DORVAL

SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM BY-LAW (SPAIP) RCM-60I-2024

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CITY OF DORVAL

Stantec

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01

GENERAL PROVISIONS

SECTION 1
APPLICATION AND INTENT

ARTICLE 1: Title of the by-law
The title of this City of Dorval by-law is "By-Law on the Site Planning and Architectural Integration Program (SPAIP)."

ARTICLE 2: Replaced by-law
The present by-law will replace the Site Planning and Architectural Integration Program By-Law No. RCM-60C-2015 and all its amendments to date.

ARTICLE 3: References

All references to other by-laws contained in this by-law are open, i.e., they extend to any amendment that may be made to the by-law referred to after this by-law comes into force.

ARTICLE 4: Applicable area
The provisions of this by-law apply to the area contained within the municipal boundaries of the City of Dorval and the works, properties and areas identified in this by-law.

ARTICLE 5: Scope of application
The procedures set out in these by-laws apply to any application for a permit or certificate submitted to the City of Dorval concerning operations or works subject to prior approval by City Council, in terms of the construction drawings and the architectural structure or work subject to this by-law.

ARTICLE 6: Validity
The Council adopts this by-law in its entirety as well as chapter by chapter, section by section, article by article and paragraph by paragraph. If a chapter, section, article or paragraph of this by-law is declared invalid by an authorized body, the remainder of the by-law will continue to apply to the extent possible.

SECTION 2
INTERPRETATION

ARTICLE 7: Application of laws and other regulations
No provision of this by-law may be construed as having the effect of exempting a person from the application of any provincial or federal law or regulation, or of any provision of any other municipal by-law.

ARTICLE 8: Overall structure of the by-law
This by-law is structured as follows:

1. The by-law is divided into chapters, for example, "CHAPTER 1."
2. A chapter may be subdivided into sub-chapters, for example, "SUBCHAPTER 1."
3. A chapter or sub-chapter may be divided into sections, for example "SECTION 1."
4. A section can be subdivided into subsections, for example "SUBSECTION 1."
5. The smallest subdivision of a chapter is an article. An article is identified by a number and a title and is made up of paragraphs. Articles are numbered consecutively within this by-law.
6. A paragraph may be subdivided into subsections, for example "1."
7. A subsection may be subdivided into subclauses, for example "a)."

ARTICLE 9: Interpretation of the text
Generally, the rules for interpreting the text of this by-law are as follows:

1. Titles in this by-law are an integral part of it. In case of a contradiction between the text and a title, the text takes precedence.
2. Tables, maps, drawings, symbols and other forms of expression other than the text itself and contained in this by-law are an integral part of the by-law. In case of a contradiction between the text and any of these graphic elements, the text prevails.
3. Verbs in the present tense include the future.
4. Nouns in the singular include the plural and the plural includes the singular whenever the context allows.
5. All dimensions and measurements used in the by-laws are those of the international system (SI).

ARTICLE 10: Incompatibility between general and specific provisions
In the event that a general and specific provision on the same subject prove incompatible, the specific provision prevails over the general provision.

ARTICLE 11: Terminology
The expressions, terms and words used in this by-law have the meaning and application attributed to them in the chapter dealing with the terminology the City of Dorval zoning by-law in effect.

Expressions, terms and words not defined in the chapter dealing with the terminology of the City of Dorval zoning by-law must be interpreted according to the meanings attributed to them in standard references such as laws, codes and dictionaries.

However, the following expressions, terms and words defined as follows will have the meanings and applications given in this article:

1. "Council" means the City Council of the City of Dorval.
2. "Committee" or "PAC" means the City of Dorval Planning Advisory Committee.
3. "New Construction" means any construction of a main building.
4. "SPAIP" means site planning and architectural integration program.
5. "Redevelopment Project" means as follows:
   a) any new construction project following the demolition of one or more main buildings;
   b) any new construction project in a redevelopment area of the present by-law;
   c) any project to expand an existing main building to increase the total above-ground floor area by at least three times that of the existing main building;
   d) any project to convert an existing building to a use other than the current or most recent one (e.g., conversion of an industrial building into a multi-family dwelling);
6. "Street" means public and private streets, rural roads and roads open to circulation;
7. "By-law" means this by-law.

SECTION 3
ADMINISTRATIVE AND PENAL PROVISIONS

ARTICLE 12: Administration of the by-law
The administration, monitoring and control of this by-law are the responsibility of the Urban Planning Department and any designated officer appointed by resolution of the Council.

ARTICLE 13: Powers of the designated officer
The powers of the designated officer are set out in the City of Dorval's Permits and Certificates By-law in effect.

ARTICLE 14: Obligations of any owner, occupant or applicant
The obligations of any owner, occupant or applicant are set out in the City of Dorval's Permits and Certificates By-law in effect.

ARTICLE 15: Fees
The fees for processing an application for approval of an SPAIP and the terms and conditions of reimbursement are set out in the City of Dorval's By-law Respecting Fees for Municipal Services in effect.

ARTICLE 16: Financial guarantee
Where the Council requires, as a condition of approval of an SPAIP, that a financial guarantee be provided to the City by the applicant, the applicant must provide the financial guarantee in the form of a bank draft or certified cheque for an individual, or in the form of an irrevocable bank letter of credit cashable on demand for a legal entity.

For any application for a building permit or certificate of authorization for which an SPAIP resolution requires a financial guarantee, the amount of the guarantee must be decided by the Council in accordance with the scales set out in Table 1.

If the work is not completed or performed in accordance with the approvals obtained under the planning by-laws in effect or within the time limit of the building permit or certificate of authorization set out in the Permits and Certificates By-law in effect, the Council may enforce the guarantee at its sole discretion in one of the following ways:

1. Have the work performed and apply the proceeds of the guarantee to the cost of the work. To the extent that the cost of the work exceeds the amount of the guarantee, recover the difference from the applicant;
2. Have the work performed and recover the costs from the applicant, where applicable, while retaining the guarantee as a penalty;
3. Retain the guarantee as a penalty.

The financial guarantee required under this paragraph is returned to the applicant when the work under the building permit is deemed to be in accordance with the plans approved by the designated officer.

ARTICLE 17: Processing an application
At any time during the decision-making process detailed in Chapter 2 of the by-law, if the information and documents required are incomplete or unclear, the review of the application may be suspended by the designated officer until the necessary information and documents are provided by the applicant, the applicant's authorized representative or one of its professionals carrying out the plans. The application is deemed to have been received on the date of receipt of such additional information and documents.

ARTICLE 18: Amendment of an application
The applicant may, at any time, amend its plans and documents and resubmit them for approval. In this case, the same procedure applies as for the processing of an application, with the necessary adaptations.

ARTICLE 19: Fines, sanctions, appeals and prosecution
Any person who fails to comply with any provision of this by-law is guilty of an offence.

Anyone who contravenes any provision of this by-law or permits such contravention commits an offence and is liable to a fine not less than $500 or more than $1,000 if they are an individual or to a fine of not less than $2,500 or more than $5,000 if they are a legal entity.

The City may, for the purposes of enforcing the provisions of this by-law, exercise concurrently or alternatively, with those provided for in this by-law, any other appropriate remedy of a civil or penal nature.

ARTICLE 20: Issuance of a statement of offence
The director and the division chief are authorized to issue a statement of offence for any violation of the by-law.

The Council may, by resolution, authorize any other person to issue a statement of offence for any violation of the by-law.

TABLE 1. FINANCIAL GUARANTEE REQUIRED BY APPLICATION TYPE

USE OR TYPE OF PROJECT	TYPE OF APPLICATION	FINANCIAL GUARANTEE REQUIRED
Residential	Permit for the construction of a new main building	Min. $5,000, max. $50,000
	Any other application for a building permit or certificate of authorization, except for signs	Min. $500, max. $20,000
Other uses	Permit for the construction of a new main building	Min. $10,000, max. $500,000
	Any other application for a building permit or certificate of authorization, except for signs	Min. $1,000, max. $50,000
Signs	Sign less than 5 square metres in size	Min. $100, max. $500
	Sign more than 5 square metres in size	Min. $500, max. $2,000

02

PROCEDURES

SECTION 1
REQUIRED DOCUMENTS

ARTICLE 21: Basic documents
The following documents are required Basic documents for any application for approval of an SPAIP:

1. The official City of Dorval SPAIP application form completed and signed by the owner, occupant or its authorized representative, as the case may be;
2. The owner's power of attorney, when the application is made by a third party:
3. Photographs of the existing situation.

ARTICLE 22: Additional documents
The designated officer may also require any of the documents listed in this section if they deem them necessary for the type of work or intervention covered by the SPAIP application. Any document required by a designated officer must be necessary to understand the project, verify an applicable standard under the planning by-laws or evaluate an objective or criterion of this by-law:

1. A document demonstrating compliance with the applicable objectives and criteria;
2. A development program for each phase of development indicating, where necessary, the type of work involved:
   a) A summary of the development principles and specific features of the project, including ecological components and relevant conservation approaches;
   b) The floor area for each building type;
   c) The number of units per building;
   d) The number of indoor and outdoor parking spaces per building type;
   e) The total summary, for the entire proposal, of the program elements identified above;
3. Architectural plans;
4. Scale plans or sketches of the work or proposed construction;
5. Elevations, sections, sketches or colour renderings;
6. A perspective integrating the proposed building and adjacent buildings;
7. Structural engineering plans or certification;
8. The subdivision plan prepared by a land surveyor;
9. The site plan prepared by a land surveyor;
10. A technical plan prepared by a land surveyor;
11. A copy of a location certificate;
12. The technical plan of a sign (manufacturer's plan) and its lighting;
13. A colour sketch illustrating the design and composition of the proposed sign or group of signs;
14. In the case of a sign or group of signs affixed to a building, a sketch or rendering of the facade once the sign has been affixed. The sketch must also illustrate the position of any other signs affixed to that same wall, at the same scale;
15. Colour photographs of other signs on a building or property that is the subject of an application for a new sign;
16. A landscaping plan, including existing landscaping and plantings as required;
17. A plan identifying and locating any exterior equipment, accessory structures or buildings, fences, etc.;
18. The layout plan for a parking or loading area indicating any dimensions required to determine project compliance;
19. A technical data sheet or description of a proposed material;
20. Sample of a proposed material;
21. An engineering plan for site drainage;
22. A study of archaeological potential;
23. A study of panoramic views and sight lines;
24. A technical traffic impact study;
25. A sunlight study;
26. A lighting impact study;
27. The elevation levels of the natural terrain, the crown of the street, the top of the foundation and the apex of the roof(s), as well as the approximate elevations of the finished grade;
28. A heritage characterization report for any work on buildings on the heritage buildings list, as well as those built prior to 1940;
29. An indoor noise impact study for buildings erected near potential noise sources;
30. Any other documents required under the permits and certificates, zoning or building by-laws in effect at the time of application.

ARTICLE 23: Document format
The designated officer may require electronic copies (PDF) or scaled printed copies of any document specified in this by-law.

The number of printed copies of the same document is limited to three (3). This limit applies separately for each version of a document.

SECTION 2
DECISION-MAKING PROCESS

ARTICLE 24: Submitting an application
When a work or intervention project is subject to SPAIP approval, an application must be submitted to the Urban Planning Department using the form provided by the City of Dorval for this purpose. The application must be signed by the applicant or, where applicable, its authorized representative, and must be accompanied by the information, plans and documents required by this by-law.

ARTICLE 25: Application review
The Urban Planning Department will study the project submitted in accordance with the provisions of the SPAIP and verify its compliance with any other municipal by-laws in force. The designated officer may, if deemed necessary, request additional information or documents to review the application.

No SPAIP will be put on the agenda of a PAC meeting if the file is incomplete 14 days prior to the PAC meeting.

ARTICLE 26: Meeting and discussions
During the process of analyzing a project's compliance with municipal by-laws, Urban Planning Department staff may arrange meetings or calls with the applicant, its authorized representative and the professional responsible for designing the plans, to discuss the project's regulatory or integration issues. Discussions and exchanges may also be conducted in writing, including by email.

In the context of meetings and exchanges concerning a project subject to the SPAIP, any discussions with and any recommendations made by City representatives in no way commit the Council to adopting an application for approval of an SPAIP.

ARTICLE 27: Recommendation of the Urban Planning Department
When a project subject to SPAIP approval is deemed to comply with municipal by-laws in effect, the Urban Planning Department will conduct a qualitative analysis of the project based on the applicable objectives and criteria and communicate its recommendation to the members of the PAC. The recommendation may include proposed conditions for project approval.

Before recommending rejection of an application, the Urban Planning Department may suggest that the applicant make desirable changes to improve the project's compliance with the objectives and criteria of this by-law. Under no circumstances will the Urban Planning Department's suggestions and recommendations in relation to the objectives and criteria be binding on the applicant.

ARTICLE 28: Analysis and recommendation of the Planning Advisory Committee
Following the regulatory review of the project and the recommendations of the Urban Planning Department, any application for a building permit and certificate of authorization is forwarded to the PAC by the designated officer.

The PAC analyzes the project in question based on the applicable objectives and criteria.

The PAC may request any additional information to complete the review of the application. It may also call on any other person to provide technical expertise or visit the property in question. In addition, it may hear the applicant to better understand the application, if it deems it necessary. Such individuals may provide the PAC with any information they may have but are not, under any circumstances, entitled to take part in the deliberations.

After reviewing the application, the PAC will recommend that the Council approve or reject the application with or without modifications. It may suggest conditions of approval.

Before recommending rejection of an application, the PAC may defer the file to a later meeting and suggest that the applicant make desirable modifications. The applicant may then make modifications to the project plans. If this is the case, the designated officer must review the project's compliance with the by-laws again, then forward the application to the PAC.

The secretary of the Planning Advisory Committee is required to send the Council the minutes of the PAC meeting detailing the recommendations made.

ARTICLE 29: Decision by the Council
After receiving the recommendations of the Urban Planning Department and the PAC, the Council will either approve or reject the SPAIP application.

In making its decision, the Council must determine whether the application is sufficiently consistent with the objectives and criteria applicable under this by-law.

The Council may also take into consideration the importance of the project for the City of Dorval if it deems that this takes precedence over the applicable objectives and criteria and that appropriate measures have been taken in the development of the project to ensure acceptable implementation and integration into the surrounding environment.

ARTICLE 30: Approval of the application
The resolution passed by the municipal Council confirms approval of the project submitted by the applicant, thereby authorizing issue of the required planning permit.

Upon approval, the Council may also require, as a condition of approval of the plans submitted, that:

1. Modifications be made to the plans in order to implement the project. The required modifications must be within the City's jurisdiction and in line with the objectives and criteria applicable to the application under this by-law. The PAC's recommendations may be used as conditions of approval;
2. The owner bear the cost of the plans, including infrastructure or equipment;
3. The owner carry out the project within a set timeframe;
4. The owner provide financial guarantees.

ARTICLE 31: Transmission of the resolution to the applicant
As soon as possible after the resolution is adopted, the clerk or the designated officer will transmit the Council's decision to the applicant, along with a certified copy of the resolution as soon as possible.

ARTICLE 32: Issue of permits and certificates
Obtaining a Council resolution approving the SPAIP application does not exempt the applicant from obtaining the permits and certificates required to carry out the work and from complying with all applicable regulations.

