------|---|
| • Class A (single-family) | P |
| • Class B (2 to 4 dwellings) | P |
| • Class C (more than 4 dwellings) | P |

Businesses and services

- | | |
|--|----|
| • Class A (office) | P |
| • Class B-1 (commercial and service) | P |
| • Class B-2 (outdoor market) | P |
| • Class C-1 (innkeeping - hotel) | P |
| • Class C-2 (innkeeping - bed & breakfast) | CU |
| • Class D-1 (restaurant, on premises) | CU |
| • Class D-2 (restaurant, counter/takeout) | CU |
| • Class E-1 (cultural facilities) | P |
| • Class E-2 (bars, brasseries) | CU |
| • Class E-3 (large indoor recreation facilities) | P |

Public

- | | |
|--------------------------|---|
| • Class A (parks) | P |
| • Class B (institutions) | P |

Note: Uses not mentioned are de facto not permitted.

Legend:

P: Permitted

CU: Conditional use

Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.

Criteria specific to certain conditional uses

Innkeeping (C-2):

- The use must not result in an excess supply of service offering.
- The use should, preferably, not be located on the street level.
- The type of lodging should help enhance the heritage character of the area.

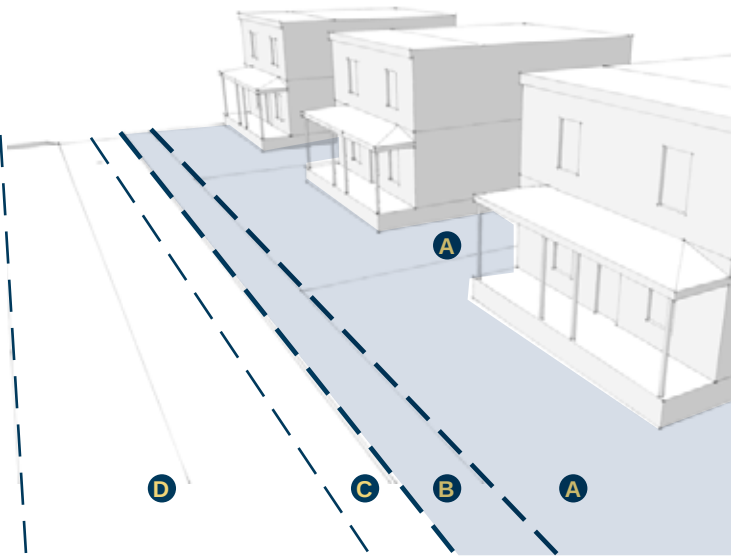
Restaurant (D-1) and takeout restaurant (D-2) uses:

- This use does not include drive-through service.
- This use diversifies the area's gastronomic offering.
- This use contributes to strengthening the village character.

Bar, brasserie (E-2):

- The use's compatibility with the surrounding area should take into consideration the type and degree of density of other uses in the building and surrounding area.
- The use and its volume should preserve the peace and quiet of the neighbourhood and should not significantly interfere with its surroundings in terms of its impact with respect to:
 - the surface area of its floor space;
 - the emission of odours, light, or noise toward adjacent residential areas;
 - business hours and peak use;
 - the circulation of transit in the vicinity and parking in residential areas.
- Access ways that are used or likely to be used by customers should be designed so as to minimize any inconvenience to residents of adjacent residential areas.
- The building's layout and the design of its grounds should minimize disturbances to residents of neighbouring residential areas.

TEMPORARY ACTIVITIES



Area does not require permit

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

Design:

- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector's character and architecture.
- The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
- Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services.

Outdoor display and supports (S)

Notwithstanding any other provision, outdoor display and supports are authorized under the following conditions:

- The products presented are an extension of the commercial offer;
- The occupancy period adheres to regular business hours;
- Outside of operation hours, products and display supports must be stored indoors;
- The display may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorized, under the following conditions:

- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business's private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

- A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.
- Any temporary activity that encroaches on the street (street parking and street) requires a permit.
- A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building's main entrance.

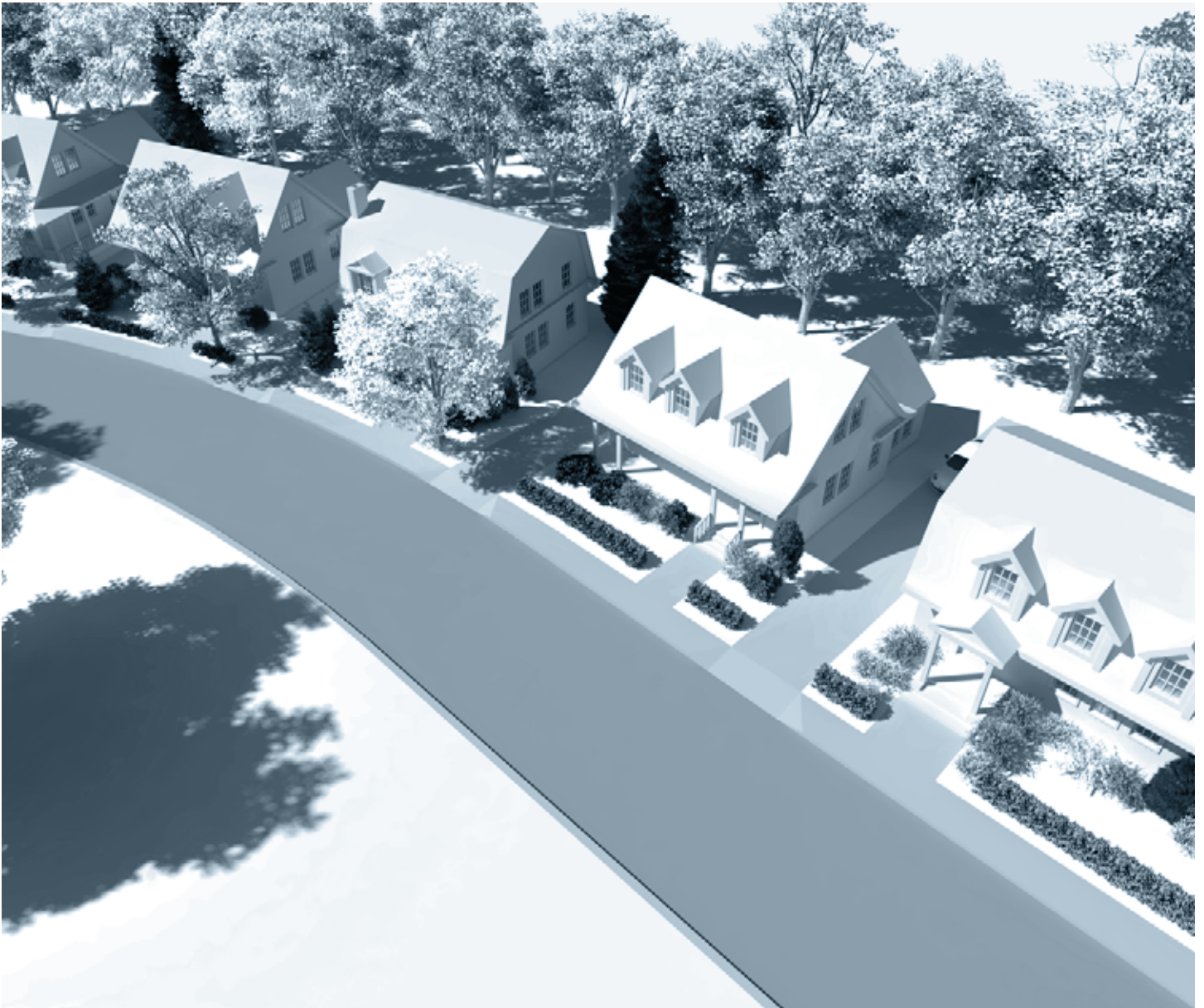
Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to public safety or that represents a source of nuisance as per By-law No. 1495 concerning nuisances.

CHAPTER

06

UP3

WEST VILLAGE ENTRANCE



GENERAL GUIDELINES



West village entrance (UP3)

This landscape unit forms the western gateway to Pointe-Claire Village. Spared by the massive blaze of 1900, it remains characterized by traditional Quebec architecture, Antoine-Pilon Park and its views of Lake Saint-Louis.

Buildings of heritage interest

- 344 Bord-du-Lac—Lakeshore Rd
- 345 Bord-du-Lac—Lakeshore Rd
- 346 Bord-du-Lac—Lakeshore Rd
- 351 Bord-du-Lac—Lakeshore Rd
- 352 Bord-du-Lac—Lakeshore Rd
- 353 Bord-du-Lac—Lakeshore Rd
- 354 Bord-du-Lac—Lakeshore Rd
- 355 Bord-du-Lac—Lakeshore Rd
- 361-361A Bord-du-Lac—Lakeshore Rd
- 365-367 Bord-du-Lac—Lakeshore Rd

Intentions

- Preserve the authenticity of heritage buildings
- Enhance buildings of heritage interest
- Mark the west entrance to the village
- Strengthen the relationship with the village core
- Permit tourist houses and activities highlighting the view of the lake
- Preserve views toward Lake Saint-Louis

Uses	Residential, accommodations
Typology	Detached
Lots	Narrow and shallow
Lot coverage	Average (±30%)
Front setback	Shallow
Architectural style	Traditional Quebec, Second Empire, mansard roof
Number of storeys	1 to 2
Roofing	Steep incline, mansard
Architectural elements	Veranda and porch, skylights
Materials and colours	Light colours, earth shades
Features	Park and view of Lake Saint-Louis

GENERAL GUIDELINES

Extend the core's activities to the west entrance



Preserve the area's peaceful atmosphere



Mark the west entrance



Respect the sizing and rhythm of the built front



Preserve the area's bucolic character



Preserve the authenticity of heritage buildings



BUILT FORM



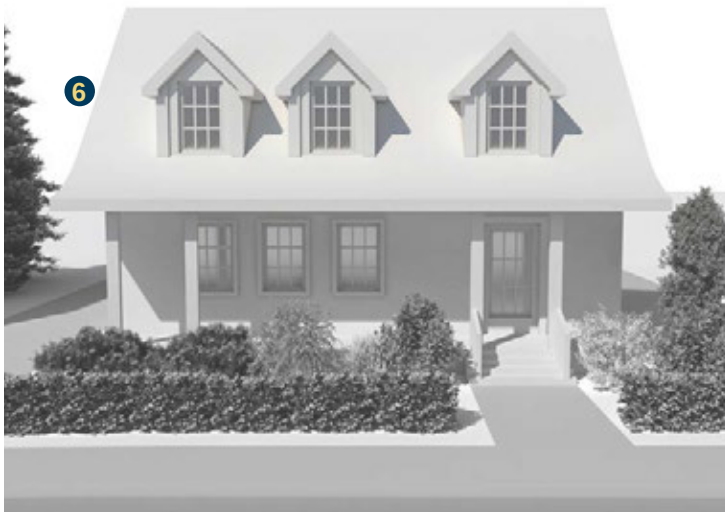
CADASTRAL OPERATIONS

1. Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
2. Lots ranging from 12 m to 20 m in width and 25 m to 40 m in depth are preferred.

SITING

3. The alignment of new constructions should be in accordance with and parallel to the public domain.
4. To reflect the prevailing style in the area, only detached constructions are allowed.
5. For any insertion of a new construction or for alteration or expansion of an existing construction, the front setback must be in accordance with the area's narrow front setbacks. This siting should enable residents' privacy to be maintained while preserving building continuity.
6. Front setbacks should feature quality layout and typical architectural treatment for marking the building entrance.
7. Secondary front setbacks should preserve building continuity and should be similar to the average front setbacks of the constructions on the side street.
8. Side setbacks should be similar to the setbacks in the area, lending rhythm to the built front and ensuring good building continuity.
9. Side setbacks providing views of Lake Saint-Louis should be preserved and laid out so as to provide a strong visual link between the public domain and the lake.
10. The area's heritage buildings are characterized by their detached siting. Any form of construction or alteration should preserve a side setback that ensures these buildings are not overshadowed.
11. Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
12. Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.
13. For waterfront properties along Lake Saint-Louis, the placement and height of the construction or expansion of a building, wall, hedge, or fence should allow for views between buildings or over walls, hedges, and fences and should enhance the exceptional views of Lake Saint-Louis and its landscape, taking into account the vegetation and the existing and planned land levels.

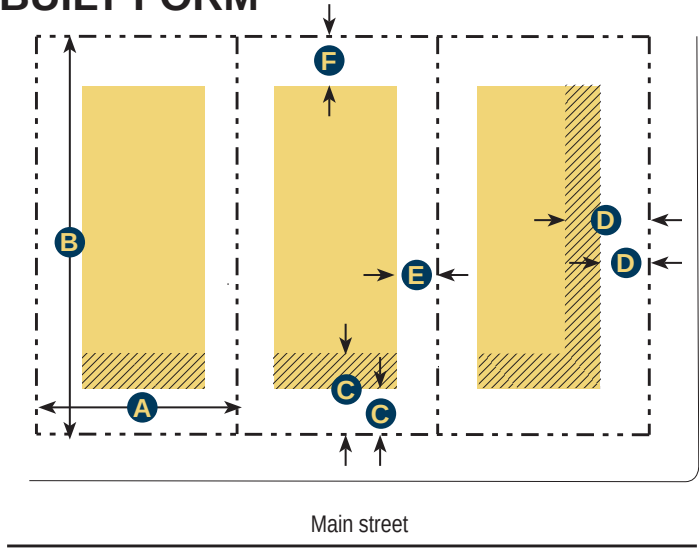
BUILT FORM



ARCHITECTURE

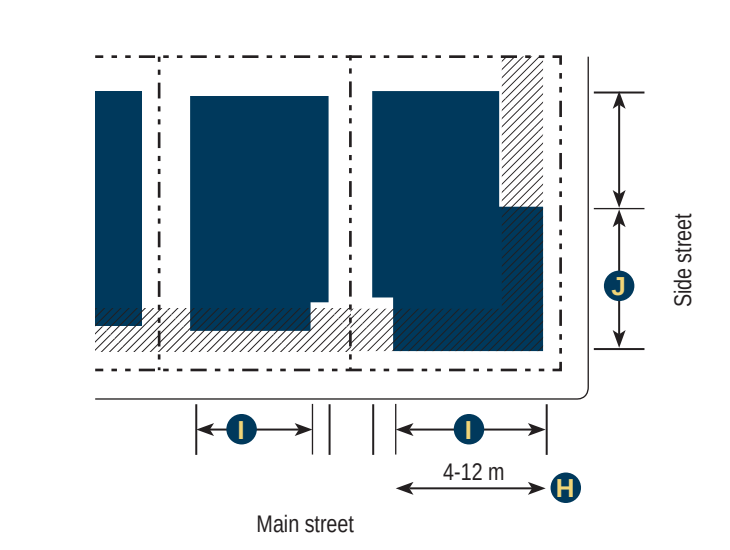
- 1 Any new construction should be of a height, scale and width similar to the adjacent buildings and to those in the area.
- 2 Any new construction should help preserve the built front of Lakeshore Road, which can be described as a succession of separate facades of one to two storeys.
- 3 Because the area's traditional buildings are of a style ill-suited to the addition of a storey, and to preserve the area's uniform scale and peaceful character, adding storeys is to be avoided.
- 4 The ground floor, eaves and roof ridges, strong points of the built front, should be aligned with the neighbouring buildings or integrated harmoniously when seen from the public domain.
- 5 Simple volumetric structures with highly visible roofs marked by steep inclines, in the traditional Quebec, Second Empire or even industrial vernacular style, should be favoured.
- 6 Any new structure should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
- 7 Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building imitating an old building.
- 8 Garages facing the street should have a single door on the facade. Double garage doors should be located along side walls or on detached garages only.
- 9 New architectural vocabularies should be avoided. Reinterpretation of existing styles is preferable.

BUILT FORM



--- Lot line

Buildable zone
Facade zone



--- Lot line

Facade zone
Building

Lot size ¹	Min.	Max.	
Width	12 m	-	A
Depth	25 m	-	B

¹ Article 3.1.1 of Subdivision By-Law PC-2774 applies to lots adjacent to Lake Saint-Louis.

Siting	Min.	Max.	
Front setback	1 m	5 m	C
Secondary front setback	1 m	5 m	D
Side setback ¹	0.6 m	-	E
Rear setback	4 m	-	F
Lot coverage (%)	30%	40%	
Floor space index (FSI)	0.3	0.8	

¹ Portions of the building not visible from the street may be at a distance beyond the maximum side setback.

Built facade	Min.	Max.	
Total width of facade	8.2 m	-	
Width of facade planes	4 m	12 m ^{1,2}	H

% of facade in the facade zone

I	Front facade (%)	90%	-
J	Secondary front facade (%)	50%	-

¹ A setback of 1 m to 3 m should separate the facade planes.

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.

Height of the main building	Min.	Max.	
Number of storeys	2	2	K
Height of building	6 m	10.5 m	L
Level of entrance in relation to sidewalk	0.3 m	1.2 m	M

Note: A non-conforming structure that does not respect the prescribed height, number of floors or setbacks may be rebuilt to the same non-conforming height, number of floors or setbacks only if it is a building of heritage interest.



FACADE



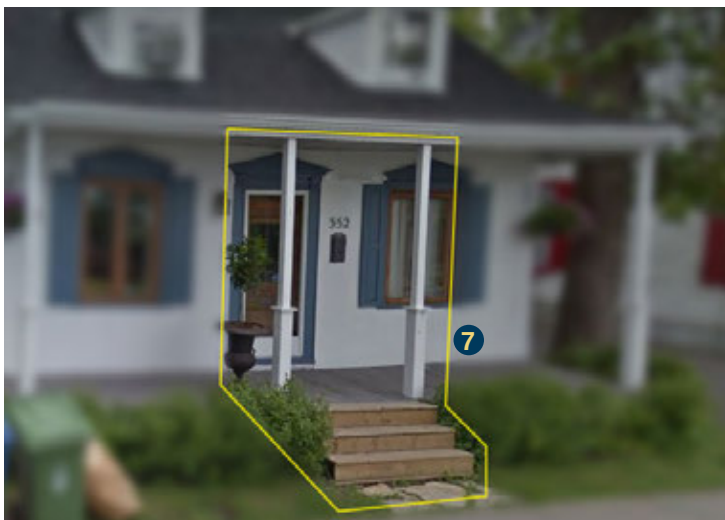
GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with their architectural style.
2. Artificial or imitative design elements should be avoided.
3. All the exterior walls of a building should have the same unified and consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative elements. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

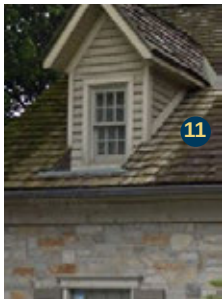
ARCHITECTURAL ELEMENTS



- 6 Landings and verandas are regarded as welcoming spaces linking street and building and are strongly encouraged, even necessary. Their size should be in accordance with that of neighbouring buildings and should not be too massive or imposing.
- 7 The facade articulation should clearly indicate pedestrian accesses. The main entrances to buildings should be marked with a distinctive treatment and should face the street.
- 8 Stairs should be aligned with the entrance door, and their size should be proportional to the door.
- 9 Wide eaves are elements that should be present in any new structure.



FACADE



ARCHITECTURAL DETAILS

1. A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
2. False mansards should take up at least one third (33%) of the height of the storey on which they are located.
3. Guardrails should be designed to create a welcoming transition space rather than entrenchment. They should be openwork and non-opaque. Vertical bars in wood or wrought iron are preferred.

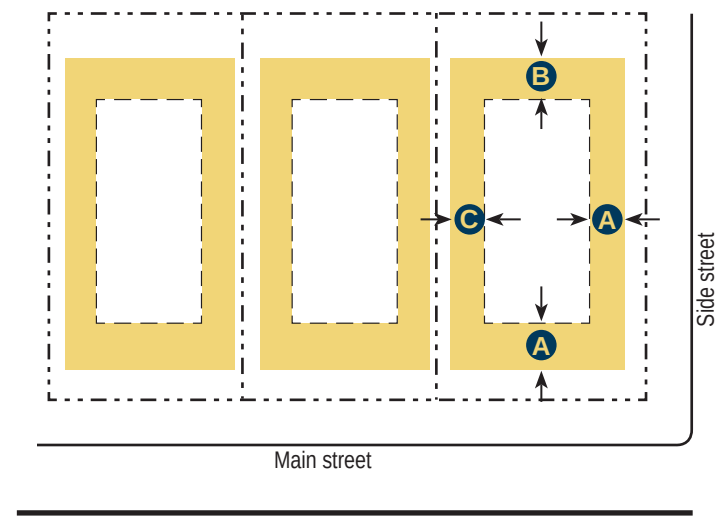
OPENINGS

4. Openings should reflect the traditional village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
5. The positions of the openings should be aligned with those of the neighbouring buildings.
6. Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of at least 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated.
7. Dormers are essential elements of traditional Quebec and Second Empire architecture and should be integrated with roofs. Their size should resemble those of the neighbouring buildings.
8. The main facade should include an entrance door.

MATERIALS AND COLOURS

9. The wall cladding of the area's buildings is generally made of stucco in light colours and is preferable. The use of materials such as stone resembling local stone or horizontal wood siding, 3 inches large, can also provide a reminder of the village spirit.
10. Use of a single cladding material should be favoured.
11. Use of cedar sheet and shingles is preferable.
12. Wood stairs are preferable. Concrete or metal stairs are to be avoided.
13. Renovations to heritage buildings should restore the original materials and colours.
14. The following colours should dominate front facades:
 - Cladding in light colours;
 - Doors and windows in colours contrasting with the cladding;
 - Shutters in a dark colour;
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



- - - Lot line
- - - Building setback
- Encroachment area

Architectural elements

	A	B	C
	Front/Sec.	Rear	Side
Maximum encroachment (m)	Dpt. (Wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Eaves and cornices	1 (-)	0.6 (-)	0.6 (-)
Balconies	np	1.6 (-)	np
Chimneys	np	1 (2)	1 (2)
Canopies	1.5 (-)	1.5 (-)	1.5 (-)
Awnings	1.2 (3)	1.2 (3)	1.2 (3)
Ramps, access facilities ¹			
Bow/bay windows	np	np	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	np	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	1.6 (-)	2 (-)	np
Steps	- (2)	- (-)	- (-)

Openings

	Min.	Max.	
Ground floor			D
Residential facade	20%	50%	
2nd floor			
Residential facade	10%	50%	E

¹In accordance with the Quebec Building Code

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements, even if the latter do not encroach on the setback.

No element may be less than 1 m from any lot line.

Legend

np: Not permitted -: Not regulated

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
2. The front setback should be highly vegetated, with a natural look.
3. Development should preserve and enhance views toward Lake Saint-Louis.
4. Planting of trees is encouraged. Deciduous trees are preferred, but short conifers can be included, as they allow greenery to be maintained in winter.
5. Parking spaces on the front lawn space are to be avoided. Parking along the side setback is acceptable; parking at the rear of the house is preferred.
6. Flowerbeds may be planted in front at least 2 m from the lot line to enliven the setting.
7. Trees should be positioned mostly in accordance with the prevailing alignment of the street.
8. Trees located less than 6 m from a house should not fully obstruct the facade.
9. Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
10. The site layout should include a narrow pedestrian path of similar dimensions and materials to those found in the area, thereby strengthening the link between building and street.
11. Hedges, decorative fences and low walls should be no more than 1 m in height.
12. For waterfront properties along Lake Saint-Louis, any wall, hedge or fence should be placed so as to preserve and highlight outstanding views of the lake and its scenery.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
3. Lots should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge.
4. All site development modifications must preserve mature trees.
5. For properties bordering Lake Saint-Louis, any wall, hedge or fence should be placed so as to preserve and highlight outstanding views of the lake and its scenery.
6. For waterfront properties along Lake Saint-Louis, construction of a riparian buffer strip must, in all cases, aim at meeting the objectives of the Quebec Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

7. Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
8. Select arborescent species with large crowns for an optimal canopy.
9. Avoid and limit residual asphalted areas.
10. At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

11. Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
14. At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor
 $(10 + 5) = 15 / 1.2 = 12.5 = 12$

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

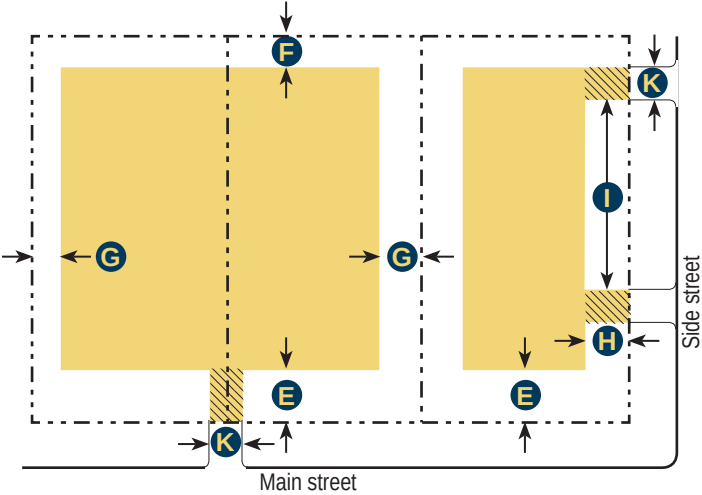
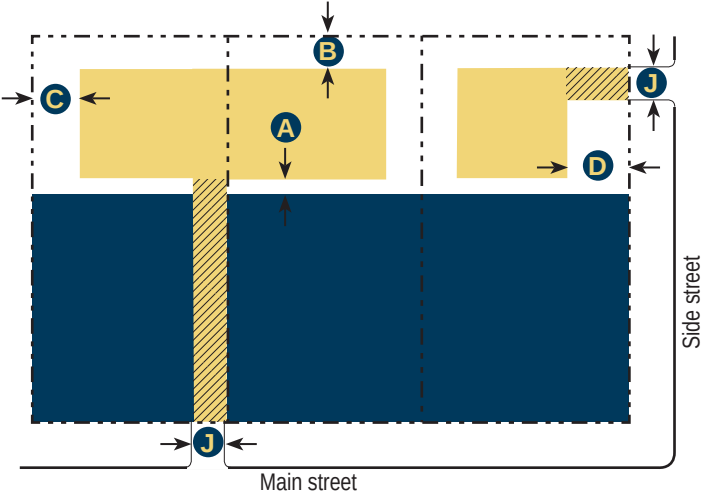
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING



- Lot line
- Building
- Parking area
- ▨ Driveway area

- Lot line
- Parking area
- ▨ Access lane

Parking ratios¹ Min. Max.

Location

Residential

Parking on built lots

- Class A (single-family) 1/dwe. 2/dwe.
- Class B (2 to 4 dwellings) 1/dwe. 2/dwe.
- Class C (more than 4 dwellings) 1/dwe. 2/dwe.

- Front setback minimum 1 m A
- Rear setback minimum 1.5 m B
- Side setback minimum 1.5 m C
- Secondary front setback minimum 3 m D

Businesses and services

Parking on unbuilt lots

- Class A (office) 1/50 m² 1/35 m²
- Class B (commercial and services) 1/50 m² 1/25 m²
- Class C-1 (lodging - hotels) 1/room
- Class D (restaurant) Parking space per number of seats 1/5 1/3
- Class E (performance venues and bars) Parking space per number of seats 1/5 1/3

- Front setback minimum 3 m E
- Rear setback minimum 1.5 m F
- Side setback minimum 1.5 m G
- Secondary front setback minimum 3 m H

Public

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

- Class B (office) 1/50 m² 1/35 m²

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Bicycle parking

Driveways

- Class C (more than 4 dwellings) 0.5/dwe. -
- Class A (office) 1/250 m² -
- Class B (com. retail and serv.) 1/250 m² -
- Class D (restaurant) Parking space per number of seats 1/10 -
- Class E (performance venue and bars) Parking space per number of seats 1/10 -

Location

- Minimum distance between 2 driveways 6 m I

Dimensions

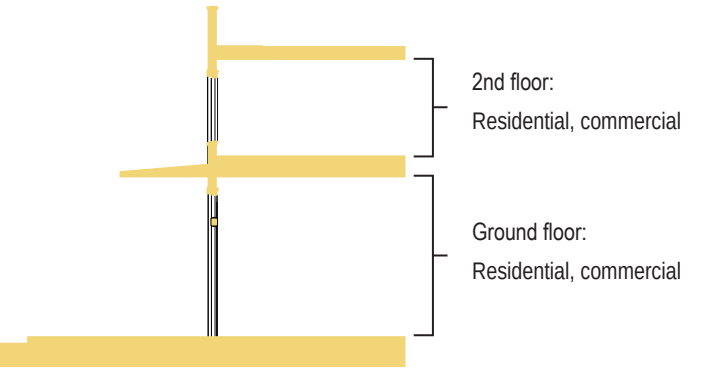
- Garage entrance Maximum width 3.5 m J
- Single access Maximum width 4.5 m K
- Double access Maximum width 7.5 m K

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.

Permitted uses (S) Status

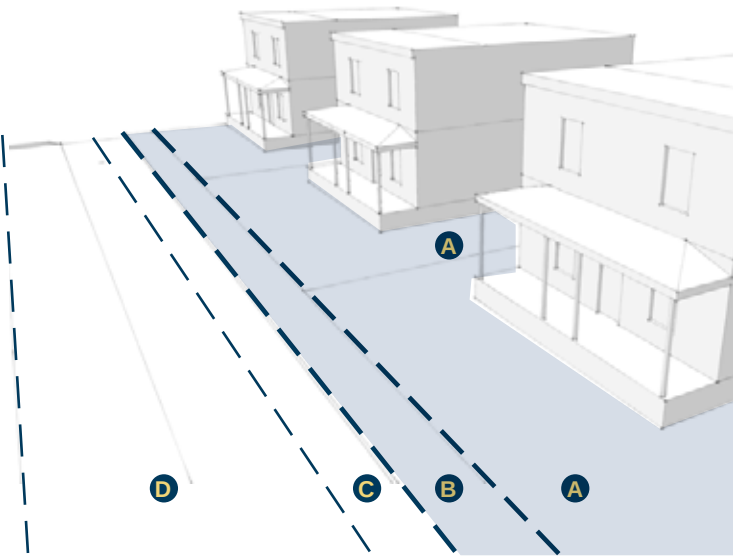
Residential	
• Class A (single-family)	P
• Class B (2 to 4 dwellings)	np
• Class C (more than 4 dwellings)	np
Businesses and services	
• Class C-2 (innkeeping - bed & breakfast)	P
Public	
• Class A (parks)	P
• Class B (institutions)	P

Note: Uses not mentioned are de facto not permitted.

Legend

P: Permitted np: Not permitted CU: Conditional use

TEMPORARY ACTIVITIES



Area does not require permit

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business's private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

• A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.	
• Any temporary activity that encroaches on the street (street parking and street) requires a permit.	
• A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building's main entrance.	

Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to public safety or that represents a source of nuisance as per By-law No. 1495 concerning nuisances.

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

- Design:
- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector's character and architecture.
 - The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
 - Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorized, under the following conditions:

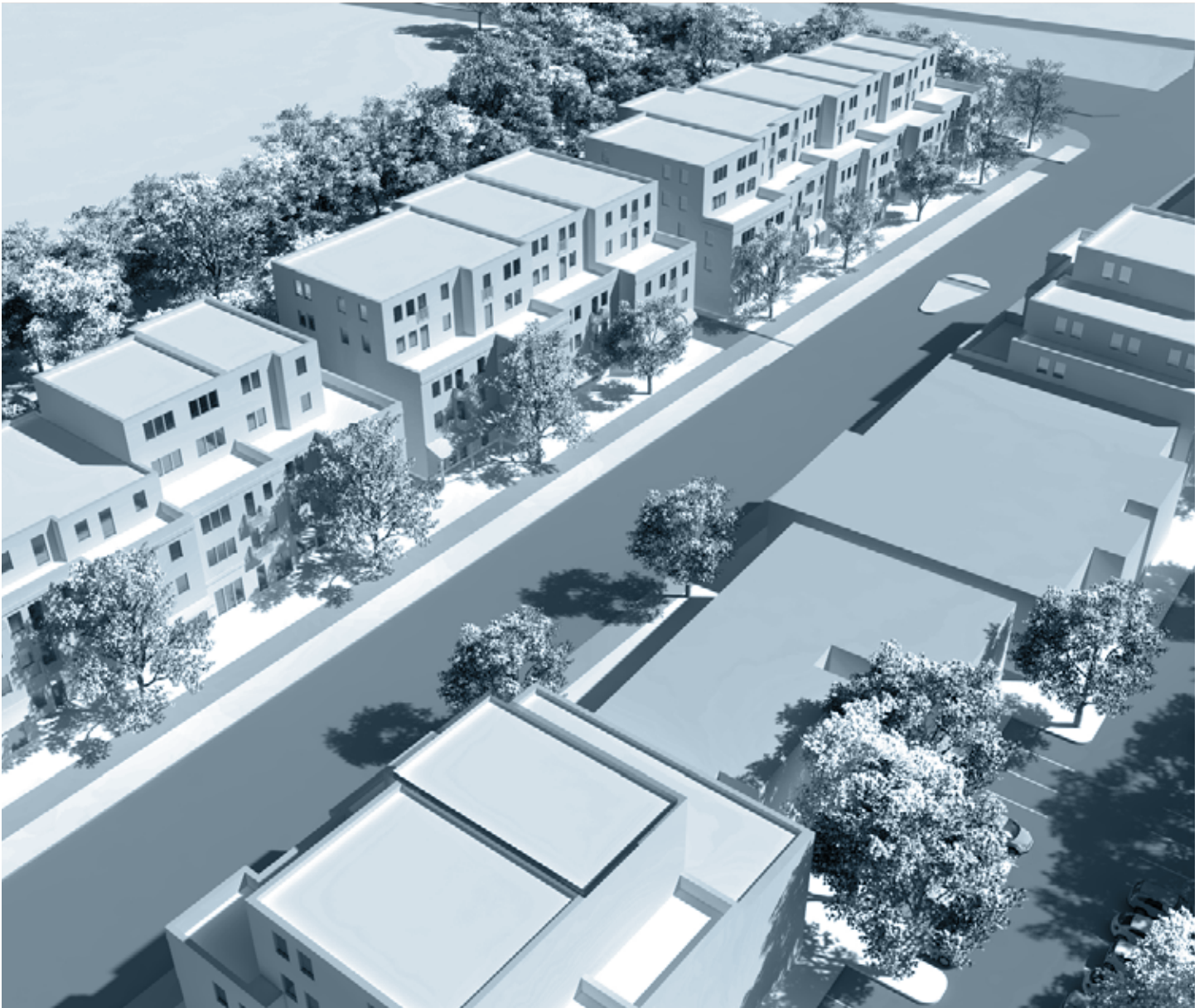
- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

CHAPTER

07

UP4

CARTIER ENTRANCE



GENERAL GUIDELINES



Cartier entrance (UP4)

This landscape unit constitutes one of the three main entrances to the village, connecting Pointe-Claire Village with the rest of the region through the highway network. It consists primarily of commercial offerings. Some of the original mid-sized buildings remain, forming a commercial row south of Salisbury Avenue. The north and west of this area are dominated by large buildings, with a substantial amount of parking space.

