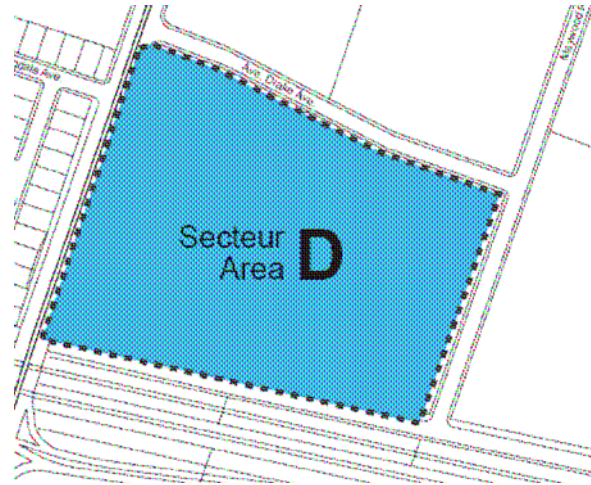


Chapter 6
PROVISIONS APPLICABLE TO SECTOR "D"

Area subject to the provisions of the present chapter

- 44.** The provisions of the present chapter shall apply to the area identified as Sector "D" 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

- 45.** Within Sector "D", 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.

Additional documents and information required

- 46.** Within Sector "D", in addition to the documents and information required according to Article 21, any application for the approval of a site planning and architectural integration program must be accompanied by the following documents and information:
1. A master plan for all of the area comprised within the limits of Sector "D", showing:
 - i) the location, approximate dimensions and floor area of each of the buildings to be erected on the property;
 - ii) the layout of the alleys, pathways, parking lots, recreational spaces required according to article 5.15 h) of by-law 2495A, and other green spaces;
 - iii) the phasing of the project and the approximate dates of implementation of each of the phases.
 2. Sketches of all the buildings to be erected on the property, showing the approximate dimensions of the structure (width, depth and height), the roof shape and the exterior wall and roof finishing materials, including their colours.

3. In the case of a commercial building or of a shopping centre, the proposed rules respecting the size, the number and the locations of signs.

Objectives

47. Within Sector "D", objectives according to which an application for the approval of a site planning and architectural integration program shall be reviewed are as follows:

1. Ensure a quality residential environment, in spite of the constraints which constitute:
 - i) the difference in level with Drake Avenue,
 - ii) the vicinity of a major shopping centre and of the municipal garage,
 - iii) the proximity of the railroads and of Autoroute 20.
2. Promote design excellence and originality in the architectural treatment of the residential and commercial buildings.
3. Develop a residential cluster favorable to the emergence of a sense of appurtenance to a small but well planned community.
4. Favor an optimal functioning of the community shopping centre, avoiding any conflict with the adjacent residential neighborhood.

Criteria

48. Within Sector "D", conformity of a site planning and architectural integration program to the objectives stated in Article 47 shall be assessed according to the following criteria:

1. The master plan covers the whole of Sector "D", even if the development is to occur in phases and on separate properties.
2. The only commercial development permitted is an extension to the Plaza Pointe-Claire Shopping Centre.
3. The commercial facilities are separated from the residential sector by a buffer zone, at least 6 metres in width, and landscaped in order to provide a visual screen at least 2.5 metres in height, without using fences more than 1.2 metre in height.
4. The internal road network, whether or not it is made of one or several local streets, public or private alleys and parking areas, is laid-out as to avoid any direct connection between the commercial and residential sectors.
5. A link is provided between the parking lot of the proposed extension to the shopping centre and the existing parking lot, in order to allow an easy and direct link between the parking lots without having to leave the property of the shopping centre.

6. An indoor link ensures shoppers an easy connection between Plaza Pointe-Claire and its planned extension.
7. The architectural treatment of the extension is such that the structure appears as one continuous building from Donegani, between the garden center and its storage area through the new extension, with the whole showing better homogeneity and more sobriety, particularly with respect to signage.
8. Delivery facilities, loading and unloading docks and/or truck doors should not be visible from the public streets.
9. The residential buildings are sited in order to maximize the privacy of the dwelling units, to minimize the views on the municipal shops and the shopping centre, to favour the views towards Lake Saint-Louis and Terra Cotta Park, and to maximize sunlight in the dwellings.
10. There is no vehicular access from Drake Avenue.
11. Recreational spaces, required according to article 5.15 h) of zoning by-law 2495A, are located in the central part of the residential area and the buildings are sited in order to ensure residents a safe and easy access to these spaces.
12. The architectural treatment chosen ensures an obvious visual integration between all types of residential buildings, either by repeating the same building to create a complex, or by the use of similar shapes and dimensions ratios and the use of complementary facing materials or combination of materials.