Following approval of an SPAIP application, a designated officer must process and issue applications for permits and certificates received by the Urban Planning Department, provided that:

1. Work related to an SPAIP application approved by the Council must be completed in accordance with the documents for which approval has been granted;
2. All conditions required by the Council as part of the approval of an SPAIP application must be met;
3. Work related to an approved SPAIP application must meet the conditions of issue for any permit or certificate of authorization required under the City of Dorval's Permits and Certificates By-law in effect.

Subject to any conditions specified in the Council resolution and in the planning by-laws applicable to the project covered by the application, a designated officer must issue the permit or certificate when the Council approves the application.

ARTICLE 33: Validity period
Any part of a project approved by the Council must be the subject of a permit or certificate within twenty-four (24) months of the date of the resolution, and the work must be started within the period provided for in the City of Dorval's Permits and Certificates By-law in effect.

Otherwise, a new application for the project must be submitted for SPAIP approval.

ARTICLE 34: Changes to a previously approved project
Any changes to a previously approved project will be subject to new approval by the Council in accordance with this by-law.

However, minor changes may be made to a project already approved by the Council. Where the designated officer deems the nature of the request to be minor, such change does not require Council approval, but must still be reviewed by the designated officer. The following items, listed without limitation, may be considered minor:

1. A change in the make or model of an exterior cladding material, as long as it is similar in nature, composition, appearance, texture and colour;
2. Plant species proposed for landscaping, as long as they are similar in size, massing and appearance;
3. Any changes to the landscaping plan;
4. Adjustment of the building height due to a technical constraint.

03

OBJECTIVES AND SPECIAL CRITERIA

SUBCHAPTER 1

SIGNS

ARTICLE 35: Description
Signs are used to identify and geographically locate a building, business or other establishment. They are often used to direct consumers, motorists and other visitors in order to advertise products or attract the attention of passers-by and potential customers, but in some cases may be placed at the expense of the quality of the urban landscape.

The City of Dorval has chosen to subject certain sign projects on its territory to the SPAIP by-law approval process in order to ensure a degree of quality control over projects in specific sectors or cases.

ARTICLE 36: Works subject to the by-law
Applications for a certificate of authorization to install or affix a new sign or group of signs are subject to approval of an SPAIP by the Council in the following cases:

1. Any permanent sign of a company, business or organization installed on a building (wall/projecting/window sign, etc.);
2. Any permanent sign detached from the building identifying a company, business or organization (suspended, supported or affixed to a post, pedestal or wall), including collective signs;
3. Any sign identifying a shopping centre or office building;
4. Any billboard structure;
5. Any portable sandwich sign;
6. Any additional directional or building identification sign and any promotional sign whose project is the subject of an application for a minor exemption when either the number of signs, the message, the size or the location does not comply with the applicable signage provisions of the City of Dorval's Zoning By-law in effect at the time of the application.
7. All signage displaying a menu or a list of services for establishments located on chemin du Bord-du-Lac–Lakeshore.

ARTICLE 37: Works not subject to the by-law
The following sign projects are not subject to SPAIP approval:

1. Any sign prescribed by law or regulation;
2. Any municipal sign;
3. Any sign indicating the hours of religious activities, placed on the grounds of a building intended for worship;
4. A building identification sign indicating the name and address of the building (including the civic number and identification of a person);
5. Any sign advertising the rental or sale of a dwelling, room, part of a building or land;
6. Any sign identifying a construction project and the name of the architect, engineer, contractor, subcontractor and financial institution responsible for financing the project;
7. Any sign announcing the opening of a new establishment;
8. Any sign indicating the menu of a restaurant;
9. Any decoration or light between November 15 of one year and January 15 of the following year;
10. Any other temporary sign.

OBJECTIVES AND CRITERIA

ARTICLE 41: Development objectives

- Consider signage on buildings and freestanding signs as an architectural component of the site and buildings;
- Promote the integration and harmonization of signs with the facades of buildings and the land on which they are placed.

SECTION 1
GENERAL CRITERIA

ARTICLE 38: Location and layout

- Signs must be located in a position and manner that does not interfere with any feature or architectural detail of interest to the building.
- In the case of a shopping centre, the installation of a sign on the facade must be on the same display strip as that of other signs already affixed and must be integrated into it within the same continuity.
- Where possible, depending on the layout of business entrances, signs must be located at a sufficient distance from each other so as not to overload the wall on which they are affixed. The layout of signs must make them easy to read and minimize the overall visual impact.
- The placement and location of freestanding sign structures must promote adequate visibility of the occupants/advertisers and must not interfere with the visibility of motorized or active travel.
- The base of freestanding signs must be provided with significant landscaping to conceal any foundations and contribute to the enhancement of the project. Low-maintenance perennial plantings, such as grasses, are preferred. The height of plants must not conceal the information displayed on signs. Maintenance must be carried out where necessary.

ARTICLE 39: Integration and materials

- Signs and their supports must help showcase the building and its architecture. They must integrate and harmonize with the architectural and ornamental elements of the building and grounds, particularly in terms of design, colours, materials, supports and lighting.
- Proposals must contribute to the harmonization of the signs on the facade and the openings of the building (framing, colours, etc.).
- For the same building, or for premises that are part of the same building, signs must be harmonized by their type, including the colour of the supports, the materials, the model, the lighting source, their height on the building and their proportions.
- The overall dimensions (height, width and thickness) of signs must be similar on the same building. However, where there is a significant disparity in the size of the premises in the same building, the proposed signs may be proportional to the width of the exterior facade of the premises.
- The support for a freestanding sign must be of visual and architectural interest. The aesthetic quality of the support must be plain and modern. Landscaping must be provided at the base of the support to enhance visual quality and ensure better integration into the landscape.
- Sign lighting systems must prevent light pollution. The intensity, orientation and period of illumination must be controlled.

ARTICLE 40: Graphics

- Bright, vivid colours and lighting in fluorescent colours or with a fluorescent appearance are prohibited.
- The visual components of a sign must be neat and adapted to the colours of the building on which it is affixed.
- Multiple colours must be avoided.
- A sign's message must be clear and concise in order to avoid overloading the sign with too much information.
- The typography chosen and the size of the lettering must be sufficiently clear to ensure it is visible to all street users.

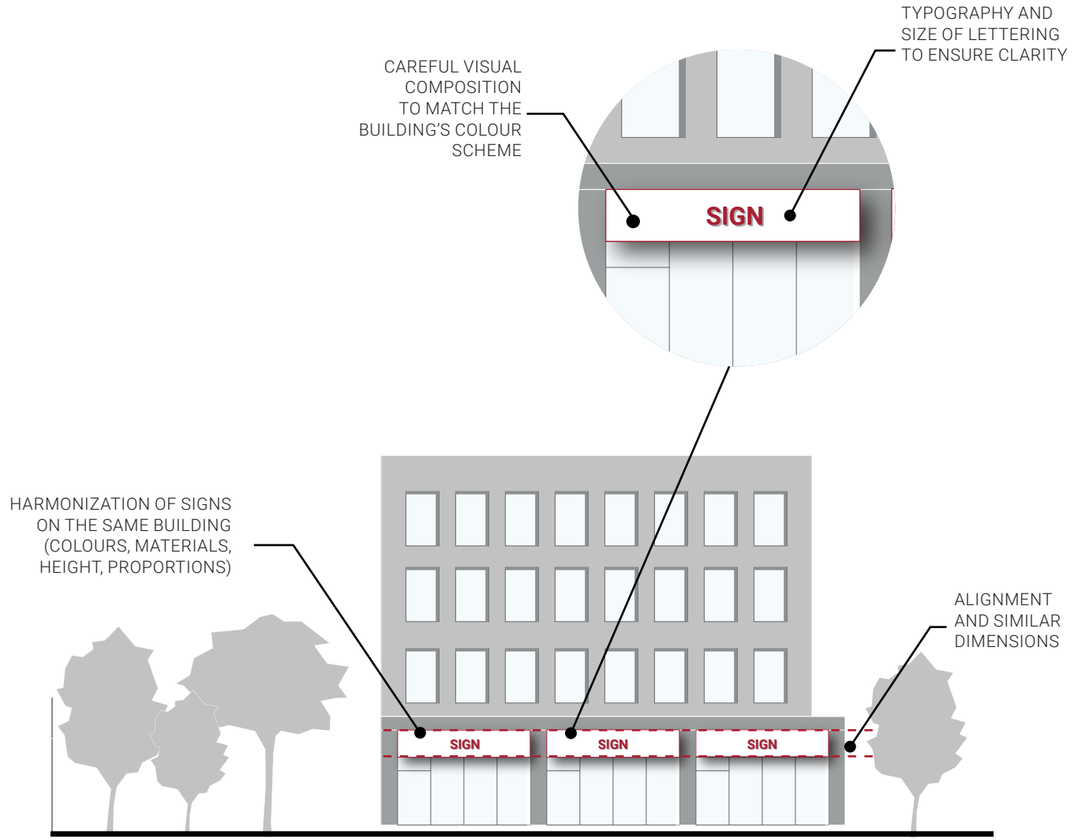


FIGURE 1. EXAMPLE OF A SIGN

OBJECTIVES AND CRITERIA

SECTION 2
SPECIFIC CRITERIA

SUBSECTION 1
SIGNS INSTALLED ALONG LAKESHORE DRIVE

ARTICLE 42: Specific objectives

1. Each sign installed along Lakeshore Drive fits in with the surroundings in accordance with their specific character;
2. The village style is reflected in the design of the sign;
3. Each sign is designed so as to maintain or enhance the aesthetic quality of the surroundings.

ARTICLE 43: Specific criteria

1. Special care is taken with the overall look and aesthetics of the sign. Where the building has an architectural quality or character, or historical significance, the sign fits in with the architectural details and colours of the building on which it will be affixed. This criterion also applies to freestanding signs with respect to overall look and aesthetics;
2. The colours and materials used in the composition of the sign take into account the era in which the building was constructed. If the building is more modern or contemporary, the conceptual approach also takes into account the characteristics of the nearby or adjacent buildings or the surroundings where it is located, or at the very least proposes dimensions that are more appropriate to the specific environment;
3. Signs that are engraved, sculpted, moulded, or painted are encouraged, especially in cases where the sign project involves a historical building.

SUBSECTION 2
SIGNS INSTALLED ALONG DORVAL AVENUE

ARTICLE 44: Specific objectives

1. Each sign installed along Dorval Avenue fits into the surroundings, in accordance with their specific character;
2. Each sign is designed so as to maintain or enhance the aesthetic quality of the surroundings.

ARTICLE 45: Specific criteria

1. The overall appearance and the aesthetics of signs are refined and suit the architectural characteristics and colours of the building on which signs are affixed. This criterion also applies to freestanding signs with respect to overall look and aesthetics;
2. Designing a sign in garish or non-matching colours, without style or cachet, or with the sole intention of attracting attention and not beautify the building or area is avoided.

SUBSECTION 3
SIGNS VISIBLE FROM HIGHWAYS

ARTICLE 46: Specific objectives

1. Each sign installed along a service road parallel to a highway is designed to enhance the image and aesthetics of that area, which is considered as the gateway to the metropolitan area;
2. Each sign improves the urban context of the highways and, more specifically, the freestanding signs of a building;
3. The signage designed for drivers is simple and takes into account the speed limit.

ARTICLE 47: Specific criteria

1. Any sign located on a property or a building that can be seen from a service road or highway is designed not only with care and aesthetic concern, but also with the aim of producing an attractive visual impact for traffic lanes;
2. The sign project has a positive impact evidenced by its graphic design, the colour scheme of the messages and logos, the lighting, as well as the shape and quality of the materials used;
3. The font, body and length of the message suit the vehicle travel speed so that the sign can be read quickly and safely;
4. Landscaping consisting of a set of elements such as vegetation, shrubs, flowers, support structure and hard materials surrounds all main freestanding signs.

SUBSECTION 4
SHOPPING CENTRE SIGNS

ARTICLE 48: Specific objectives

1. Each sign installed on the façade of a shopping centre fits in well with the other signs already affixed on that façade;
2. Each sign is designed so as to maintain or enhance the aesthetic quality of the surroundings.

ARTICLE 49: Specific criteria

1. For a shopping centre without an enclosed mall, signs are installed on the façade on the same display strip as that of other signs already installed and become part of it within the same continuity.
2. For a shopping centre with an enclosed mall, all new signs fit in with the other signs already installed by creating a certain horizontal continuity and becoming part of the group that has already been created with respect to dimension, shape, colour and actual nature of the signs;
3. For a shopping centre with an enclosed mall, signs without a “relief” or “channel” frame are favoured when multiple signs can be installed on a display surface;
4. Signs are spaced adequately apart so as not to overload the wall on which they are placed, to make them easier to read and minimize the resulting overall visual impact. However, this criterion does not apply to a marquee display strip.

OBJECTIVES AND CRITERIA

SPECIFIC CRITERIA

SUBSECTION 5
SIGNS ON AN OFFICE BUILDING OR HOTEL OF THREE (3) OR MORE STOREYS

ARTICLE 50: Specific objectives

1. Any signs on an office building or hotel with more than three (3) storeys are integrated into the building based on its specific character;
2. Each sign is designed so as to maintain or enhance the aesthetic quality of the surroundings.

ARTICLE 51: Specific criteria

1. Signs are placed in the top part of the building, preferably between the windows on the top floor and the highest part of the front façade;
2. In the case of a curtain wall, the sign is placed in the top part of the building;
3. Signs affixed to an office building or hotel with three (3) or more storeys integrate with other signs already affixed and do not overload the display strip.

SUBSECTION 6
PORTABLE SANDWICH SIGNS

ARTICLE 52: Specific objectives

1. All portable sandwich signs are consistent with the image and nature of the commercial establishment concerned;
2. Each sign is designed so as to maintain or enhance the aesthetic quality of the surroundings.

ARTICLE 53: Specific criteria

1. The concept, design, colours and graphics of this type of sign are refined and suit the characteristics of the establishment concerned as well as those of the surrounding area;
2. The sign composition materials and finishes are high-quality and colours that are garish, fluorescent or do not go well together are avoided.

SUBSECTION 7
NON-CONFORMING DIRECTIONAL, PROMOTIONAL OR IDENTIFICATION SIGNS

ARTICLE 54: Specific objectives

1. Each sign is designed so as to maintain or enhance the aesthetic quality of the surroundings.
2. Each sign is designed so as not to degrade the surrounding environment or create excessive displays.

ARTICLE 55: Specific criteria

1. The profusion of signs that cannot be seen from roadways is avoided as long as they are intended for customers using public roads;
2. The signs are carefully and aesthetically designed and do not overload the commercial site involved;
3. Any directional or identification sign project contributes to improving the quality of the property both in terms of the safety and convenience of site users as well as aesthetics and balance of signage, architecture and property development components;
4. Any promotional sign project is of limited frequency and duration and is not the standard for the establishment concerned;
5. Approval of a promotional sign through an SPAIP does not automatically guarantee that it will be renewed. Each new promotional sign and each new promotional display period will need to once again undergo the above approval process.