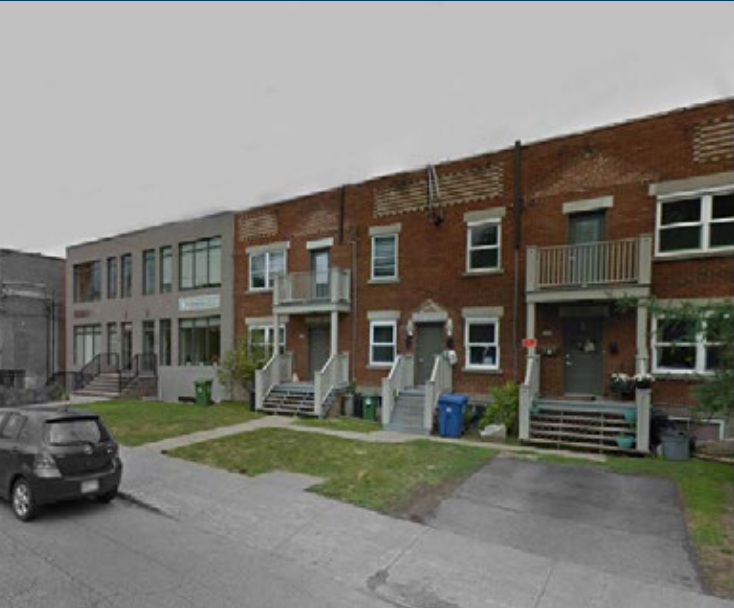
Intentions

- Mark the gateway to the village
- Optimize lot use
- Promote an urban form reflecting the existing mid-sized businesses, with greater similarity to the village character
- Consolidate the built front
- Mitigate the negative impacts of parking
- Insert new buildings
- Develop vegetated buffer zones

Uses	Commercial, residential
Typology	Contiguous
Lots	Narrow and shallow
Lot coverage	High (±50%)
Front setback	Shallow to average
Architectural style	Contemporary, Boomtown
Number of storeys	Built facade, 3; with setback, 5
Roofing	Flat roofs
Architectural elements	Landings, awnings
Materials and colours	Brick, earth tones
Features	A style inspired by the village, but specific to its location

GENERAL GUIDELINES

Preserve the contiguous built form of interest



Develop the village character



Reduce heat islands



Guide the insertion of new buildings



Vegetate the entrance to Cartier Avenue



Promote building continuity



BUILT FORM



CADASTRAL OPERATIONS

- 1. Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
- 2. Lots ranging from 15 m to 25 m in width and 25 m to 40 m in depth are preferred.

SITING

- 3. The alignment of new constructions should be in accordance with and parallel to the public domain.
- 4. Reflecting the area's siting, new constructions may be detached or contiguous.
- 5. For any insertion of a new construction or for alteration or expansion of an existing construction, the front setback must be in accordance with the area's narrow front setbacks with the aim of fitting in with the built continuity. This setback should include a quality layout.
- 6. Secondary front setbacks should preserve building continuity and should be similar to the average front setbacks of the constructions on the side street.
- 7. Side setbacks should be nil or 1 m to 2 m deep to produce good built continuity. Setbacks of less than 1 m should be avoided so as not to create hard-to-develop areas.
- 8. When access to a building's parking area through a side street is impossible, a side setback enabling a vehicle to pass is allowed.
- 9. Redevelopment of interstitial spaces currently intended for parking should aim to restore the siting of buildings south of Salisbury Avenue, providing better built continuity.
- 10. Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
- 11. Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.
- 12. Limit the impacts of new buildings on sunlighting of neighbouring properties.

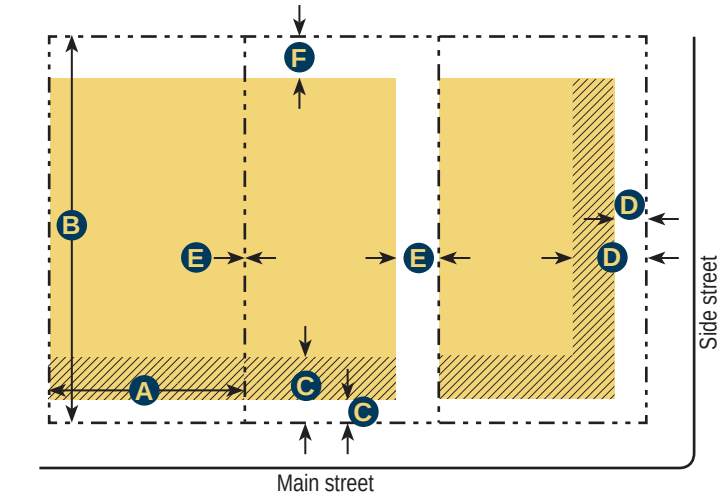
BUILT FORM



ARCHITECTURE

1. Any new construction should be of a height, scale and width similar to the adjacent buildings and to the buildings in the area.
2. Any new construction should help produce a built front similar in style to that south of Salisbury Avenue or to that of the village core, which can be described as a succession of facades, each with its own personality, forming a horizontal strip. Given the location near the highway entrance and due to the width of Cartier Avenue, a 3-storey built front may be considered.
3. Addition of storeys should be done with a setback deep enough to avoid compromising the integrity of the built front.
4. A number of storeys up to 5 may help optimize lot use and gain from the area's strategic position as a village showcase.
5. To reflect the average width of the village's buildings and to preserve the rhythm of the built front, facades more than 12 m facing the street should be broken by a setback of at least 1 m.
6. The ground floor and roof ridge should be aligned with those of the neighbouring buildings.
7. To respect the area's typical architecture, constructions with simple volumetric forms should be favoured.
8. To preserve the diversity of typology and architectural styles, any new structure should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
9. Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building.
10. The Boomtown architectural style should serve as a model for development of the area.
11. Garages facing the street should have a single door on the facade. Double garage doors should be located along side walls or on detached garages only.
12. When the rear of a building is adjacent to a single-family residential area, a setback of 3 m from the rear building line should be provided, starting at the 3rd floor.

BUILT FORM



--- Lot line

Buildable zone

Facade zone

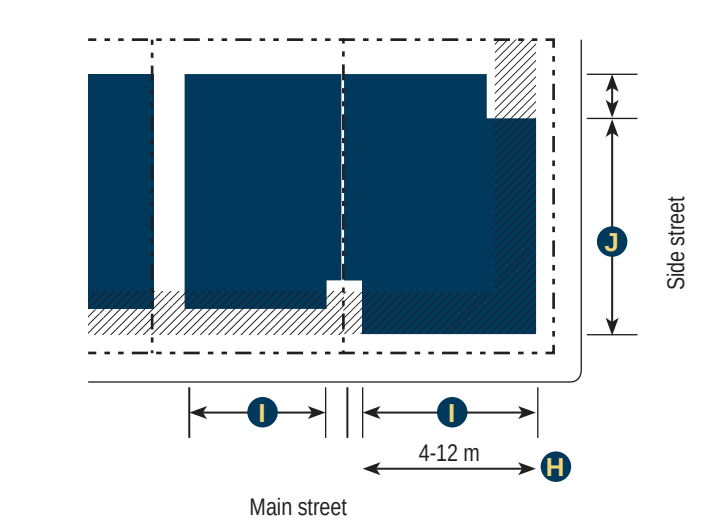
Lot size	Min.	Max.	
Width	15 m	-	A
Depth	25 m	-	B

Siting ¹	Min.	Max.	
Front setback	2 m	6 m	C
Secondary front setback	2 m	6 m	D
Side setback ^{2,3}	0 m	4 m	E
Rear setback	6 m	-	F
Lot coverage (%)	40%	70%	
Floor space index (FSI)	0.5	3.5	

¹ Section 2.12 on noise-sensitive and vibration-sensitive uses applies.

² If parking access is not possible from a side street, a maximum side setback of 3.5 m is allowed to access a garage and a maximum side setback of 4.5 m is allowed to access a parking area.

³ Portions of the building not visible from the street may be at a distance beyond the maximum side setback.



--- Lot line

Facade zone

Building

Built facade	Min.	Max.	
Total width of facade	8.2 m	-	
Width of facade zone	4 m	12 m ^{1,2}	H
% of facade in the facade zone			
I Front facade (%)	90%	-	
J Secondary front facade (%)	80%	-	

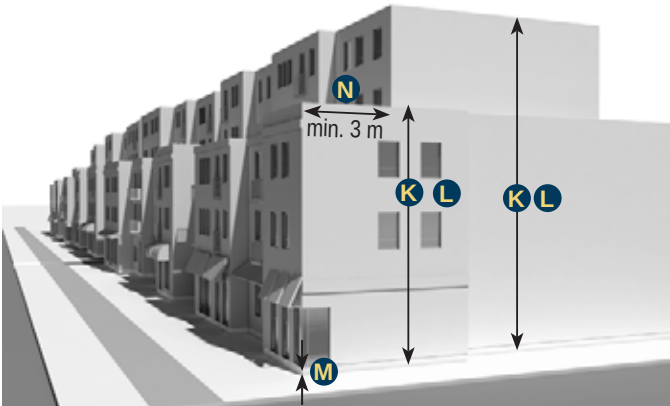
¹ A setback of 1 m to 3 m should separate the facade planes.

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.

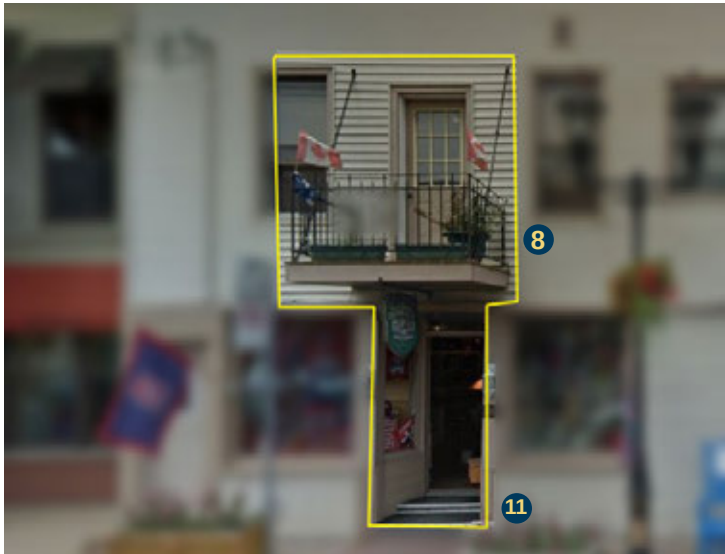
Height of the main building	Min.	Max.	
Number of storeys	2	5 ¹	K
Height of building	6 m	19 m	L
Level of entrance in relation to sidewalk	0 m	1 m	M

¹ Starting at the 4th floor, a setback of at least 3 m must be implemented, as measured from the building front line.

Note: A non-conforming structure that does not respect the prescribed height, number of floors or setbacks may be rebuilt to the same non-conforming height, number of floors and setbacks only if it is a building of heritage interest.



FACADE



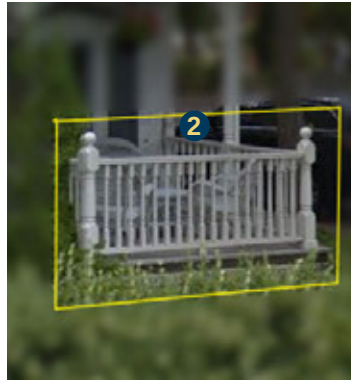
GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with their architectural style.
2. Artificial or imitative design elements should be avoided.
3. All the exterior walls of a building should have the same unified and consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative elements. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

ARCHITECTURAL ELEMENTS

6. Architectural elements should reflect the alignment of neighbouring buildings' elements.
7. Awnings and canopies are characteristic of commercial streets; they help enliven facades and are encouraged. Awnings should be aligned with openings. Awnings that span the width of a building should be avoided. If possible, rigid canopies are preferred.
8. Balconies are encouraged, as they accentuate the vertical mixed-use nature of the neighbourhood and enliven facades. Their dimensions should reflect those of the small balconies that dot the village core. Balconies that span the entire facade should be avoided.
9. Landings, porticos and porches, typically found on the ground floor of residential buildings, are not common in this area, characterized by commercial use. If used, they should not be too massive or imposing and should serve as a welcoming space and a link with the street.
10. The facade articulation should clearly indicate pedestrian accesses. The main entrances to buildings should be marked with a distinctive treatment.
11. Entrances at sidewalk level are preferred. They should enhance the transition between the building and the public domain. Raised sidewalks or steps should be avoided.
12. Stairs should be aligned with the entrance door, and their size should be proportional to the door.

FACADE



ARCHITECTURAL DETAILS

- 1 A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
- 2 Guardrails should be designed to create a welcoming transition space rather than entrenchment. They should be openwork and non-opaque. Vertical bars in wood or wrought iron are preferred.

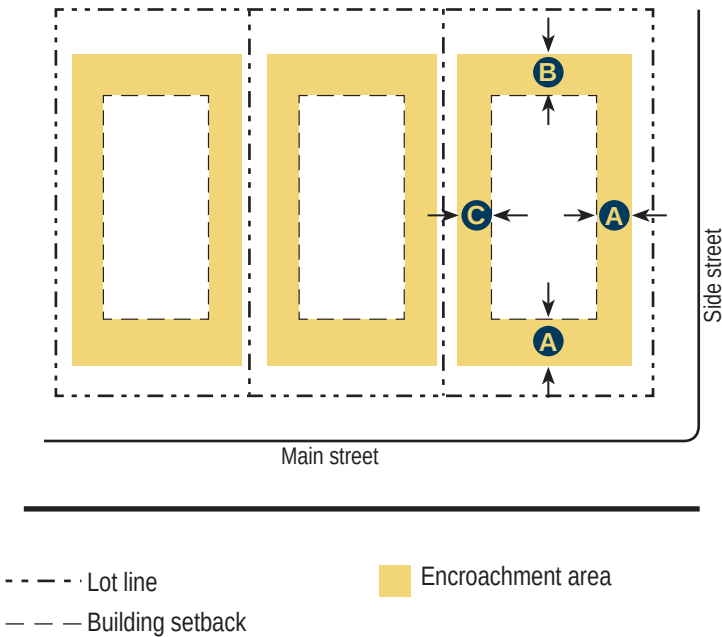
OPENINGS

- 3 Openings, whether on commercial or residential buildings, should reflect the traditional village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
- 4 Patio doors visible from the street should be avoided on the first two floors.
- 5 The positions of the openings should be aligned with those of the neighbouring buildings.
- 6 Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of at least 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated.

MATERIALS AND COLOURS

- 7 As an initial contact with Pointe-Claire Village, preferred facade materials are those typical of Lakeshore Road. Brick and horizontal wood siding as well as dark earth colours should be favoured.
- 8 Renovations to heritage buildings should restore the original materials and colours.
- 9 The following colours should dominate front facades:
 - Cladding in dark earth colours;
 - Doors and windows in colours contrasting with the cladding;
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



Architectural elements

	A Front/Sec.	B Rear	C Side
Maximum encroachment (m)	Dpt. (wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (4)	1.6 (-)	1.6 (-)
Chimneys	1 (2)	1 (2)	1 (2)
Canopies	1.5 (-)	1.5 (-)	np
Awnings	1.2 (3)	- (-)	- (-)
Ramps, access facilities ¹			
Bow/bay windows ²	1 (3)	1 (3)	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	np (np)	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	2 (-)	2 (-)	np
Steps	- (2)	- (-)	- (-)

¹In accordance with the Quebec Building Code

²Maximum of two per 12 m of facade per floor

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements, even if the latter do not encroach on the setback.

No element may be less than 1 m from the side or rear lot line.

Legend

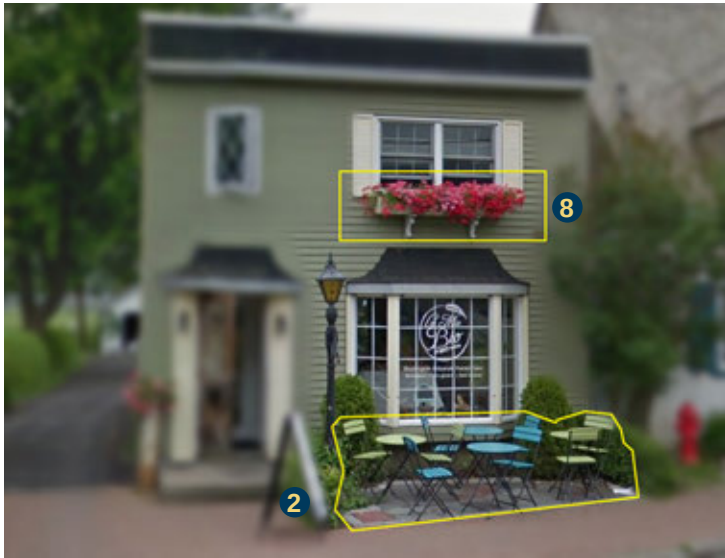
np: Not permitted -: Not regulated

Openings

	Min.	Max.	
Ground floor			D
Commercial facade	30%	80%	
Residential facade	30%	50%	
2nd and 3rd floors			E
Commercial facade	30%	70%	
Residential facade	30%	50%	

Note: Openings on recessed facades (not part of the street facade zone) are not regulated. However, they must respect the criteria set out on the previous page. **F**

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
2. Development should allow for a soft transition between public and private space. Raising land above sidewalk level is to be avoided. Development at sidewalk level that gives the impression of spaciousness is preferred.
3. Development must follow universal accessibility standards.
4. Planting of vegetation is strongly encouraged.
5. In areas where the built front is not continuous (for example, due to an oversized setback or the presence of parking areas), trees, hedges or bushes should be planted to recreate the street edge typical of the area.
6. Trees should be positioned in accordance with the prevailing alignment of the street.
7. Trees located less than 6 m from a building should not obstruct the facade.
8. Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
9. Front setbacks should be paved with the same material as the sidewalk or a similar material.
10. Hedges, decorative fences and low walls should be no more than 1 m in height.
11. Setting up terraces helps enliven the street and is encouraged.
12. Temporary displays between the public domain and private space enhance the transition between the two spaces and enliven the pedestrian experience.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
3. Landsites should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge.
4. Development of a shared leisure space is encouraged for all housing units of more than eight dwellings.
5. All site development modifications must preserve mature trees.

Buffer zones

6. Where there is a transition between uses involving large parking areas or use of the back yard to receive customers (terraces) and residential use, a buffer zone should be created to limit disturbances to residents.

A green space of at least 2 m at the rear of the lot, serving to minimize disturbances to neighbours, is required. This space should include fences, plant screens or berms to limit visual and noise pollution, and to mitigate the heat island effect caused by parking areas.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor

(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

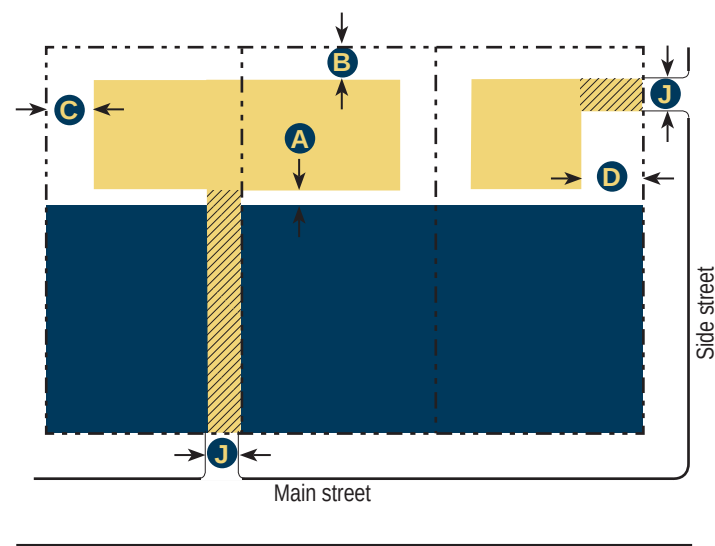
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations of the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible

PARKING



--- Lot line

■ Building

■ Parking area

▨ Access line

Parking ratios¹Min. Max.

Residential

• Class A (single-family)	1/dwe.	2/dwe.
• Class B (2 to 4 dwellings)	1/dwe.	2/dwe.
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.

Businesses and services

• Class A (office)	1/50 m ²	1/35 m ²
• Class B (commercial and services)	1/50 m ²	1/25 m ²
• Class C-1 (lodging - hotels)	1/room	
• Class D (restaurants)		
• Class E (performance venues and bar)		
• Parking space per number of seats	1/5	1/3
• Parking space per number of seats	1/5	1/3

Public

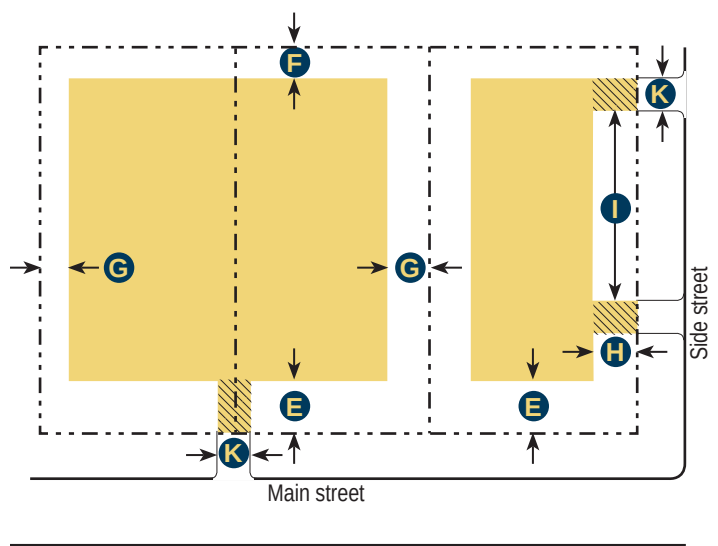
• Class B (office)	1/50 m ²	1/35 m ²
--------------------	---------------------	---------------------

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bicycle parking

• Class C (more than 4 dwellings)	0.5/dwe.	-
• Class A (office)	1/250 m ²	-
• Class B (com. retail and serv.)	1/250 m ²	-
• Class D (restaurants)		
• Parking space per number of seats	1/10	-
• Class E (performance venues and bars)		
• Parking space per number of seats	1/10	-

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



--- Lot line

■ Building

■ Parking area

▨ Access lane

Location

Parking on built lots

• Front setback	minimum	1 m	A
• Rear setback	minimum	1.5 m	B
• Side setback	minimum	1.5 m	C
• Secondary front setback	minimum	3 m	D

Parking on unbuilt lots

• Front setback	minimum	3 m	E
• Rear setback	minimum	1.5 m	F
• Side setback	minimum	1.5 m	G
• Secondary front setback	minimum	3 m	H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways

Location

• Minimum distance between 2 driveways	6 m	I
--	-----	---

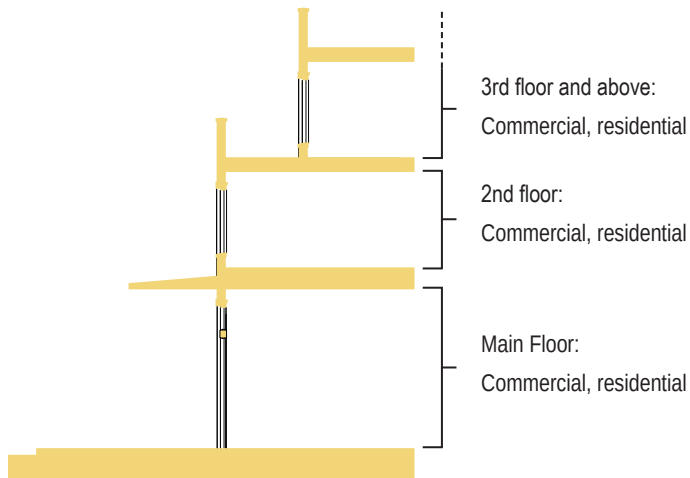
Dimensions

• Garage entrance	Maximum width	3.5 m	J
• Single access	Maximum width	4.5 m	K
• Double access	Maximum width	7.5 m	K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed uses (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.

Permitted uses (S)

Status

Residential

- | | |
|-----------------------------------|----|
| • Class A (single-family) | np |
| • Class B (2 to 4 dwellings) | P |
| • Class C (more than 4 dwellings) | P |

Businesses and services

- | | |
|---|----|
| • Class A (office) | P |
| • Class B-1 (commercial and service) | P |
| • Class C-1 (innkeeping - hotel) | P |
| • Class D-1 (restaurant, on premises) | CU |
| • Class D-2 (restaurant, counter/takeout) | CU |
| • Class E-1 (cultural facilities) | P |
| • Class E-2 (bars, brasseries) | CU |

Public

- | | |
|--------------------------|---|
| • Class A (parks) | P |
| • Class B (institutions) | P |

Note: Uses not mentioned are de facto not permitted.

Legend

P: Permitted

np: Not permitted

CU: Conditional use

Criteria specific to certain conditional uses

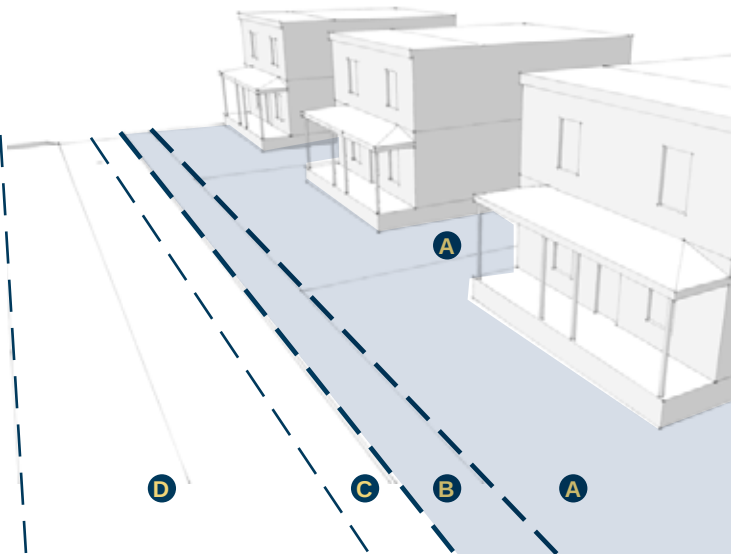
Restaurants (D-1) and takeout restaurant (D-2) uses:

- This use does not include drive-through service.
- This use diversifies the area's gastronomic offering.
- This use contributes to strengthening the village character.

Bar, brasserie (E-2):

- The use's compatibility with the surrounding area should take into consideration the type and degree of density of other uses in the building and surrounding area.
- The use and its volume should preserve the peace and quiet of the neighbourhood and should not significantly interfere with its surroundings in terms of its impact with respect to:
 - the surface area of its floor space;
 - the emission of odours, light, or noise toward adjacent residential areas;
 - business hours and peak use;
 - the circulation of transit in the vicinity and parking in residential areas.
- Access ways that are used or likely to be used by customers should be designed so as to minimize any inconvenience to residents of adjacent residential areas.
- The building's layout and the design of its grounds should minimize disturbances to residents of neighbouring residential areas.

TEMPORARY ACTIVITIES



Area does not require permit

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

Design:

- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector's character and architecture.
- The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
- Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services.

Outdoor display and supports (S)

Notwithstanding any other provision, outdoor display and supports are authorized under the following conditions:

- The products presented are an extension of the commercial offer;
- The occupancy period adheres to regular business hours;
- Outside of operation hours, products and display supports must be stored indoors;
- The display may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorized, under the following conditions:

- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business's private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

- A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.
- Any temporary activity that encroaches on the street (street parking and street) requires a permit.
- A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building's main entrance.

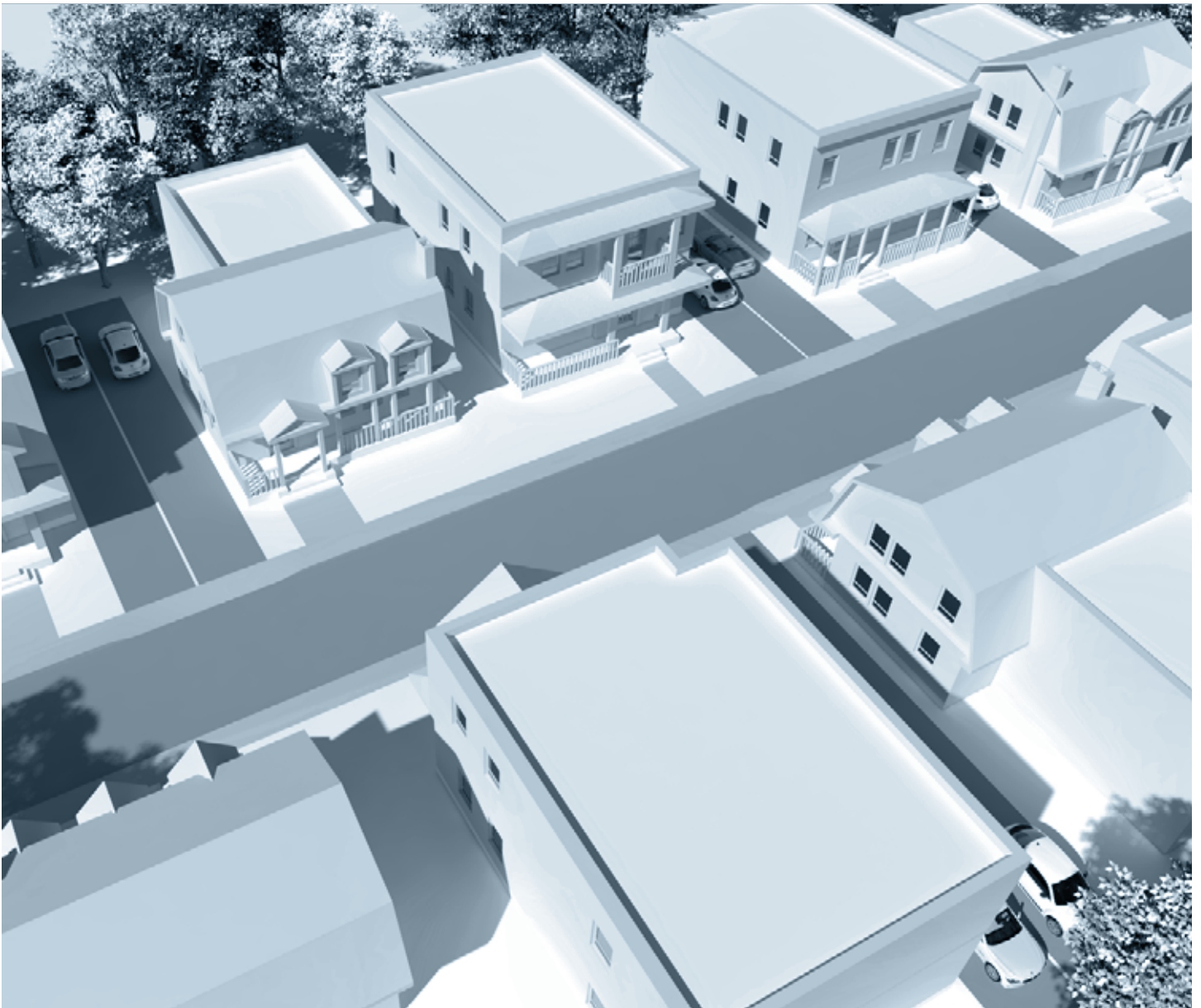
Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to public safety or that represents a source of nuisance as per By-law No.1495 concerning nuisances.

