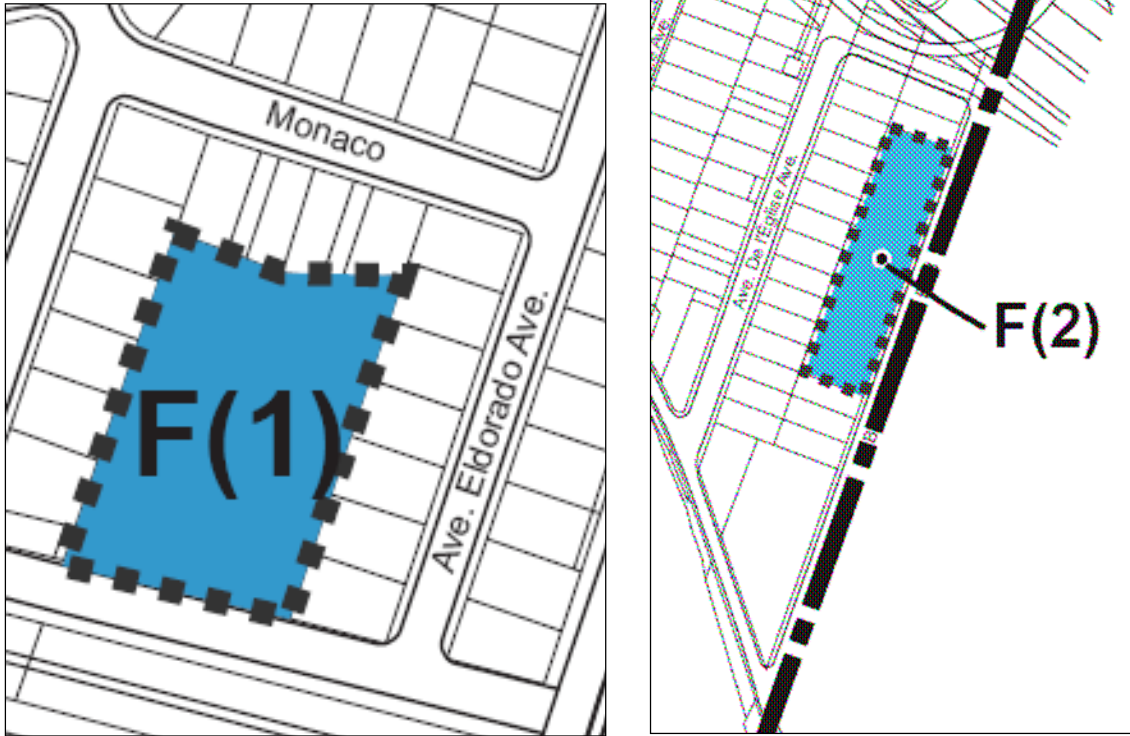


Chapter 8
PROVISIONS APPLICABLE TO ALL SECTORS "F"

Area subject to the provisions of the present chapter



- 56.** The provisions of the present chapter shall apply to any of the areas identified as Sector "F" 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

- 57.** Within any Sectors "F", 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

- 58.** Within any Sectors "F", in addition to the documents and information required according to Article 20, 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 one of the Sectors "F", showing:
 - i) the locations, approximate dimensions and floor area of existing and proposed constructions;
 - ii) a description of the land, its existing and proposed topography and the proposed development work which shall include the layout of the alleys, pathways and parking areas, recreational spaces which are required pursuant to paragraph 5.15 h) of Zoning by-law number 2495A, and other green spaces as well as landscaping works;
 - iii) the phasing of the project and the approximate dates of implementation of each phase.
2. Sketches showing of the architecture of the constructions to be built, converted, enlarged or added to, showing the approximate dimensions of the structures (width, depth and height), the roof shape and the exterior wall and roof finishing materials, including their colours as well as the relations between such constructions and adjacent single-family residential homes.

Objectives

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

1. To ensure the development of a quality housing project, respectful of the volume of the existing buildings and topography of the sector in which such project shall integrate.
2. To promote design excellence and originality as well as an obvious architectural homogeneity in the structures architectural treatment.
3. To protect the privacy and tranquility of the neighbouring residential areas and to pursue to same objective to be achieved for the future residents of the projected development.
4. To preserve as much green space and exposure to sunlight as possible on the properties.
5. To preserve existing mature trees.
6. To reduce inconveniences resulting from noise as well as from vehicle and train traffic.

Criteria

60. Within any Sectors "F", conformity of a site planning and architectural integration program to the objectives stated in Article 59 shall be assessed according to the following criteria:

1. The project shall cover the whole of one zone, as shown on the zoning plan, even if the development is to occur in phases.
2. The means that are taken to avoid that any prejudice be caused to a neighbouring lower level landsite as a result of the development of a higher level landsite contemplated in a plan which is subject to the application of the present by-law.
3. The preservation or the protection of the natural ground level around existing mature trees.
4. The use of architectural volumes of similar sizes, both in width and in height.
5. The use of a unique architectural vocabulary in the shapes, lines, scale, colours and decorative elements.
6. The architectural vocabulary of the elevations fronting on a public street shall be similar to the one used for the main facades of the structures which are proposed.
7. The orientation of the buildings shall be such that inconveniences resulting from noise as well as from vehicle and train traffic are reduced.
8. The camouflage of any exterior mechanical equipment or of any area designed for the disposal or collection of garbage by a screen made out of an architectural feature or of landscaping.
9. The absence of circulation aisles and parking areas between the buildings of which the construction shall be subject to the application of the present by-law and the neighbouring single family homes.
10. The open space between structures on the same landsite and between said structures and the property lines shall be as large as possible.
11. The open space shall be the object of landscaping works emphasizing the development of green areas.