SUBCHAPTER 2

HERITAGE BUILDINGS

ARTICLE 56: Description
The City of Dorval has many heritage elements of interest, including buildings, that are listed in the Heritage Guide of Dorval, developed by the Dorval Historical Society. The assessment of the urban heritage of the land use planning and development plan for the Montréal agglomeration identifies areas and developments of heritage value. In addition, the City of Dorval has two buildings listed in Québec's cultural heritage register: the Peter B. Yeomans Cultural Centre and the Dorval Library, both built in 1968, and Strathmore United Church (310 Brookhaven Avenue), built in 1956.

Features of heritage interest are mainly found along Lakeshore Drive, which is the town's founding route, in addition to representing an area of significant heritage value. This route, which crosses the city from east to west, includes most of the heritage buildings identified by the City.

ARTICLE 57: Works subject to the by-law
The following work is subject to the SPAIP on the properties covered under this section:

- New accessory structure;
- Expansion of a main or accessory building;
- Renovations to the roof or exterior walls of a main or accessory building (other than identical replacement);
- All work involving a modification or addition to a parking area (excluding identical rehabilitation).

ARTICLE 58: Works not subject to the by-law
The following work is not subject to the SPAIP on the properties covered under this section:

- Indoor work or work that does not alter the exterior appearance of the construction;
- Minor repairs and maintenance work that do not alter the exterior appearance of the building.

ARTICLE 59: Properties subject to the by-law
Buildings at the following addresses are identified as heritage buildings because of their architectural or historical quality, or the exceptional quality of the site where they are located:

1. Building located at 223 Bord-du-Lac Road
2. Building located at 365 Bord-du-Lac Road
3. Building located at 375 Bord-du-Lac Road
4. Building located at 890 Bord-du-Lac Road
5. Building located at 900 Bord-du-Lac Road
6. Building located at 940 Bord-du-Lac Road
7. Building located at 1240 Bord-du-Lac Road
8. Building located at 1335 Bord-du-Lac Road
9. Building located at 1780 Bord-du-Lac Road
10. Building located at 1800 Bord-du-Lac Road
11. Building located at 1850 Bord-du-Lac Road
12. Building located at 2095 Bord-du-Lac Road
13. Building located at 2120 Bord-du-Lac Road
14. Building located at 2205 Bord-du-Lac Road
15. Building located at 479 Mousseau-Vermette Avenue (round cafeteria)
16. Building located at 66 Allan Point
17. Building located at 2 Ballantyne Terrace
18. Building located at 2 Elliot Place
19. Building located at 1 Martin Avenue
20. Building located at 2 Martin Avenue
21. Building located at 4 Martin Avenue
22. Building located at 60 Martin Avenue
23. Building located at 1549 Deslauriers Avenue
24. Building located at 690 Monette Avenue
25. Le Foyer Dorval located at 225-249 de la Présentation Avenue
26. Institutional building located at 100 Bouchard Boulevard
27. The church and rectory located at 665 de l'Église Avenue
28. The convent located at 12 Dahlia Avenue
29. The church located at 310 Brookhaven Avenue (Dorval Strathmore United Church)
30. The church located at 470 Brookhaven Avenue (Lakeshore Evangelical Church)
31. The church located at 1300 Carson Avenue (St-Veronica Church)
32. The church located at 865 Bord-du-Lac Road (St-Andrew and St-Mark Church)

OBJECTIVES AND CRITERIA

ARTICLE 60: Development objectives

- Limit the demolition of portions of heritage buildings;
- Favour the integration of expansion projects in keeping with the architectural typologies and characteristics of heritage buildings.

SECTION 1
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 61: Siting method and massing

- The original alignment of the buildings in relation to the roadway and their orientation is preserved.
- The siting of the expansion observes the building architecture.
- The expansion creates a balanced massing ratio with the existing building.
- The land use area, siting and massing of an expansion do not adversely impact the enhancement of the heritage building and fit in well with the building's original architecture.

ARTICLE 62: Architectural treatment

- The project enhances the architectural expression of the heritage building by reproducing the original features or using a contemporary approach.
- The expansion expresses that it is part of the building to be expanded.
- A frontage expansion or one that is visible from the street does not conceal or remove any architectural features of the heritage building part of the project.
- The proposed roof slope is in line with the surroundings and the slope of the building to be expanded.
- The project takes into account the effects of the expansion on adjacent structures in order to preserve or enhance the overall nature of the receiving environment.

ARTICLE 63: Openings

- The materials and architectural details used for the expansion are of equivalent or superior quality to and compatible with those of the non-expanded parts.
- The project includes façade opening proportions that are in line with those of the heritage building while allowing for more contemporary approaches that are perfectly suited to and consistent with the overall aesthetics of the building.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding and are well integrated with the building features.

ARTICLE 64: Materials

- The walls of the expansion of a façade that can be seen from the street use, insofar as possible, the same materials as those on the façade affected by the expansion, or materials from the construction period that do not denature the original architectural style of the building. For an expansion that uses a contemporary design, the project fits in with the main building by using materials based on the main building or that enhance the heritage building.
- Materials are durable and of high quality.
- The exterior cladding materials are in subdued colours, match, and are compatible with the original architectural style in terms of shape, texture and colour.

ARTICLE 65: Outdoor developments

- The preservation, maintenance and enhancement of trees, fences and low walls, or any other types of developments with a heritage or landscape interest, are favoured.
- The development or redevelopment of a parking area or alleyway does not interfere with the enhancement of the original building.
- The planting of shrubs, perennials and other landscaping components on the frontage is encouraged and enhances the building and the unique features of the site, including the sight lines of interest.
- Mineral surfaces are kept to a minimum and basically consist of reasonable surface areas for parking, garage access, walkways and amenity areas.

FIGURE 2. EXAMPLE OF EXPANSION WITH A CONTEMPORARY DESIGN

FIGURE 3. EXAMPLE OF EXPANSION

ARTICLE 66: Development objectives

- Promote the conservation and enhancement of heritage buildings so that they remain a distinctive feature of the landscape and a record of Dorval's history;
- Ensure the preservation of the architectural styles of heritage buildings and, where applicable, encourage a return to the original architectural features of the building.

SECTION 2

RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 67: Architectural treatment

- The transformation of an architectural feature of a heritage building can only be considered in cases where it is technically impossible to reproduce it faithfully according to the original design or in the case of a change in use of such a building.
- Modifications and alterations to a building are designed to avoid the loss of characteristic elements.
- The addition of architectural elements such as galleries, glass porches, porticoes, moulded windows, ornamentations, architectural details (e.g., brick sets, lintels, ox-eye window) is encouraged when they are consistent with the original architectural style of the heritage building.
- Any work performed on a building of heritage interest aims to preserve it and emphasize the architectural features inherent in its typology and, where applicable, leads to the improvement and return of original or significant components where past inadequate work altered the original building architecture.
- When work is done to modify or replace an architectural component of a building of heritage interest, all the façades must be considered, regardless of how visible they are from the public space. The change is thus not limited to the visible part, but encompasses the entire building façades.

ARTICLE 68: Openings

- Undue alterations to openings through disproportionate windows and the use of materials that are not compatible with those of the building are avoided.
- Windows are consistent with the architectural style of the building and the period of construction.
- Where allowed by the style and period of construction, decorative tiles integrated into doors and windows are favoured.

ARTICLE 69: Materials

- The preferred exterior cladding materials (including the roof covering) correspond to the original era of the building. In cases where this is not possible, the project proposes materials that are comparable to the original or existing building materials. The project uses sustainable materials that maintain or replicate the architectural features of the heritage building.
- The quality of the materials and architectural details used for the renovation is equivalent or superior to the original quality and compatible with that of the unaltered parts.
- Clapboard width is consistent with the width of the original clapboards.
- The exterior cladding materials are in subdued colours, match, and are compatible with the original architectural style in terms of shape, texture and colour.
- High-quality materials are not painted.

ARTICLE 70: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The planting of shrubs, perennials and other landscaping components in the front and around parking areas is encouraged and enhances the building and the unique features of the site, including the views to Lake St. Louis.
- Mineral surfaces are minimized in parking areas, accesses to garages and walkways.

ARTICLE 71: Parking area

- A new parking area is created or modified in such a way that no trees are cut or any other natural developments are removed or relocated from the lot.
- The development or redevelopment of a parking area does not interfere with the enhancement of the building.
- The size of the parking area tends towards the required minimum in keeping with the use of the building or property.
- A paving process corresponding to or imitating a type of pavement from the building's construction period is favoured. Otherwise, use of permeable coverings such as porous asphalt, porous concrete, concrete pavers and concrete turfstone systems is prioritized.

ARTICLE 72: Accessory structures

- The siting of a building or accessory structure fits in with the natural topography of the site.
- The siting ensures that existing vegetation is preserved.
- The siting takes into account the positioning of other structures and developments on the property. The project does not visually overload the property.
- The materials, colours and shades proposed for the exterior cladding of the accessory buildings fit in well with those of the main building.

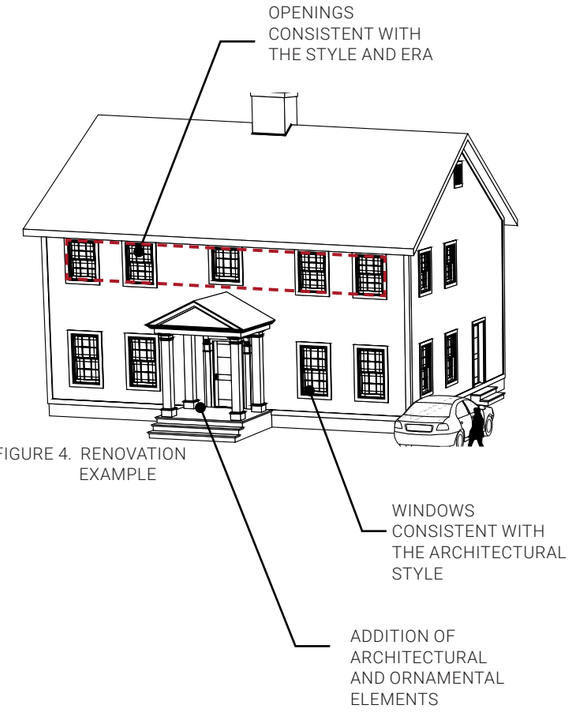


FIGURE 4. RENOVATION EXAMPLE

SUBCHAPTER 3

LARGE PROPERTY OF AN INSTITUTIONAL CHARACTER & PLACES OF WORSHIP OF INTEREST

ARTICLE 73: Works subject to the by-law
On the properties covered in this section, the following interventions are subject to the Site Planning and Architectural Integration Program (PIIA):

- Project for a change of use;
- Any new principal or accessory construction;
- Any expansion project of a principal or accessory building;
- All renovation work on the roofing or exterior walls of a principal or accessory building (other than identical replacements);
- Project for subdivision or modification of a constructed or vegetative element of heritage interest.

ARTICLE 74: Works not subject to the by-law
On the properties covered in this section, the following interventions are not subject to the PIIA:

- All interior works or those that do not alter the exterior appearance of the construction;
- All minor repair and maintenance works that do not affect the exterior appearance of the building.

ARTICLE 75: Required Documents:

A heritage evaluation and characterization study is required for any intervention on large institutional properties and places of worship of interest.

ARTICLE 76: APPLICABLE OBJECTIVES

- Ensure the preservation of the architectural, landscape, height, and placement characteristics of a large institutional property;
- Ensure that any project involving a change of use, construction, expansion of a building, subdivision, or modification of a built or vegetative element of heritage interest preserves the historical, symbolic, figurative, or structural values associated with the large property within its environment;
- Ensure the preservation of the architectural and landscape characteristics of a place of worship of interest;
- Ensure that a project involving a change of use, expansion, land division, or modification of an architectural or vegetative characteristic does not compromise the historical or symbolic value of the place of worship of interest;
- Ensure that new uses are compatible with a large institutional property.

LARGE PROPERTY OF AN INSTITUTIONAL CHARACTER

APPLICABLE CRITERIA FOR 100 BOULEVARD BOUCHARD AND 12 AVENUE DAHLIA

ARTICLE 77:

- In the case of a project involving a change of use, construction or expansion of a building, subdivision, or modification of a built or vegetative element of heritage interest, it shall not compromise the historical, symbolic, formal, or structuring effects associated with the large property and ensure, in accordance with an evaluation of heritage interest:
  - Respect for the volumetric and site layout characteristics of a building or group of buildings on the site;
  - Respect for the architectural and facade composition characteristics of a building;
  - Conservation, enhancement, and restoration of envelope and decorative elements;
  - Integration, assertion, and reversibility of contemporary interventions;
  - Protection of perspectives and visual openings on a building or element of interest contributing to the overall character;
  - Enhancement and protection of outdoor spaces and specific landscape features;
  - Public access to green spaces and natural environments appropriate to the site's vocation.
- In the case of a project involving the establishment of a new occupation involving the modification or demolition of a built or vegetative element of heritage interest on this property, the applicant must demonstrate, following an evaluation of heritage interest, that this modification is limited to the least valuable parts, aims to enhance the overall character of the site, and is necessary due to the impossibility:
  i. To establish the proposed new occupation without modification, after submitting a comprehensive study of the various possible configurations of this use within the building;
  ii. To revise or redistribute the applicant's preliminary program to better adapt the program to this property;
  iii. To find another replacement occupation better suited.
- No cadastral operation is authorized on these properties unless it is a subdivision necessary for the preservation of the site's character or the improvement of its functional utility. In this regard, it must be demonstrated that the lots created are not intended for another principal use and that the integrity of the site is not threatened by this cadastral operation.

PLACES OF WORSHIP OF INTEREST

APPLICABLE CRITERIA FOR 665, AVENUE DE L'ÉGLISE ET 865 CHEMIN BORD-DU-LAC

ARTICLE 78:

- On these properties, during a project involving a change of use, expansion, subdivision, or modification of an architectural or vegetative feature, one must not compromise the historical or symbolic value of the place of worship of interest and ensure, in accordance with an evaluation of heritage interest:
  a) Conservation, enhancement, and restoration of architectural and landscape elements of interest;
  b) Protection of perspectives and visual openings on the place of worship;
  c) Protection and enhancement of outdoor spaces to be preserved;
  d) Integration, assertion, and reversibility of contemporary interventions.
- Furthermore, the study of a project involving the establishment of a new occupation involving modification or demolition of an architectural or vegetative feature must demonstrate that these interventions are limited to the least valuable parts and aim to enhance the place of worship and its location.

SUBCHAPTER 4

PROPERTIES ADJACENT TO ADMINISTRATIVE BOUNDARIES

ARTICLE 79: Description
As provided for in section 4.8.4.3 of the land use planning and development plan for the Montréal agglomeration, the City of Dorval must stipulate, in its planning by-laws, that a project involving the construction or expansion of a building on property facing or adjacent to another municipality must be compatible with the buildings or provisions in force in the other municipality, in particular with respect to height, alignment, siting method, frontage development, location of accessways, parking areas, siding and signage, as well the impact of sunlight on surrounding properties.

Considering this requirement of the complementary document, the inclusion of provisions to this effect in the SPAIP by-law will enable the latter to determine, on a discretionary basis, any project in the City of Dorval that requires an assessment of the compatibility of siting, architecture and development in relation to an adjacent property in a neighbouring municipality.

ARTICLE 80: Properties subject to the by-law
The following properties are subject to the by-law:

- Property that shares a property line with a property in a neighbouring city;
- Property adjacent to a municipal boundary, where that boundary is located at the public road or on the other side of the public road;
- Property identified on the property map.