CHAPTER

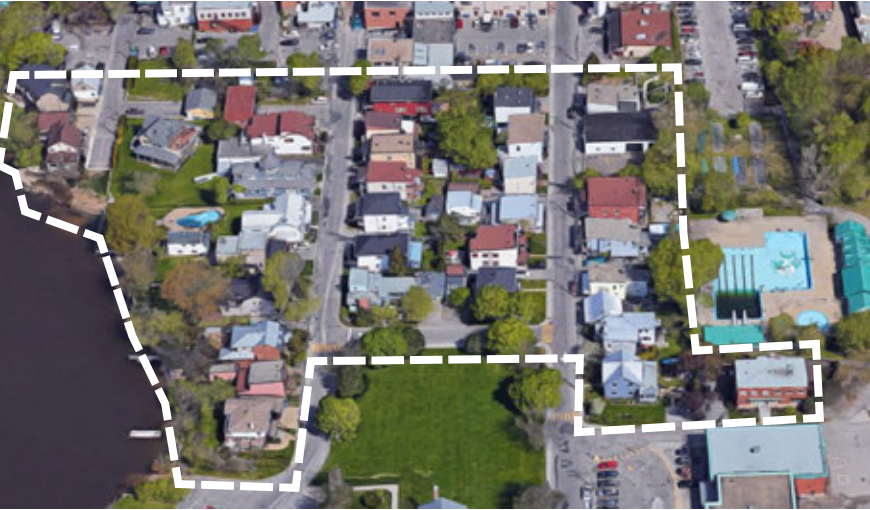
08

UP5

SOUTH VILLAGE CORE



GENERAL GUIDELINES



South village core (UP5)

This residential landscape unit stands out for its narrow streets and two-storey structures with short front and side setbacks. Repeated verandas and balconies give the impression of high density in the area. The seat of the village's founding, this area has evolved with a mix of architectural styles.

Buildings of heritage interest

- 15 Sainte-Anne Avenue
- 17 Sainte-Anne Avenue
- 8 Saint-Jean-Baptiste Avenue
- 8 Saint-Joachim Avenue
- 12 Saint-Joachim Avenue
- 16 Saint-Joachim Avenue

Intentions

- Preserve and enhance buildings of heritage interest
- Preserve the regular rhythm of the built front and the sizing of structures in the village
- Highlight the presence of architectural elements
- Design setbacks with planted areas
- Attenuate the visual impact of parking lots and driveways
- Enhance the connection with la Pointe Claire and its institutions

Uses	Single- and two-family residential
Typology	Detached
Lots	Narrow and deep
Lot coverage	Average (±40%)
Front setback	Very shallow
Architectural style	Diversified: Boomtown, Second Empire, cubic, mansard, industrial vernacular
Number of storeys	2
Architectural elements	Veranda, balcony
Materials and colours	Parging, wood siding, marine hues
Features	Alignment of balconies

GENERAL GUIDELINES

Preserve a homogenous, regular built form



Preserve views toward Lake Saint Louis



Preserve the residential-neighbourhood scale



Harmonize diverse architectural styles



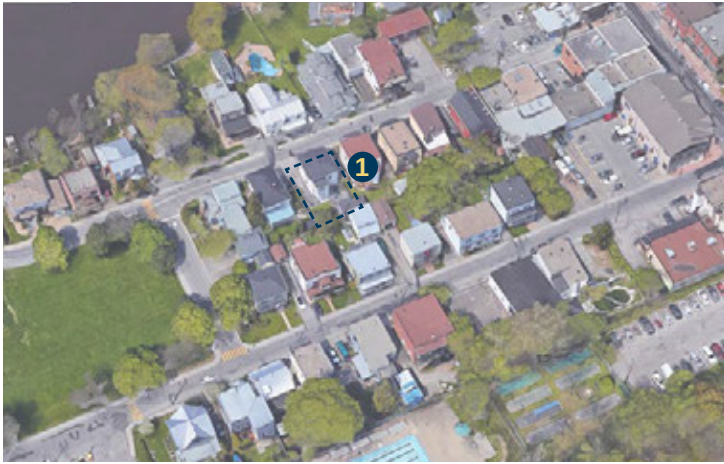
Enhance buildings of heritage interest



Incorporate warm architectural elements



BUILT FORM



CADASTRAL OPERATIONS

1. Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
2. Lots ranging from 10 m to 20 m in width and from 24 m to 30 m in depth are preferred.

SITING

3. The alignment of new constructions should be in accordance with and parallel to the public domain.
4. The front setback of all constructions should be based on the front setback of adjacent or neighbouring constructions and should aim at preserving the continuity of the facade alignment typical of the area. The front setback should be equal to the smallest front setback of the adjacent buildings. The front setback should never be deeper than that of the neighbouring structure with the deepest front setback.
5. Secondary front setbacks should be in keeping with the average front setbacks of other constructions on the side street.
6. Side setbacks, often used for parking access, play a role in defining the rhythm of the street and should be retained. No building that occupies the full width of the lot must be added.
7. Side setbacks affording views toward Lake Saint-Louis must be laid out so as to maintain those views from public areas.
8. Buildings located on a corner lot should frame the intersection with their main facade nearing the intersection.
9. Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
10. Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.
11. For waterfront properties along Lake Saint-Louis, the placement and height of the construction or expansion of a building, wall, hedge, or fence should allow for views between buildings or over walls, hedges, and fences and should enhance the exceptional views of Lake Saint-Louis and its landscape, taking into account the vegetation and the existing and planned land levels.

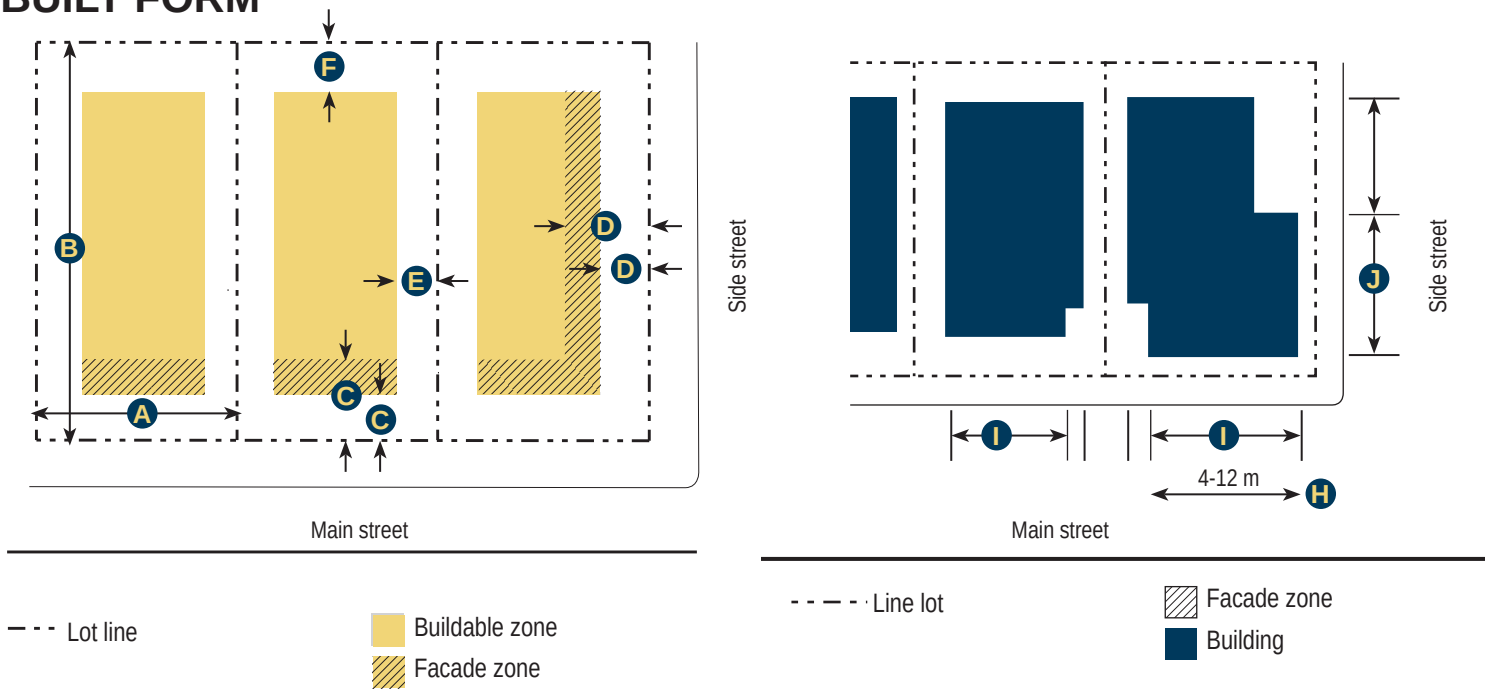
BUILT FORM



ARCHITECTURE

- 1 Any new construction should be of a height, scale and width similar to adjacent buildings and to building types in the area.
- 2 Any new construction should help strengthen the built front, which can be described as a succession of separate, square two-storey facades.
- 3 Consistent with the typical architecture of the area, structures with simple, cubic volumes should be the priority.
- 4 To harmonize with the average width of village structures and to preserve the rhythm of the built front, facades wider than 12 m should be broken up and punctuated by a setback of at least 1 m.
- 5 The ground floor, eaves and roof ridge, which are strong points of the built front, should be aligned with those of the neighbouring buildings or harmoniously integrated when viewed from public areas of the street.
- 6 To preserve the diversity of typology and architectural styles, any new construction should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
- 7 Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building.
- 8 The Boomtown, mansard, cubic and industrial vernacular architectural styles should serve as models for development of the area.
- 9 Garages facing the street should have a single door in the facade. Double garage doors should be located along side walls or on detached garages only.

BUILT FORM



Lot size ¹	Min.	Max.	
Width	10 m	-	A
Depth	24 m	-	B
¹ Article 3.1.1 of Subdivision By-law PC-2774, relating to the distance to Lake Saint-Louis, applies to this zone.			
Siting	Min.	Max.	
Front setback	1 m	3 m	C
Secondary front setback	1 m	3 m	D
Side setback	0.6 m	-	E
Rear setback	4 m	-	F
Lot coverage (%)	30%	40%	
Floor space index (FSI)	0.3	0.8	

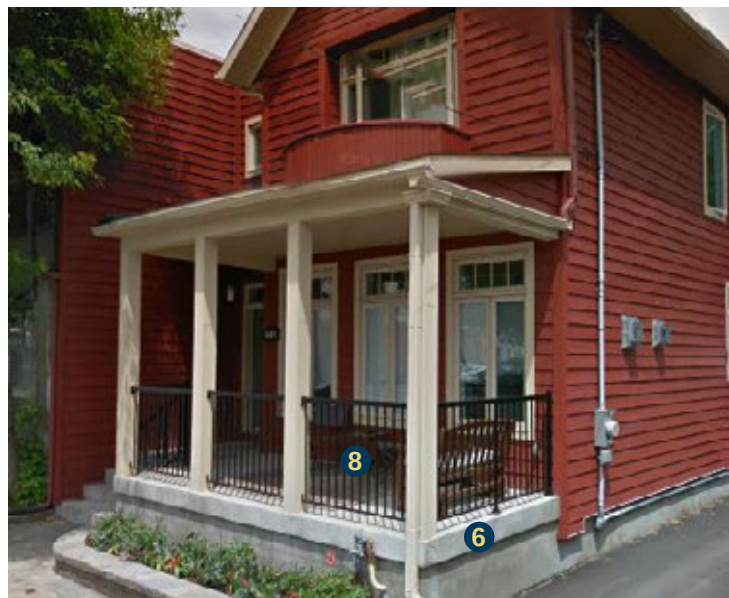
Built facade	Min.	Max.	
Total width of facade	8.2 m	-	
Width of facade planes	4 m	12 m ^{1,2}	H
% of facade in the facade zone			
I Front facade (%)	90%	-	
J Secondary front facade (%)	50%	-	
¹ A setback of 1 m to 3 m should separate the facade planes.			
² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.			



Height of the main building	Min.	Max.	
Number of storeys	2	2	K
Height of building	6 m	10.5 m	L
Level of entrance in relation to sidewalk	0.3 m	0.6 m	M

Note: A non-conforming structure that does not respect the prescribed height, number of floors or setbacks may be rebuilt to the same non-conforming height, number of floors or setbacks only if it is a building of heritage interest.

FACADE



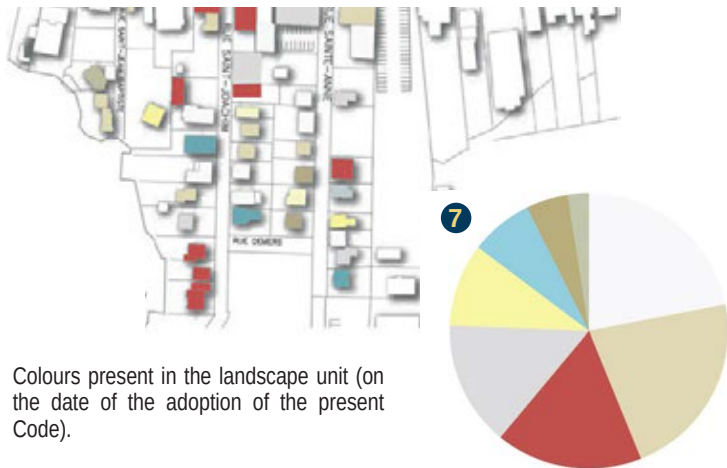
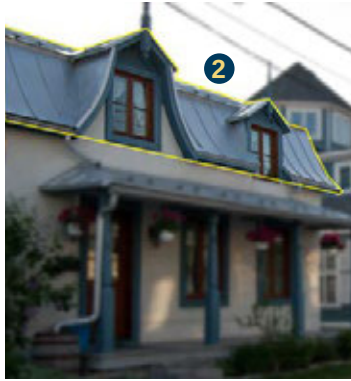
GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with the building's architectural style.
2. Artificial or imitative design elements are to be avoided.
3. All exterior walls of a building should have the same unified, consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative element. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

ARCHITECTURAL ELEMENTS

6. Landings, porticos and porches are considered to be transitional welcoming spaces between building and street, and are strongly encouraged — necessary, even. Their dimensions must be compliant with those of the neighbouring buildings. They should not be too massive or imposing.
7. Wide balconies and verandas, as well as their alignment, are characteristic features of the area and should be echoed in new structures. Wood structures are encouraged.
8. Guardrails should be openwork and non-opaque. Vertical bars in wood are preferred.
9. The facade articulation should clearly indicate the pedestrian right-of-way. The main entrances to buildings should be marked with a distinctive treatment and be facing the street.
10. Stairs should be aligned with the entrance door and their width should be proportional to the door.

FACADE



ARCHITECTURAL DETAILS

- 1 A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
- 2 False mansards should take up at least one third (33%) of the height of the storey on which they are located.
- 3 Guardrails should be designed to create a welcoming transition space rather than entrenchment. They should be openwork and non-opaque. Vertical bars in wood or wrought iron are preferred.

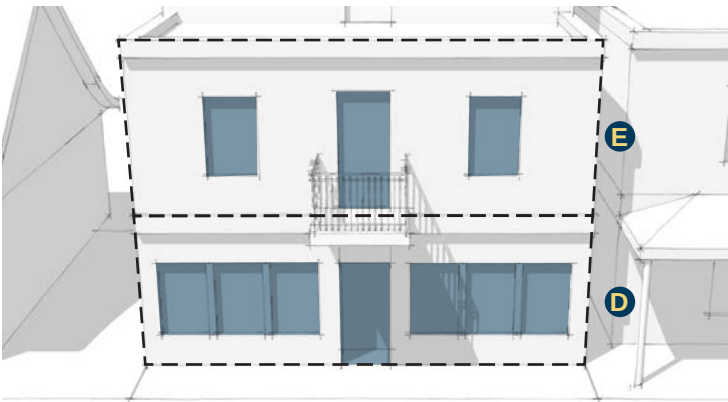
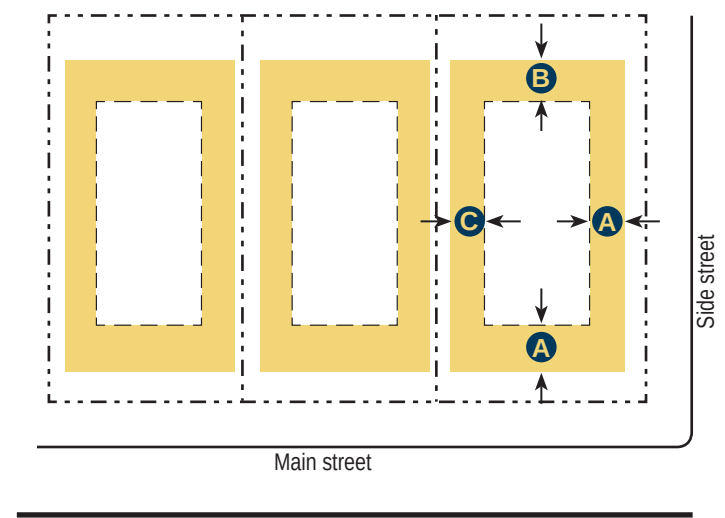
OPENINGS

- 4 Openings, whether on commercial or residential buildings, should reflect the traditional village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
- 5 The positions of the openings should be aligned with those of neighbouring buildings.
- 6 Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of at least 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated.

MATERIALS AND COLOURS

- 7 One of the area's distinctive elements is the very light colours of the buildings, in earthy as well as marine-inspired tones. These tones should be given priority. Preferred facade materials include stucco, wood siding, and light-coloured brick. Materials and colours should draw inspiration from those in the prevailing landscape unit.
- 8 Use of a single cladding material is preferred.
- 9 Renovations to heritage buildings should restore the original materials and colours.
- 10 Wooden stairs are preferred; concrete or metal stairs are to be avoided.
- 11 The following colours should dominate front facades:
 - Cladding in light colours;
 - Doors and windows in colours contrasting with the cladding;
 - Dark-coloured shutters;
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



- - - Lot line
- - - Building setback
- Encroachment area

Architectural elements

	A	B	C
	Front/Sec.	Rear	Side
Maximum encroachment (m)	Dpt. (Wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (-)	1.6 (-)	np
Chimneys	np	1 (2)	1 (2)
Canopies	1.5 (-)	1.5 (-)	1.5 (-)
Awnings	np	1.2 (3)	1.2 (3)
Ramps, access facilities ¹			
Bow/bay windows	1 (3)	1 (3)	np
Cantilever structure	1 (-)	1 (-)	np
Porticos	np	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	1.6 (-)	2 (-)	np
Steps	- (2)	- (-)	- (-)

Openings

	Min.	Max.	
Ground floor			
Residential facade	20%	40%	D
2nd floor			
Residential facade	20%	40%	E

¹Per the Quebec Building Code

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements even if the latter do not encroach on the setback.

No element may be less than 1 m from any lot line.

Legend

np: Not permitted -: Not regulated

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
2. Development should preserve and enhance views toward Lake Saint-Louis.
3. Planting of vegetation is strongly encouraged and should aim at enlivening the front setbacks in the area. Floral arrangements and bushes are to be given priority over lawns.
4. Tree planting is encouraged. Deciduous species are preferred, but short conifers can be included, as they allow greenery to be maintained in winter.
5. Parking spaces on the front lawn space are to be avoided. Parking along the side setback is acceptable; parking at the rear of the house is preferred.
6. Vegetable gardens may be added to front yards, at a minimum distance of 1 m from the lot line, to enliven the property.
7. Trees should be positioned in accordance with the prevailing alignment of the street.
8. Trees located less than 6 m from a building should not obstruct the facade.
9. Flowerbeds and plantings should be placed under windows and at the bases of foundations to increase the presence of vegetation.
10. The site layout should include a narrow pedestrian path of similar dimensions and materials to those found in the area, thereby strengthening the link between building and street.
11. Hedges, decorative fences and low walls should be no more than 1 m in height.
12. For waterfront properties along Lake Saint-Louis, any wall, hedge or fence should be placed so as to preserve and highlight outstanding views of the lake.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

- 1 The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
- 2 Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
- 3 Landsites should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge.
4. All site development modifications must preserve mature trees.
5. For waterfront properties along Lake Saint-Louis, the construction of a wall, a hedge or a fence should seek to preserve and enhance the exceptional views of the lake and landscapes.
6. For waterfront properties along Lake Saint-Louis, construction of a riparian buffer strip must, in all cases, aim at meeting the objectives of the Quebec Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor

(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

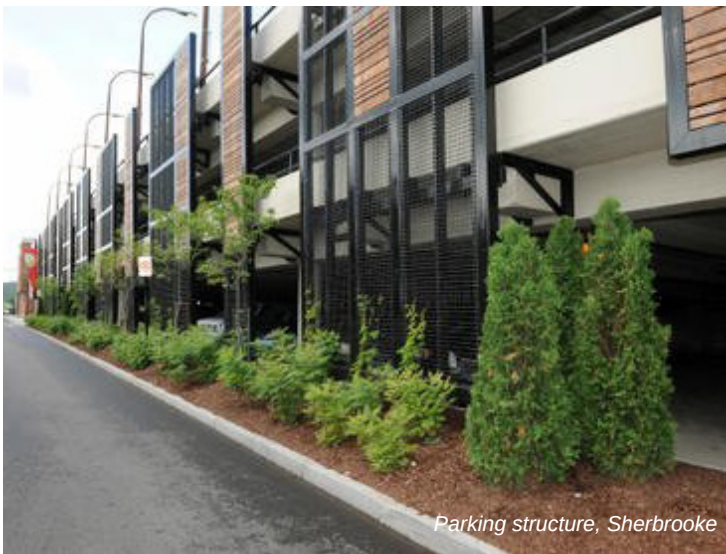
For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

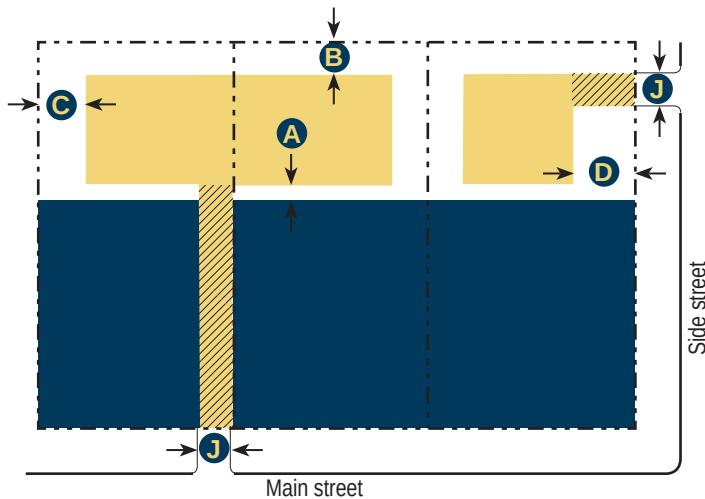
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING

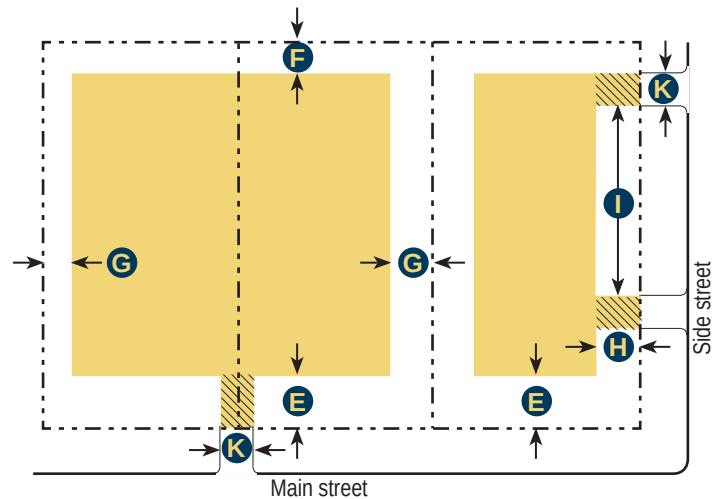


- Lot line
 ■ Building
 ■ Parking area
 ■ Driveway area

Parking ratios ¹	Min.	Max.
Residential		
• Class A (single-family)	1/dwe.	2/dwe.
• Class B (2 to 4 dwellings)	1/dwe.	2/dwe.
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.
Businesses and services		
• Class A (office)	1/50 m ²	1/35 m ²
• Class B (commercial and services)	1/50 m ²	1/25 m ²
• Class C-1 (lodging - hotels) 1/room		
• Class D (restaurants) Parking space per number of seats	1/5	1/3
• Class E (performance venues and bars) Parking space per number of seats	1/5	1/3
Public		
• Class B (office)	1/50 m ²	1/35 m ²
Bicycle parking		
• Class C (more than 4 dwellings)	0.5/dwe.	-
• Class A (office)	1/250 m ²	-
• Class B (com. retail and serv.)	1/250 m ²	-
• Class D (restaurant) Parking space per number of seats	1/10	-
• Class E (performance venues and bars) Parking space per number of seats	1/10	-

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



- Lot line
 ■ Parking area
 ■ Access lane

Location				
Parking on built lots				
• Front setback	minimum	1 m		A
• Rear setback	minimum	1.5 m		B
• Side setback	minimum	1.5 m		C
• Secondary front setback	minimum	3 m		D
Parking on unbuilt lots				
• Front setback	minimum	3 m		E
• Rear setback	minimum	1.5 m		F
• Side setback	minimum	1.5 m		G
• Secondary front setback	minimum	3 m		H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

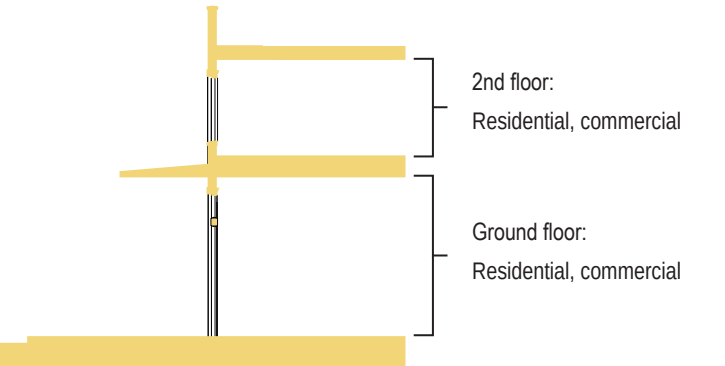
Driveways

Location				
• Minimum distance between 2 driveways		6 m		I
Dimensions				
• Garage entrance	Maximum width	3.5 m		J
• Single access	Maximum width	4.5 m		K
• Double access	Maximum width	7.5 m		K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.

Permitted uses (S) Status

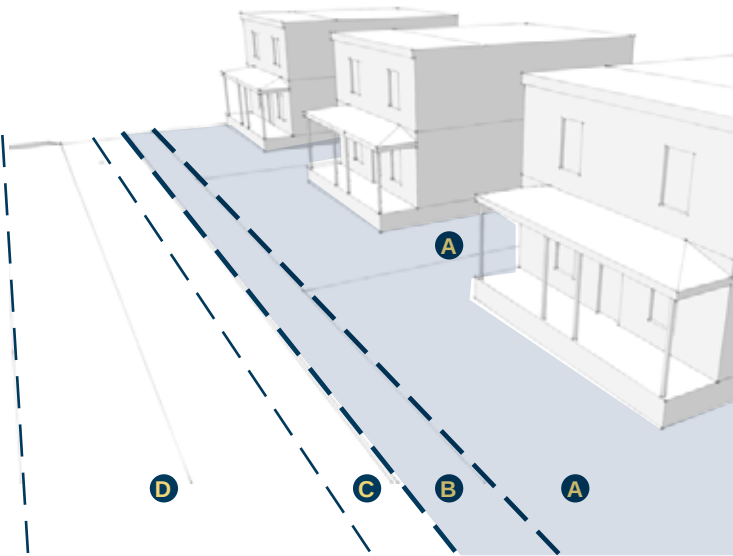
Residential	
• Class A (single-family)	P
• Class B (2 to 4 dwellings)	P
• Class C (more than 4 dwellings)	np
Businesses and services	
• Class C-2 (innkeeping - bed & breakfast)	P
Public	
• Class A (parks)	P
• Class B (institutions)	P

Note: Uses not mentioned are de facto not permitted.

Legend

P: Permitted np: Not permitted CU: Conditional use

TEMPORARY ACTIVITIES



Area does not require permit

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

Design:

- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector’s character and architecture.
- The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
- Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorized, under the following conditions:

- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business’s private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

- A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.
- Any temporary activity that encroaches on the street (street parking and street) requires a permit.
- A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building’s main entrance.

Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to the public safety or that represents a source of nuisance as per By-law No.1495 concerning nuisances.

CHAPTER

09

UP6

NORTH VILLAGE CORE



GENERAL GUIDELINES



North village core (UP6)

This landscape unit has two distinct ambiances: one part is very calm, because of the predominance of single- and two-family residential use on Saint-Joachim Avenue, and the other, on Sainte-Anne Avenue, is much more dynamic due to the presence of retailers. This area is the transitional zone between the heart of the village and Lanthier Avenue.

Buildings of heritage interest

- 46 Sainte-Anne Avenue
- 48 Sainte-Anne Avenue
- 50 Sainte-Anne Avenue
- 27-33 Saint-Joachim Avenue
- 35-37 Saint-Joachim Avenue
- 40-46 Saint-Joachim Avenue
- 45 Saint-Joachim Avenue

Intentions

- Preserve buildings with heritage interest and the current built front
- Add new constructions
- Control densification of the built environment
- Lay out planted buffer zones
- Allow light commercial uses
- Control land use diversity

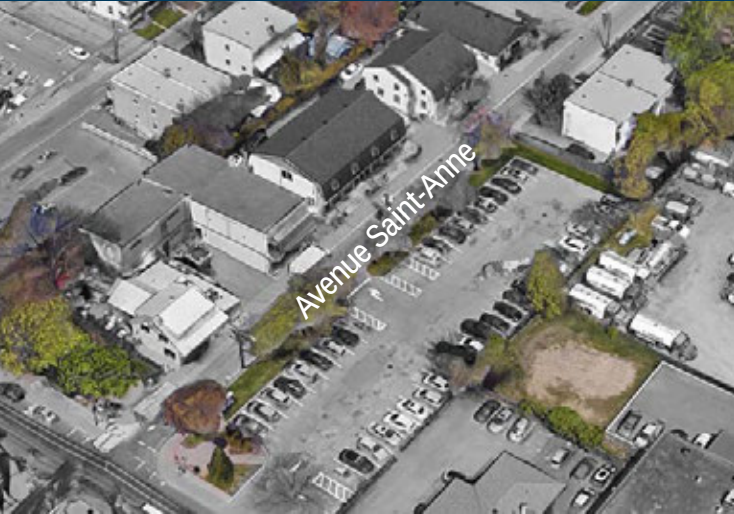
Uses	Residential, services, retail
Typology	Detached or contiguous
Lots	Narrow and deep
Lot coverage	Average (±40%)
Front setback	Shallow to average
Architectural style	Boomtown
Number of storeys	2 to 4
Architectural elements	Verandas, porches
Materials and colours	Light colours, earth tones
Features	Raised ground floors

GENERAL GUIDELINES

Preserve regular front setbacks



Create a dynamic area



Preserve a tranquil ambiance



Encourage front yards



Enhance buildings of heritage interest



Encourage addition of strips of vegetation



BUILT FORM



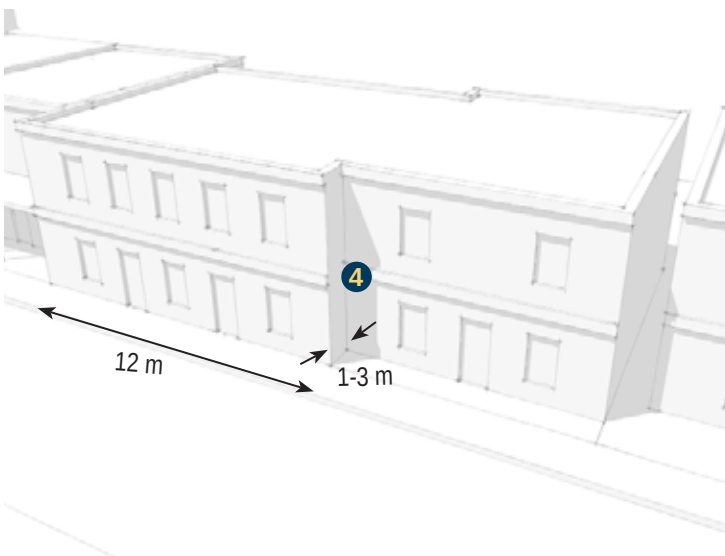
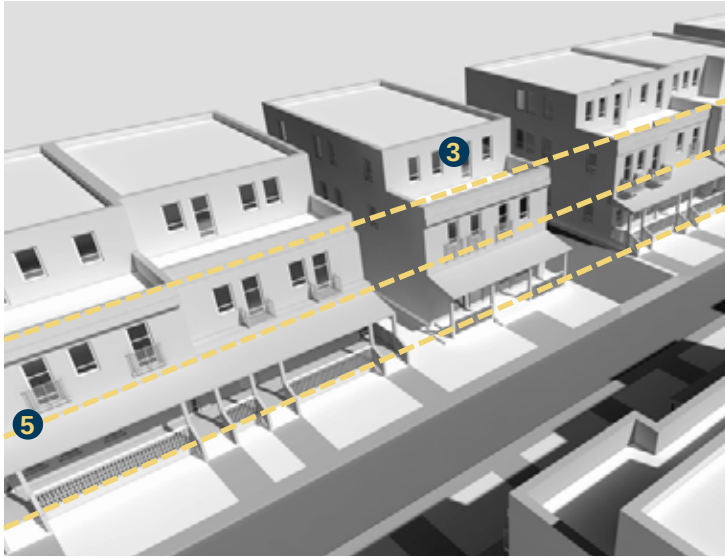
CADASTRAL OPERATIONS

- 1 Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
2. Lots ranging from 12 m to 20 m in width and from 24 m to 30 m in depth are preferred.

