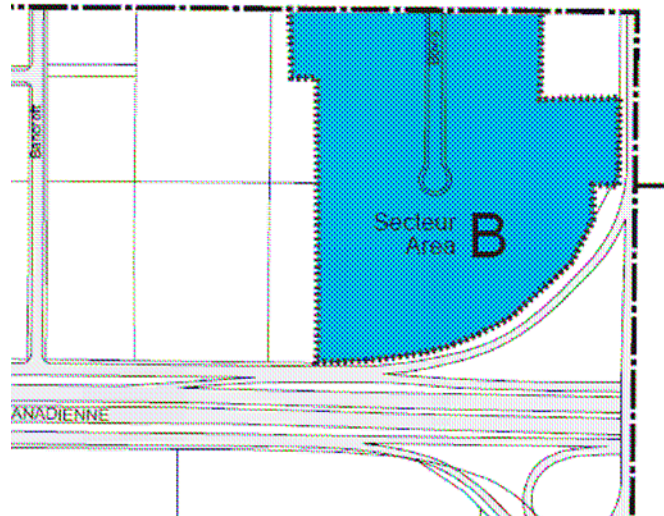


Chapter 4
PROVISIONS APPLICABLE TO SECTOR "B"

Area subject to the provisions of the present chapter

- 36.** The provisions of the present chapter shall apply to the area identified as Sector "B" on the "Plan of the areas subject to the by-law", appended hereto as Appendix "1" to form an integral part hereof.

Activities subject to the prior approval of a site planning and architectural integration program



- 37.** Within Sector "B", the delivery of a subdivision permit and the delivery of a building permit or certificate of authorization to allow the construction of, an addition to or an alteration to a building affecting the exterior aspect of a building; or the landscaping of a landsite, whether such landscaping includes a parking area or not, are subject to prior approval, by Council, of a site planning and architectural integration program according to the procedure set in Chapter 2 of the present by-law.

Objectives

- 38.** Within Sector "B", objectives according to which an application for the approval of a site planning and architectural integration program shall be reviewed are as follows:
1. Considering the industrial environment of the north-west quadrant of the Sources/A40 interchange, favour the development of larger size specialized commercial establishments rather than standard medium or small size establishments normally found in a conventional shopping centre.
 2. Promote design excellence and originality in the architectural treatment and the selection of building materials.
 3. Preserve and enhance the quality of the streetscape of the City of Pointe-Claire section of the Trans-Canada Highway.

Criteria

- 39.** Within Sector "B", conformity of a site planning and architectural integration program to the objectives stated in Article 38 shall be assessed according to the following criteria:
1. The master plan covers the whole of Sector "B", even if the development is to occur in phases and on separate properties.

2. The masterplan shows floor areas divided amongst several detached buildings rather than grouped within one or two large strip mall type buildings. Furthermore, the first phase indicated on the masterplan requires that a building permit be issued for a group of buildings with no less than 11,000 square metres (118,407 sq. ft.) of floor area. Such group shall comprise at least two (2) one storey single tenant buildings with a minimum of 1,115 square metres (12,002 sq. ft.) and a maximum of 1,672 square metres (17,998 sq. ft.) of floor area. No building permit for other buildings may be issued until the 11,000 square metres (118,407 sq. ft.) of floor area of the first phase is completed, in which case a building permit may be delivered for a building or group of buildings with a floor area of 5,000 square metres (53,820 sq. ft.) or more.
3. The masterplan is established in such a way that:
 - i) The maximum total number of establishments for the whole project shall not exceed forty (40);
 - ii) no establishment will be less than 185 square metres (1991.5 sq. ft.) in rental floor area;
 - iii) in a shopping centre, no more than one (1) establishment will be less than 370 square metres (3983.0 sq. ft.) in rental floor area;
 - iv) the two one storey single tenant buildings referred to in paragraph 2 above will not be occupied by more than one establishment each;
 - v) any shopping centre 11,000 square metres (118,407 sq. ft.) or more in rental floor area will include at least one establishment 2,600 square metres (27,987 sq. ft.) or more in rental floor area;

For the purposes of paragraphs i) to v) above, any vacant space shall be considered as an establishment, and for the purpose of this calculation, two vacant spaces in separate buildings, and/or two vacant spaces located in the same building and separated by occupied premises may not be combined to be considered as a single establishment.

4. The masterplan shows several detached buildings around an open space designed for parking and for vehicular and pedestrian circulation. The two (2) one storey single tenant buildings referred to in paragraph 2, are located such that the visibility of the parking areas is minimal from the Trans-Canada Highway.
5. The parking areas are broken down into a minimum of ten (10) smaller areas (for the whole zone C350), defined by grassed strips planted with mature trees to avoid large expanses of asphalt.
6. The masterplan shows a green belt at least 6.0 metres (19.7 ft.) in width all along the limit of the interchange and of Brunswick boulevard right-of-way; such green belt must increase in width towards the property south- west limit.
7. In addition to the greenbelt referred to in the preceding paragraph, the green spaces represent at least 5% of the total area of the property.

8. The architectural treatment should be equal to or superior, in quality, to that of the most prestigious industrial buildings of the Trans-Canada corridor: the main facing material is off-white or sand colour precast concrete panels or like coloured brick with precast elements with light green/aged copper colour roofing materials. The glass shall be clear or tinted to harmonize with both the facing and the roofing materials. For certain parts of the rear walls of the construction, channelled or grooved cement blocks of the same colour as the precast concrete panels shall be acceptable, provided that an architectural strategy renders those wall less visible from Sources, the Trans-Canada Highway Bovis and Brunswick.
9. The signage strategy should only allow signs made of channelled letters, installed on an horizontal element of uniform height, such as the peripheral beam of an exterior covered mall, or installed on a wall, but under the roof line of the building.