ARTICLE 81: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Expansion of a main building.

Where the project is located on a site adjacent to residential use in a neighbouring municipality, the following works are also subject to the by-law:

- Renovations to replace exterior cladding on a wall visible from a residential area in a neighbouring municipality;
- Free-standing signs or signs on a wall facing a residential area in a neighbouring municipality;
- Construction of an accessory building for non-residential use in a shared yard with the residential area located in a neighbouring municipality;
- Creation of a parking area in a shared yard in a residential area in a neighbouring municipality.

1. WESTERN AREA

2. EASTERN AREA

OBJECTIVES AND CRITERIA

ARTICLE 82: Development objectives

- Minimize disparities between municipalities, consistent with the nature of the City of Dorval;
- Maintain or enhance the character of the shared public road.

SECTION 1

NEW CONSTRUCTION

EXPANSION

EXTERIOR CLADDING

PARKING AREA

SECTION 2

SIGNAGE

DEVELOPMENT CRITERIA

ARTICLE 83: Siting, massing and architectural treatment

- The project takes into account the general characteristics of buildings that are adjacent or on the other side of the street, including height, alignment, method of siting and siding. However, if the adjacent buildings in the neighbouring municipality are intended for other than non-residential use, the compatibility of the project can be determined based on existing regulatory provisions applicable to adjacent sites located in that other municipality.
- Where the project is adjacent to a building or property with architectural or heritage interest and that is located in the neighbouring municipality, the compatibility of the project takes into account the impact of the new construction on the existing building.
- The integration of the project into the existing built environment minimizes its impact on existing visual breaks, without infringing on the developer's property and construction rights.
- Where the project is adjacent to one or more sites in an area where only residential uses are authorized by the neighbouring municipality, the project tends to have the same impact on sunlight as a project that would be built at a height that is more than half the height allowed on the site in question located in the other municipality.
- The quality of the materials proposed for walls facing a residential area on an adjacent site in a neighbouring municipality is equivalent to or better than that of the adjacent buildings.
- Exterior cladding is in subdued colours or colours compatible with those of the adjacent buildings.

ARTICLE 84: Outdoor developments

- The project takes into account general developments on properties that are adjacent or located on the other side of the street, in particular with respect to the development of the frontage, location of accessways and parking areas.
- Where the project is adjacent to one or more residential properties in a neighbouring municipality, the location of the accessways and parking areas ensures the privacy of such a property. Where necessary, the project will include an opaque fence or low wall, as well as landscaping to create an adequate mitigation zone to reduce the potential light and noise impacts associated with the use of the new developments.
- Where possible, existing trees, hedges and shrubs on the project site located next to an adjacent property in a neighbouring municipality are preserved and enhanced by outdoor developments.

ARTICLE 85: Signs

- Any proposed new sign on a wall facing a residential area on adjacent land in a neighbouring municipality does not illuminate the residential property.
- Freestanding signs on poles in a yard adjacent to residential property in a neighbouring municipality should not be used.

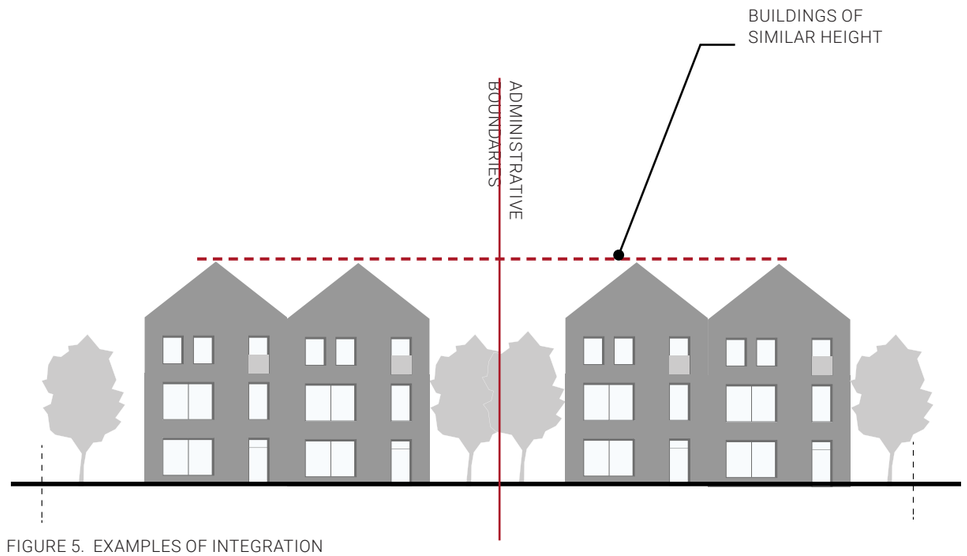


FIGURE 5. EXAMPLES OF INTEGRATION

SUBCHAPTER 5

SUPPLEMENTARY PARKING – SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USE

ARTICLE 86: Description
Single-family and two-family residential properties generally have driveways that take up a significant portion of the front yard. Over time, some property owners may wish to build a second driveway for their property, disrupting to some extent the usual rhythm of street access.

Despite the fact that adding such driveways may be needed by the owner or occupant, it is important to include the most sustainable developments possible that will enhance the streetscape while mitigating the visual impact of the new driveway.

ARTICLE 87: Works subject to the by-law
For single-family and two-family residential use properties throughout the City of Dorval, an application for a permit or certificate concerns:

1. Creation of a second driveway or accessway;
2. Creation of a U-shaped driveway;
3. Creation of a parking area that does not conform to the zoning by-law and involves a request for a minor exemption.

OBJECTIVES AND CRITERIA

ARTICLE 88: Development objectives

- Limit the propensity for paving by promoting quality developments;
- Reduce potential and existing heat islands;
- Compensate for the addition of hard surfaces with quality landscaping.

SECTION 1

PARKING AREA

DEVELOPMENT CRITERIA

ARTICLE 89: Parking area

- The width of the accessway and driveway is not excessive and is used only for the purpose for which they are intended.
- Use of quality materials, such as interlocking pavers, stone and decorative concrete masonry, or the use of turfstone products, can contribute to more natural and quality features and is therefore favoured.
- A turfed strip between two travel strips may be considered for an accessway or traffic lane to minimize paved surfaces.

ARTICLE 90: Landscaping

- When there are two driveways or alleyways in front of the building, they are spaced sufficiently apart to allow for adequate landscaping consisting of at least one tree and supplemented by shrubs and perennials.
- When a parking area is in front of the habitable portion, that area is far enough away from the main building to enable adequate landscaping to be installed alongside the building.
- Increasing the size of the parking area or widening driveways and accessways is offset by landscaping that minimizes the presence of pavement.
- The landscaping is designed so that the proposed trees, shrubs and plants represent environmentally responsible choices (e.g., ecological maintenance technique, well-considered selection of species, proper storm water management).

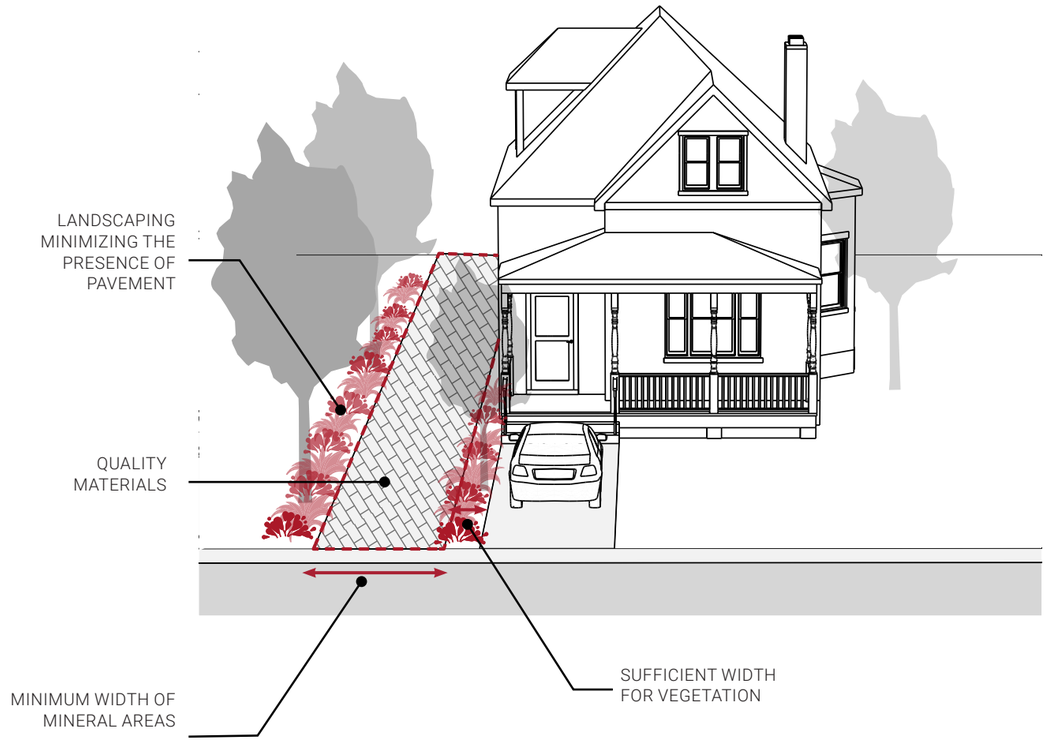


FIGURE 6. EXAMPLE OF PARKING AREA

SUBCHAPTER 6

ECOTERRITORY, WOODLANDS , NATURAL ENVIRONMENTS AND ARCHAEOLOGICAL SITES OF INTEREST

ARTICLE 91: Description

Dorval is known for its proximity to the St. Lawrence River and its shoreline, which provides breathtaking views of the river. Although accessible to the public, the Lake St. Louis shoreline is a sensitive environment due to the presence of wetlands, areas at risk of erosion in Valois Bay Park, and the habitat of several species. Some shoreline areas are of archaeological interest, which means that they need to be preserved. Dorval also has many wooded areas with significant environmental value, particularly in terms of preserving biodiversity and fighting urban heat islands.

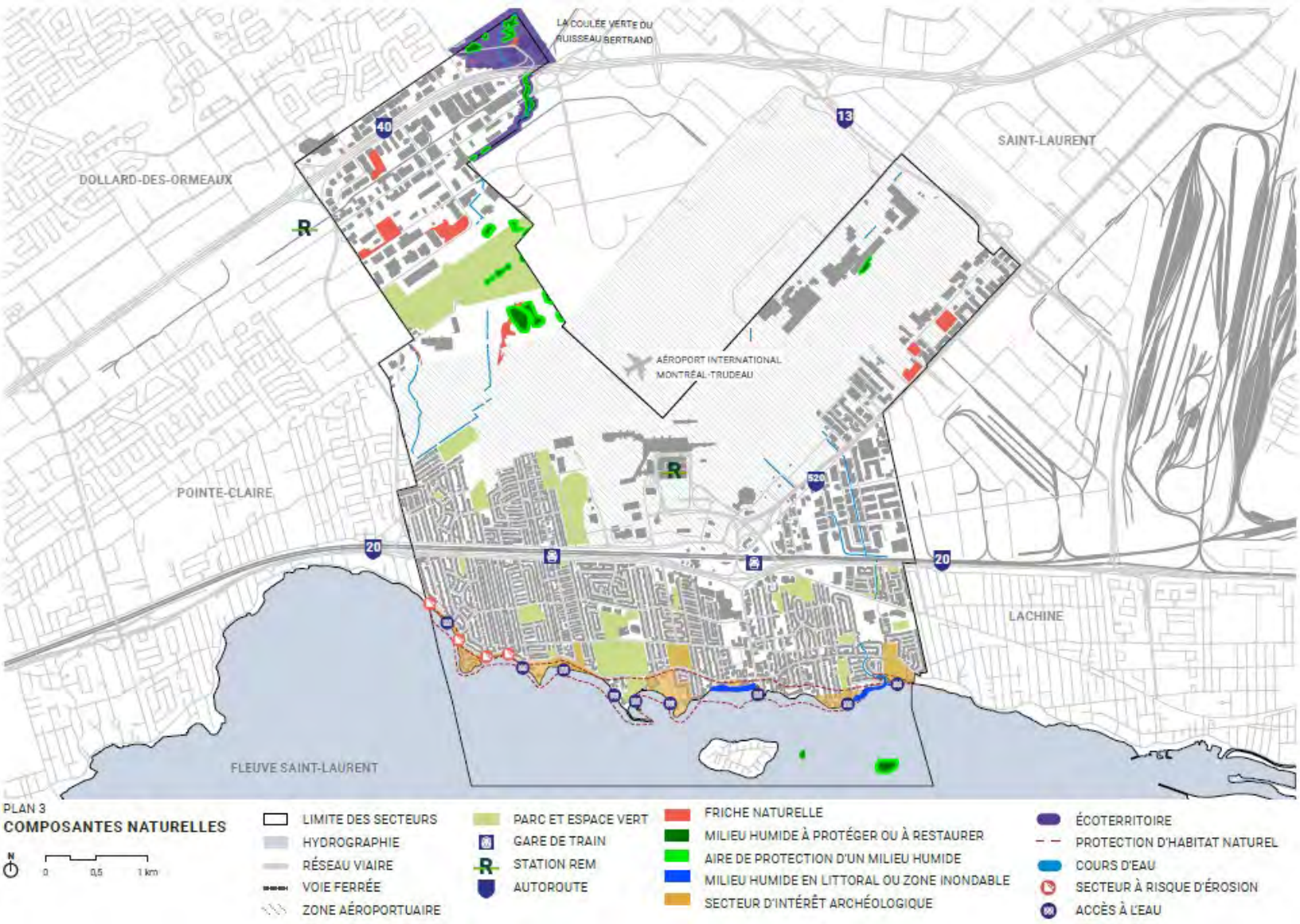
The ecoterritory of the Bertrand Creek greenbelt, which crosses the area at two locations, near the Dorval Golf Club and the Bois-Franc sector, is located in the northern part of the city. Several adjacent or nearby spaces have been identified for redevelopment, and it is hoped that this ecoterritory will be a model for reconciling the protection of nature with the development of environmentally friendly economic activities. With this in mind, the City of Dorval, in its desire to protect its exceptional environments, would like work carried out in this ecoterritory, as well as in forested areas, natural environments and archaeological sites, to be subject to the SPAIP by-law approval process.

potential using a plan;
b- Where the archaeological potential is considered significant enough following this analysis, measures are identified in a well-defined action strategy to ensure archaeological monitoring during the work, documentation related to the site, and the protection and enhancement of the remains, where applicable.