SITING

- 3 The alignment of new constructions should be in accordance with and parallel to the public domain.
- 4 To reflect the diversity of the area's layout, new constructions may be semi-detached or detached.
- 5 The front setback of all constructions should be based on the front setback of adjacent or neighbouring constructions and should aim at preserving the continuity of the facade alignment typical of the area. The front setback should be equal to the smallest front setback of the adjacent buildings. The front setback should never be deeper than that of the neighbouring structure with the deepest front setback.
6. Secondary front setbacks should be in keeping with the average front setbacks of other constructions on the side street.
7. Side setbacks, often used for parking access, play a role in defining the rhythm of the street and should be retained. No building that occupies the full width of the lot must be added. The sum of two side setbacks facing each other on two adjacent lots should not be less than 3.5 m.
8. Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
9. Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.
10. Limit the impacts of new buildings on sunlighting of neighbouring properties.

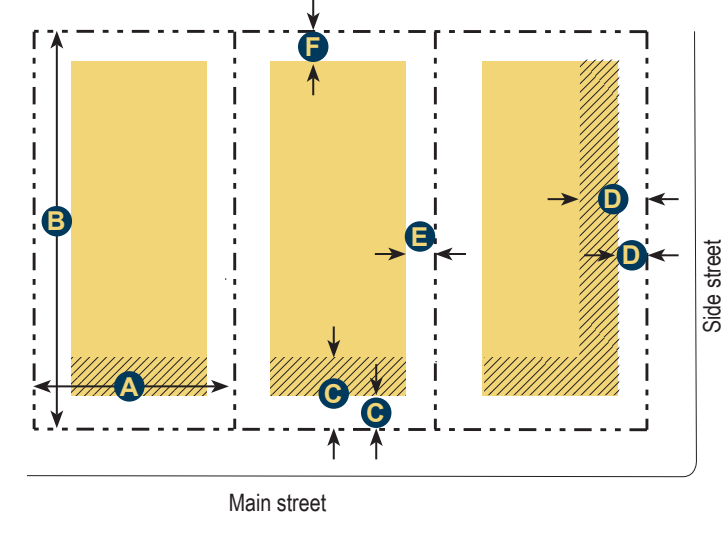
BUILT FORM



ARCHITECTURE

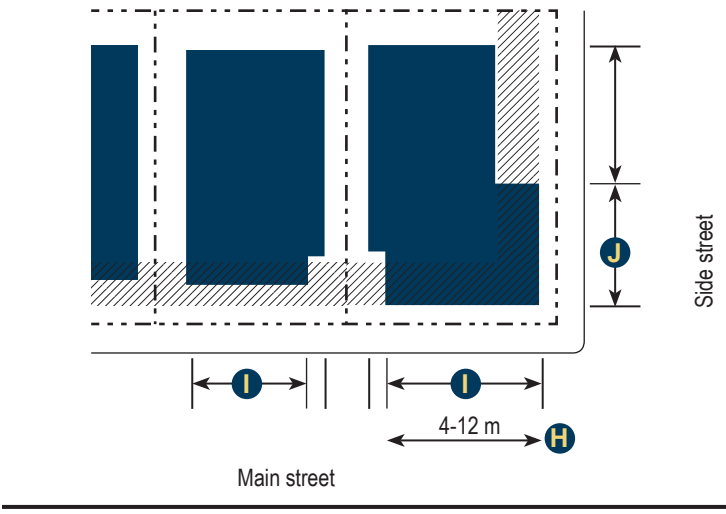
1. Any new construction should be of a height, scale and width similar to the adjacent buildings and to those in the area.
2. Any new construction should help preserve the built front of the area, which can be described as a succession of separate, square two-storey facades.
3. An added third storey, new building or expansion should have a setback deep enough to avoid compromising the integrity of the built facade.
4. To harmonize with the average width of village structures and to preserve the rhythm of the built front, facades wider than 12 m facing the street should be broken by a setback of at least 1 m.
5. The ground floor, eaves and roof ridges, strong points of the built front, should be aligned with the neighbouring buildings or integrated harmoniously when seen from the public domain.
6. To respect the area's typical architecture, constructions with simple, cubic volumetric forms and flat roofs should be favoured.
7. To preserve the diversity of typology and architectural styles, any new construction should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
8. Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building.
9. The Boomtown and Industrial Vernacular architectural styles should serve as models for development of the area.
10. Garages facing the street should have a single door in the facade. Double garage doors should be located along side walls or on detached garages only.

BUILT FORM



--- Lot line

Buildable zone
Facade zone



--- Lot line

Facade zone
Building

Lot size	Min.	Max.	
Width	12 m	-	A
Depth	24 m	-	B

Siting	Min.	Max.	
Front setback	1 m	6 m	C
Secondary front setback	1 m	3 m	D
Side setback	0.6 m	-	E
Rear setback	4 m	-	F
Lot coverage (%)	40%	70%	
Floor space index (FSI)	0.8	3	

Built facade	Min.	Max.	
Total width of facade	8.2 m	-	
Width of facade planes	4 m	12 m ^{1,2}	
% of facade in the facade zone			
I Front facade (%)	90%	-	
J Secondary front facade (%)	50%	-	

¹ A setback of 1 m to 3 m should separate the facade planes.

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.

Height of the main building	Min.	Max.	
Number of storeys	2	4 ^{1,2}	K
Height of building	6 m	15 m	L
Level entrance in relation to sidewalk	0.3 m	1.2 m	M

¹ Starting at the 3rd floor, a setback of at least 3 m must be implemented as measured from the building front line.

² Notwithstanding the present provision, for a building of heritage interest, identified on the first page of the current chapter (UP6.01.01-O), the number of floors that existed at the time this code came into force should be conserved, even in the case of reconstruction after demolition.

Note: A non-conforming structure that does not respect the prescribed height, number of floors or setbacks may be rebuilt to the same non-conforming height, number of floors or setbacks only if it is a building of heritage interest.



FACADE



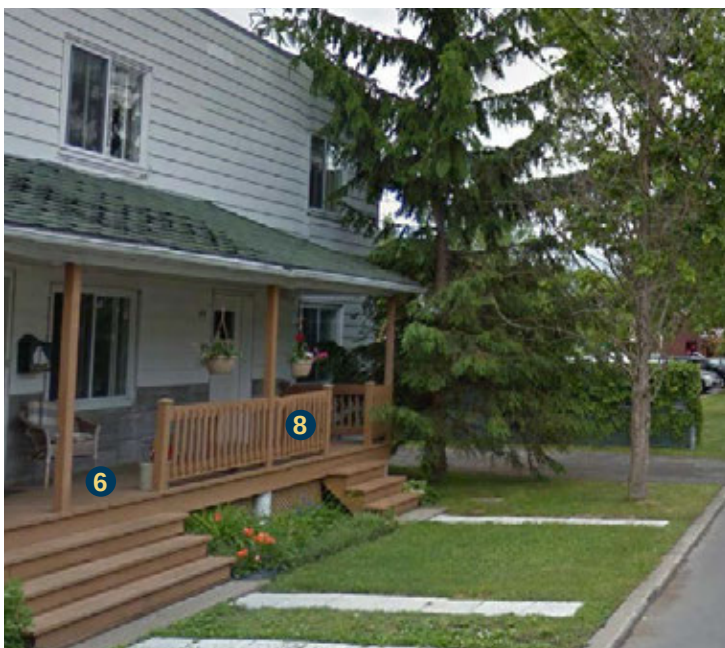
GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with the building's architectural style.
2. Artificial or imitative design elements are to be avoided.
3. All exterior walls of a building should have the same unified, consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative element. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

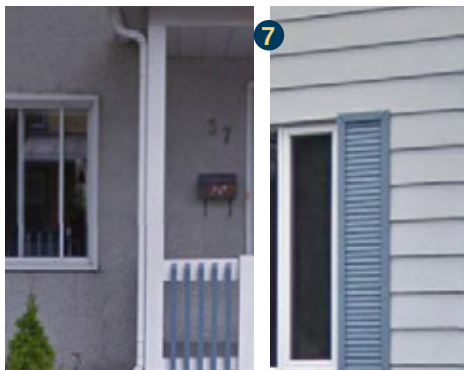
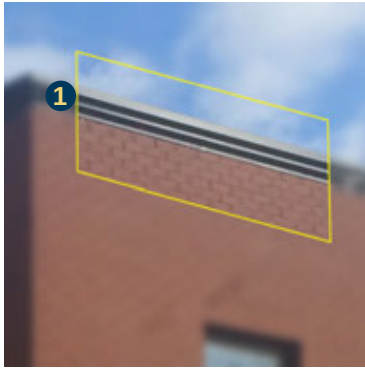


ARCHITECTURAL ELEMENTS

- 6 Landings, porticos and porches are considered to be transitional welcoming spaces between building and street, and are strongly encouraged—necessary, even. Their dimensions must be compliant with those of the neighbouring buildings. They should not be too massive or imposing.
- 7 Wide balconies and verandas, as well as their alignment are characteristic features of the area and should be echoed in new structures.
- 8 Guardrails should be openwork and non-opaque. Vertical bars in wood are preferred.
9. The facade articulation should clearly indicate the pedestrian right-of-way. The main entrances to buildings should be marked with a distinctive treatment and be facing the street.
10. Stairs should be aligned with the entrance door and their width should be proportional to the door.



FACADE



ARCHITECTURAL DETAILS

- 1 A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
- 2 False mansards should take up at least one third (33%) of the height of the storey on which they are located.
- 3 Guardrails should be designed to create a welcoming transition space rather than entrenchment. They should be openwork and non-opaque. Vertical bars in wood or wrought iron are preferred.

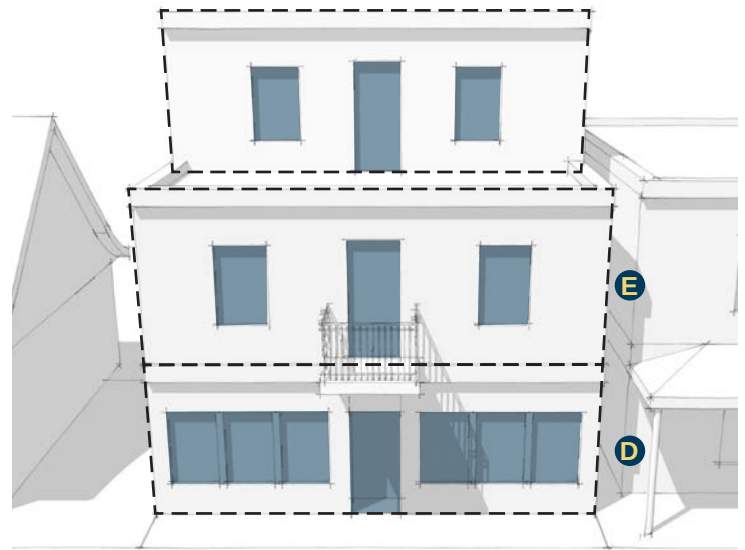
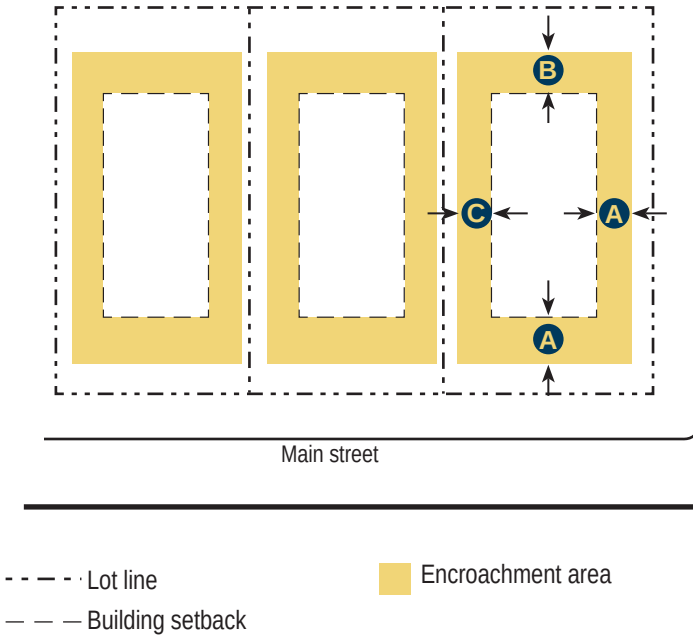
OPENINGS

- 4 Openings, whether on commercial or residential buildings, should reflect the traditional village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
- 5 The positions of the openings should be aligned with those of neighbouring buildings.
- 6 Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated.

MATERIALS AND COLOURS

- 7 One of the area's distinctive elements is the very light colours of the buildings, in earthy tones. These tones should be given priority. Preferred facade materials include stucco, wood siding, and light-coloured brick.
- 8 Use of a single cladding material is preferred.
- 9 Renovations to heritage buildings should restore the original materials and colours.
- 10 Wooden stairs are preferred; concrete or metal stairs are to be avoided.
- 11 The following colours should dominate front facades:
 - Cladding in light colours;
 - Doors and windows in colours contrasting with the cladding;
 - Dark-coloured shutters;
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



Architectural elements

	A Front/Sec.	B Rear	C Side
Maximum encroachment (m)	Dpt. (Wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (-)	1.6 (-)	np
Chimneys	np	1 (2)	1 (2)
Canopies	1.5 (-)	1.5 (-)	1.5 (-)
Awnings	np	1.2 (3)	1.2 (3)
Ramps, access facilities ¹			
Bow/bay windows ²	1 (3)	1 (3)	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	np	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	1.6 (-)	1.6 (-)	np
Steps	- (2)	- (-)	- (-)

¹Per the Quebec Building Code

²Maximum 2 per 12 m of facade per storey

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements even if the latter do not encroach on the setback.

No element may be less than 1 m from any lot line.

Legend

np: Not permitted -: Not regulated

Openings

Min. Max.

Ground floor			D
Commercial facade	30%	50%	
Residential facade	20%	50%	
2nd floor			E
Commercial facade	30%	50%	
Residential facade	20%	50%	

Note: Openings on recessed facades (not part of the street facade zone) are not regulated. However, they must respect the criteria set out on the previous page.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
2. The front setback should be highly vegetated.
3. Planting of trees is encouraged. Deciduous trees are preferred, but short conifers can be included, as they allow greenery to be maintained in winter.
4. Parking spaces on the front lawn space are to be avoided. Parking along the side setback is acceptable; parking at the rear of the house is preferred.
5. Flowerbeds may be planted in front at least 2 m from the lot line to enliven the setting.
6. Trees should be positioned mostly in accordance with the prevailing alignment of the street.
7. Trees located less than 6 m from a house should not fully obstruct the facade.
8. Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
9. The site layout should include a narrow pedestrian path of similar dimensions and materials to those found in the area, thereby strengthening the link between building and street.
10. The dividing line between lots should be marked by a fence echoing the building's architectural vocabulary, or by a low hedge.
11. Hedges, decorative fences and low walls should be no more than 1 m in height.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

- 1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
- 2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
- 3. Landsites should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge.
- 4. All site development modifications must preserve mature trees.

Buffer zones

- 5. Where there is a transition between uses involving large parking areas or use of the back yard to host customers (terraces) and residential use, a buffer zone should be created to limit disturbances to residents.
- A green space of at least 2 m at the rear of the lot, serving to minimize disturbances to neighbours, is required. This space should include fences, plant screens or berms to limit visual and noise pollution and to mitigate the heat island effect caused by parking areas.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor

(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

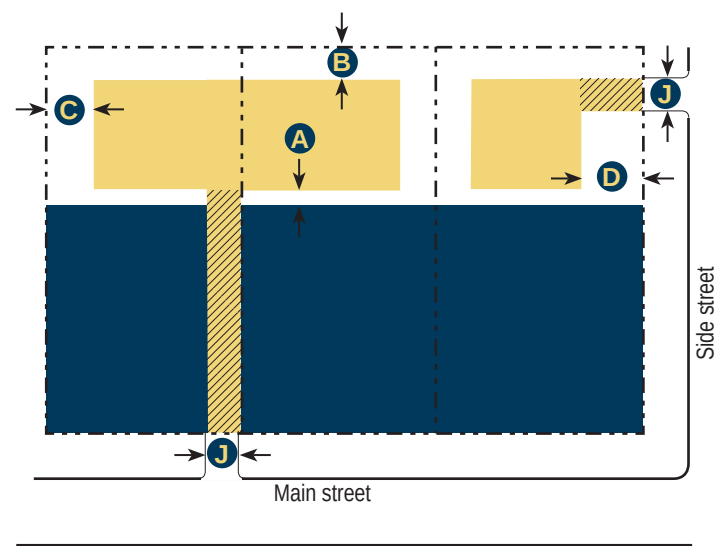
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING



- Lot line
- Building
- Parking area
- ▨ Driveway area

Parking ratios¹ Min. Max.

Residential

- Class A (single-family) 1/dwe. 2/dwe.
- Class B (2 to 4 dwellings) 1/dwe. 2/dwe.
- Class C (more than 4 dwellings) 1/dwe. 2/dwe.

Businesses and services

- Class A (office) 1/50 m² 1/35 m²
- Class B (commercial and services) 1/50 m² 1/25 m²
- Class C-1 (lodging - hotels) 1/room
- Class D (restaurants) Parking space per number of seats 1/5 1/3
- Class E (performance venues and bars) Parking space per number of seats 1/5 1/3

Public

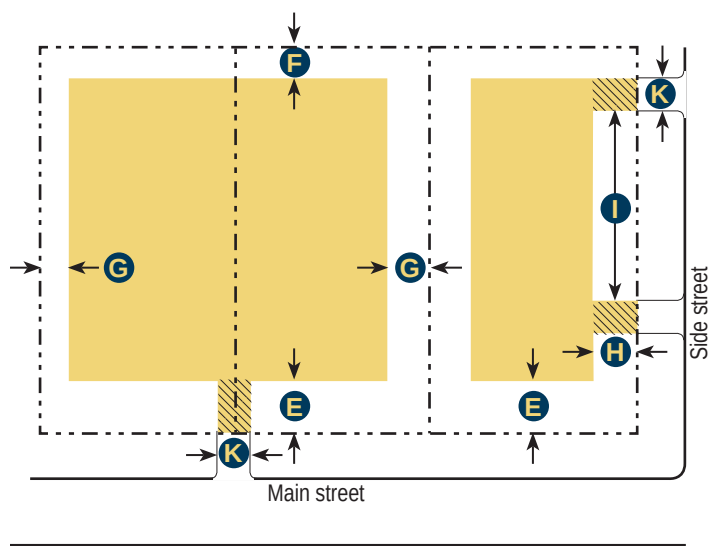
- Class B (office) 1/50 m² 1/35 m²

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bicycle parking

- Class C (more than 4 dwellings) 0.5/dwe. -
- Class A (office) 1/250 m² -
- Class B (com. retail and serv.) 1/250 m² -
- Class D (restaurants) Parking space per number of seats 1/10 -
- Class E (performance venues and bars) Parking space per number of seats 1/10 -

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



- Lot line
- Parking area
- ▨ Access lane

Location

Parking on built lots

- Front setback minimum 1 m A
- Rear setback minimum 1.5 m B
- Side setback minimum 1.5 m C
- Secondary front setback minimum 3 m D

Parking on unbuilt lots

- Front setback minimum 3 m E
- Rear setback minimum 1.5 m F
- Side setback minimum 1.5 m G
- Secondary front setback minimum 3 m H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways

Location

- Minimum distance between 2 driveways 6 m I

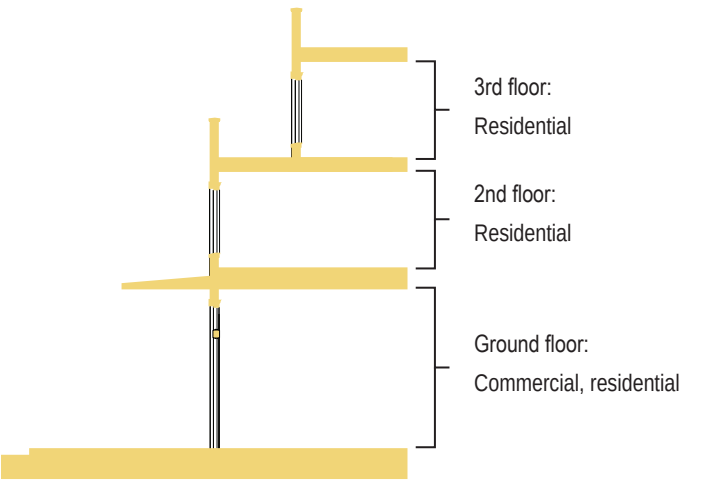
Dimensions

- Garage entrance Maximum width 3.5 m J
- Single access Maximum width 4.5 m K
- Double access Maximum width 7.5 m K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area..
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.

Permitted uses (S) Status

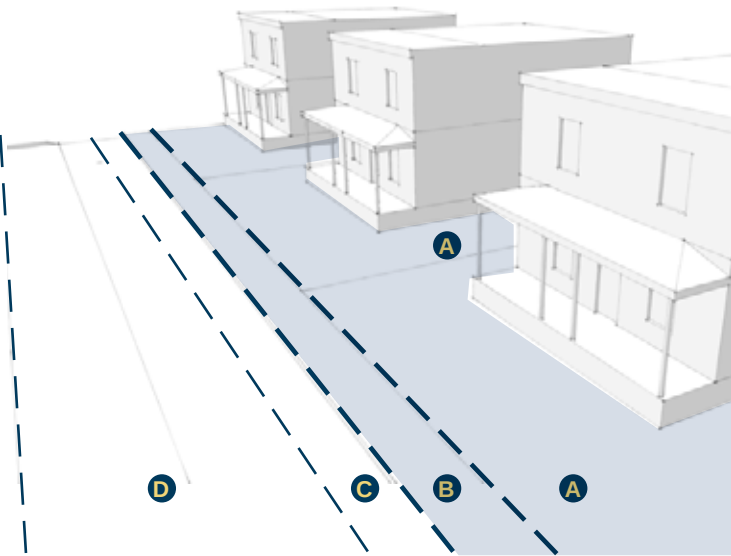
Residential	
• Class A (single-family)	np
• Class B (2 to 4 dwellings)	P
• Class C (more than 4 dwellings)	P
Businesses amd services	
• Class A (office)	P
• Class B-1 (commercial and service)	P
• Class C-2 (innkeeping - bed & breakfast)	P
Public	
• Class A (parks)	P
• Class B (institutions)	P

Note: Uses not mentioned are de facto not permitted.

Legend:

P: Permitted np: Not permitted CU: Conditional use

TEMPORARY ACTIVITIES



Area does not require permit

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business's private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

• A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.
• Any temporary activity that encroaches on the street (street parking and street) requires a permit.
• A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building's main entrance.

Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to public safety or that represents a source of nuisance as per By-law No.1495 concerning nuisances.

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

Design:

- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector's character and architecture.
- The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
- Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services.

Outdoor display and supports (S)

Notwithstanding any other provision, outdoor display and supports are authorized under the following conditions:

- The products presented are an extension of the commercial offer;
- The occupancy period adheres to regular business hours;
- Outside of operation hours, products and display supports must be stored indoors;
- The display may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorized, under the following conditions:

- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

CHAPTER

10

UP7

LANTHIER DEVELOPMENT



GENERAL GUIDELINES



Lanthier Development (UP7)

Intentions

This landscape unit, undergoing transformation, comprises single-storey bungalows as well as buildings of four or more storeys. The long front and side setbacks and the golf course to the north result in fairly poor building continuity along Lanther Avenue. The sector does, however, benefit from vegetation and mature trees.

- Optimize lot use
- Standardize the urban form
- Encourage a built front that echoes that of the village core
- Lay out setbacks to create better building continuity
- Mitigate the impact of parking by requiring indoor and/or shared parking facilities
- Ensure smooth density transition toward the village core

Uses	Multifamily residential
Typology	Residential block
Lots	Wide and deep
Lot coverage	Average (±40%)
Front setback	Average
Architectural style	Contemporary
Number of storeys	3 to 6
Roofing	Flat
Architectural elements	Balconies
Materials and colours	Brick, dark tones
Features	High density

GENERAL GUIDELINES

Optimize use of certain lots



Ensure compatibility with the village core



Promote better building continuity



Maintain medium to high density



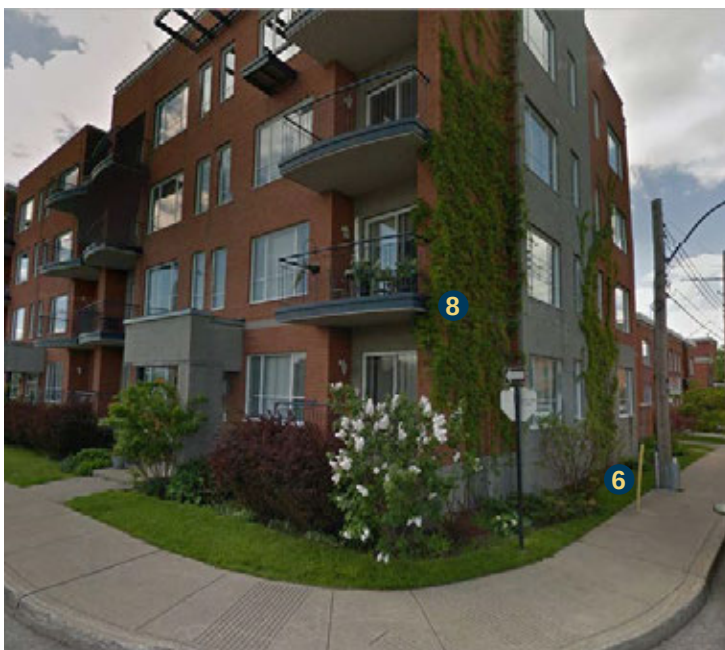
Encourage use of architectural details



Develop the building-street relationship



BUILT FORM



CADASTRAL OPERATIONS

- 1 Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
- 2 Lots ranging from 30 m to 70 m in width and from 40 m to 70 m in depth are preferred.

SITING

- 3 The alignment of new constructions should be in accordance with and parallel to the public domain.
- 4 Detached siting mode is the priority.
- 5 The front setback of all constructions should be based on the front setback of adjacent or neighbouring constructions and should aim at preserving the continuity of the facade alignment typical of the area. The front setback should be equal to the smallest front setback of the adjacent buildings. The front setback should never be deeper than that of the neighbouring construction with the deepest front setback.
- 6 Secondary front setbacks should be in keeping with the average front setbacks of other structures on the side street.
- 7 Side setbacks should be similar to those of the neighbouring buildings.
- 8 Buildings located on a corner lot should frame the intersection, with their main facade nearing the corner. The two corner facades must have the same treatment, creating a positive interaction between the architecture and the public domain.
- 9 Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
- 10 Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.
- 11 Limit the impacts of new buildings on sunlighting of neighbouring properties.

BUILT FORM

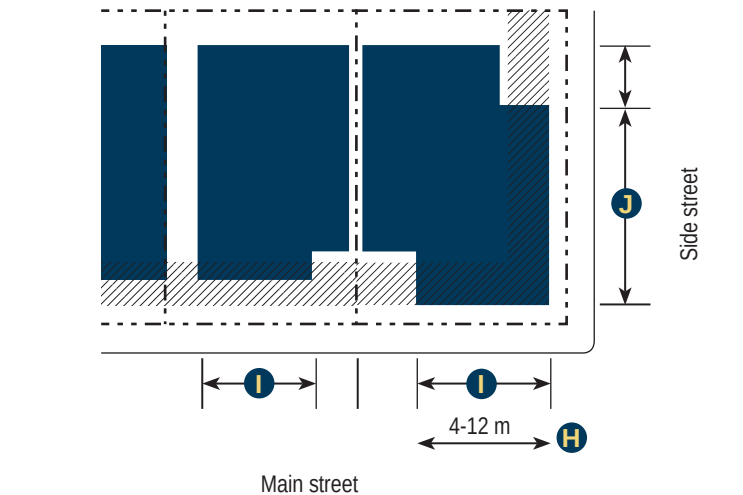


ARCHITECTURE

1. Any new construction should be of a height, scale and width similar to the adjacent buildings and to those in the area.
2. Any new construction should help preserve the built front by drawing inspiration from the style of the Lakeshore Road built front, which can be described as a succession of facades, each with its own personality, forming a horizontal strip. Given the location, a three-storey built front is possible.
3. An added fifth or sixth storey should be set back far enough to avoid compromising the integrity of the built front.
4. To harmonize with the average width of village buildings and to preserve the rhythm of the built front, facades more than 12 m wide facing the street should be broken by a setback of 1 m to 3 m.
5. The main floor and tops of structures must align with neighbouring buildings.
6. To respect the area's typical architecture, constructions with simple volumetric forms should be favoured.
7. To preserve the diversity of typology and architectural styles, any new construction should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
8. Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building.
9. Any building facade facing the street must have architecture, architectural details, openings and exterior design that develop the relationship between building and street. No blind wall must face a main or side street.

The diagram illustrates a three-unit townhouse development. Each unit is shown with its internal layout, including a living area, kitchen, and bedrooms. Dimensions are indicated: 'A' for the width of a unit and 'B' for the height. Circulation paths are marked with arrows and labeled 'C' (entrance/exit) and 'D' (internal circulation). The units are separated by dashed lines, and the entire development is bounded by a dashed line. The 'Main street' is indicated at the bottom.

 Buildable zone
 Facade zone

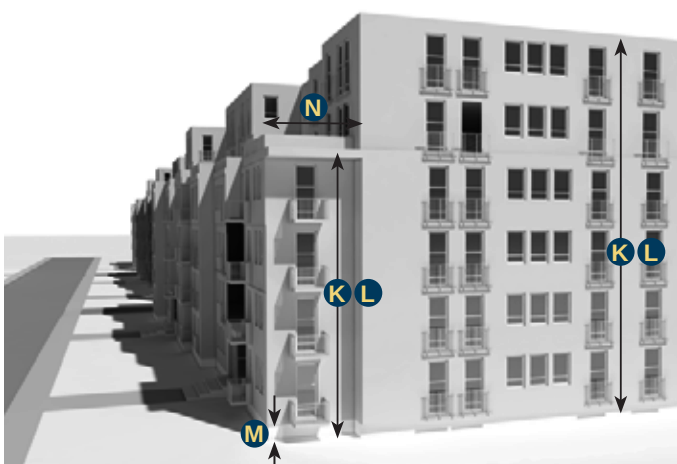


 Facade zone
 Building

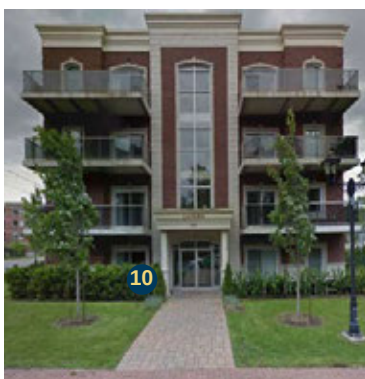
Siting of the main building	Min.	Max.	
Front setback	5 m	10 m	C
Secondary front setback	2 m	6 m	D
Side setback	6.5 m	-	E
Rear setback	8 m	-	F
Lot coverage (%)	30%	70%	
Floor space index (FSI)	0.5	4.0	

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.

¹ Starting at the 5th floor, a setback of at least 3 m, calculated from the building front line, must be implemented.



FACADE



GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with the building's architectural style.
2. Artificial or imitative design elements are to be avoided.
3. All exterior walls of a building should have the same unified, consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative element. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.
- 6 The volumes and architectural elements of the village style may be simplified and streamlined, retaining significant elements such as steep-pitched roofs, shutters, wide frames and small window openings.
- 7 Interpret the architectural style by preserving its characteristic features, but with innovative colours, textures and/or arrangements.

ARCHITECTURAL ELEMENTS

8. Awnings and canopies help enliven facades and are encouraged. Awnings should be aligned with openings. Awnings that span the width of a building should be avoided; if they cannot be, rigid canopies are preferred.
- 9 Balconies are encouraged, as they accentuate the vertical mixed-use nature of the neighbourhood and animate facades. Their dimensions should reflect those of the small balconies that dot the village core. Balconies that span the entire facade should be avoided.
- 10 The facade articulation should clearly indicate pedestrian accesses. The main entrances to buildings should be marked with a distinctive treatment.
11. Stairs should be aligned with the entrance door, and their size should be proportional to the door.
- 12 Use of streamlined, harmonizing colours and materials can lend a very contemporary aspect to village-style architecture.
- 13 Maintain the rhythm of facade and window elements.