ARTICLE 92: Works subject to the by-law

For sites in the ecoterritory of the Bertrand Creek greenbelt, is subject to:

1. Any cadastral project related to a property located wholly or partially within 30 meters of a riverbank, woodland, wetland, or inland watercourse.
2. Any cadastral project related to a lot located, in whole or in part, within a woodland situated in an ecoterritory.
3. Any project involving construction, expansion, or earthworks (such as filling or excavation) on a property located wholly or partially within 30 meters of a riverbank, woodland, wetland, or inland watercourse included in an ecoterritory.
4. For any land situated in an archaeologically significant sector:
   a. Any cadastral project.
   b. Any project related to building, construction, or expansion, as well as any earthworks
5. The land that will become a public right-of-way following a proposed cadastral operation is assessed for archaeological potential by an archaeologist;
   a. This assessment contains the following information:
      › Summary of existing historical and archaeological data;
      › Identification and characterization of archaeological potential using a plan;
   b. Where the archaeological potential is considered significant enough following this analysis, measures are identified in a well-defined action strategy to ensure archaeological monitoring during the work, documentation related to the site, and the protection and enhancement of the remains, where applicable.
6. Any request for encroachment into the protection area of a wetland identified on the map - Wetlands of interest in Appendix F of Zoning By-law no. RCM-60A-2015
   a- For the purposes of the project assessment provided for in this provision, the filing of a characterization study is required.
   (added by RCM-60A-22, art. 7)



OBJECTIVES AND CRITERIA

ARTICLE 93: Development objectives

- Provide guidelines for work carried out in the ecoterritory, wooded areas and natural environments with a view to preserving and favouring wildlife and plant biodiversity in keeping with the integrity of the ecosystems;
- Favour landscape and functional connectivity for ecosystems;
- Preserve Dorval's archaeological heritage by providing guidelines for work carried out at sites of archaeological interest.

SECTION 1

SPECIFIC CRITERIA

SUBSECTION 1 BERTRAND CREEK GREENBELT ECOTERRITORY

ARTICLE 94: Specific objectives

1. Ensure an adequate supply of water to Bertrand Creek in terms of quantity and quality;
2. Recreate a riparian (river-based) ecosystem on the edges of Bertrand Creek;
3. Provide a link between the ecoterritory and Lake St. Louis;
4. Take into account the Des Sources nature park protection and implementation plan;
5. Promote the development of pedestrian and bicycle paths to connect different parts of the ecoterritory with surrounding neighbourhoods.

ARTICLE 95: Specific criteria

1. The project demonstrates that it maximizes the conservation of woods, inland waterways and wetlands while taking their ecological value into account;
2. The project is designed so as to enable ecological or recreational corridors to be created for the purpose of connecting shorelines, wooded areas, wetlands and inland waterways;
3. The project favours maintaining a sufficiently wide protective strip in its natural state along an inland watercourse, shore or wetland;
4. The project includes land use for the construction on the shoreline, wooded area, wetland or inland watercourse by enhancing their features;
5. The project preserves the natural topography of the site by limiting backfilling and excavation work;
6. The project favours maintaining or improving the hydrological regime of watercourses.

SUBSECTION 2 WOODED AREAS

ARTICLE 96: Specific objectives

1. Ensure the preservation and enhancement of Dorval's wooded areas;
2. Increase forested areas in the city;
3. Establish and maintain ecological connectivity between forested spaces.

ARTICLE 97: Specific criteria

1. The project enhances and optimizes the preservation of rare or exceptional forest ecosystems, undisturbed forests, mature trees, and special-status plant species;
2. Opportunities to create a wooded area, or expand an existing woodland, were considered at the time of project design;
3. If the project is in or near a connected wooded area, this continuity is maintained and, where possible, reinforced.

SUBSECTION 3 NATURAL ENVIRONMENTS AND WETLANDS OF INTEREST (MODIFIED BY RCM-60A-22, ART. 9)

ARTICLE 98: Specific objectives (Modified by-RCM-60A-22, art. 10)

1. Ensure the preservation and enhancement of natural spaces, which include wetlands, watercourses and riparian strips;
2. Avoid any direct or indirect alterations to natural environments;
3. Maximize the conservation of wetlands and their protection area;
4. Enhance elements of natural interest and promote their harmonious integration into the project;
5. Promote the preservation and enhancement of biodiversity;
6. Preserve the water supply of wetlands or promote its improvement.

ARTICLE 99: Specific criteria (Modified by RCM-60A-22, art. 11)

1. The project is designed to limit disturbances to wetlands, watercourses and riparian strips while taking into account their ecological value;
2. The project is designed to limit work on slopes greater than 30% and avoid slopes greater than 15% as much as possible;
3. The project is designed so as not to disrupt the environments where special-status wildlife and plant species are found and to ensure the sustainability of the habitat of these species;
4. The project favours maintaining a sufficiently wide protective riparian strip in its natural state along an inland watercourse, shore or wetland;
5. Foresee implementation of constructions and works away from wetlands and the protection area;
6. Promote land development and location of constructions that limit the loss of natural environments and wetlands and minimize excavation, backfilling, or movement of humus or non-invasive native plants;
7. Promote the conservation of a protection strip of approximately 10 metres around wetlands;
8. Promote the development of ecological links between wetlands and other natural environments;
9. Propose developments that contribute to the enhancement of wetlands and other natural environments;
10. Maximize the conservation of existing trees and plant species of ecological value;
11. Promote land restoration, planting of diverse native species, and eradication of invasive species;
12. Preserve natural topography and maintain the water balance of wetlands by limiting excavation, backfilling, or the movement of humus;
13. Preserve natural drainage basins through building layout and development that allow water to flow towards wetlands.

SUBSECTION 4 ARCHAEOLOGICAL SITES OF INTEREST

ARTICLE 100: Specific objective

Ensure the protection and enhancement of Dorval's archaeological heritage, which is a collective asset as well as a material heritage.

ARTICLE 101: Specific criteria

1. In cases of interventions within an archaeological interest area, the intervention intended to create a public right-of-way must allow for the enhancement of the archeological remains found on the site.

SUBCHAPTER 7

INDUSTRIAL AND COMMERCIAL BUILDINGS

ARTICLE 102: Description
Vitalized by the presence of the Montréal-Trudeau International Airport and the proximity of the Technoparc in the Saint-Laurent Borough, the City of Dorval's industrial sector is garnering considerable interest. As part of its overall urban vision, the City is promoting the establishment of new strategic businesses in conjunction with the Technoparc, where major investments in aeronautics, clean technologies and IT, as well as life sciences, are deployed. In addition, the presence of vacant lots and some ageing businesses should result in a revitalization of Dorval's industrial areas in the coming years. To provide a proper framework for the requalification of these areas, the definition of clear guidelines in terms of architecture and development is needed in order to make them quality areas that respond to current environmental issues and concerns. The ecological development of the sites will thus be favoured in the new industrial developments and in site requalification projects in order to create a renowned industrial ecopark.

Commercial activity, for its part, is mainly stimulated by the presence of large hubs, such as the Galeries des Sources and Les Jardins shopping centres in Dorval, located within the city limits, but also the nearby CF Fairview Pointe-Claire centre. The environmental issue, combined with the need to densify the city and promote sustainable mobility, leads to a review of the development and redevelopment prospects for certain businesses, parking areas and other vacant or underused sites.

The purpose of this subchapter is therefore to provide clear guidelines for all projects involving a new construction, expansion or alteration to commercial and industrial buildings, as well as to parking spaces, in order to give shape to the City of Dorval's vision, which is to make the City a model of architectural quality and environmental responsibility.

ARTICLE 103: Works subject to the by-law
For commercial or industrial projects in the City of Dorval, an application for a permit or certificate for the following is subject to the by-law:

1. Construction of a new main building;
2. Expansion of a main building;
3. Exterior renovation of a main building (including repairs to the roof);
4. Exterior addition of a building, structure or equipment incidental to industrial use;
5. Development or redevelopment of a parking area.

OBJECTIVES AND CRITERIA

ARTICLE 104: Development objectives

- Design high-quality buildings with a refined architectural treatment;
- Favour structures and buildings with a low environmental impact;
- Compensate for the addition of hard surfaces with quality landscaping.
- Reduce potential and existing urban heat islands;

SECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 105: Siting method and massing

- Moving up the built frontage or part of the built frontage on the street is encouraged to surround and conceal parking spaces in the back.
- Where the project is adjacent to low-density or low-rise residential buildings, mitigation measures (e.g., remote siting, massing and height modulation, berm, wooded area) are included.
- Delivery docks and underground garage entrances in the front of the building are to be avoided.
- The design includes the integration of lighting components that bring out the architectural quality of the building. Low-intensity solar or light-emitting diode (LED) lighting is considered to minimize light pollution.

ARTICLE 106: Architectural treatment

- The construction fits in well with the neighbouring buildings in order to create a continuity effect by favouring the inclusion of architectural materials and components based on the architecture of the receiving environment and the site characteristics.
- The architecture favours the distribution of masses, setbacks, shapes and colours that break the linearity of the building. Use of ornamental elements such as brick sets, stone bands, an entablature and protruding elements, such as pilasters, etc., is greatly favoured.
- All façades of the main building adjacent to a street are treated as main façades.
- The main entrance faces the roadway and is characterized by a distinctive architectural treatment.
- Flat roofs are favoured. Where possible, the roof is designed and treated as a fifth façade to optimize the use of these surfaces (e.g., outdoor community spaces, gardens and urban agriculture, green roofs).

ARTICLE 107: Materials

- The preferred exterior cladding materials are masonry or quality materials (e.g., clay brick, cut stone, granite, marble, architectural concrete, torrefied wood) in subdued, earthy or natural colours.
- Materials produced from recycled and recyclable materials or manufactured from natural resources from neighbouring provinces or states are preferred. Eco-engineered materials are also favoured.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Limited use is made of dark-coloured exterior wall cladding materials.

ARTICLE 108: Commercial buildings

- The building footprint is limited to allow for outdoor spaces to be used for the creation of green spaces and community spaces.
- The architectural design is of high quality and suggests a subdued and coherent design where the architectural elements go well together.
- The façade of a building that can be seen from a highway is given special architectural treatment to enhance the façade (e.g., second main façade, openings, use of spandrel glass).
- The project proposes a significant number of openings on building façades adjacent to the public road and green spaces to create lively façades.
- Abundant windows are preferred in parts of buildings where offices are found.

ARTICLE 109: Industrial buildings

- The construction favours a high-quality contemporary architectural approach with an emphasis on architectural innovation (e.g., massing, materiality, ornamental details) and a prestigious signature.
- A blind wall on façades facing a street or highway should be avoided. Where such walls are included, they are given special architectural treatment.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The building has adequate ventilation to prevent odour emissions and reduce nuisances to surrounding residential neighbourhoods.
- Chimney flues and chimneys, as well as any industrial accessory construction, are not located on a façade or in a front yard. Their materials are durable, resistant and fit in with the other building materials without compromising their architectural quality. These elements are concealed or not very visible from nearby residential neighbourhoods and include, where necessary, distinctive architectural or artistic elements to compensate for their visual impact.

ARTICLE 110: Outdoor developments

- The visibility of outdoor off-street parking areas and loading and unloading areas is limited in relation to the roadway. Where possible, parking areas are located in the back of or on the side of buildings.
- The materials used and the planned developments for outdoor off-street parking and loading/unloading areas avoid the creation of heat islands.
- The spatial organization of a parking area minimizes the number and width of driveways and travel lanes.
- Safe active travel routes connected to buildings inside parking areas are integrated.
- Whenever possible, the driveway and accessway to the loading and unloading areas are created separately from the driveways and accessways to parking areas.
- The preferred location for any loading and unloading areas is as far away from adjacent residential neighbourhoods as possible. The visual and sound impact of loading and unloading areas is minimized.
- Fences, low walls and other structures are part of the landscaping and are not in the foreground. Quality materials are used for these structures that are aesthetically pleasing and fit in well with the overall site and building.
- Outdoor storage areas are only slightly visible from nearby properties and roadways or concealed by developments and/or structures with superior architectural treatment and that are well integrated with the main building.
- The choice of plantings and their layout fits in well with the environment, enhances the architecture of the buildings and brings out key features such as the building's main entrance, massing, colours and textures.
- A buffer zone creating a dense visual screen is established when the building is adjacent to a residential area or use.
- The positioning of landscaping developments, such as landscaped strips, berms and trees and/or shrubs, is strategic and reduces the environmental and visual impact of industrial projects.
- Appropriation of green spaces is encouraged and furniture, equipment and collective spaces for visitors and/or employees are included.
- Runoff is kept on site as much as possible and managed through seepage into the ground. The development of ditches and vegetated trenches, drainage ditches or rain gardens is favoured for the retention of rainwater.
- Drainage ditches, when required, are designed with riprap to decrease flow velocity and favour sedimentation of suspended solids.
- The number of lighting fixtures is limited, but sufficient lighting is provided to ensure safety. The fixtures are positioned so that the light is directed towards the ground and does not disturb neighbouring properties.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.

OBJECTIVES AND CRITERIA

ARTICLE 111: Development objectives

- Favour the enhancement of the built environment when work is being done on existing buildings;
- Reduce potential and existing heat islands;
- Compensate for the addition of hard surfaces with quality landscaping.

SECTION 2

EXPANSION **RENOVATION**

DEVELOPMENT CRITERIA

ARTICLE 112: Siting method and massing

- Any work that alters the siting or massing of an existing building takes into account the size and alignment of the buildings on the same street or alongside the highway.
- The height of the sections of the building resulting from an expansion or that are being renovated is consistent with the existing sections prior to the work.
- Where the project is adjacent to low-density or low-rise residential buildings, mitigation measures (e.g., remote siting, massing and height modulation, berm, wooded area) are provided.

ARTICLE 113: Architectural treatment

- For work related to the treatment of a façade facing a street or highway, the renovation of a façade or its expansion enhances the building through the architectural treatment and choice of proposed materials.
- The main entrance of the building is characterized by special architectural elements that fit in well with the building's architectural style and indicate access to the public or visitors.
- The proposal maintains or enhances the quality of the architectural design. The latter is of high quality and suggests a subdued and coherent language where the architectural elements go well together.
- All façades of the main building adjacent to a street are treated as main façades.
- For a building with multiple rooms, an expansion or renovation project has the effect of maintaining a homogeneous appearance (e.g., colour, choice of materials, doors and windows, layout of signs).
- New delivery docks and underground garage entrances in the front of the building are to be avoided.
- A project involving the renovation of the front façade and an extension with a wall with a façade facing the street involves integrating lighting components that enhance the architectural quality of the building. Low-intensity solar or LED lighting is considered to minimize light pollution.

ARTICLE 114: Materials

- The materials and colours of the cladding used for sections of the building resulting from an expansion or being renovated are similar to, compatible with or complementary with the materials and colours of the existing building's cladding.
- Materials produced from recycled and recyclable materials or manufactured from natural resources from neighbouring provinces or states are preferred. Eco-engineered materials are also favoured.
- Limited use is made of dark-coloured exterior wall cladding materials.

ARTICLE 115: Openings

- Façade openings of sections of the building resulting from an expansion or renovation are of similar type, size and materials, compatible or complementary with the façade openings of sections of the existing building prior to the work.
- Façade openings are arranged continuously and in keeping with the rhythm created by the layout of the openings in the façade of the sections of the existing building before the expansion.

ARTICLE 116: Commercial buildings

- The architectural design is of high quality and suggests a subdued and coherent design where the architectural elements go well together.
- Any renovation or new part of the commercial façade proposes maximum openings (storefronts and spandrel glass) on the ground floor that is visible from the roadway.

ARTICLE 117: Industrial buildings

- A building expansion or accessory industrial construction includes adequate ventilation to prevent odour emissions and reduce nuisances to surrounding residential neighbourhoods.
- The design of any building expansion incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize the energy efficiency of the built structure.
- Chimney flues and chimneys, as well as any industrial accessory construction, are not located on a façade or in a front yard. Their materials are durable, resistant and fit in with the other building materials without compromising their architectural quality. These elements are concealed or not very visible from nearby residential neighbourhoods and include, where necessary, distinctive architectural or artistic elements to compensate for their visual impact.