FACADE



ARCHITECTURAL DETAILS

- 1 A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
- 2 False mansards should take up at least one third (33%) of the height of the storey on which they are located.
- 3 Guardrails should be designed to create a welcoming transition space rather than entrenchment. They should be openwork and non-opaque. Glass panels or vertical bars in wrought iron are preferred.
- 4 The mansard roof shape can also be simulated by a variation in the facade wall plane, creating a similar effect.

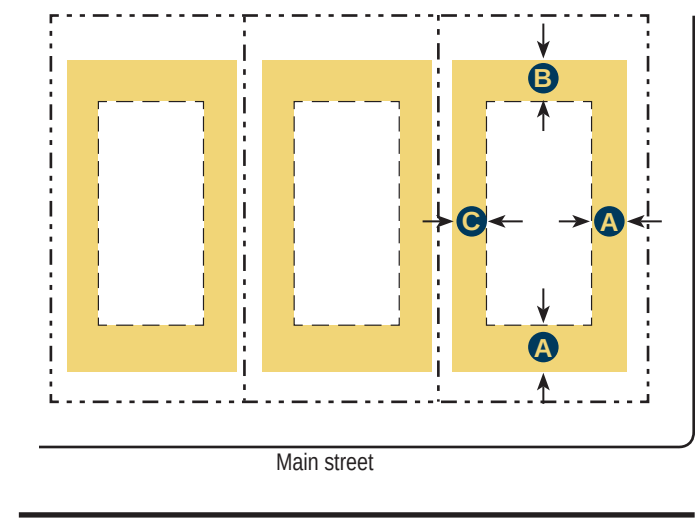
OPENINGS

- 5 Openings, whether on commercial or residential buildings, should reflect the traditional village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
- 6 Patio doors visible from the street should be avoided on the first two floors.
- 7 Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of at least 10 cm are preferred.

MATERIALS AND COLOURS

- 8 To recall the architectural cachet of the village core, the preferred facade material is brick, in combination with other contemporary materials. Preferred colours are dark earth tones.
9. The following colours should dominate the front facade:
 - Cladding in dark or earthy colours.
 - Doors and windows in colours contrasting with the cladding
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



--- Lot line
--- Building setback



Architectural elements

	A	B	C
	Front/Sec.	Rear	Side
Maximum encroachment (m)	Dpt. (Wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (5)	1.6 (7)	1.6 (5)
Chimney	1 (2)	1 (2)	1 (2)
Canopies	1.5 (-)	1.5 (-)	np
Awnings	1.2 (3)	- (-)	- (-)
Ramps, access facilities ¹			
Bow/bay windows ²	1 (3)	1 (3)	1 (3)
Cantilever structures	1 (-)	1 (-)	1 (-)
Porticos	1.6 (4)	1.6 (-)	1.6 (-)
Porches	1.6 (4)	- (-)	- (-)
Landings	1.6 (4)	1.6 (4)	- (-)
Verandas	2 (-)	2 (-)	- (-)
Steps	- (2)	- (-)	- (-)

¹Per the Quebec Building Code
²Maximum 2 per 12 m of facade, per storey

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements, even if the latter do not encroach on the setback.

No element may be less than 1 m from any lot line.

Legend

np: Not permitted -: Not regulated

Openings	Min.	Max.	
Ground floor			D
Residential facade	20%	50%	
3rd floor			E
Residential facade	30%	50%	
Note: Openings on the facade with setback (not part of the street facade zone) are not regulated. However, they must respect the criteria set out on the previous page.			
			F

Materials and colours

At least 55% of the facade along the built front must be clad in brick.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
2. Development must follow universal accessibility standards.
3. In areas where the built front is not continuous (for example, due to an oversized setback or the presence of parking areas), trees, hedges or bushes should be planted to recreate the street edge typical of the area.
4. Trees should be positioned in accordance with the prevailing alignment of the street.
5. Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
6. The exterior layout along side streets must be treated with the same care as along the main street.
7. The site layout should include a pedestrian path connecting the main entrance (which must face the street) and the street.
8. Hedges, decorative fences and low walls should be no more than 1 m in height.
9. Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
3. Landsites should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge. These elements should be less than 2 m in height.
4. An area designed for relaxing in groups is encouraged for all residential buildings of more than 8 units.
5. All site development modifications must preserve mature trees.

Buffer zones

6. Where there is a transition between uses involving large parking areas or use of the back yard to host customers (terraces) and residential use, a buffer zone should be created to limit disturbances to residents.

A green space of at least 2 m at the rear of the lot, serving to minimize disturbances to neighbours, is required. This space should include fences, plant screens or berms to limit visual and noise pollution and to mitigate the heat island effect caused by parking areas.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor
(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

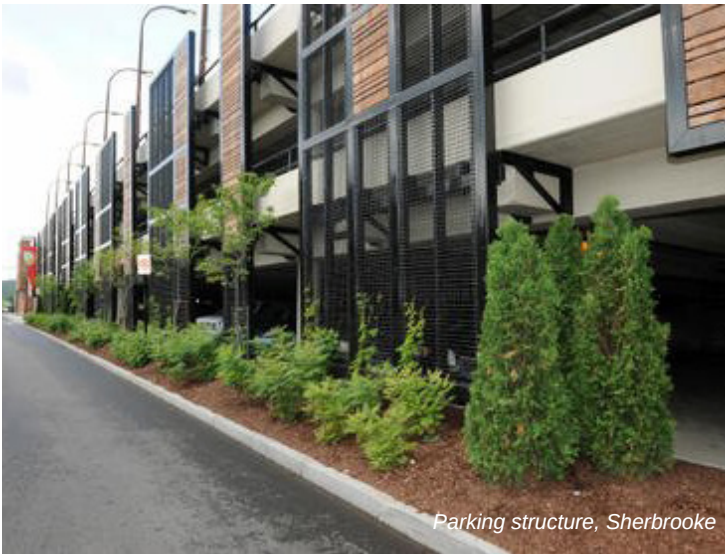
For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500\$ for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

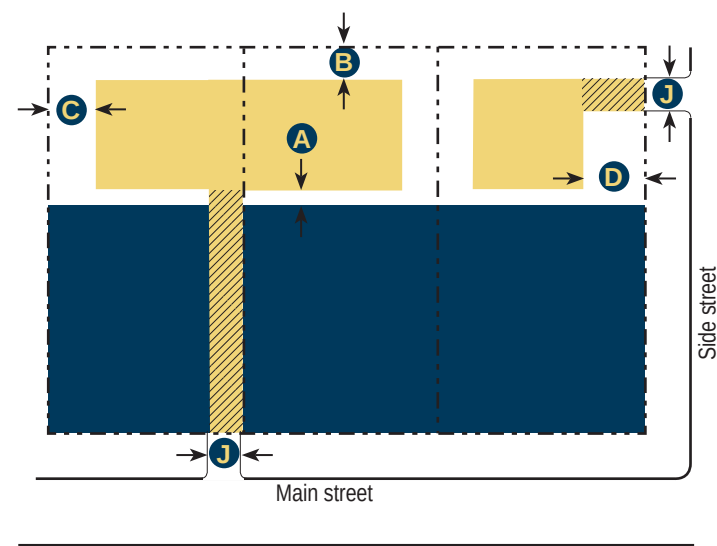
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING



--- Lot line

■ Building

■ Parking area

▨ Driveway area

Parking ratios¹Min. Max.

Residential

• Class A (single-family)	1/dwe.	2/dwe.
• Class B (2 to 4 dwellings)	1/dwe.	2/dwe.
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.

Businesses and services

• Class A (office)	1/50 m ²	1/35 m ²
• Class B (commercial and services)	1/50 m ²	1/25 m ²
• Class C-1 (lodging - hotels)	1/room	
• Class D (restaurants)		
Parking space per number of seats	1/5	1/3
• Class E (performance venues and bars)		
Parking space per number of seats	1/5	1/3

Public

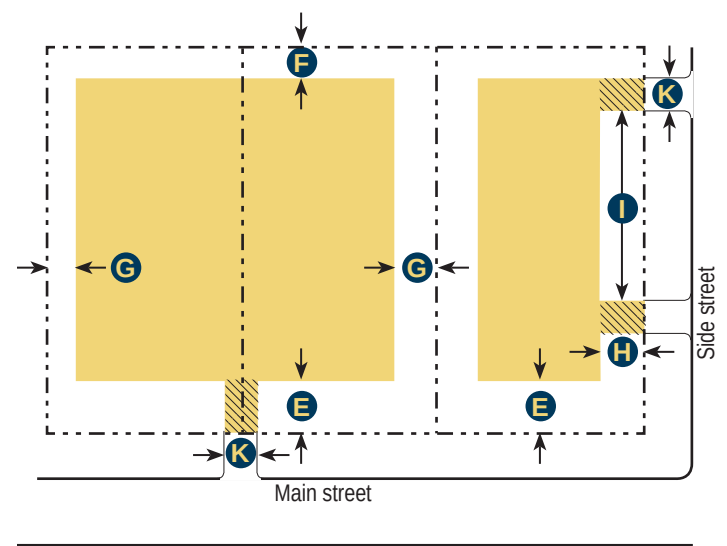
• Class B (office)	1/50 m ²	1/35 m ²
--------------------	---------------------	---------------------

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bicycle parking

• Class C (more than 4 dwellings)	0.5/dwe.	-
• Class A (office)	1/250 m ²	-
• Class B (com. retail and serv.)	1/250 m ²	-
• Class D (restaurants)		
Parking space per number of seats	1/10	-
• Class E (performance venues and bars)		
Parking space per number of seats	1/10	-

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



--- Lot line

■ Parking area

▨ Access lane

Location

Parking on built lots

• Front setback	minimum	1 m	A
• Rear setback	minimum	1.5 m	B
• Side setback	minimum	1.5 m	C
• Secondary front setback	minimum	3 m	D

Parking on unbuilt lots

• Front setback	minimum	3 m	E
• Rear setback	minimum	1.5 m	F
• Side setback	minimum	1.5 m	G
• Secondary front setback	minimum	3 m	H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways

Location

• Minimum distance between 2 driveways	6 m	I
--	-----	---

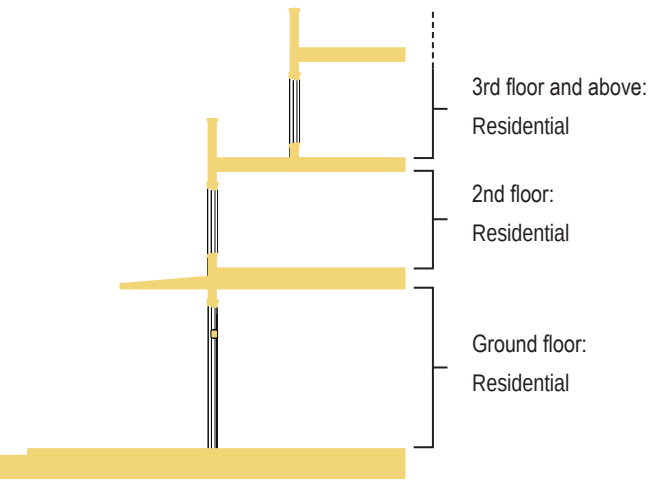
Dimensions

• Garage entrance	Maximum width	3.5 m	J
• Single access	Maximum width	4.5 m	K
• Double access	Maximum width	7.5 m	K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.

Permitted uses (S) Status

Residential	
• Class A (single-family)	np
• Class B (2 to 4 dwellings)	np
• Class C (more than 4 dwellings)	P
Public	
• Class A (parks)	P
• Class B (institutions)	P

Note: Uses not mentioned are de facto not permitted.

Legend

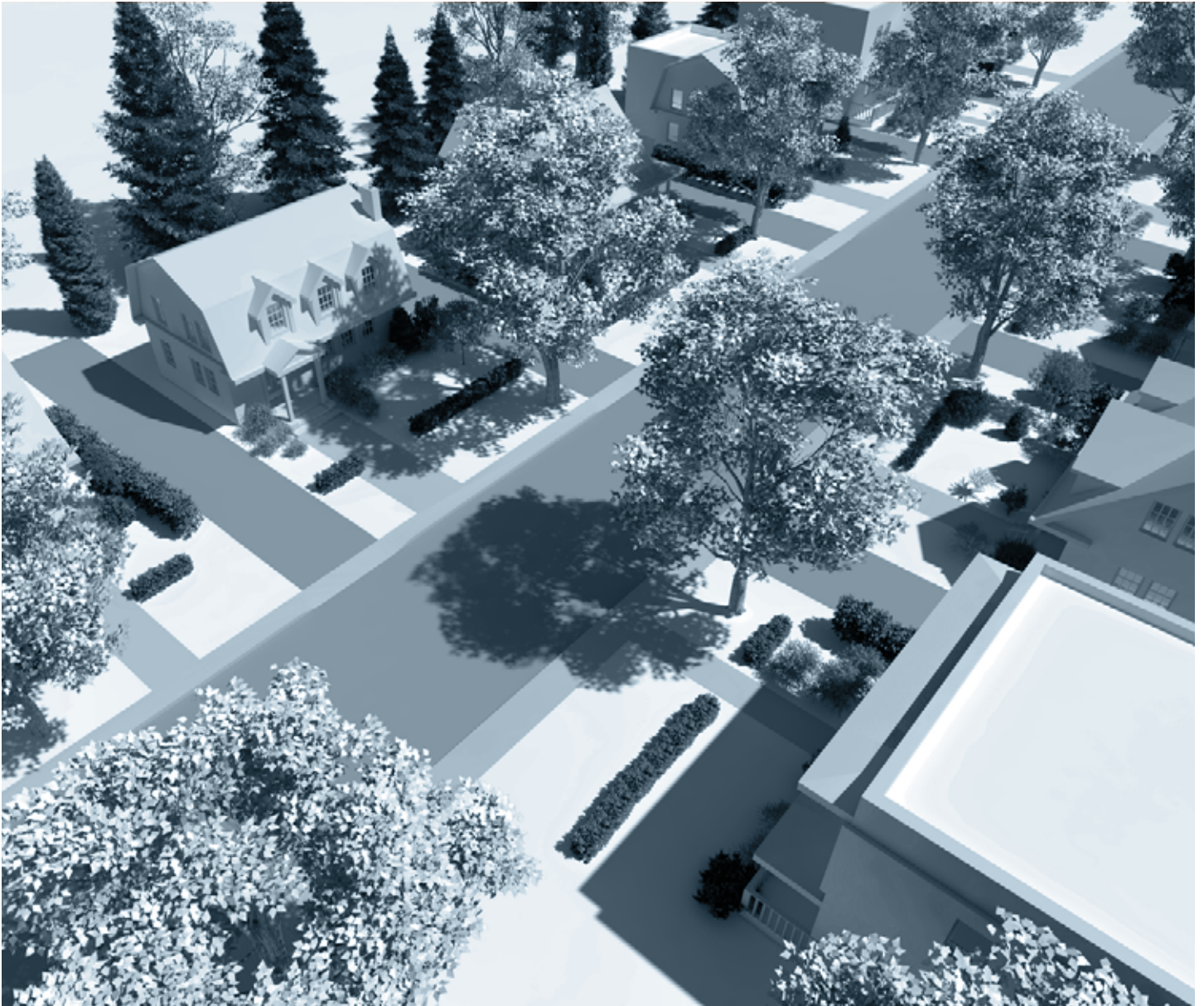
P: Permitted np: Not permitted CU: Conditional use

CHAPTER

11

UP8

GOLF AVENUE SOUTH



GENERAL GUIDELINES



Golf Avenue South (UP8)

Intentions

This residential landscape unit dating from the early 20th century comprises two-storey single-family houses with deep, landscaped setbacks that compensate for the poor continuity of the built front. The homogenous built form of the sector makes for a consistent ambiance despite the diversity of architectural styles.

- Preserve and enhance heritage buildings
- Develop the front setback so as to highlight the buildings
- Attenuate the visual impact of parking areas and driveways
- Encourage front yard designs that strengthen the village character
- Preserve the unity of envelopes

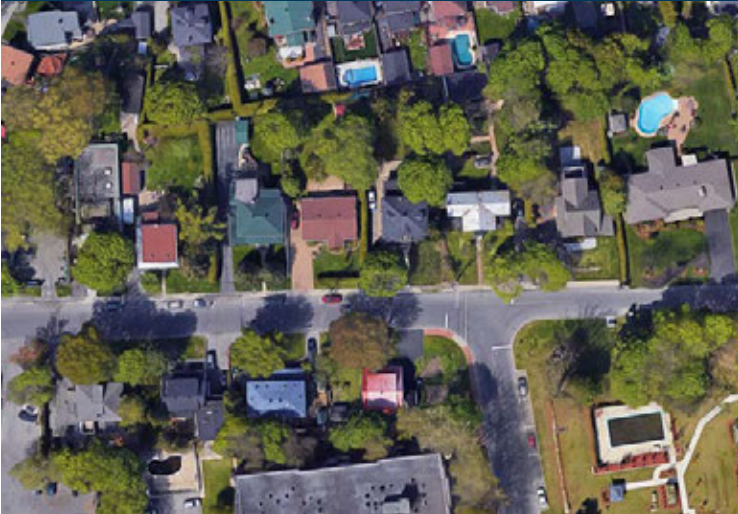
Buildings of hertiage inerest

- 1 Golf Avenue
- 5-7 Golf Avenue
- 6 Golf Avenue
- 8 Golf Avenue
- 12 Golf Avenue
- 16 Golf Avenue
- 18 Golf Avenue
- 22 Golf Avenue

Uses	Single-family resid.
Typology	Detached
Lots	Wide and deep
Lot coverage	Average (±30%)
Front setback	Deep
Architectural style	Cubic, industrial vernacular, Boomtown
Number of storeys	2
Roofing	Gentle pitch, pavilion
Architectural elements	Verandas, balconies, dormers
Material and colours	Varied

GENERAL GUIDELINES

Preserve a homogenous built form



Encourage varied architectural styles



Encourage abundant, high-quality vegetation



Favour a deep front setback



Respect original architecture



Enhance buildings of heritage interest



BUILT FORM



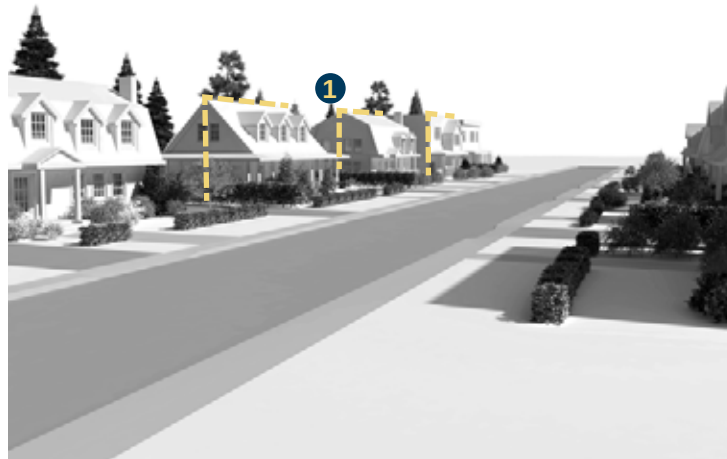
CADASTRAL OPERATIONS

- 1 Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
- 2 Lots ranging from 12 m to 25 m in width and from 20 m to 30 m in depth are preferred.

SITING

- 3 The alignment of new constructions should be in accordance with and parallel to the public domain.
- 4 The front setback of all constructions should be based on the front setback of adjacent or neighbouring constructions and should aim at preserving the continuity of the facade alignment typical of the area.
- 5 Secondary front setbacks should be in keeping with the average front setbacks of other constructions on the side street.
- 6 Side setbacks, often used for parking access, play a role in defining the rhythm of the street and should be retained.
- 7 Buildings located on a corner lot should frame the intersection, with their main facade nearing the corner.
- 8 Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
- 9 The sum of two side setbacks facing each other on two adjacent lots should not be less than 3.5 m.
- 10 Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.

BUILT FORM

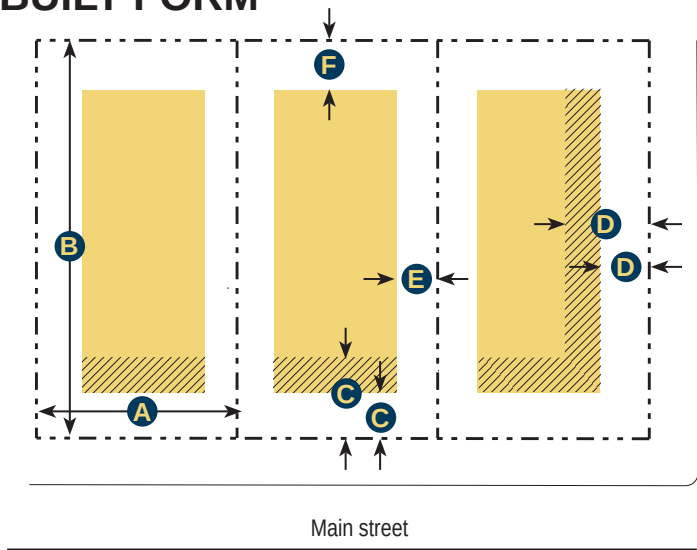


ARCHITECTURE

- 1 Any new construction should be of a height, scale and width similar to the adjacent buildings and to those in the area.
- 2 Any new construction should help preserve the built front of the area, which can be described as a succession of detached two-storey facades.
- 3 The ground floor, eaves and roof ridges, strong points of the built front, should be aligned with the neighbouring buildings or integrated harmoniously when seen from the public domain.
- 4 To preserve the diversity of typology and architectural styles, any new construction should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
- 5 Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building.
- 6 Garages facing the street should have a single door in the facade. Double garage doors should be located along side walls or on detached garages only. Design of a garage must ensure that it is less imposing than the main building.

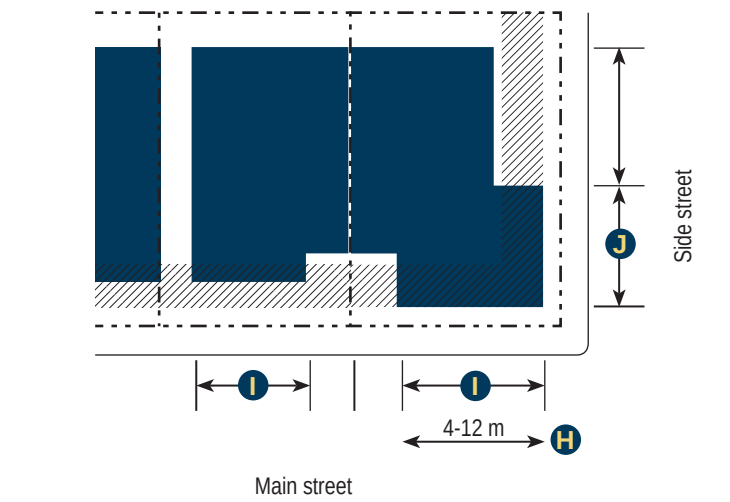


BUILT FORM



--- Lot line

Buildable zone
Facade zone



--- Lot line

Facade zone
Building

Lot size	Min.	Max.	
Width	12 m	-	A
Depth	20 m	-	B

Siting	Min.	Max.	
Front setback	7.5 m	12 m	C
Secondary front setback	7.5 m	12 m	D
Side setback	0.6 m	-	E
Rear setback	4 m	-	F
Lot coverage (%)	30%	40%	
Floor space index (FSI)	0.3	0.8	

Built facade	Min.	Max.	
Total width of facade	8.2 m	-	
Width of facade planes	4 m	12 m ^{1,2}	H
% of facade in the facade zone			
I Front facade (%)	75%	-	
J Secondary front facade (%)	50%	-	

¹ A setback of 1 m to 3 m should separate the facade planes.

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.



Height of the main building	Min.	Max.	
Number of storeys	2	2	K
Height of building	6 m	10.5 m	L
Level entrance in relation to sidewalk	0.3 m	1.5 m	M

FACADE



GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with the building's architectural style.
2. Artificial or imitative design elements are to be avoided.
3. All exterior walls of a building should have the same unified, consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative element. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

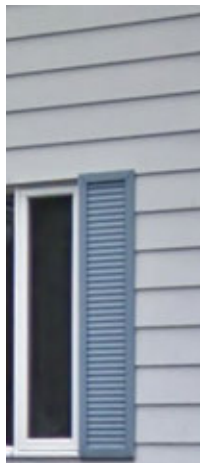
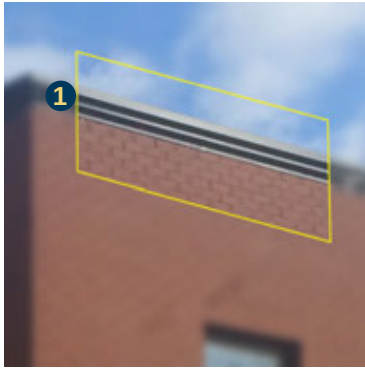
ARCHITECTURAL ELEMENTS



6. Landings, porticos and porches are considered to be transitional welcoming spaces between building and street, and are strongly encouraged—necessary, even. Their dimensions must be compliant with those of the neighbouring buildings. They should not be too massive or imposing. They should also be openwork and non-opaque. Guardrails constructed of vertical wood bars or wrought iron are preferred.
7. The facade articulation should clearly indicate the pedestrian right-of-way. The main entrances to buildings should be marked with a distinctive treatment and be facing the street.
8. Stairs should be aligned with the entrance door and their width should be proportional to the door. Wooden stairs are preferred.



FACADE



ARCHITECTURAL DETAILS

- 1 Typical architectural details of the area are clean and simple in shape. Colonnades, cornices, and guardrails of simple shapes are preferred.
- 2 A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
- 3 False mansards should take up at least one third (33%) of the height of the storey on which they are located.

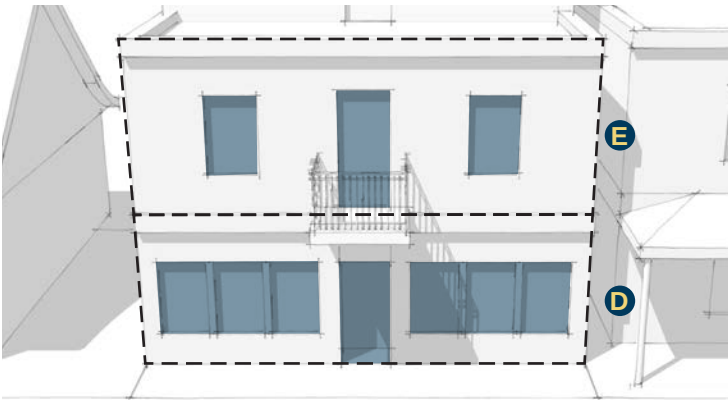
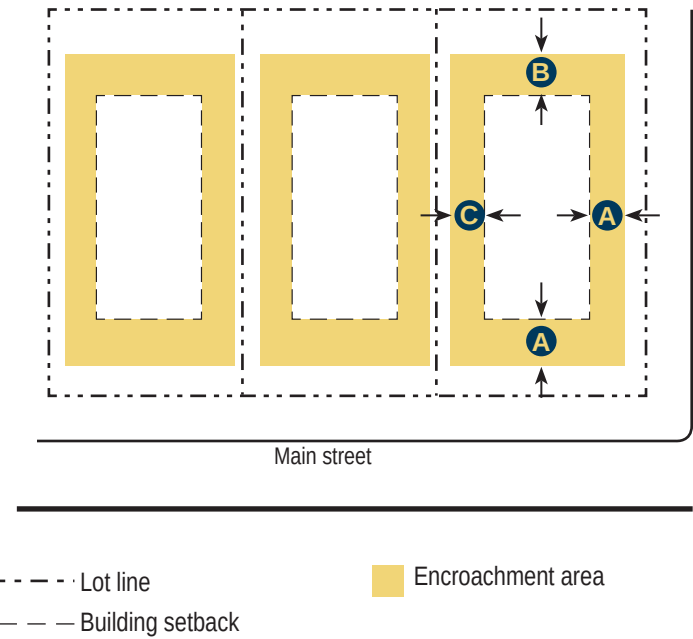
OPENINGS

- 4 Openings must be inspired by those typical of village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
- 5 The positions of the openings should be aligned with those of neighbouring buildings.
- 6 Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated (except for structures in the Cubic style).
- 7 New structures in the Cubic style should incorporate the skylights typical of this style.

MATERIALS AND COLOURS

- 8 The wealth of this area is obvious from the quality of the building materials. All new constructions should use materials consistent with that quality.
- 9 Use of a single cladding material is preferred.
- 10 The materials and colours in the area match the architectural styles of the buildings, and are quite varied. Natural materials in earthy as well as marine-inspired tones are preferred. Brick, stucco, wood siding and stone resembling the local stone are desirable.
- 11 New structures emulating the Shingle or Craftsman architectural style should use cedar shingles.
- 12 Wooden stairs are preferred; concrete or metal stairs are to be avoided.
- 13 Renovations to heritage buildings should restore the original materials and colours.
- 14 The following colours should dominate front facades:
 - Cladding in blue or earth colours;
 - Doors and windows in colours contrasting with the cladding;
 - Dark-coloured shutters;
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



Architectural elements

	A	B	C
	Front/Sec.	Rear	Side
Maximum encroachment (m)	Dpt. (Wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (3)	1.6 (-)	np
Chimneys	1 (2)	1 (2)	1 (2)
Canopies	1.6 (-)	1.6 (-)	1.6 (-)
Awnings	np	1.2 (3)	1.2 (3)
Ramps, access facilities ¹			
Bow/bay windows ²	1 (3)	1 (3)	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	np	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	2 (-)	2 (-)	2 (-)
Steps	- (2)	- (-)	- (-)

Openings

	Min.	Max.	
Ground floor			D
Residential facade	20%	50%	
2nd floor			E
Residential facade	10%	50%	

¹Per the Quebec Building Code

² Maximum 2 per 12 m of facade, per storey

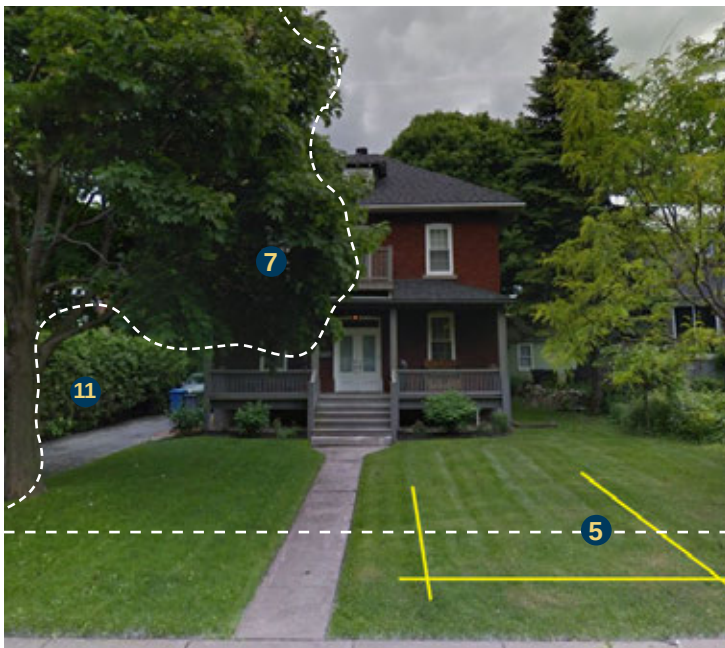
Note: The architectural elements of the front and secondary front facade must respect the dimension requirements, even if the latter do not encroach on the setback.

No element may be less than 1 m from any lot line.