ARTICLE 118: Outdoor developments

- When repairing off-street outdoor parking areas and loading/unloading areas, the use of materials and developments that reduce urban heat islands is prioritized.
- When repairing outdoor parking areas, stormwater retention structures (vegetated or drainage ditches, rain gardens) are installed on site.
- Wherever possible, the number of accesses to a site is maintained or reduced to no more than two accesses by the public road. Accessways are marked and surrounded by trees and shrubs or other special developments that enhance landscape quality.
- Safe active travel routes connected to buildings inside parking areas are integrated as much as possible.
- Fences, low walls and other structures are part of the landscaping and are not in the foreground. Quality materials are used for these structures that are aesthetically pleasing and fit in well with the overall site and building.
- Any new outdoor storage areas are concealed or only slightly visible from nearby properties and roads through developments and/or structures with superior architectural treatment and that fit in well with the main building.
- Lighting fixtures enhance the buildings and security at the site. The fixtures are decorative, subdued and positioned so that the light is directed towards the ground and does not disturb neighbouring properties.

SUBCHAPTER 8

UNIVERSAL ACCESSIBILITY

ARTICLE 119: Applicapble objectives
The architectural design of all buildings should aim to facilitate universal accessibility thereof.

ARTICLE 120: Applicable criteria
For commercial or industrial projects in the City of Dorval, an application for a permit or certificate for the following is subject to the by-law:

1. C Wherever possible, minimize the height of the first floor to facilitate access for people with reduced mobility, particularly in the case of multi-family buildings.
2. The parking spaces intended for persons with reduced mobility should be located closest to the building entrance.
3. Safe and lighted pathways leading to these entrances should also be built.
4. The exterior furniture, as well as the design and layout of pedestrian pathways, ensure accessibility to the building and outdoor areas, such as parking lots or recreational spaces;
5. The installation of a lift platform or access ramp is preferred within the building.

04

OBJECTIVES AND CRITERIA BY CATEGORY AND SECTOR

SUBCHAPTER 1

CATEGORIES OF ACTION

ARTICLE 121: Categories of action
To take into account the City's specific characteristics, whether in terms of urban forms or architectural and landscape quality, categories have been defined for the areas subject to the present by-law. These categories will help define use in terms of the urban integration of new construction, expansions and alterations carried out on an existing building for "Residential Neighbourhoods," as well as the redevelopment and requalification areas indicated in the Sustainable Urban Development Plan.

Objectives and criteria specific to the areas related to the category in which they are integrated are grouped into prescriptive sections and will help upgrade the City's entire built environment through the SPAIP by-law.

The by-law focuses on four categories of action, namely:

- Nurture;
- Redevelop;
- Upgrade;
- Protect.

These categories represent the types of actions that can be deployed in the areas identified as such, given their intrinsic qualities and distinctive forms. The map on the next page shows the boundaries of these areas.

ARTICLE 122·
NURTURE

Areas in the "Nurture" category are those part of the "Residential Neighbourhoods" group indicated in the zoning plan. They consist of the urban fabric made up of homogeneous housing complexes as well as areas with a more diverse built environment that are suitable for renovation and modernization while maintaining the integrity of the urban components and neighbouring urban environment.

This category aims to ensure, through the SPAIP by-law, harmonious and coherent integration of projects into the residential neighbourhoods, with respect to both the built environment and the landscape, in line with the vision of the City of Dorval and its residents.

ARTICLE 123·
REDEVELOP

Areas identified for redevelopment are those where the built environment is deteriorated to some extent and contains vacant lots (e.g., urban brownfields, dilapidated buildings), or that have uses that are not compatible with residential areas. These areas have a high potential for redevelopment and will ultimately need to be regulated by an SPAIP by-law to ensure that major projects are properly integrated into the urban fabric.

Projects in these areas will ultimately have to comply with criteria that take into account urban integration, architectural integration and the interface with the public space through the by-law.

ARTICLE 124·
UPGRADE

The areas to be upgraded have some interest, either overall or because of their components defined by a landscape or heritage value. They generally represent historical references that have undergone significant changes over time and are now unstructured, leading to the disappearance of their original character. Upgrading, or improvements, must be done to preserve what remains and halt any future disarticulation of the area.

Projects implemented in this area will have to comply with the objectives and criteria of the SPAIP by-law in order to upgrade its components and enable it to regain its initial character to some extent.

ARTICLE 125·
PROTECT

The areas to be protected are those where the landscape and heritage components are considered to be unique and with significant symbolic and/or historical value. In particular, they can attest to a key period of development that marked the history of the City of Dorval and include buildings that recall these phases of development. The exceptional landscape and heritage components of these areas define them as sites whose character must be protected.

Because of their heritage or landscape value that ranges from interesting to exceptional, these areas cannot involve work that would alter their essence and nature. Thus, the objectives and criteria for the areas to be protected provide guidance for projects to preserve their authenticity.

NURTURE

- "Residential Neighbourhoods" Group

REDEVELOP

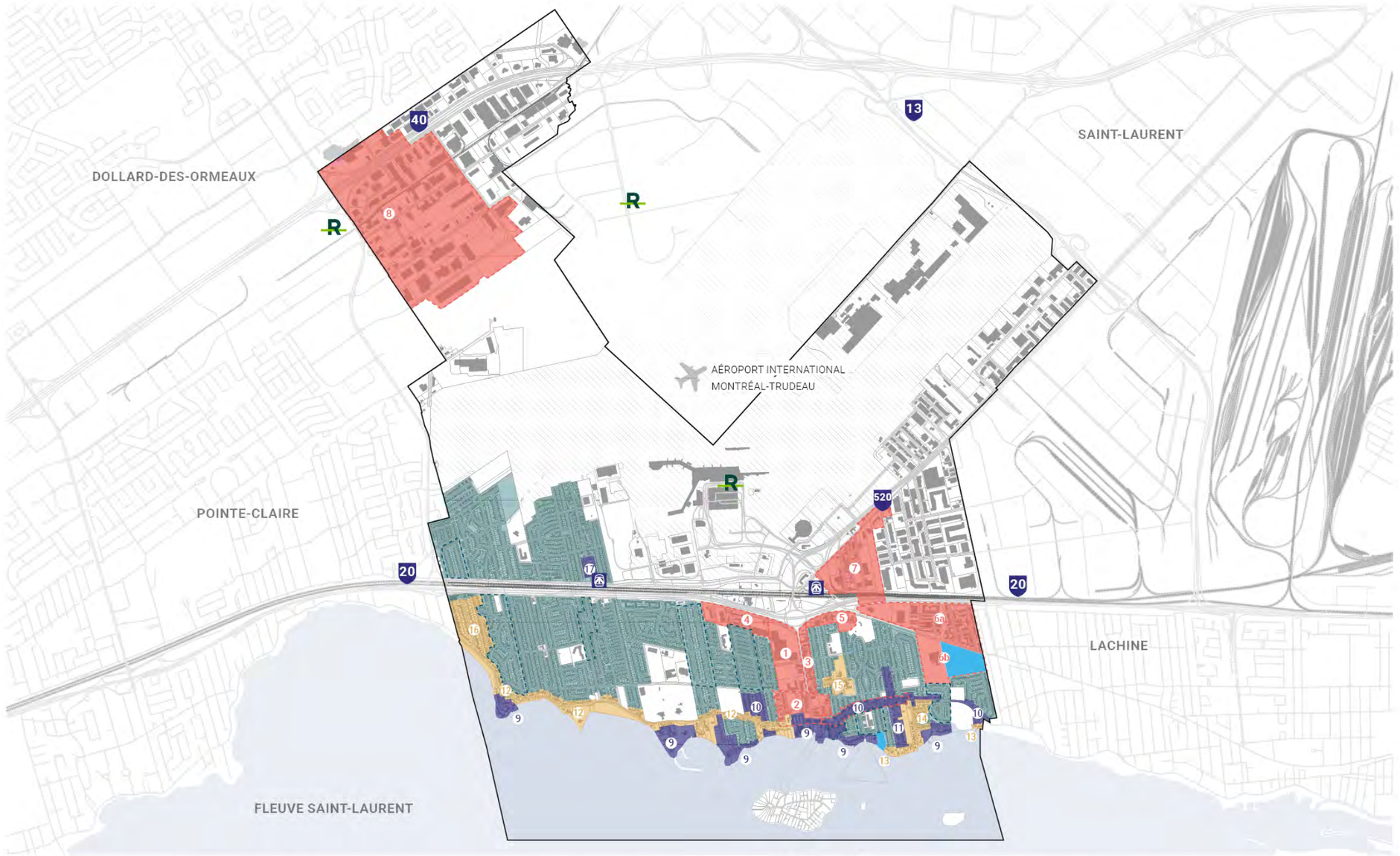
1. Carson and Dorval avenues
2. South Dawson Avenue/Dorval Avenue area
3. East Dorval Avenue Area
4. Herron–Fénélon area
5. Montreal-Toronto Boulevard area
6a. Highway 20 and Bouchard Boulevard area
6b. 200 Bouchard Boulevard lot/west area
7. Michel Jasmin triangle SPP area
8. TOD Des Sources area

UPGRADE

9. Lake St. Louis shoreline areas
10. Lakeshore Drive areas
11. South Martin Avenue area (former village)
17. Pine Beach north area

PROTECT

12. Lakeshore Drive areas
13. Lake St. Louis shoreline areas
14. St. Charles area
15. Village Institutional Sector
16. Western area



4.
CATEGORIES OF ACTION

N 0 0,5 1 km

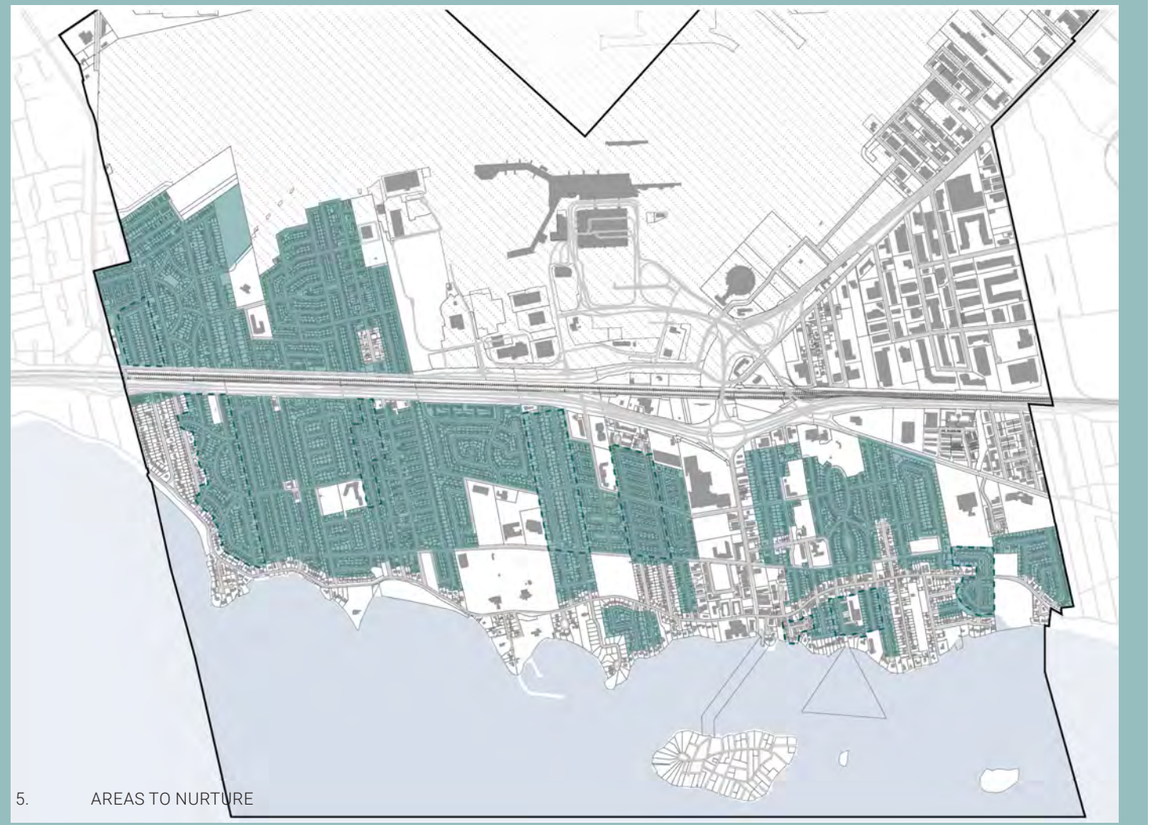
- LIMITE DES SECTEURS
- HYDROGRAPHIE
- RÉSEAU VIAIRE
- VOIE FERRÉE
- ZONE AÉROPORTUAIRE
- GARE DE TRAIN
- STATION REM
- AUTOROUTE
- LIMITE DE DORVAL

CATÉGORIES

- À REDÉVELOPPER
- À CONSOLIDER
- À PRÉSERVER
- À VALORISER
- GRANDES PROPRIÉTÉS DE CARACTÈRE INSTITUTIONNEL
- SECTEURS DÉTENANT UN POTENTIEL DE REQUALIFICATION, DE REDÉVELOPPEMENT ET DE DENSIFICATION
- ENSEMBLES URBAINS

SUBCHAPTER 2

"NURTURE" CATEGORY



5. AREAS TO NURTURE

ARTICLE 126: Description
Areas in the **Nurture** category are included in the "Residential Neighbourhoods" group indicated in the zoning plan. These areas are characterized by an urban fabric that reflects the phases of development that followed the construction of the airport. Construction of the airport stepped up the urbanization and, by extension, the development of the city's neighbourhoods. The built environment of this area is thus reminiscent of the period of development when architecture was greatly influenced by the *Mid-Century* style. The City of Dorval has numerous homogeneous residential developments made up of bungalows and suburban houses with simple, plain architectural components, as well as residences from the earliest resort settlements. They consist of the urban fabric made up of homogeneous housing complexes as well as areas with a more diverse built environment that are suitable for renovation and modernization while maintaining the integrity of the urban components and neighbouring urban environment.

This category aims to ensure, through the SPAIP by-law, harmonious and coherent integration of projects into the residential neighbourhoods, with respect to both the built environment and the landscape, in line with the vision of the City of Dorval and its residents.

ARTICLE 127: Works subject to the by-law
The following work is subject to the SPAIP:

- New constructions;
- Additions and extensions on the front façade and those visible from the public domain;
- Any type of extension (not only those visible from the public road) and subdivision work for lots bordering Bord-du-lac road;
- Additions, extensions, or work involving the installation or modification of a wall, hedge, or fence affecting views of significant landscape elements such as places of worship;
- Replacement of openings on the main façade;
- Modifications to the appearance of the main or secondary façade visible from the public domain;
- Replacement of projections on the main façade;
- Replacement of exterior cladding unless the materials are similar to the current materials;
- Transformation or replacement of architectural features for urban ensembles.

NURTURE
"Residential Neighbourhoods" Group

OBJECTIVES AND CRITERIA

ARTICLE 128: Development objective

Design a building that is in line with the characteristics of its receiving environment in terms of massing, siting and the treatment of façades and the site components in order to ensure harmonious integration with neighbouring buildings.

SECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 129: Subdivision

- The width of lots bordering the same public road must be proportional to that of the neighboring built lots.
- The consolidation of lots for the construction of a building is prohibited.
- The subdivision aims to highlight the unique character of Bord-du-Lac Road.

ARTICLE 130: Siting method and massing

- The siting of the main building is in line with the neighbouring buildings, respect the site components and preserve visual corridors towards Lake Saint-Louis while enhancing views of significant landscape elements, such as places of worship..
- The height, scale and massing of the construction fits in well with the neighbouring main building.
- The width of the main building is similar to that of other buildings on the street.
- Large-scale constructions are divided into several masses or have physically or visually distinct treatments.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 131: Architectural treatment

- The new building has its own architectural signature and its design is centred on quality and uniqueness while fitting in well with neighbouring buildings in terms of façade treatment and architectural style.
- All construction projects use a subdued and coherent architectural language where the architectural elements fit in well together.
- › Ensure an architectural treatment that aligns with the dominant characteristics of the original buildings and preserve the predominant architectural styles in urban ensembles.
- Too many forms, styles and decorative elements, such as arches, gabled dormers, imitation keystone, etc., or a combination of disparate elements, should be avoided.
- On the façade, ostentatious elements, monumental or oversized doors and windows and porticoes with colonnades are to be avoided.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 132: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials and, ideally, are based on prevailing standards on buildings on the same street.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 133: Materials

- The exterior cladding materials are in subdued colours and are compatible with the proposed architectural style and the type of dominant materials on the street.
- The exterior cladding materials are compatible in terms of form, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- In case of a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 134: Porches, balconies and verandas

- The porches, balconies and verandas favour openness and fit in with the architectural features of other buildings in the area.
- The materials and architectural treatment of the verandas are the same as those of the main building.

ARTICLE 135: Outdoor developments

- In the front and rear yards, landscape designs are heavily vegetated, carefully maintained, and well-kept. Existing trees and vegetation are preserved and highlighted by the architecture and landscape design.
- The planting of shrubs, perennials, and other landscape components in both front and rear yards is encouraged to enhance the building and the unique features of the site, particularly visual corridors towards Lake Saint-Louis, and to enhance views of significant landscape elements, such as places of worship.
- A selection of natural, permeable materials with minimal mineral coverage is preferred for circulation areas (stepping stones, stone dust, porous or permeable pavers, etc.).
- The landscape design proposes the planting of diverse, hardy native plant species to ensure continuity and enhance the vegetative cover of the streets.
- The project includes the integration of landscaping dedicated to creating wildlife habitats (biodiversity hedges, pollinator gardens, dense vegetation islands, etc.).
- Outdoor parking spaces are configured to allow stormwater runoff to flow toward natural retention areas (rain gardens, vegetative filter strips, swales, etc.).
- Gutters are directed towards a system designed for natural infiltration of runoff water, rather than into the sewer system.
- Appropriate outdoor lighting, ideally solar-powered, is preferred to reduce light pollution. The intensity, direction, and duration of lighting are controlled.

NEW CONSTRUCTION

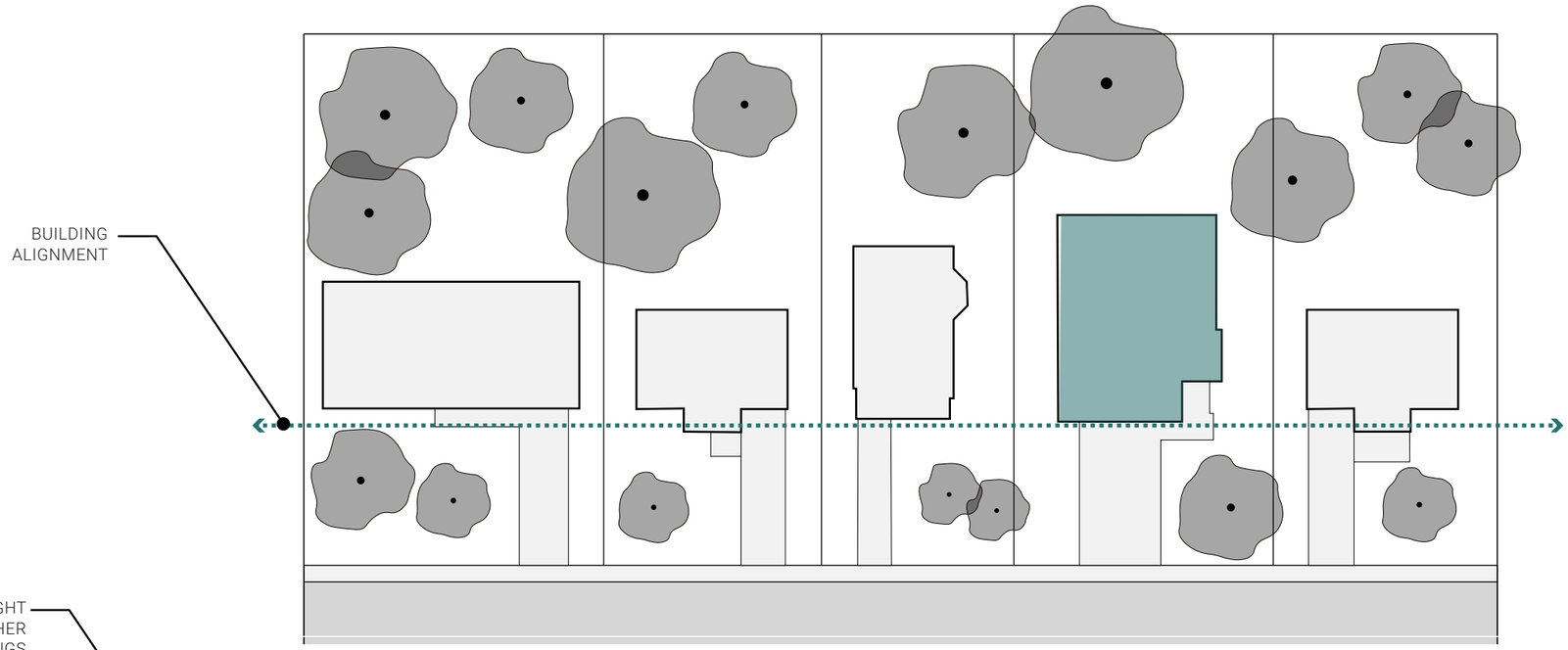


FIGURE 7. INTEGRATION OF NEW TOP CONSTRUCTION

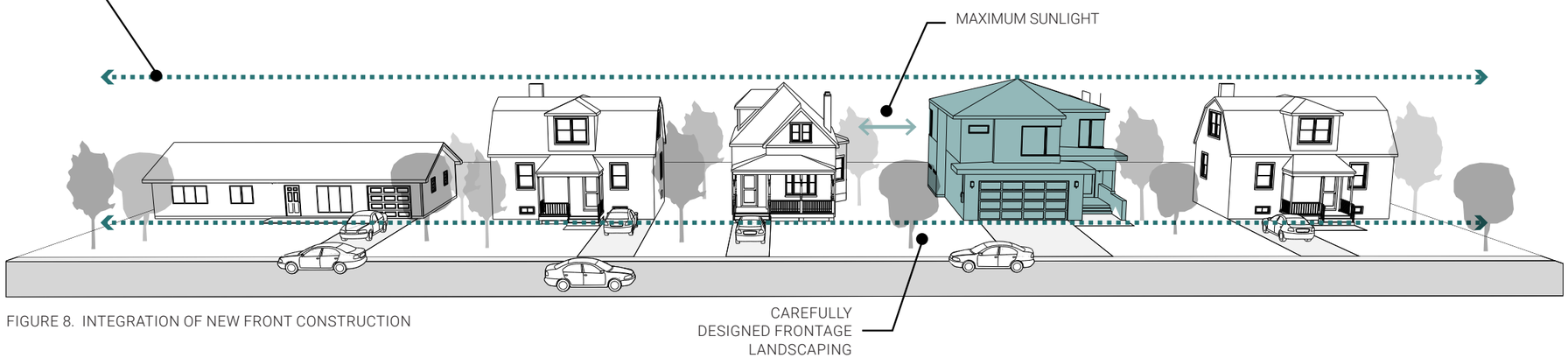


FIGURE 8. INTEGRATION OF NEW FRONT CONSTRUCTION

OBJECTIVES AND CRITERIA

ARTICLE 136: Development objective

Design an expansion that observes the architectural components of the main building in terms of shape, materials and architectural treatment to ensure seamless integration with the original building as well as the built and landscaping environment of the street.

SECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 137: Siting method and massing

- The minimum distance between the façade of the expansion and the street line is equivalent to that of other buildings on the same side of the street.
- The placement of the extension enhances views of significant landscape elements, such as places of worship, promotes the preservation of visual corridors towards Lake Saint-Louis, and protects existing vegetation, including trees, hedges, and other mature shrubs.
- The expansion is ideally located at the back of the main building and takes into account the location of the accessory buildings on the site as well as their accessibility.
- The expansion fits in well in terms of shape, size and height of the main building to ensure overall visual consistency. It also fits in with the other buildings in the area.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 138: Architectural treatment

- The expansion is in keeping with the style and architectural components of the main building or favours smooth architectural integration when its design is more modern. It fits in well with neighbouring buildings.
- The expansion ideally focuses on repetition and harmonization of the ornamental features and on the observance of the rhythm created by the openings, arrangement of materials, the shape and the composition of the roof.
- The decorative and utilitarian elements (e.g., cornices, porches) have proportions and an architectural treatment similar to those of the main building.

ARTICLE 139: Openings

- Where possible, the façade of an expansion has a distribution and opening proportions that are consistent, or symmetrical with, the façade of the main building.
- The doors and windows proposed for the expansion are ideally the same as those of the main building, or at the very least have the same colours and materials.

ARTICLE 140: Materials

- The exterior cladding materials are consistent with those of the main building in terms of form, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- For an expansion that includes a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 141: Porches, balconies and verandas

- The materials and architectural treatment of the porches, balconies and verandas are similar to those of the main building.

ARTICLE 142: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Continuity of outdoor developments is ensured in order to maintain visual consistency and improve the vegetative cover of the streets. Landscaping is heavily vegetated and favours plants from a variety of native species.
- The landscape design highlights visual corridors towards Lake Saint-Louis and enhances views of significant landscape elements, such as places of worship.

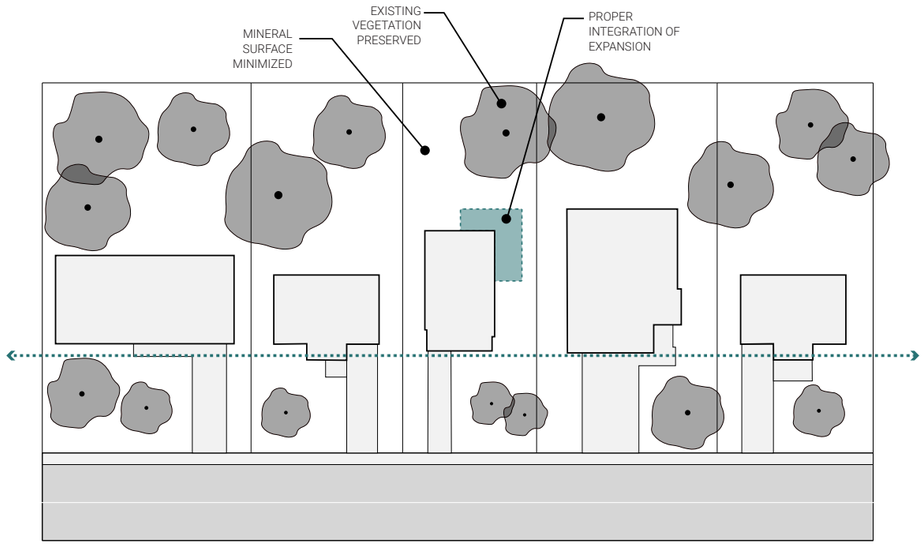


FIGURE 9. INTEGRATION OF TOP EXPANSION

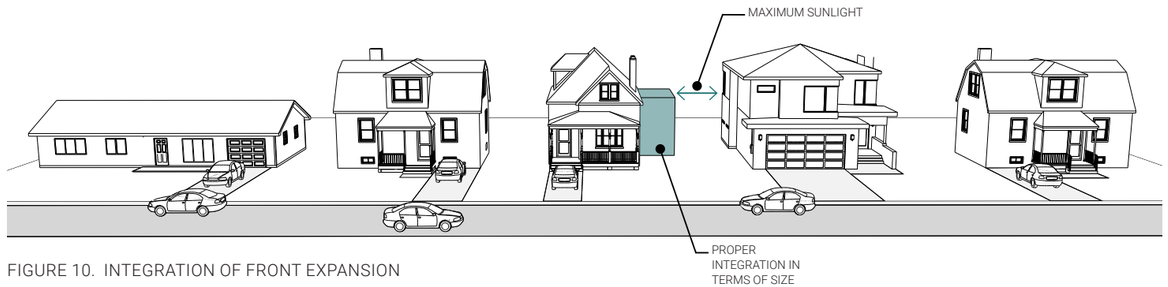


FIGURE 10. INTEGRATION OF FRONT EXPANSION

OBJECTIVES AND CRITERIA

ARTICLE 143: Development objective

Contribute to maintaining or enhancing the architectural quality of City of Dorval buildings through renovations.

SECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 144: Architectural treatment

- The renovation project preserves and enhances the main architectural components of the building.
- The shape and slope of the roof are consistent with the architectural style of the building.
- Alterations made to a building as part of a renovation do not create an impression that the building dominates over the main buildings adjacent to it.

ARTICLE 145: Openings

- Openings can be created, modified or walled up, provided that such work ensures a balance of the architectural components on a wall.
- For renovations involving alterations to certain openings, the doors and windows are ideally the same on the walls of the façades visible from the street or have the same colours and materials on the other walls.
- When completely replacing the openings in a building, the doors and windows match the proposed exterior cladding and, ideally, are based on the prevailing standards for buildings on the same street.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 146: Materials

- Colours and cladding materials are subdued and compatible with the building architecture, as well as those of the surrounding buildings.
- The proposed exterior cladding materials match in terms of shape, texture and colour.
- Existing masonry materials are kept or replaced with masonry compatible with the architectural style and other proposed cladding materials.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 147: Porches, balconies and verandas

- Renovations to a porch, balcony or veranda are consistent with the building's architectural style. Ideally, the same materials are used for the renovation.
- In a complete replacement, the porch, balcony or veranda is modelled on the original style of the building, and this component is reproduced exactly.