Legend

np: Not permitted -: Not regulated

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

- 1 Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
- 2 The front setback should be vegetated. Ample lawns typical of the area are preferred, with counterbalancing bushes and floral plantings.
- 3 Planting of trees is encouraged. Deciduous trees are preferred, but short conifers can be included, as they allow greenery to be maintained in winter.
- 4 Parking spaces on the front lawn space are to be avoided. Parking along the side setback is acceptable; parking at the rear of the house is preferred.
- 5 Flowerbeds may be planted in front at least 2 m from the lot line to enliven the setting.
- 6 Trees should be positioned mostly in accordance with the prevailing alignment of the street.
- 7 Trees located less than 6 m from a house should not fully obstruct the facade.
- 8 Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
- 9 The site layout should include a narrow pedestrian path of similar dimensions and materials to those found in the area, thereby strengthening the link between building and street.
- 10 The dividing line between lots should be marked by a fence echoing the building's architectural vocabulary, or by a low hedge.
- 11 Hedges, decorative fences and low walls should be no more than 1 m in height.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

- 1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
- 2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
- 3. Lots should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge. These elements should be less than 2 m in height.
- 4. All site development modifications must preserve mature trees.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor
(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

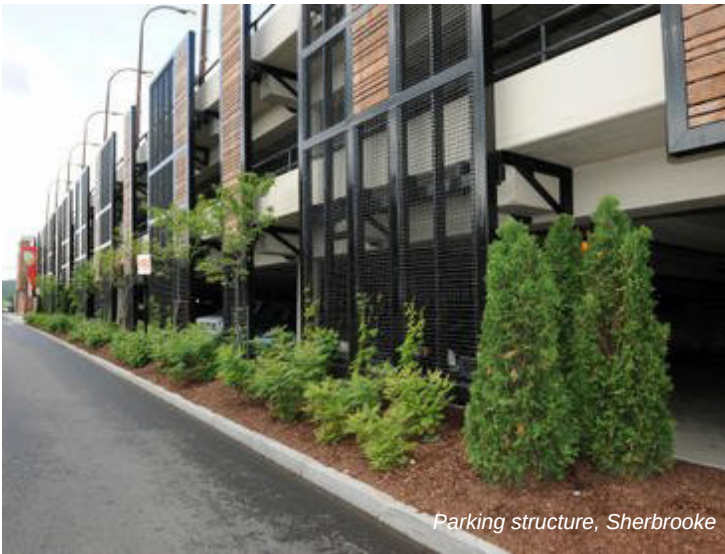
For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

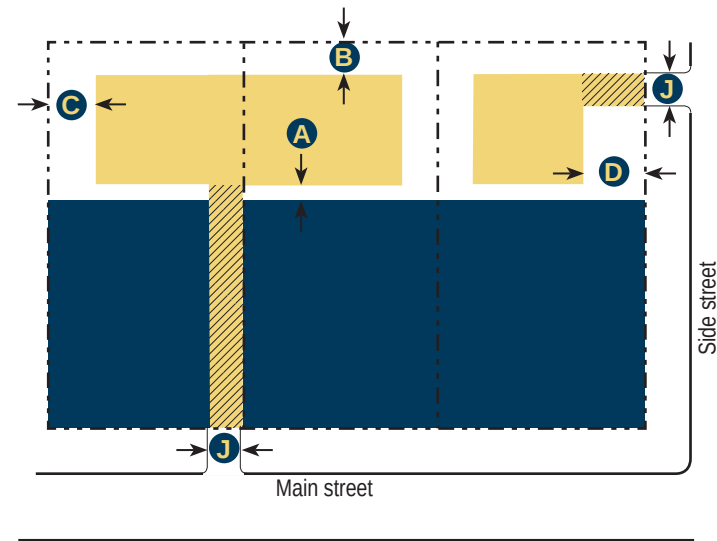
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING



- Lot line
- Building
- Parking area
- ▨ Driveway area

Parking ratios¹ Min. Max.

Residential			
• Class A (single-family)	1/dwe.	2/dwe.	
• Class B (2 to 4 dwellings) ²	1/dwe.	2/dwe.	
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.	

Businesses and services

• Class A (office)	1/50 m ²	1/35 m ²	
• Class B (commercial and services)	1/50 m ²	1/25 m ²	
• Class C-1 (lodging - hotels)	1/room		
• Class D (restaurants)			
<i>Parking space per number of seats</i>	1/5	1/3	
• Class E (performance venues and bars)			
<i>Parking space per number of seats</i>	1/5	1/3	

Public

• Class B (office)	1/50 m ²	1/35 m ²	
--------------------	---------------------	---------------------	--

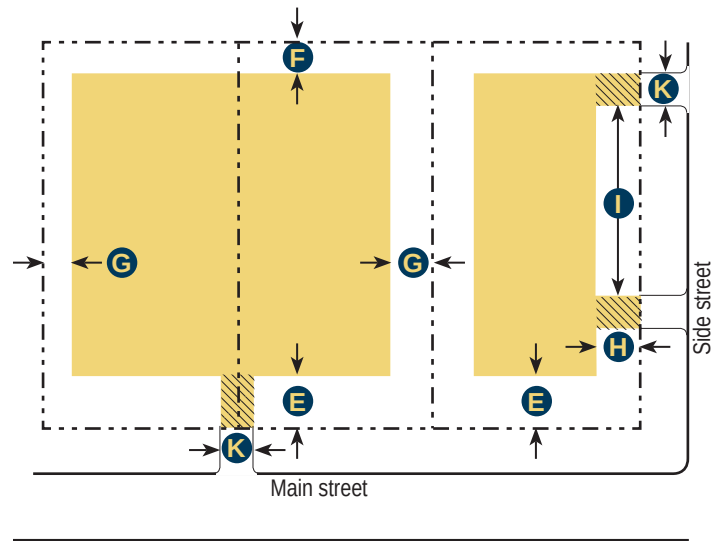
¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies. ² Tandem parking is permitted in UP8 for the B-Class. It corresponds to an arrangement of the required parking spaces.

Amendment PC-2880-2 (Novembre 12, 2024)

Bicycle parking

• Class C (more than 4 dwellings)	0.5/dwe.	-	
• Class A (office)	1/250 m ²	-	
• Class B (com. retail and serv.)	1/250 m ²	-	
• Class D (restaurants)			
<i>Parking space per number of seats</i>	1/10	-	
• Class E (performance venues and bars)			
<i>Parking space per number of seats</i>	1/10	-	

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



- Lot line
- Parking area
- ▨ Access lane

Location

Parking on built lots

• Front setback	minimum	1 m	A
• Rear setback	minimum	1.5 m	B
• Side setback	minimum	1.5 m	C
• Secondary front setback	minimum	3 m	D

Parking on unbuilt lots

• Front setback	minimum	3 m	E
• Rear setback	minimum	1.5 m	F
• Side setback	minimum	1.5 m	G
• Secondary front setback	minimum	3 m	H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways

Location

• Minimum distance between 2 driveways	6 m	I
--	-----	---

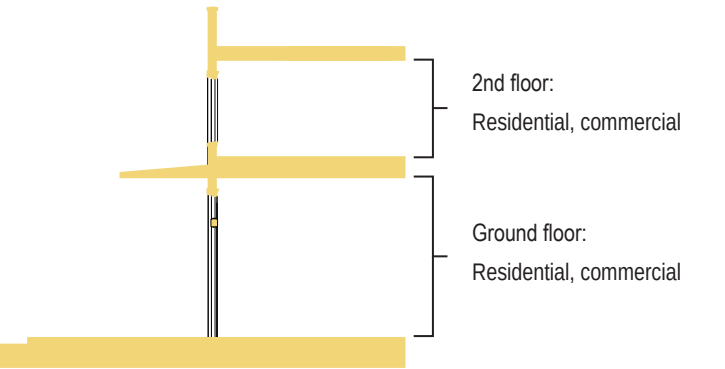
Dimensions

• Garage entrance	Maximum width	3.5 m	J
• Single access	Maximum width	4.5 m	K
• Double access	Maximum width	7.5 m	K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed uses (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.

Permitted uses (S) Status

Residential	
• Class A (single-family)	P
• Class B (2 to 4 dwellings)	P*
• Class C (more than 4 dwellings)	np
Businesses and services	
• Class C-2 (innkeeping - bed & breakfast)	P
Public	
• Class A (parks)	P
• Class B (institutions)	P

Note: Uses not mentioned are de facto not permitted.

Legend:

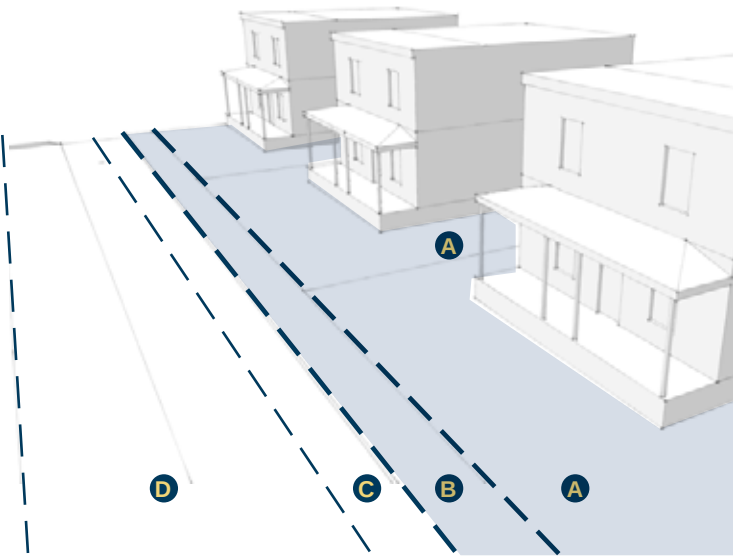
P: Permitted np: Not permitted CU: Conditional use

* The minimum habitable floor space required per building for Class B Residential (2 to 4 dwellings) is:

- Detached duplex/triplex: 180 m² per building
- Semi-detached duplex /triplex: 170 m² per building
- Quadruplex: 225 m² per building

Amendment PC-2880-2 (Novembre 12, 2024)

TEMPORARY ACTIVITIES



Area does not require permit

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

Design:

- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector's character and architecture.
- The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
- Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorized, under the following conditions:

- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business's private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

- A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.
- Any temporary activity that encroaches on the street (street parking and street) requires a permit.
- A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building's main entrance.

Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to public safety or that represents a source of nuisance as per By-law No.1495 concerning nuisances.

CHAPTER

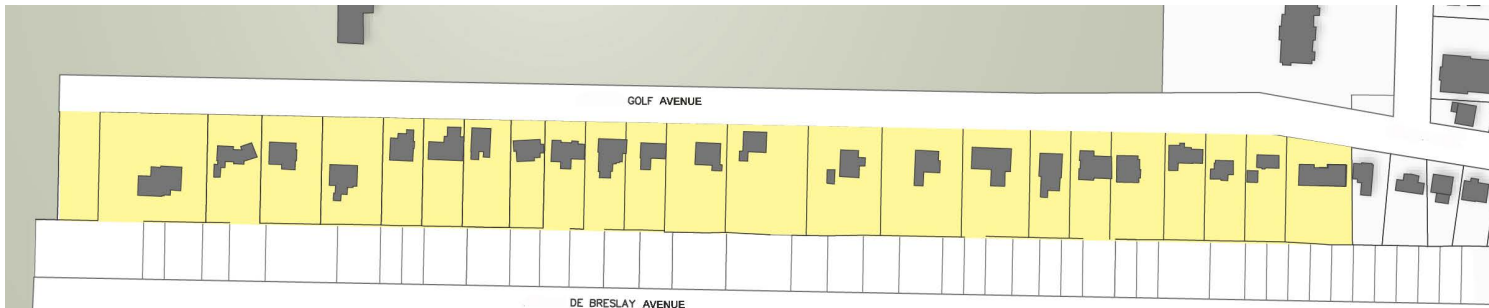
12

UP9

GOLF AVENUE NORTH



GENERAL GUIDELINES



Golf Avenue North (UP9)

Intentions

This residential landscape unit, mostly comprising large single-family homes, stands out for its very large landscaped lots dominated by abundant tree cover, reminiscent of countryside living. The picturesque approach, emphasis on artisanship, and the relationship of architecture to nature characteristic of the British Arts & Crafts movement clearly inspired the builders in this area. The movement, which came to the fore in the late 19th century, reached our shores in the early 20th, with variations inspired by the stylistic adaptations that birthed the American Shingle- and Craftsman-style homes. The houses in this area were built over a short period, hewing to those influences, and there is great continuity of landscaping design, which helps create strong homogeneity in spite of the diversity of architectural interpretations.

Though seemingly mature, the area is marked by many modifications and expansions to original buildings, and by insertion of homes built later, mixed in with the older ones.

Buildings of heritage interest

26 Golf Avenue	42 Golf Avenue
28 Golf Avenue	44 Golf Avenue
30 Golf Avenue	46 Golf Avenue
32 Golf Avenue	48 Golf Avenue
34 Golf Avenue	49 Golf Avenue
36 Golf Avenue	50 Golf Avenue
38 Golf Avenue	52 Golf Avenue
40 Golf Avenue	

- Protect the existing architectural and landscape heritage
- Renovations and expansions should not compromise the heritage character of buildings
- New constructions should emphasize reinterpretation of the area's prevailing architectural styles
- Front setbacks should be landscaped so as to highlight the buildings

Uses	Single-family residential
Typology	Detached
Lots	Very wide and deep
Lot coverage	Low (±20%)
Front setback	Very deep
Architectural style	Shingle, Arts & Crafts, Craftsman
Number of storeys	2
Roofing	Steep pitch, pavilion
Architectural elements	Verandas, balconies, dormers
Materials and colours	Brick, cedar shingle, siding; earth tones
Particular features	Densely vegetated

GENERAL GUIDELINES

Ensure harmonious integration of new structures



Preserve the link to nature



Incorporate the hallmark low stone wall of the area to landscaping



Preserve the landscape unity of the area and its countryside feel



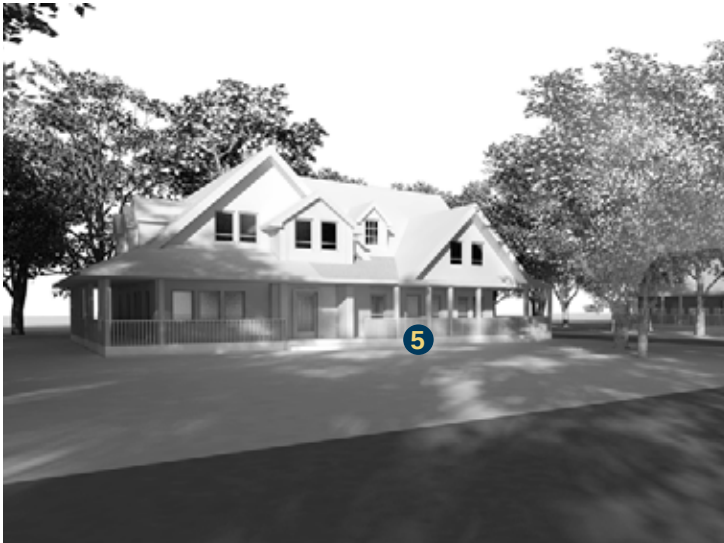
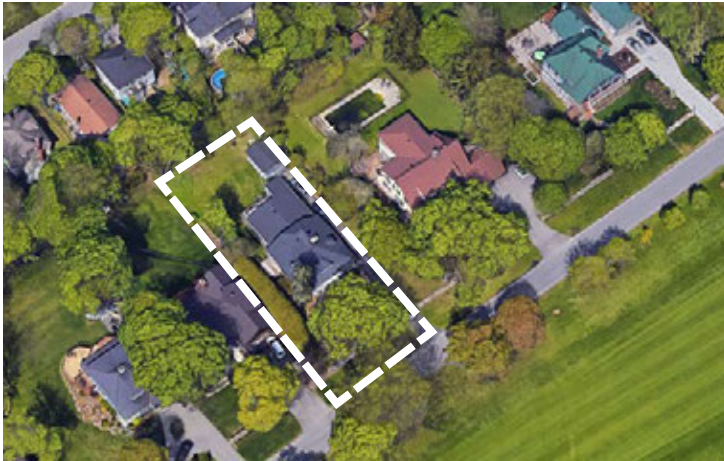
Renovate with respect for original features



Preserve the rich heritage architecture



BUILT FORM



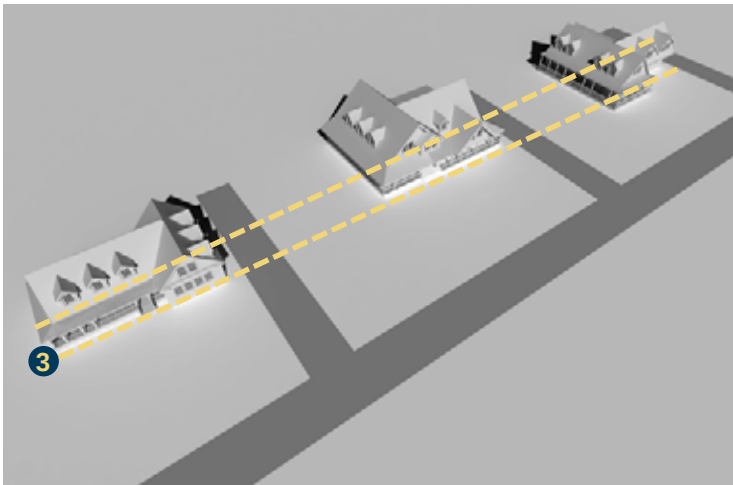
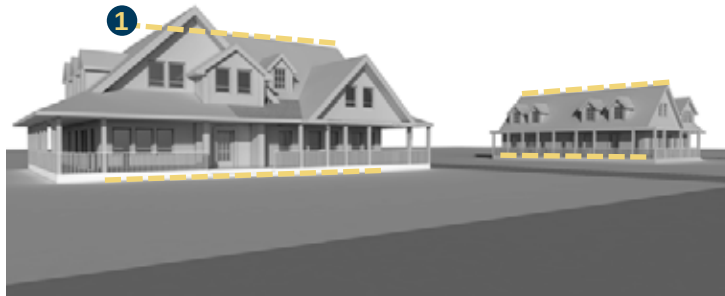
CADASTRAL OPERATIONS

1. Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
2. Lots 20 m or wider and 24 m or deeper are preferred.

SITING

3. Siting of buildings should be in keeping with that prevailing in the area, characterized by the strong relationships between structures and their natural surroundings.
- 4 The main building facade should be parallel to the street.
- 5 Pavilion-style siting is preferred.
6. The front setback of all constructions should be based on the front setback of adjacent or neighbouring constructions and should aim at preserving the continuity of the facade alignment typical of the area.
- 7 Side setbacks, often used for parking access, play a role in defining the rhythm of the street and should be retained.
8. Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
9. No addition or change to the building's volume should be made to the front facade of any building, except where such work is designed to restore the original volumes. Additions to a side facade or, ideally, at the rear, may be acceptable.

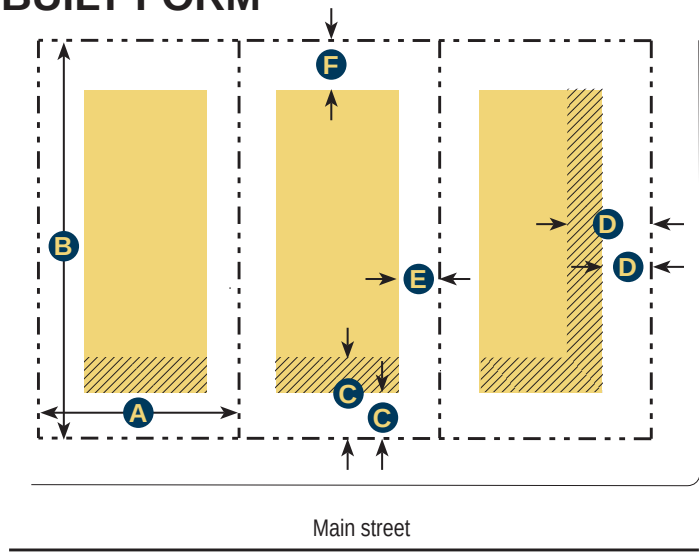
BUILT FORM



ARCHITECTURE

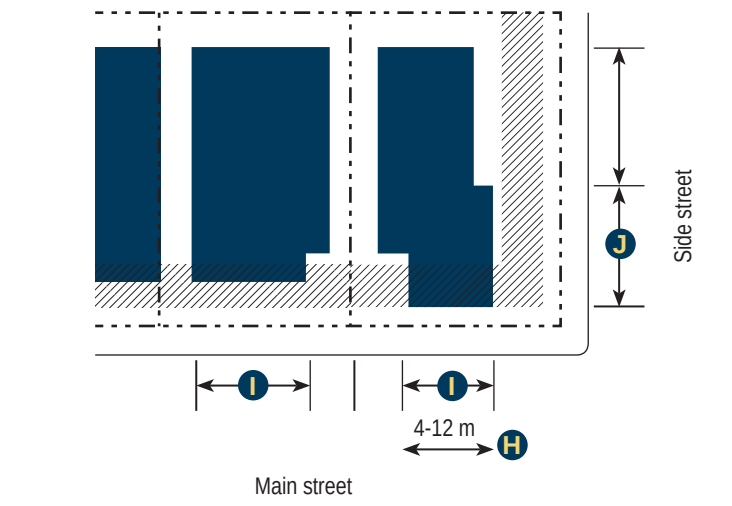
1. Any new construction should be of a height, scale and width similar to the adjacent buildings and to those in the area.
2. Any new construction should help preserve the built front of the area, which can be described as a succession of detached one- or two-storey facades.
3. The ground floor, eaves and roof ridges, strong points of the built front, should be aligned with the neighbouring buildings or integrated harmoniously when seen from the public domain.
4. To preserve the diversity of architectural styles, any new construction should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials, while harmonizing with the surrounding built environment.
5. Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building. The architecture of any new construction should be able to be “read” as belonging to its time.
6. Any addition to a building of heritage interest must respect its architectural character and that of the entire area, in both materials and dimensions; the latter must be largely inferior to those of the existing main dwelling. The addition must have a contemporary architectural look, rather than imitate that of the existing building, so as to ensure the original parts of the structure are visually distinguishable from the addition.
7. The architectural style of any new construction should draw inspiration from the various historical and stylistic influences in the area, providing a contemporary interpretation of them or of some of their components.

BUILT FORM



--- Lot line

Buildable zone
Facade zone



--- Lot line

Facade zone
Building

Lot size	Min.	Max.	
Width	20 m	-	A
Depth	60 m	-	B

Siting	Min.	Max.	
Front setback	12.5 m	24 m	C
Secondary front setback	55 m	-	D
Side setback	2.4 m	-	E
Rear setback	7.5 m	-	F
Lot coverage (%)	-	30%	
Floor space index (FSI)	-	0.5	

Built facade	Min.	Max.	
Total width of facade	8.2 m	-	
Width of facade planes	4 m	12 m ¹	H
% of facade in the facade zone			
I Front facade (%)	60%	-	
J Secondary front facade (%)	-	-	

¹A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.



Height of the main building	Min.	Max.	
Number of storeys	2	2	K
Height of building	6 m	10 m	L
Level of entrance in relation to sidewalk	0.3 m	1.5 m	M

FACADE



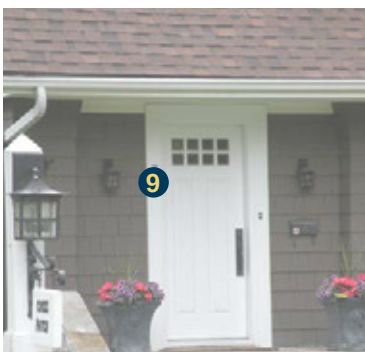
GENERAL GUIDELINES

1. The area is characterized by the quality of its buildings and their architectural diversity. Generally speaking, all buildings must retain their original features so as to preserve the overall character of the neighbourhood. No renovation should have the effect of stripping a building of its heritage characteristics or any elements contributing to its architectural identity. Removal of an addition or element that is not original and does not correspond to the historical and stylistic approach of the building is acceptable.
2. Architectural elements should be sober and consistent with the building's original characteristics. Their proportions and treatment should respect the style and spirit of the building first, and harmonize with the surrounding buildings second.
3. Artificial or imitative design elements are to be avoided, so as to respect the building's architectural authenticity and permit correct reading of its architecture.
4. All exterior walls of a building should have the same unified, consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
5. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce lively, human-scale facades.

ARCHITECTURAL ELEMENTS

- 6 Landings, porticos and porches are considered to be transitional welcoming spaces between building and street, accentuating the link between architecture and nature. Their dimensions should draw inspiration from the precepts of the building's stylistic influences, and be in harmony with those of the other buildings in the area.
- 7 Guardrails should be openwork and non-opaque, unless the building originally had an opaque guardrail.
- 8 Roof extensions and independent awnings covering verandas of many buildings inspired by the Shingle, Craftsman and Arts & Crafts movements must be preserved. Where such elements are replaced, rebuilt or renovated, the work must ensure that they maintain the principal features of those architectural styles, i.e., covering the entire surface of the veranda, having a similar or compatible shape and the same materials as the main roof, and being supported by wooden columns or pillars.
- 9 Roofs are a distinctive and predominant architectural element of buildings inspired by the Shingle, Craftsman and Arts & Crafts architectural styles. The shape of the roof of any building of heritage interest, including the eaves, if present, must therefore be preserved. Any new construction must have a roof shape inspired by those in the neighbourhood.
10. The facade articulation should clearly indicate the pedestrian right-of-way. The main entrances to buildings should be marked with a distinctive treatment and be facing the street.
- 11 Stairs should be aligned with the entrance door and their width should be proportional to the door. Wooden stairs are preferred.
12. Stone foundations, a distinctive element of many buildings in the spirit of the Shingle, Craftsman and Arts & Crafts styles, should be preserved.

FACADE



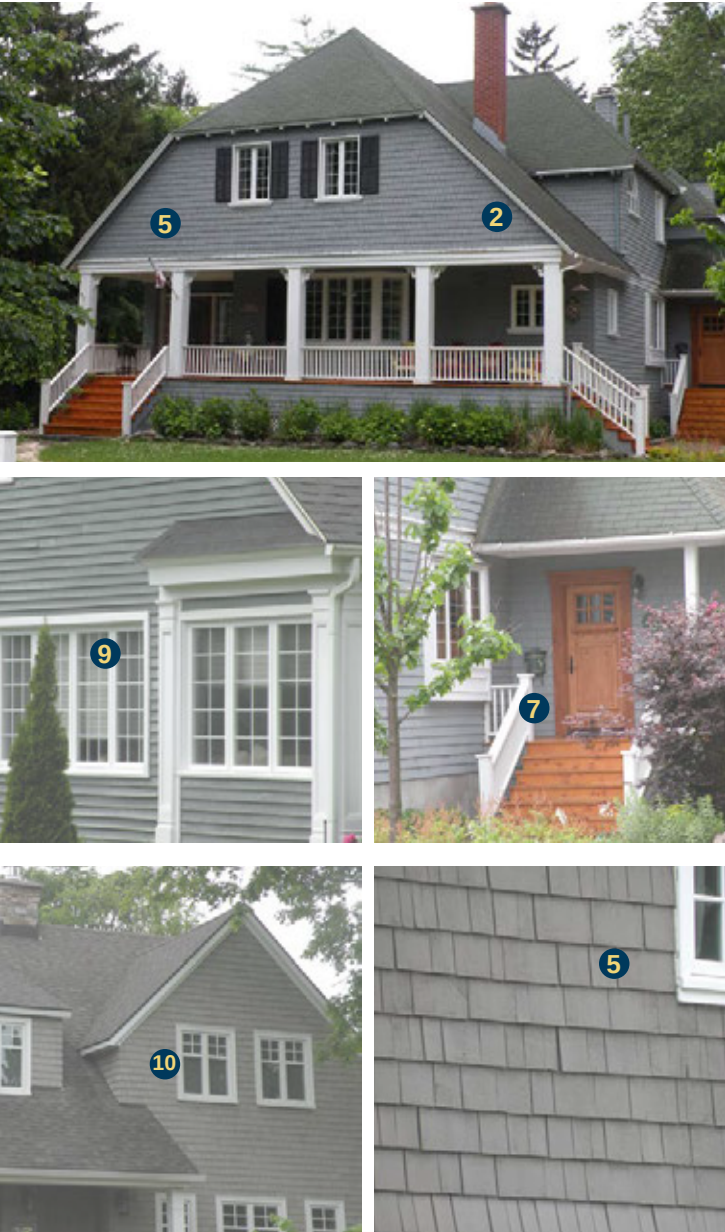
ARCHITECTURAL DETAILS

- 1 Typical architectural details of the area are clean and simple in shape. Colonnades, cornices, and guardrails of simple shapes are preferred.
- 2 The hallmark architectural details of buildings inspired by the Shingle, Craftsman and Arts & Crafts movements, for example those of verandas and eaves, should be preserved:
 - pillars, columns, guardrails, angle braces, and entablature;
 - roof edges, exposed rafters, and brackets beneath eaves;
 - bracket extensions that form wood strips incorporated into the cladding and marking the dividing line between floors.
- 3 Projecting elements such as dormers, chimney stacks and bay windows help accentuate the volumes and picturesque nature of buildings in the area. On existing buildings, they should be preserved in their original shapes and dimensions. Incorporation of such elements in new constructions is encouraged, but their architectural treatment must be contemporary.

OPENINGS

4. The shapes and dimensions of original door and window openings should be preserved on existing buildings.
5. Window openings allow visual permeability between the building and surrounding natural elements. They should be inspired by those typical of village architecture in the Arts & Crafts spirit, i.e., numerous and of ample dimensions, so as to favour contact with the natural surroundings. Openings with vertical rectangular proportions are preferred. Horizontal groupings of vertical window openings must be divided by massive mouldings, with each window following the vertical proportions of single windows.
- 6 Sash windows in wood frames with 50/50 proportions and small square panes in the upper leaf or both leaves should be preserved, as they are typical of homes inspired by the Arts & Crafts movement. Casement windows, generally with small square panes, are also common and should be preserved. Should replacement eventually be necessary, the proportions of the original openings should be respected.
- 7 Framing around window openings helps enhance these architectural elements. Framing with a width of at least 10 cm is preferred.
- 8 If wood shutters were present on the original building, they should be retained. False shutters are to be avoided on buildings that did not originally have shutters, as well as on new structures.
- 9 Original wooden doors, which often included a window in the upper part and, in some cases, had sidelights, should be preserved. If their condition prevents preservation, the replacement doors should be models compatible with the building architecture and preferably in wood. Sidelights should also be preserved.

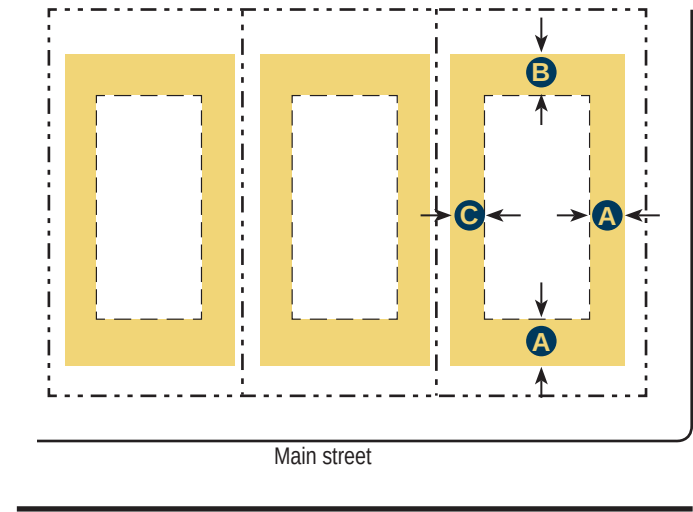
FACADE



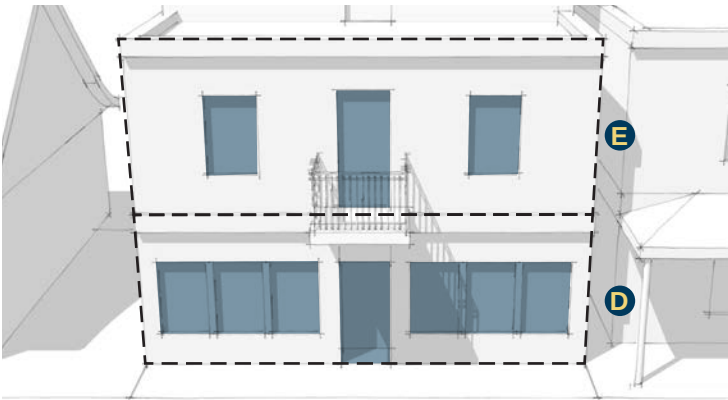
MATERIALS AND COLOURS

1. The wealth of this area is obvious from the quality of the building materials. All new constructions should use materials consistent with that quality.
2. Use of a single cladding material is preferred.
3. The materials and colours in the area match the architectural influences of the buildings. Natural materials in earthy tones are preferred. Brick, wood siding and stone resembling the local stone are desirable. Imitation materials are to be avoided.
4. Renovations to heritage buildings should restore the original materials and colours.
5. Homes built in the spirit of the Shingle, Craftsman and Arts & Crafts styles should use be clad in cedar shingles or clapboard, depending on the original material used.
6. The roof cladding should be cedar shingle in the case of a heritage building, or asphalt shingle.
7. Wooden stairs, verandas and porches are preferred. Concrete, metal and composite materials are to be avoided.
8. Wooden guardrails and columns are preferred. Massive masonry pillars or column bases with wood-panel coverings are acceptable, provided that these materials are consistent with the original building characteristics.
9. The treatment of door frames and other architectural details that contrast with the cladding, typical of architecture inspired by the Arts & Crafts movement, must be maintained.
10. The following colours should dominate the front facade:
 - Cladding in a nature-inspired tone;
 - Windows, frames, shutters, pillars, porch entablatures and guardrails, roof edges, exposed rafters, brackets and other architectural details in colours that contrast with the cladding (generally, white or light, but sometimes darker);
 - Front door made of wood, preferably in its natural colour, or in a colour that contrasts with those of the other details.

FACADE



- Lot line
--- Building setback
- Encroachment area



Architectural elements

	A	B	C
	Front/Sec.	Rear	Side
Maximum encroachment (m)	Dpt. (Wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (3)	1.6 (-)	np
Chimneys	1 (2)	1 (2)	1 (2)
Canopies	1.6 (-)	1.6 (-)	1.6 (-)
Awnings	np	1.2 (3)	1.2 (3)
Ramps, access facilities ¹			
Bow/bay windows ²	1 (3)	1 (3)	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	1.6 (4)	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	2 (-)	- (-)	- (-)
Steps	- (2)	- (-)	- (-)

¹Per the Quebec Building Code

²Maximum 2 per 12 m of facade, per storey

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements, even if the latter do not encroach on the setback.

No element may be less than 1 m from any lot line.

Legend

np: Not permitted -: Not regulated

Openings

	Min.	Max.	
Ground floor			
Residential facade	- %	- %	D
2nd floor			
Residential facade	- %	- %	E

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
2. Low walls along the lot line must be preserved. If none is present, a low wall should be built in the style of those elsewhere on the street.
3. The front setback should be vegetated. Ample lawns typical of the area are preferred. The design should follow the precepts of the Picturesque movement and maintain a highly natural look.
4. Planting of trees is encouraged. Deciduous trees are preferred, but short conifers can be included, as they allow greenery to be maintained in winter.
5. Parking spaces on the front lawn space are to be avoided. Parking along the side setback is acceptable; parking at the rear of the house is preferred.
6. Trees should be positioned mostly in accordance with the prevailing alignment of the street. They should be positioned on either side of the building to highlight it.
7. Trees located less than 6 m from a house should not fully obstruct the facade.
8. Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
9. Hedges, decorative fences and low walls should be no more than 1 m in height.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
2. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
3. Landsites should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge.
4. All site development modifications must preserve mature trees.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor

(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Study of the application

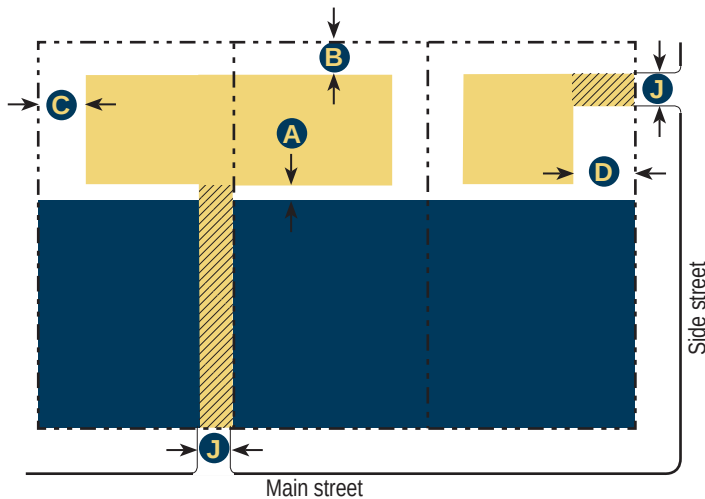
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING

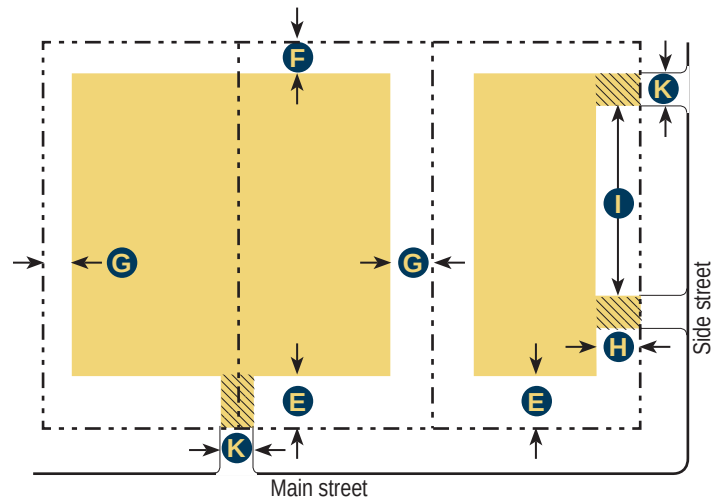


- Lot line
 ■ Building
 ■ Parking area
 ■ Driveway area

Parking ratios ¹	Min.	Max.
Residential		
• Class A (single-family)	1/dwe.	2/dwe.
• Class B (2 to 4 dwellings)	1/dwe.	2/dwe.
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.
Businesses and services		
• Class A (office)	1/50 m ²	1/35 m ²
• Class B (commercial and services)	1/50 m ²	1/25 m ²
• Class C-1 (lodging - hotels) 1/room		
• Class D (restaurants) Parking space per number of seats	1/5	1/3
• Class E (performance venues and bars) Parking space per number of seats	1/5	1/3
Public		
• Class B (office)	1/50 m ²	1/35 m ²
Bicycle parking		
• Class C (more than 4 dwellings)	0.5/dwe.	-
• Class A (office)	1/250 m ²	-
• Class B (com. retail and serv.)	1/250 m ²	-
• Class D (restaurants) Parking space per number of seats	1/10	-
• Class E (performance venues and bars) Parking space per number of seats	1/10	-

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



- Lot line
 ■ Parking area
 ■ Access lane

Location				
Parking on built lots				
• Front setback	minimum	1 m		A
• Rear setback	minimum	1.5 m		B
• Side setback	minimum	1.5 m		C
• Secondary front setback	minimum	3 m		D
Parking on unbuilt lots				
• Front setback	minimum	3 m		E
• Rear setback	minimum	1.5 m		F
• Side setback	minimum	1.5 m		G
• Secondary front setback	minimum	3 m		H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

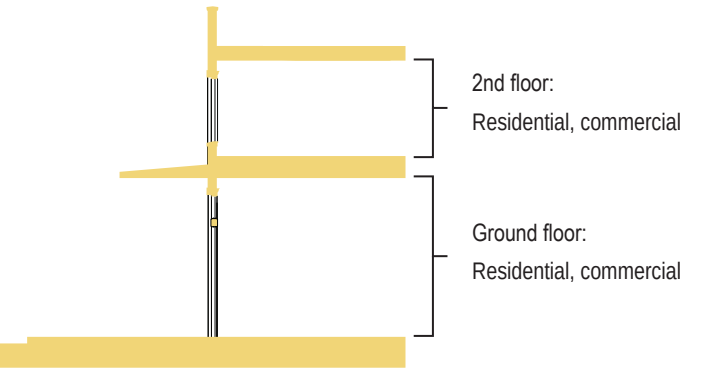
For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways				
Location				
• Minimum distance between 2 driveways		6 m		I
Dimensions				
• Garage entrance	Maximum width	3.5 m		J
• Single access	Maximum width	4.5 m		K
• Double access	Maximum width	7.5 m		K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.

Permitted uses (S)	Status
Residential	
• Class A (single-family)	P
• Class B (2 to 4 dwellings)	np
• Class C (more than 4 dwellings)	np
Businesses and services	
• Class C-2 (innkeeping - bed & breakfast)	P
Public	
• Class A (parks)	P
• Class B (institutions)	P

Note: Uses not mentioned are de facto not permitted.

Legend

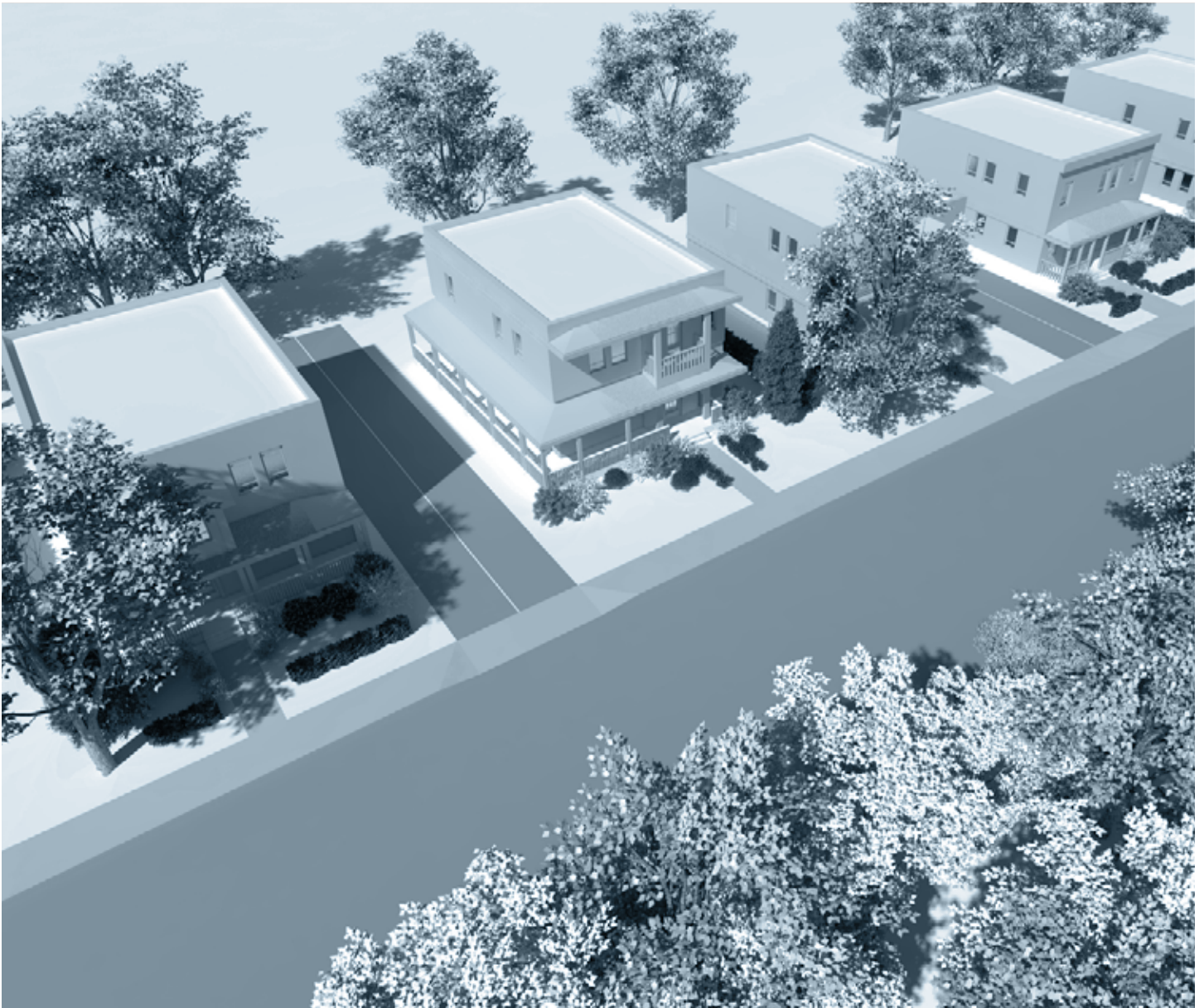
P: Permitted np: Not permitted CU: Conditional use

CHAPTER

13

UP10

CARTIER AVENUE NORTH



GENERAL GUIDELINES



Cartier Avenue North (UP10)

Intentions

This residential landscape unit feature two types of development. To the north of Sainte-Claire Avenue are the Villa St-Louis retirement home and attached houses on the side streets. To the south, detached houses of similar size on uniformly sized lots provide a built front with a consistent rhythm, accentuated by well-aligned balconies and verandas.

- Improve the building continuity by taking inspiration from the urban form of the south portion of the area
- Strengthen the link between buildings and Cartier Avenue
- Design front setbacks so as to demonstrate a sense of openness rather than entrenchment
- Limit parking on front setbacks
- Limit implementation of oversized buildings and preserve the village-style built environment

Buildings of heritage interest

81-83 Cartier Avenue
105-107 Cartier Avenue

Uses	Single- or two-family residential
Typology	Detached
Lots	Narrow and shallow
Lot coverage	Average (±35%)
Front setback	Shallow to medium
Architectural style	Boomtown, Cubic
Number of storeys	2
Roofing	Flat or pavilion
Architectural elements	Verandas, balconies
Materials and colours	Brick, wood siding; varied colours
Particular features	Golf club to the west

GENERAL GUIDELINES

Encourage a built front along Cartier Avenue



Preserve the uniform built front to the south



Improve continuity of side setbacks



Maintain the regular rhythm and sizing



Encourage landscaping of front setbacks



Enhance heritage buildings



BUILT FORM



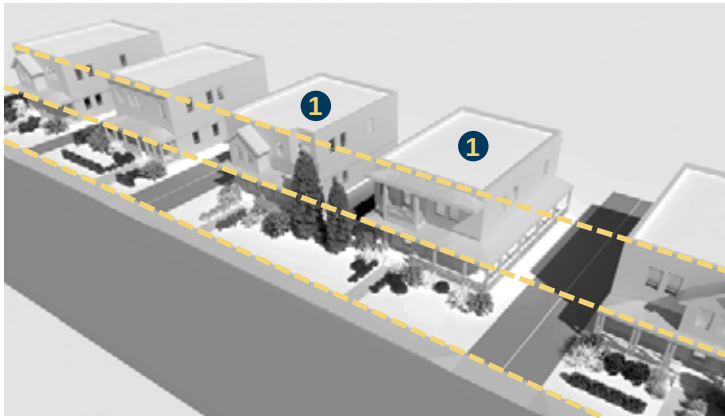
CADASTRAL OPERATIONS

- 1. Subdivisions and land assemblies should respect the cadastral pattern of the street and area in both width and depth.
- 2. Lots ranging from 14 m to 26 m in width and from 25 m to 35 m in depth are preferred.

SITING

- 3. Alignment of new constructions should be based on the public domain; i.e., be parallel to it.
- 4. New constructions may be attached or detached. If attached, the entire building must respect the prevailing proportions of the detached style, which is the main style in the area.
- 5. The front setback of all constructions should be based on the front setback of adjacent or neighbouring constructions and should aim at preserving the continuity of the facade alignment typical of the area.
- 6. Secondary front setbacks should be similar to the average front setbacks of buildings on the side street.
- 7. Side setbacks, often used for parking access, play a role in defining the rhythm of the street and should be retained.
- 8. Buildings located on a corner lot should frame the intersection, with their main facade nearing the corner.
- 9. Garages and sheds should be hidden or barely visible from the street. Their location should be set back from the main building and ideally behind it.
- 10. The main building facade must face Cartier Avenue.
- 11. Double driveway entrances should be separated by a strip of vegetation at least 1.5 m wide over the first 3 metres.

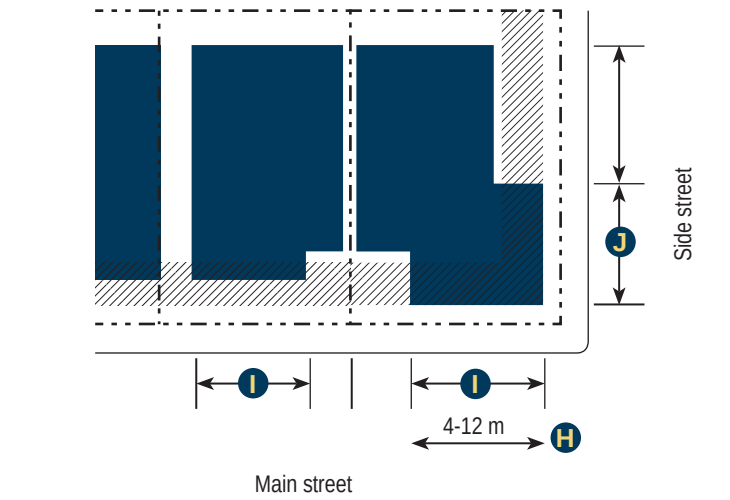
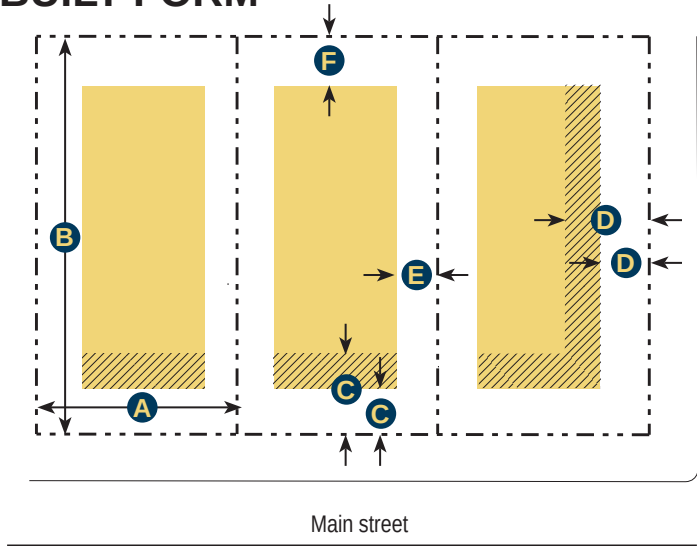
BUILT FORM



ARCHITECTURE

- 1 Any new construction should be of a height, scale and width similar to the adjacent buildings and to those in the area.
- 2 Any new construction should help preserve the built front of the area, which can be described as a succession of detached two-storey square facades.
- 3 To harmonize with the average width of village buildings and to preserve the rhythm of the built front, facades more than 12 m wide facing the street should be broken by a setback of at least 1 m.
- 4 The ground floor, eaves and roof ridges, strong points of the built front, should be aligned with the neighbouring buildings or integrated harmoniously when seen from the public domain.
- 5 To preserve the diversity of typology and architectural styles, any new construction should have its own architectural personality. It should differ from the neighbouring buildings in volume, style or materials.
- 6 Apart from reconstruction or restoration of a building of heritage interest based on archival documents, no construction or transformation should have the effect of creating a building that imitates an old building.
- 7 The Boomtown and Cubic architectural styles should serve as models for development of the area.
- 8 Garages facing the street should have a single door in the facade. Double garage doors should be located along side walls or on detached garages only. Design of a garage must ensure that it is less imposing than the main building.
- 9 Any building facade facing the street must have architecture, architectural details, openings and exterior design that develop the relationship between building and street. No blind wall must face a main or side street.

BUILT FORM



--- Lot line

Buildable zone
Facade zone

--- Lot line

Facade zone
Building

Lot size	Min.	Max.	
Width	14 m	-	A
Depth	25 m	-	B

Siting	Min.	Max.	
Front setback	4 m	8 m	C
Secondary front setback	4 m	8 m	D
Side setback	2.4 m		E
Rear setback	7.5 m		F
Lot coverage (%)	35%		
Floor space index (FSI)	0.4	0.7	

Built facade	Min.	Max.	
Total width of facades	8.2 m		
Width of facade planes	4 m	12 m ^{1,2}	H
% of facade in the facade zone			
I Front facade (%)	75%	-	
J Secondary front facade (%)	50%	-	

¹ A setback of 1 m to 3 m should separate the facade planes.

² A recessed or projected portion of the facade which is intended to integrate an access to a parking space or an architectural element (veranda, portico, porch, chimney, etc.) is not considered a facade plane.



Height of the main building	Min.	Max.	
Number of storeys	2	2	K
Height of building	6 m	10 m	L
Level of entrance in relation to sidewalk	0.3 m	1.2 m	M

FACADE



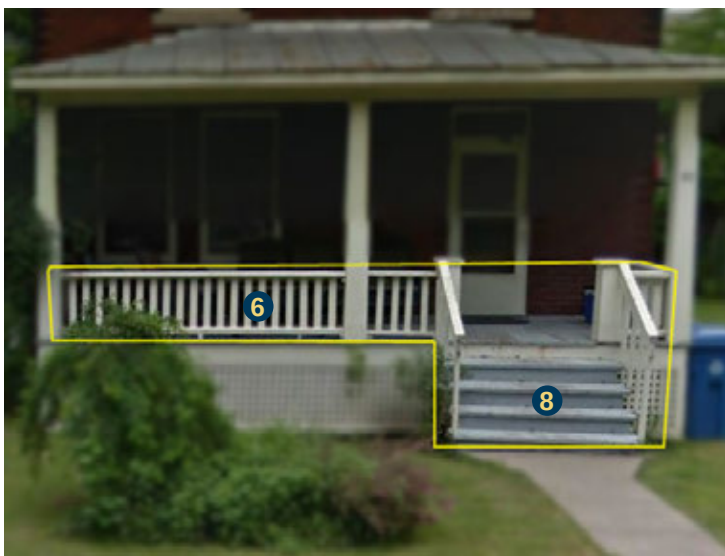
GENERAL GUIDELINES

1. Architectural elements, architectural details and openings should be sober and consistent. Their proportions and treatments should be similar to those of the surrounding buildings and consistent with the building's architectural style.
2. Artificial or imitative design elements are to be avoided.
3. All exterior walls of a building should have the same unified, consistent treatment. This applies to architectural elements, details, openings, materials, and colours.
4. Large, flat or opaque surfaces are to be avoided. The interplay of planes, materials and relief should produce human-scale facades.
5. No renovation should have the effect of removing elements from a building that contribute to the special character of the area, such as a veranda, dormer or decorative element. Removal of an addition or element that is not original in order to correct inappropriate alterations is acceptable.

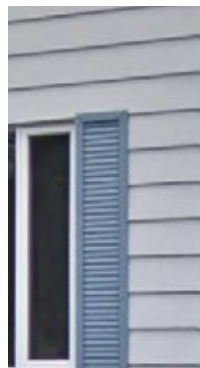
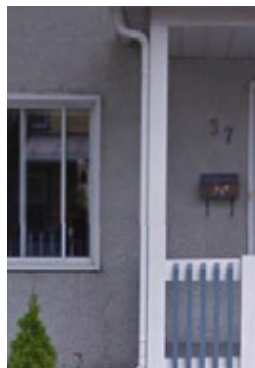
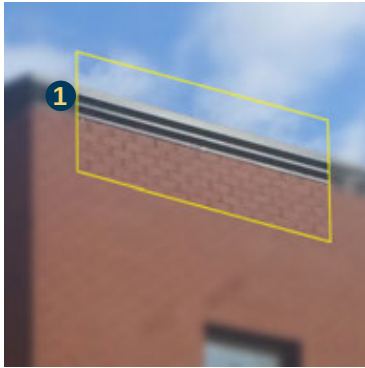
ARCHITECTURAL ELEMENTS



- 6 Covered porches and verandas are considered to be transitional welcoming spaces between building and street, and are strongly encouraged—necessary, even. Their dimensions must be compliant with those of the neighbouring buildings. They should not be too massive or imposing. They should also be openwork and non-opaque. Guardrails constructed of vertical wood bars or wrought iron are preferred.
- 7 The facade articulation should clearly indicate the pedestrian right-of-way. The main entrances to buildings should be marked with a distinctive treatment and be facing the street.
- 8 Stairs should be aligned with the entrance door and their width should be proportional to the door. Wooden stairs are preferred.



FACADE



ARCHITECTURAL DETAILS

- 1 Typical architectural details of the area are clean and simple in shape. Colonnades, cornices, and guardrails of simple shapes are preferred.
- 2 A cornice of at least 30 cm is encouraged to delineate the height of the facade. Its proportions and colour should harmonize with the architecture of the building and that of neighbouring buildings.
- 3 False mansards should take up at least one third (33%) of the height of the storey on which they are located.

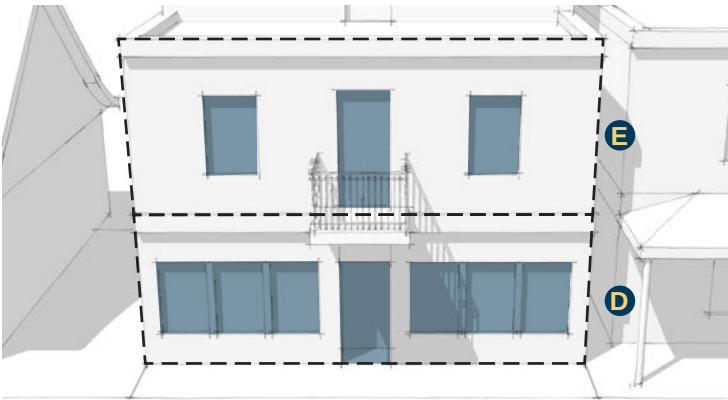
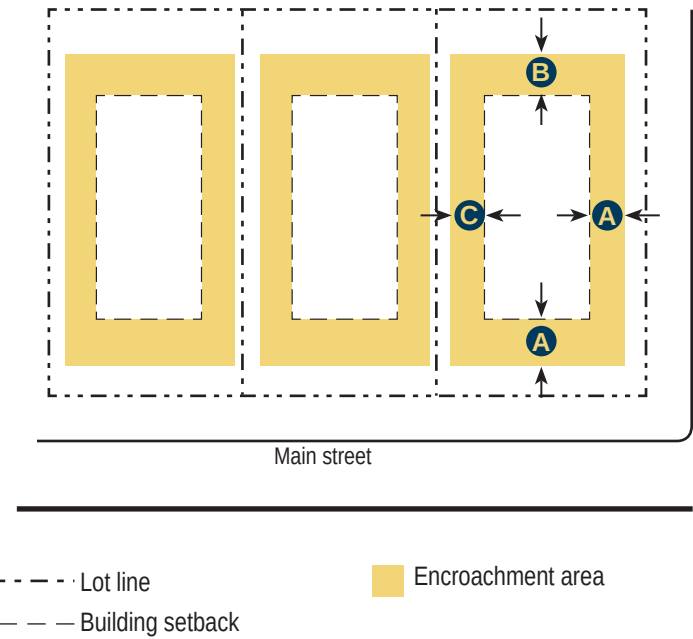
OPENINGS

- 4 Openings must be inspired by those typical of village architecture. Vertical openings are preferred. Horizontal bands should be divided by large frames proportional to the vertical openings. The sizes of openings should resemble those of the neighbouring buildings.
- 5 The positions of the openings should be aligned with those of neighbouring buildings.
- 6 Window framing should help make a building more inviting and should be of typical village style. Window frames with a width of 10 cm are preferred. Shutters and false shutters also contribute to the village character and could be integrated.
- 7 New structures in the Cubic style should incorporate the skylights typical of this style.

MATERIALS AND COLOURS

- 8 The materials and colours in the area match the architectural styles of the buildings, and are quite varied. Natural materials in earthy as well as marine-inspired tones are preferred. Brick, stucco, wood siding and stone resembling the local stone are desirable.
- 9 Use of a single cladding material is preferred.
- 10 Wooden stairs are preferred; concrete or metal stairs are to be avoided.
- 11 Renovations to heritage buildings should restore the original materials and colours.
- 12 The following colours should dominate front facades:
 - Cladding in earth or marine tones;
 - Doors and windows in colours contrasting with the cladding;
 - Dark-coloured shutters;
 - Vertical elements (columns, bars) in white or harmonizing with the building's colours.

FACADE



Architectural elements

	A	B	C
	Front/Sec.	Rear	Side
Maximum encroachment(m)	Dpt. (wid.)	Dpt. (Wid.)	Dpt. (Wid.)
Roof overhangs and cornices	0.6 (-)	0.6 (-)	0.6 (-)
Balconies	1.6 (-)	1.6 (-)	np
Chimneys	1 (2)	1 (2)	1 (2)
Canopies	1.6 (-)	1.6 (-)	1.6 (-)
Awnings	1.2 (3)	1.2 (3)	1.2 (3)
Ramps, access facilities ¹			
Bow/bay windows ²	1 (3)	1 (3)	np
Cantilever structures	1 (-)	1 (-)	np
Porticos	np	1.6 (-)	np
Porches	1.6 (4)	- (-)	np
Landings	1.6 (4)	1.6 (4)	np
Verandas	1.6 (-)	1.6 (-)	1.6 (-)
Steps	- (2)	- (-)	- (-)

Openings

	Min.	Max.	
Ground floor			
Residential facade	20%	50%	D
2nd floor			
Residential facade	10%	50%	E

¹Per the Quebec Building Code

² Maximum 2 per 12 m of facade, per storey

Note: The architectural elements of the front and secondary front facade must respect the dimension requirements, even if the latter do not encroach on the setback.

No element may be less than 1 m from any lot line.

Legend

np: Not permitted - : Not regulated

TREATMENT OF OUTDOOR AREAS



TREATMENT OF FRONT SETBACK

1. Design of the space between the building and the street should demonstrate a sense of openness and communication rather than entrenchment. Any front yard should be free of berms, retaining walls, fences or opaque hedges.
2. Plantings are strongly encouraged and should enliven front setbacks in the area. Floral arrangements and shrubs are preferable to grass lawns.
3. Planting of trees is encouraged. Deciduous trees are preferred, but short conifers can be included, as they allow greenery to be maintained in winter.
4. Parking spaces on the front lawn space are to be avoided. Parking along the side setback is acceptable; parking at the rear of the house is preferred.
5. Flowerbeds may be planted in front at least 2 m from the lot line to enliven the setting.
6. Trees should be positioned mostly in accordance with the prevailing alignment of the street.
7. Trees located less than 6 m from a house should not fully obstruct the facade.
8. Flowerbeds and plantings should be placed under windows to increase the presence of vegetation.
9. The site layout should include a narrow pedestrian path of similar dimensions and materials to those found in the area, thereby strengthening the link between building and street.
10. The dividing line between lots should be marked by a fence echoing the building's architectural vocabulary, or by a low hedge.
11. Hedges, decorative fences and low walls should be no more than 1 m in height.

TREATMENT OF OUTDOOR AREAS



TREATMENT OF REAR SETBACK

- 1. The layout of back yards should seek to preserve privacy between adjoining lots and limit nuisances between uses.
- 2. For residential uses, at least 50% of the area of the back yard should be vegetated.
- 3. Ancillary buildings and additional facilities should be properly integrated with high-quality landscaping.
- 4. Lots should be separated by an opaque element such as a fence that echoes the architectural language of the building, flowerbeds or other plantings, or a hedge. These elements should be less than 2 m in height.
- 5. All site development modifications must preserve mature trees.

Buffer zone

- 6. Where there is a transition between uses involving large parking areas or use of the back yard to host customers (patios) and residential use, special attention must be paid to limiting disturbances to residents.
- A green space of at least 2 m at the rear of the lot, serving to minimize disturbances to neighbours, is required. This space should include fences, plant screens or berms to limit visual and noise pollution and to mitigate the heat island effect caused by parking areas.

PARKING

Provide well-designed parking areas



Insert strips of vegetation between parking



Provide a large tree canopy for shade



Provide landscaped parking areas



Provide water retention areas



Use permeable materials



PARKING



LANDSCAPING

- 1 In situations where a parking area is adjacent to the public domain, a strip of vegetation at least 3 m in width should be laid out to limit the visual impact.
In addition to adding vegetation to this buffer zone, vertical modulation of the area is encouraged. A hedge at least 1.2 m in height, small berms, outdoor furniture, or decorative walls are required to improve the streetscape.
- 2 Access to indoor parking areas must be integrated into the architecture of the main building.
- 3 Parking areas must have landscaped dividers and lanes.
- 4 Reduce the heat island effect by replacing one parking space with a planted space at regular intervals. For example: 1 planted space / 6 parking spaces.
- 5 For parking areas with more than 20 parking spaces, it is preferable to install a strip of vegetation at least 2 m wide, to divide the parking area and define the space.
- 6 All strips of vegetation inside or around a parking area should include trees. The position of trees should follow a minimum rhythm of 1 tree per 8 linear metres of vegetation.

REDUCTION OF HEAT ISLAND EFFECT

- 7 Reduce the heat island effect by planting trees and strips of vegetation inside and around the parking area.
- 8 Select arborescent species with large crowns for an optimal canopy.
- 9 Avoid and limit residual asphalted areas.
- 10 At full maturity, the tree canopy should shade a minimum of 30% of the parking area.

GROUND PERMEABILITY

- 11 Efforts should be made to manage storm water on the site.
- 12 Install water retention ditches in green spaces. These could also serve to accumulate the snow in winter.
- 13 Encourage the use of permeable materials (cobble or honeycomb paving, granular surface, stabilized gravel, etc.).
- 14 At least 30% of the lot's unbuilt surface area should be permeable, such as grass, vegetation, retention ditches, and permeable materials.

PARKING

Shared parking

The required and maximum number of parking spaces is defined by a ratio based on a building's use. To optimize the use of parking spaces, shared parking for buildings with different users that use parking at different hours is allowed.

Applicants must show how these complementary peak hours justify shared parking. The number of spaces for buildings with complementary uses is calculated as follows:

- Add the number of spaces required for each type of use.
- Divide it by the divisor used for the two most predominant uses, rounding down the result.

For example, a building that requires a minimum of 10 spaces for residential use and 5 spaces for commercial retail use would require a minimum of 15 spaces. One would then apply the divisor for Residential and Commercial uses (1.2), which reduces the number of minimum spaces to 12.

(sum of min. spaces per use)/divisor

(10 + 5) = 15/1.2 = 12.5 = 12

Regardless of the result, a minimum of 1 space per dwelling unit must be maintained and parking spaces must be accessible to commercial patrons.

	Residential	Lodging	Office	Commercial
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Commercial	1.2	1.3	1.2	1.0

Use of off-site parking

For all non-residential uses, street parking spaces on streets adjacent to the property limit may be included to meet the minimum number of required spaces.

Underground parking

The maximum number of parking spaces permitted may be increased if they are located indoors or underground.

For all residential buildings with 5 dwellings or more, 25% of the minimum number of parking spaces must be located indoors or underground.

Exemption request

In the case where it is impossible to provide the minimum number of parking spaces, applicants may apply for an exemption in return for a financial contribution to the public parking fund according to the following provisions:

Application

Any application shall be submitted to the Director of the Planning Department signed by the owner or by his duly authorized representative by a written proxy. The application must include all the information necessary to support and justify the request and must be accompanied with the applicable fees of \$210, non-refundable, for the request revision and \$3,500 for each parking space, refundable if the exemption request is refused.



Parking structure, Sherbrooke

Study of the application

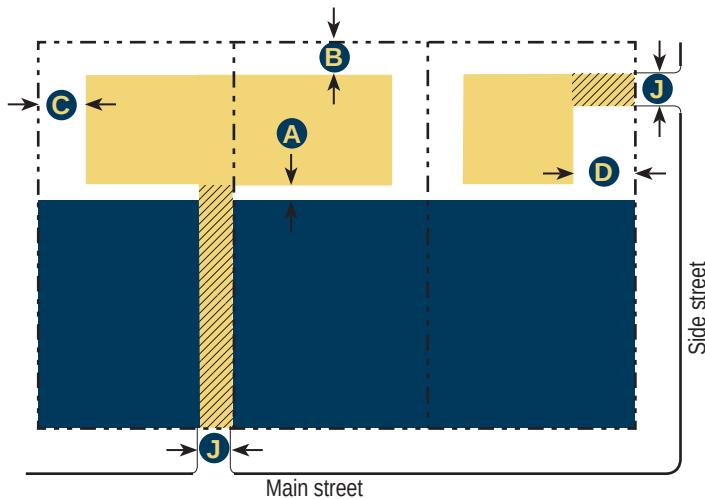
The Planning Advisory Committee studies the application and makes its recommendation. Council approves or rejects the application, by resolution, after reviewing the recommendations from the Committee and the Planning Department.

Evaluation Criteria

- The exceptional character of the situation, particularly the characteristics of the occupancy, of the building and of the landsite;
- The inconveniences suffered by the applicant due to applying the provisions relative to the parking spaces ratio;
- The impact on the number of parking spaces available in the sector.

Note: Requests for exemption for residential use are not admissible.

PARKING



--- Lot line
 ■ Building
 ■ Parking area
 ■ Driveway area

Parking ratios¹

Residential

• Class A (single-family)	1/dwe.	2/dwe.
• Class B (2 to 4 dwellings)	1/dwe.	2/dwe.
• Class C (more than 4 dwellings)	1/dwe.	2/dwe.

Businesses and services

• Class A (office)	1/50 m ²	1/35 m ²
• Class B (commercial and Services)	1/50 m ²	1/25 m ²
• Class C-1 (lodging - hotels)	1/room	
• Class D (restaurants)		
Parking space per number of seats	1/5	1/3
• Class E (performance venues and bars)		
Parking space per number of seats	1/5	1/3

Public

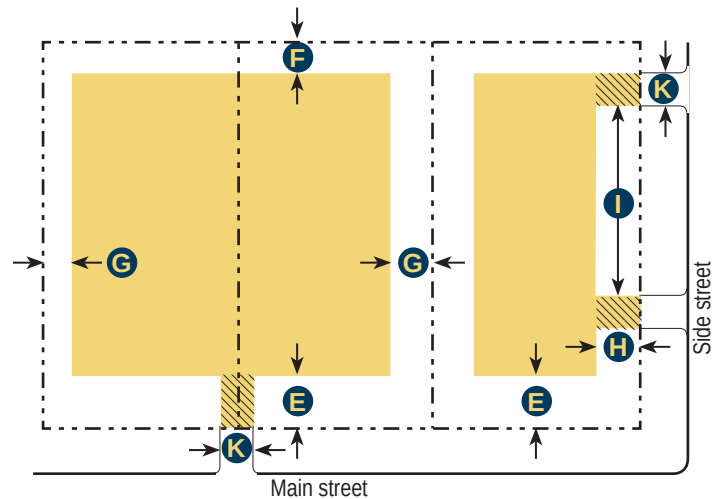
• Class B (office)	1/50 m ²	1/35 m ²
--------------------	---------------------	---------------------

¹ For a use that existed at the time this by-law came into force and that did not have the number of parking spaces required by this by-law, section 7.7 of Zoning By-law PC-2775 applies.

Bicycle Parking

• Class C (more than 4 dwellings)	0.5/dwe.	-
• Class A (office)	1/250 m ²	-
• Class B (com. retail and serv.)	1/250 m ²	-
• Class D (restaurants)		
Parking space per number of seats	1/10	-
• Class E (performance venues and bars)		
Parking space per number of seats	1/10	-

Bike racks should be placed on the same site as the building they serve, in safe and easily accessible locations. They should include a support, secured to the ground or to a building, which allows the bicycle to remain upright on two wheels or suspended by one wheel. For residential uses, bike racks may be located indoors.



--- Lot line
 ■ Building
 ■ Parking area
 ■ Access lane

Location

Parking on built lots

• Front setback	minimum	1 m	A
• Rear setback	minimum	1.5 m	B
• Side setback	minimum	1.5 m	C
• Secondary front setback	minimum	3 m	D

Parking on unbuilt lots

• Front setback	minimum	3 m	E
• Rear setback	minimum	1.5 m	F
• Side setback	minimum	1.5 m	G
• Secondary front setback	minimum	3 m	H

When two parking spaces are located side-by-side between two lots, the side setback requirements do not apply.

For a non-residential use, a parking, or part of it, can be located on a landsite other than the landsite on which the use is located, if this landsite is within a radius of 200 metres of the landsite where the use is located. A servitude must be ceded by the property where the parking is located, in favour of the property where the use is located, and in favour of the City of Pointe-Claire, procuring the rights of access and the right of occupancy of the parking spaces.

Driveways

Location

• Minimum distance between 2 driveways	6 m	I
--	-----	---

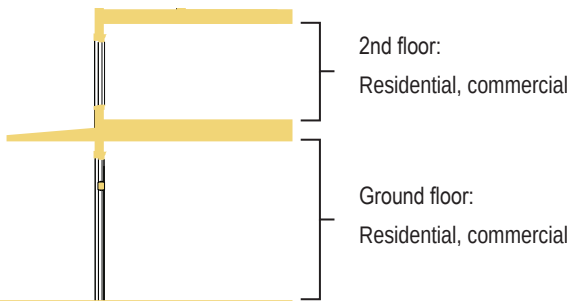
Dimensions

• Garage entrance	Maximum width	3.5 m	J
• Single access	Maximum width	4.5 m	K
• Double access	Maximum width	7.5 m	K

Sharing driveways and entrances between two neighbouring properties is allowed.

USES

Mixed use (S)



Conditional use criteria (C)

Criteria applicable to all conditional uses

1. The use helps maintain the heritage character of the area.
2. The use contributes to the diversity of the local commercial offering and is compatible and complementary with the area.
3. Commercial uses should offer services and products that integrate harmoniously with the area.
4. The use must contribute to the cultural and economic vitality of the area.
5. The proposed use must not infringe on the architectural integrity of the building or the environment.
6. The signage is discreet and integrates well into the building's architecture.
7. Development must aim to preserve and enhance views of Lake Saint-Louis.

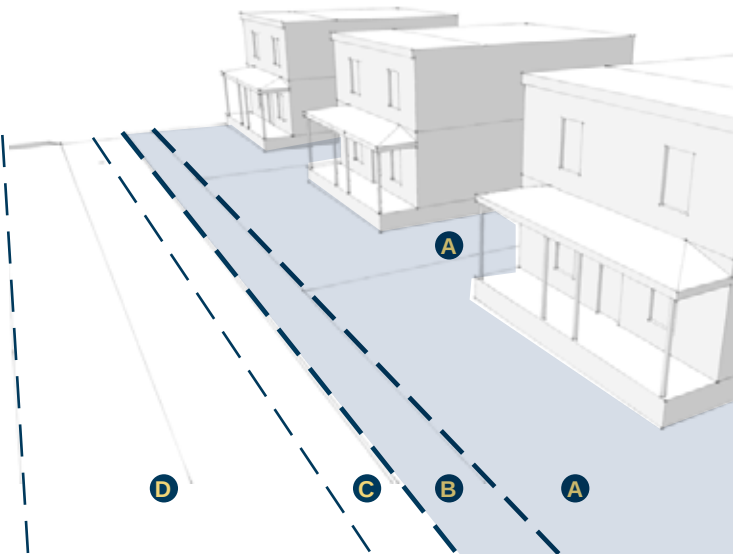
Permitted uses (S)	Status
Residential	
• Class A (single-family)	P
• Class B (2 to 4 dwellings)	P
• Class C (more than 4 dwellings)	np
Businesses and services	
• Class C-2 (innkeeping - bed & breakfast)	P
Public	
• Class A (parks)	P
• Class B (institutions)	P

Note: Uses not mentioned are de facto not permitted.

Legend

P: Permitted np: Not permitted CU: Conditional use

TEMPORARY ACTIVITIES



Area does not require permit

Location (S)

Private space	
• Front yard and side yards	A
Public space	
• Sidewalk	B
• Street parking	C
• Street and laneway	D

Private space

Commercial use	
• Any temporary activity that is a logical extension of a commercial service is permitted within the business's private space.	
• Any service offer that diverges from the regular commercial offer requires a permit.	

Public space

- A temporary activity may encroach upon sidewalk space as long as an obstacle-free right-of-way measuring 1.2 m wide is preserved between April 15 and November 15 and at least 1.75 m between November 15 and April 15.
- Any temporary activity that encroaches on the street (street parking and street) requires a permit.
- A 2-metre wide right-of-way, free of any obstacles and leading to the sidewalk, should be provided in front of the building's main entrance.

Note: The City is empowered to remove, on a definite or temporary basis, any construction or installation that is judged dangerous to public safety or that represents a source of nuisance as per By-law No.1495 concerning nuisances.

Activities and temporary installations (C)

To contribute to the atmosphere and vitality of the village, temporary, privately run activities and installations that help create a dynamic living space and that reinforce the village character of the area are encouraged. The following criteria apply:

Design:

- The development required for the temporary activity, the colours and quality of the furnishings must harmonize with the sector's character and architecture.
- The nature and location of the temporary activity should not incur any odour, acoustic or visual nuisance for adjacent residences.
- Storage facilities for temporary activities must be kept at a distance from the public realm and must not interfere with the quality of the public atmosphere.

Commercial services and offer:

- The temporary activity must contribute to the village atmosphere, animate the public domain, and encourage positive social interaction.
- The products and services offered must be a logical extension of the commercial offer.
- The products and services offered must not result in an over-representation of the same offer of goods or services in the village sector.

Signage (S)

Notwithstanding any other provision, portable sandwich boards are authorized, under the following conditions:

- The sign must not be larger than 1.2 m high by 0.6 m wide and must be composed solely of rigid, industrially manufactured material;
- These signs must be stored indoors outside business hours;
- The sign may encroach upon the sidewalk on the condition that an obstacle-free right-of-way measuring at least 1.2 m wide is provided between April 15 and November 15 and at least 1.75 m between November 15 and April 15.

CHAPTER

14

PROCEDURE FOR APPLICATION FOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM

14.1 Territory and Properties Covered

14.1.1 The provisions pertaining to the Site Planning and Architectural Integration Program apply to all properties located within a landscape unit, as determined on the Landscape Units Map (Appendix 1).

14.2 Submission of Applications

14.2.1 Any application for a permit or certificate that must first be subject to an application pursuant to the Site Planning and Architectural Integration Program, as well as all supporting documents, shall be submitted to the Director.

14.2.2 Any project that is subject to this Code must demonstrate an obvious intent to abide by the site planning and architectural integration objectives and criteria set forth in this Code.

14.3 Application for Preliminary Review

14.3.1 In the case of the construction of a new building or an addition to or modification of an existing building, the applicant may submit preliminary sketches of his project to obtain preliminary advice and recommendations from the Planning Advisory Committee before continuing with preparation of the detailed documents required.

14.3.2 This preliminary step shall not, however, affect the procedure or the deadlines established in this chapter.

14.3.3 The sketches submitted for preliminary review shall be drawn to scale and must include plans and elevations as well as precise indications as to the cladding materials to be used.

14.4 Documents and Information

14.4.1 The documents and information to be submitted for review and which, once approved, shall constitute the Site Planning and Architectural Integration Program are the following:

a) In the case of a Subdivision Permit:

- i) The documents required by the By-Law on Permits and Certificates for a Subdivision Permit;
- ii) A plan showing the precise location and description of all mature trees and indicating which ones are to be felled and, as the case may be, the report on urban forestry described under Article 5.3 of the By-Law on Permits and Certificates;
- iii) A preliminary site plan showing a building on the landsite, its location and approximate dimensions (width, depth) as well as the possible location and dimensions of street accesses, alleys and parking areas that are required;
- iv) In the case of a cadastral operation relating to a consolidation, preliminary sketches showing the additions or alterations to the existing buildings, as the case may be.

b) In the case of a Permit or Certificate of Authorization pertaining to the total demolition of a building of heritage interest, or to the moving of any main building:

- i) A demonstration as to why the building should be demolished or moved, showing among other things, in the case of a demolition, that the structure has reached a state of deterioration such that it cannot be renovated and that it does not contribute to the particular character of the area;
- ii) A photograph of each of the elevations of the structure to be demolished or moved;

PROCEDURE FOR APPLICATION FOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM

- iii) A program for the reutilization of the vacated land that includes the following documents and information:
 - A description of the construction or redevelopment works which are foreseen in replacement of the structure to be demolished or moved;
 - Site plan and architectural elevation plans to scale of the building or buildings intended to replace the structure to be demolished or moved, showing in a clear and detailed fashion the location of the building or buildings, their dimensions (width, depth and height), the shape of the roof, the materials and colours that will be used, as well as the proposed location and dimensions of street accesses, alleys and parking areas;
 - As the case may be, the plans and specifications of the projected landscaping works, said plans and specifications bearing the seal and signature of a member of the Quebec Landscape Architects Association;
 - A timetable of the works for reutilization of the vacated land.
- c) In the case of a Building Permit for a new building or an addition to or the alteration of an existing building affecting the exterior appearance of a building:
 - i) Site plan and architectural elevation plans to scale of the project, showing in a clear and detailed fashion the location of the buildings, their dimensions (width, depth and height), the shape of the roof, the materials and colours that will be used and, as the case may be, the location and dimensions of street accesses, alleys and parking areas;
 - ii) A plan showing the precise location and description of all mature trees and indicating which ones are to be felled and, as the case may be, the report on urban forestry described under Article 5.3 of the By-Law on Permits and Certificates;
 - iii) Samples of the exact colour and texture of the cladding materials to be used on the building;
 - iv) In the case of an addition or an alteration affecting the exterior appearance of the building, photographs;
 - v) In the case of a new building or of an addition of more than 50% of the floor area of an existing building, an elevation plan to scale, showing the facades of the proposed building and of the adjoining buildings located on each side of it, and a colour perspective view of those three buildings.
- d) In the case of a Certificate of Authorization for backfill or earthmoving works, building a wall or a fence, or landscaping works to be carried out on a landsite or a parking area:
 - i) Plans and specifications describing the works in a clear and detailed fashion and showing the state of the land, its existing and proposed topography, and the location and dimensions of the street accesses, alleys and parking spaces;
 - ii) A plan showing the precise location and description of all mature trees and indicating which ones are to be felled and, as the case may be, the report on urban forestry described under Article 5.3 of the By-Law on Permits and Certificates.
- e) In the case of a Building Permit for a new building that is part of a development project, a master plan for all of the lots comprised in the property to be developed, showing:
 - i) The proposed subdivision and the proposed use for each of the lots;
 - ii) A description of the land, its existing and proposed topography and, as the case may be, the report on urban forestry described under article 5.3 of the By-Law on Permits and Certificates;
 - iii) The proposed layout of the vehicular alleys and pedestrian pathways, parking areas, recreational spaces as well as any other green and landscaped areas;
 - iv) The location of the vehicular and pedestrian accesses and the links of the vehicular and pedestrian networks with the networks on the adjacent properties and on the properties on the other side of any street bordering the landsite;
 - v) The siting, location, approximate dimensions (width, depth and height), and floor area of each of the existing and proposed buildings;

PROCEDURE FOR APPLICATION FOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM

- vi) A plan showing the precise location and description of all mature trees and indicating which ones are to be felled;
 - vii) Sketches showing the architecture of the constructions to be built, converted, enlarged or added to, the general volumetric, the roof shape and the exterior wall and roof finishing materials, as well as their colours;
 - viii) The location of the main entrances to the building and of the entrances to the indoor parking areas;
 - ix) In the case of a commercial building, the proposed rules with regard to the size, the number and the location of signs;
 - x) In the case where a project is to be developed in phases, the proposed measures to ensure the cleanliness of the parts of the landsite to be developed subsequently;
 - xi) The phasing of the project and the approximate dates of implementation of each of the phases.
- f) Any other document deemed appropriate by the applicant to support his application, such as texts, maps, plans, architectural sketches, models, visual simulations, perspective drawings, and audio-visual materials can also be submitted for review.
- g) In all cases, in addition to the documents listed above, an application must also be accompanied by a written statement as to how the project meets the objectives of this Code and explaining which characteristics have been included in the project in order to meet the various criteria set out herein.

14.5 Study of the Application by the Director

- 14.5.1 As soon as the Director has received all of the documents and information required under Chapter 14.4, he shall proceed to study the application and report to the Planning Advisory Committee at the first meeting held after a period of 10 working days from the date the duly completed application was received.
- 14.5.2 The period mentioned in the preceding paragraph is increased to 15 working days in the case of a project for the construction of a new building, an addition of more than 50% of the floor area of an existing building, or for major renovation works that require more complex regulatory analysis.
- 14.5.3 The duties and powers of the Director include, among other things, ensuring that:
- a) All of the formalities stipulated in this by-law are observed;
 - b) All of the required documents and information have been submitted;
 - c) The application conforms to all provisions of the SPP and to all other applicable by-laws.
- 14.5.4 The Director may make any observation to the Committee that he deems fit.

14.6 Study of the Application by the Planning Advisory Committee

- 14.6.1 Upon receipt of the Director's report, the Committee shall diligently proceed to study the application and report to Council.
- 14.6.2 The duties and powers of the Committee include, among other things, making a recommendation to Council as to whether the application is admissible based on the objectives and criteria of this Code.
- 14.6.3 If it sees fit, the Committee may convene the applicant or, with the applicant's approval and at the applicant's expense, any professional who worked on the application, in order to obtain any clarification or additional information it may deem useful to gaining a better understanding of the application.
- 14.6.4 The Committee may recommend that the application be accepted, with or without conditions, or that it be rejected, while proposing or not certain modifications to be made before it is resubmitted.

14.7 Approval or Rejection of the Application by Council

- 14.7.1 The Committee's report shall be forwarded to Council at a regular meeting following the meeting of the Committee during which the latter made a final recommendation respecting the application.

PROCEDURE FOR APPLICATION FOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM

- 14.7.2 Following the recommendations of the Committee, Council shall render a decision on the application, by resolution, during a public meeting.
- 14.7.3 The City Clerk shall forward to the applicant a copy of the resolution by Council approving or rejecting the application.

14.8 Obligatory Nature of a Site Planning and Architectural Integration Program

- 14.8.1 Any Site Planning and Architectural Integration Program approved by Council under the provisions of this by-law shall bind the applicant to the same extent as would a Building Permit, Subdivision Permit or Certificate of Authorization, as the case may be, which means that all the works must be carried out in strict conformity with the approved Site Planning and Architectural Integration Program.
- 14.8.2 Once Council has approved the Site Planning and Architectural Integration Program, any modification considered to any part of the project subject to this Code must be submitted for approval according to the procedure described in this chapter.
- 14.8.3 In the event that the Permit or the Certificate for which the prior approval of a Site Planning and Architectural Integration Program was required were to become null and void according to the provisions of the By-Law on Permits and Certificates, said Site Planning and Architectural Integration Program would also be considered as null and void.

14.9 Activities Covered

- 14.9.1 Generally speaking, for any property subject to this Code, delivery of a Permit or a Certificate of Authorization for one of the projects listed below is subject to prior approval, by Council, of a Site Planning and Architectural Integration Program according to the procedure established in this Chapter:
 - a) A cadastral operation relating to the creation of a new landsite or the consolidation of lots to allow the construction of a new building;
 - b) The construction of a new principal building;
 - c) The construction of an ancillary building of more than 35 square metres (376.7 square feet) when it is planned in a side setback of a principal building;
 - d) 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;
 - e) An alteration, visible from the street, which affects significantly the appearance or the style of a building, for example:
 - i) The addition or the removal of doors or windows (but not the replacement or minor enlargement of existing doors and windows);
 - ii) The replacement of the building's main cladding material by another type of material (wood clapboard, vinyl clapboard, metal clapboard or wood imitation clapboard are all considered the same type of material; a change in the direction of the boards is not significant);
 - iii) The change of colour of the building's main cladding material (but not a change within the same tonal range; white, cream, beige and light grey are considered the same tone in this case);
 - iv) The demolition of an original part of the building, or the removal of an architectural component of the building that contributes to its style;
 - v) The addition or removal of a dormer or of a main porch, portico or veranda;
 - vi) A modification of the building's roof shape or to the roof of a main porch, portico or veranda (not to an awning or canopy);
 - vii) The construction of a front landing to a residential home, if it is more than 60 centimetres (2 feet) in height and more than 6 square metres (64.6 square feet) in area.

PROCEDURE FOR APPLICATION FOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM

- f)** The partial demolition or moving of a principal building;
- g)** The total demolition of a building of heritage interest identified in Chapter 13 of the By-Law on Site Planning and Architectural Integration Programs No. PC-2787;
- h)** Landscaping works in the following list:
 - i)** The building or the modification of a wall in a front yard;
 - ii)** The installation of a fence in a front yard other than an openwork wrought-iron fence;
 - iii)** The excavation or modification of the level of a landsite by backfill or earth moving;
 - iv)** The creation or extension of a parking area.
- i)** The objectives and criteria according to which the applications shall be studied are defined in each of the Guidelines and Standards Sheets included as chapters 4 to 13 of this Code.

14.10 Objectives

14.10.1 For any action subject to the Code, the general objectives according to which an application for approval of a Site Planning and Architectural Integration Program shall be studied are those stated in Section 01 “GENERAL GUIDELINES” of each of the Guidelines and Standards Sheets included as chapters 4 to 13 of this Code.

For any action subject to the Code, the objectives relative to parking according to which an application for approval of a Site Planning and Architectural Integration Program shall be studied are those stated in Section 05 “PARKING” of each of the Guidelines and Standards Sheets included as chapters 4 to 13 of this Code, specifically on pages where the reference number ends with the letter “O”.

14.11 Applicable Criteria

14.11.1 In all neighbourhoods or for any property subject to this Code, conformity of a Site Planning and Architectural Integration Program to the objectives stated in each of the Guidelines and Standards Sheets, namely, chapters 4 to 13 of the Code, shall be evaluated according to the criteria stated on the pages on which the reference number ends with the letter “C” in Sections 02 to 05.

The criteria are organized into the following subject areas:

- a)** The criteria pertaining to the BUILT FORM, including:
 - i)** the criteria pertaining to cadastral operations;
 - ii)** the criteria pertaining to siting;
 - iii)** the criteria pertaining to architecture.
- b)** The criteria pertaining to FACADES, including:
 - i)** the general criteria;
 - ii)** the criteria pertaining to architectural elements;
 - iii)** the criteria pertaining to architectural details;
 - iv)** the criteria pertaining to openings;
 - v)** the criteria pertaining to materials and colours.
- c)** The criteria pertaining to the TREATMENT OF OUTDOOR AREAS, including:
 - i)** the criteria pertaining to treatment of the front setback;
 - ii)** the criteria pertaining to treatment of the rear setback.

PROCEDURE FOR APPLICATION FOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM

- d) The criteria pertaining to PARKING, including:
 - i) the criteria pertaining to landscaping of parking areas;
 - ii) the criteria pertaining to reduction of the heat island effect;
 - iii) the criteria pertaining to ground permeability.

14.13 Buildings of Heritage Interest

14.13.1 Chapter 13 of the By-Law on Site Planning and Architectural Integration Programs No. PC-2787 applies to the buildings of heritage interest identified in said Chapter 13.

14.14 Areas of Archaeological Interest

14.14.1 Chapter 13.3 as well as Appendix 3 of the By-Law on Site Planning and Architectural Integration Programs No. PC-2787 apply to the landscape units, with the necessary adjustments.

14.15 Provisions Pertaining to Sustainable Development

14.15.1 Chapter 16 of the SPAIP By-Law No. PC-2787 applies to the landscape units, with the necessary adjustments.

CHAPTER

15

PROCEDURE FOR APPLICATION FOR AUTHORIZATION OF A CONDITIONAL USE

15.1 Submission of Applications

15.1.1 Any application for authorization of a conditional use shall be submitted to the Director of the Planning Department by the owner of the property concerned or by his duly authorized representative by a written proxy.

15.2 Documents and Information

15.2.1 The documents to be submitted by the applicant in support of the application for authorization of a conditional use are the following:

- a) The documents required by the By-Law on Permits and Certificates No. PC-2788 for a Building Permit, a Certificate of Occupancy, or a Certificate of Authorization to modify a landsite, as the case may be;
- b) The identification of the establishment(s) that will occupy the building, and a description of the conditional uses to be undertaken on the premises;
- c) The number of employees in each establishment and a calculation of the parking spaces required under this Code;
- d) The market research, statistical analyses and data, and business plan upon which the occupancy project is based;
- e) A land use plan showing:
 - i) The boundaries and the dimensions of the landsite;
 - ii) All existing servitudes on the landsite;
 - iii) The location of all existing and proposed structures;
 - iv) The location, shape and dimensions of all parking areas, parking spaces and thoroughfares;
 - v) The location and width of each street access;
 - vi) The proposed landscaping, including the levels of the land in relation to the level of the sidewalk, street curb or centre of the street, and the location of trees and shrubs to be planted, walls, fences, and other landscaping features;
 - vii) The ground-cover materials;
- f) Any other related document to support and justify the application, such as texts, maps, plans, architectural sketches, models, perspective drawings and audio-visual materials, and any data or information that would demonstrate that the project is in accordance with the provisions of this Code.

15.3 Study of the Application by the Director

15.3.1 As soon as the Director has received all of the documents and information required under Chapter 15.2, he shall proceed to study the application and report to the Planning Advisory Committee no later than at the first meeting held after a period of 10 days from the date the duly completed application was received.

PROCEDURE FOR APPLICATION FOR AUTHORIZATION OF A CONDITIONAL USE

15.3.2 The duties and powers of the Director include, among other things:

- a) Ensuring that all of the formalities stipulated in this by-law are observed;
- b) Ensuring that all of the required documents and information have been submitted;
- c) Recommending that the application be accepted, with or without conditions, or that it be rejected, while proposing or not certain modifications to be made before it is resubmitted.

15.4 Study of the Application by the Planning Advisory Committee

15.4.1 Upon receipt of the Director's report, the Committee shall diligently proceed to study the application and report to Council.

15.4.2 The duties and powers of the Committee include, among other things:

- a) Assessing the application and making a recommendation to Council as to whether the application is admissible based on the objectives and criteria of this Code.
- b) If it sees fit, convening the applicant or, with the applicant's approval and at the applicant's expense, any professional who worked on the application, in order to obtain any clarification or additional information it may deem useful to gaining a better understanding of the application.
- c) Recommending that the application be rejected, with or without conditions, or recommending that it be rejected, while proposing or not certain modifications to be made before it is resubmitted.

15.5 Approval or Rejection of the Application by Council

15.5.1 The Committee's report shall be forwarded to Council at a regular meeting following the meeting of the Committee during which the latter made a final recommendation respecting the application for authorization of a conditional use.

15.5.2 Following the recommendations of the Committee, Council shall render a decision on the application, by resolution, during a public meeting.

15.5.3 The City Clerk shall forward to the applicant a copy of the resolution by Council approving or rejecting the application.

15.6 Public Notice

15.6.1 Not later than 15 days before the holding of the meeting at which Council is to rule on the application for authorization of a conditional use, the City Clerk shall, by means of a public notice given in accordance with the Cities and Towns Act (CQLR, c. C-19) and a sign placed in full view on the site to which the application relates, indicate the date, time and place of the meeting, the nature of the application, and the fact that any person interested may be heard at the meeting in relation to the application.

15.7 Territory and Properties Covered

15.7.1 The provisions pertaining to conditional use apply to all properties located within a landscape unit, as determined on the Landscape Units Map (Appendix 1).

15.8 Uses Permitted as Conditional Uses

15.8.1 The uses that may be subject to an application for conditional use are stated in the subsection "Permitted uses" of Section 06 "USES" in each of the sheets included; namely, chapters 4 to 13 of this Code.

15.9 Objectives

15.9.1 For all landscape units or any property subject to the Code, the general objectives according to which an application for approval of a conditional use shall be studied are stated in Section 01 "GENERAL GUIDELINES" of each of the Guidelines and Standards Sheets included as chapters 4 to 13 of this Code.

PROCEDURE FOR APPLICATION FOR AUTHORIZATION OF A CONDITIONAL USE

15.10 Applicable Criteria

15.10.1 For all landscape units or any property subject to the Code, the acceptability of a use shall be evaluated based on the criteria stated in Section 06 “USES,” specifically in the “Conditional use criteria” subsection.

15.11 Additional Use in a Detached Single-family Dwelling

15.11.1 Chapter 6.1 of the Conditional Uses By-law No. PC-2791, covering additional uses in detached single-family dwellings, applies to the landscape units, with the necessary adjustments.

CHAPTER

16

VIOLETIONS, PENALTIES AND RECOURSE

16.1 Violations and Penalties

16.1.1 Anyone contravening a provision of the Code respecting land use, cladding materials, or protection of trees, or tolerating or permitting such a contravention, commits an infraction and is liable, in addition to costs, to the following fine:

- a) For a first infraction: a minimum of \$500 and a maximum of \$1,000 if the offender is a natural person, and a minimum of \$1,000 and a maximum of \$2,000 if the offender is a legal person;
- b) For a repeat infraction: a minimum of \$1,000 and a maximum of \$2,000 if the offender is a natural person, and a minimum of \$2,000 and a maximum of \$4,000 if the offender is a legal person.

16.1.2 Anyone contravening any other provision of this Code, or tolerating or permitting such a contravention, commits an infraction and is liable, in addition to costs, to the following fine:

- a) For a first infraction: a minimum of \$250 and a maximum of \$1,000 if the offender is a natural person, and a minimum of \$500 and a maximum of \$2,000 if the offender is a legal person;
- b) For a repeat infraction: a minimum of \$500 and a maximum of \$2,000 if the offender is a natural person, and a minimum of \$1,000 and a maximum of \$4,000 if the offender is a legal person.

16.2 Continuous Infraction

16.2.1 Any violation that is continuous shall constitute a violation on each calendar day the violation continues to exist.

16.3 Contravention Relative to a SPAIP

16.3.1 Upon being notified of a contravention by the Director, anyone proceeding with works that should normally be subject to a Site Planning and Architectural Integration Program shall suspend the works and submit an application according to the provisions of this Code or, as the case may be, comply with the conditions of approval of his application.

16.3.2 Notwithstanding Section 16.2, after notification by the Director, every day during which the works are carried on shall be accounted as a repeat infraction.

16.4 Recourse

16.4.1 In addition to obtaining recourse by imposing penalties, the City may, before the courts entertaining jurisdiction, exercise any legal recourse against any natural or legal person, owner, tenant, occupant or contractor, to enforce compliance with the provisions of this Code, including, among others:

- a) To prevent or halt the use of land or buildings or the building of structures not compliant with the provisions of this Code;
- b) To obtain the demolition of any structure built in violation of this Code;
- c) To prevent the registration of a subdivision plan;
- d) To prevent or halt the felling of a tree and/or the total or partial demolition of a building or a structure undertaken in violation of the provisions of this Code;

VIOLATIONS, PENALTIES AND RECOURSE

- e) To prevent or halt any construction or development works undertaken in violation of the provisions of this Code;
- f) To obtain the demolition of any building, addition or alteration made in violation of the provisions of this Code;
- g) To obtain the reconstruction of any building or structure demolished, extended or modified in any other way in violation of the provisions of this Code;
- h) To obtain the replacement of any mature tree felled in violation of the provisions of this Code.

APPENDIX

1

LANDSCAPE UNITS MAP



Legend

	UP1	CENTRAL VILLAGE CORE
	UP2	NORTH VILLAGE ENTRANCE
	UP3	WEST VILLAGE ENTRANCE
	UP4	CARTIER ENTRANCE
	UP5	SOUTH VILLAGE CORE
	UP6	NORTH VILLAGE CORE
	UP7	LANTHIER DEVELOPMENT
	UP8	GOLF AVENUE SOUTH
	UP9	GOLF AVENUE NORTH
	UP10	CARTIER AVENUE NORTH



PLANNING DEPARTMENT
CITY OF POINTE-CLAIRE

451 Saint-Jean Boulevard
Pointe-Claire, Quebec H9R 3J3
514-630-1206

urbanisme@pointe-claire.ca
www.pointe-claire.ca