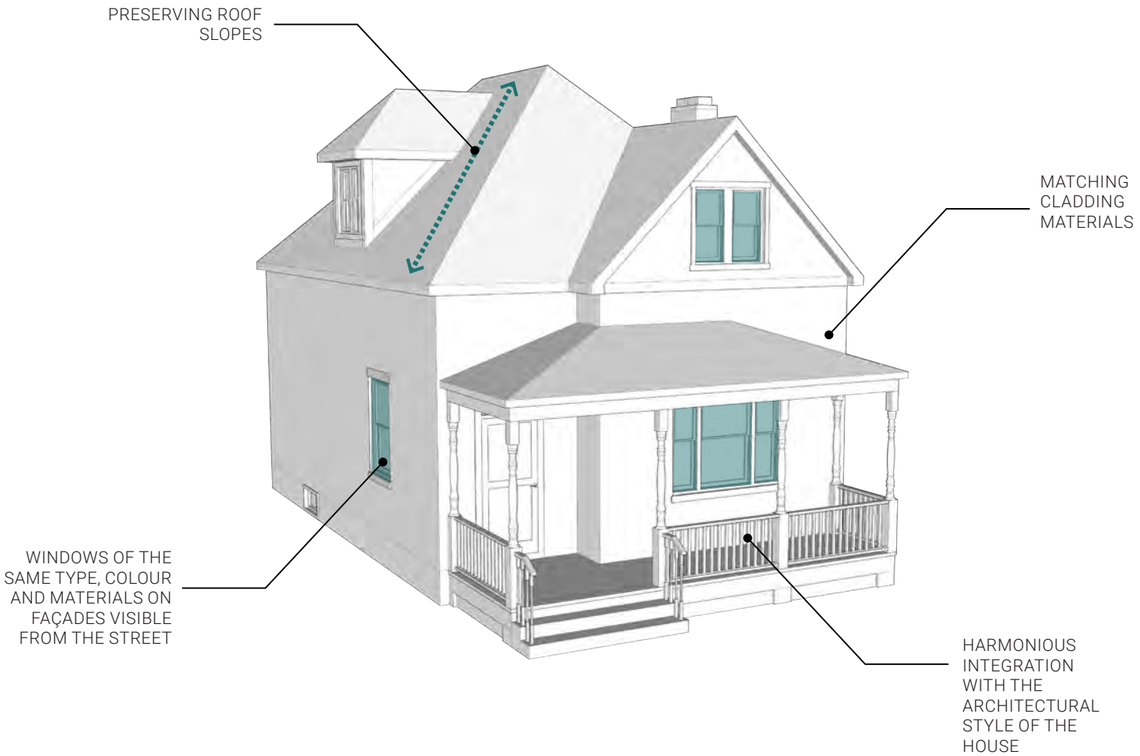


FIGURE 11. RENOVATION ELEMENTS

EXAMPLES OF INTEGRATION

NEW CONSTRUCTION

FIGURE 12. PROPER INTEGRATION OF NEW CONSTRUCTION

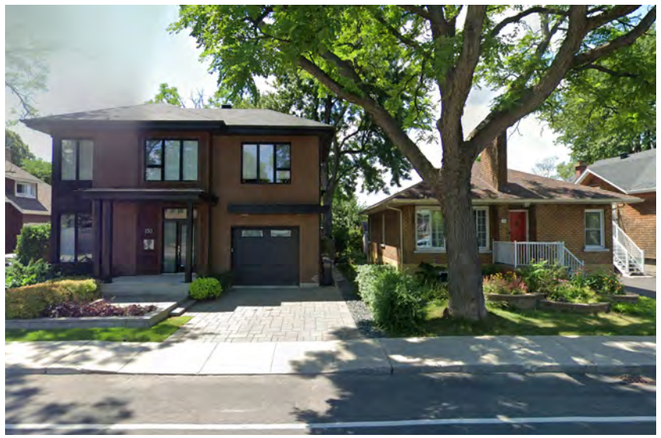


FIGURE 13. INADEQUATE INTEGRATION OF NEW CONSTRUCTION

EXPANSION

FIGURE 14. PROPER INTEGRATION OF CONTEMPORARY EXPANSION (BEFORE)

FIGURE 15. PROPER INTEGRATION OF CONTEMPORARY EXPANSION (AFTER)

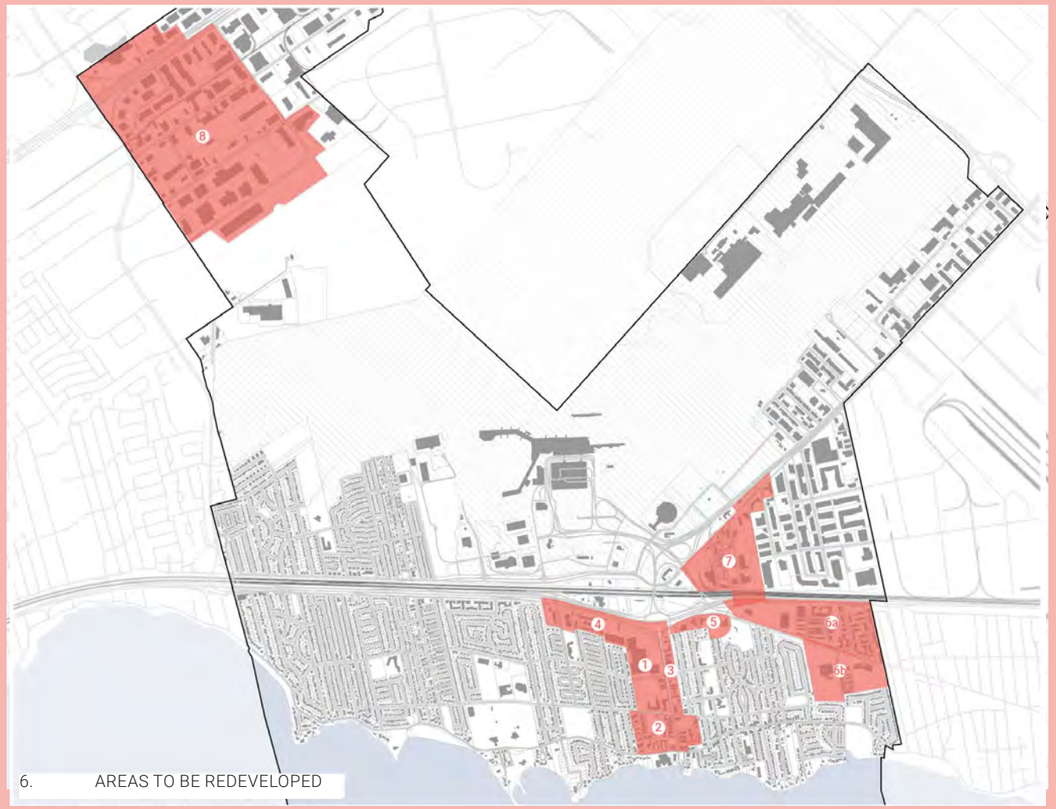
RENOVATION

FIGURE 16. PROPER INTEGRATION OF RENOVATION (BEFORE)

FIGURE 17. PROPER INTEGRATION OF RENOVATION (AFTER)

SUBCHAPTER 3

"REDEVELOP" CATEGORY



6. AREAS TO BE REDEVELOPED

ARTICLE 148: Description
Areas identified to be **Redeveloped** are those where the built environment is deteriorated to some extent and contains vacant lots (e.g., urban brownfields, dilapidated buildings), or with uses that are not compatible with residential areas. These areas have a high potential for redevelopment and must be regulated by an SPAIP by-law to ensure that major projects are properly integrated into the urban fabric.

Projects in these areas will ultimately have to comply with criteria that take into account urban integration, architectural integration and the interface with the public space through the by-law.

This category includes eight (8) redevelopment areas. The proposed criteria aim to ensure that projects follow principles of sustainable development and urban integration.

REDEVELOP

1. Carson and Dorval avenues
2. South Dawson Avenue/Dorval Avenue area
3. Dorval Avenue East
4. Herron–Fénélon area
5. Montreal-Toronto Boulevard area
6a. Highway 20 and Bouchard Boulevard area
6b. 200 Bouchard Boulevard lot/west area
7. Michel Jasmin triangle SPP area
8. TOD Des Sources area

ARTICLE 149: Development principles

SUSTAINABLE DEVELOPMENT

- Give priority to a compact urban form in order to increase the City's density;
- Favour mixed uses, especially on main thoroughfares;
- Prioritize sustainable and quality materials;
- Enhance the landscape and natural environments;
- Design efficient and energy-efficient buildings;
- Ensure sustainable stormwater management;
- Favour permeable surfaces for parking areas.

URBAN INTEGRATION

- Create a sustainable neighbourhood that is accessible and has adequate transportation and services;
- Create a built frontage that contributes to urban vitality;
- Ensure proper integration through massing gradation;
- Favour indoor parking and vehicular and service access in the back;

ARCHITECTURAL INTEGRATION

- Favour an innovative architectural design that strives to create an efficient building;
- Create outdoor spaces that support urban vitality and ecological developments.

INTERFACE WITH PUBLIC REALM

- Integrate a ground floor with a commercial interface and at a pedestrian level;
- Incorporate public spaces and plots to ensure harmonious continuity with the urban fabric and enhance the quality of the public realm.

SECTION 1.

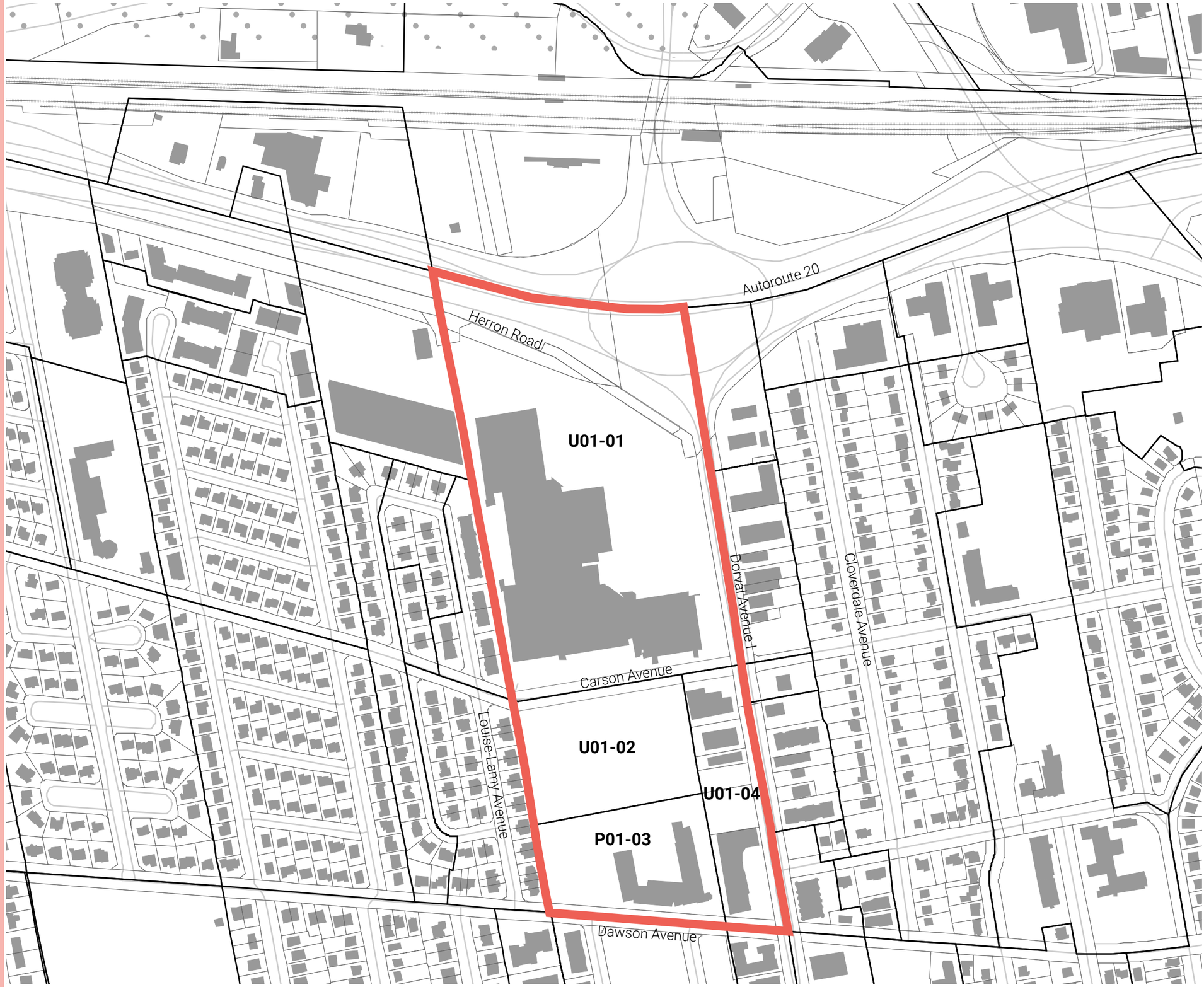
CARSON AND DORVAL AVENUES

ARTICLE 150: Description
This area consists of a quadrant made up of Dorval Avenue (east), Dawson Avenue (south), the boundary with the residential neighbourhood (west), and Herron Road (north). It is primarily commercial and mainly contains large parking areas, a shopping centre, a youth centre and a strip mall. It has been designated as an area for redevelopment due to the large parking area and its proximity to the highway.

In general, large buildings dominate the urban setting of the area, which are also of varying shape and methods of siting, while the architectural treatment of the façades also differs from one business to another. It contrasts significantly with the surrounding environment, which is predominantly residential.

ARTICLE 151: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land.
- Additions, extensions, or work involving the installation or modification of a wall, hedge, or fence affecting views of significant landscape elements, such as places of worshi.
- Subdivision works.



OBJECTIVES AND CRITERIA

ARTICLE 152: Development objectives

- Support the creation of a new medium- or high-density mixed neighbourhood with a layout that will support active group transit.
- Promote a close relationship between the building and the street in order to energize the urban network with welcoming spaces that are accessible, safe and comfortable for everyone and that include low-impact environmental developments.

SUBSECTION 1

NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 153: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.
- An adequate number of and sufficiently large parks, plots or green spaces are provided. Their location takes into account the anthropogenic constraints associated with Highway 20, the service roads and Dorval Avenue in order to ensure accessibility.

ARTICLE 154: Public developments

- The actual walking distance between the buildings and transit access points is reduced to create continuous pedestrian and cycling routes.
- Traffic calming measures (e.g., tightening at intersections, vegetation in right-of-ways, projections) are included to make the crossing safer and shorter for pedestrians.
- Continuous sidewalks are created, preferably on both sides of the street, and are wide enough to incorporate developments (e.g., continuous planting pit, furniture).
- The geometry of the street provides an area for the creation of a bicycle path separated by a planted median.

ARTICLE 155: Siting method and massing

- Moving up the built frontage or part of it on the street is encouraged in order to surround and conceal parking spaces in the back.
- The proposed placement allows for the development of public spaces (public square, terrace, etc.) at the front and enhances views of significant landscape elements, such as places of worship..
- Commercial activities and community services are preferred on the ground floor of buildings.
- The project includes massing and heights that are in line with what is stated in the land-use plan and regulatory requirements in effect for adjacent lots.
- Where the project is adjacent to low-density or low-rise residential buildings, mitigation measures (e.g., remote siting, massing and height modulation, berm, wooded area) are provided.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 156: Architectural treatment

- The construction favours a contemporary approach and fits in well with the neighbouring buildings in order to create a continuity effect by favouring the inclusion of architectural materials and components based on the architecture of the receiving environment and the site characteristics.
- Architectural diversity is favoured while respecting the characteristics of the existing built environment. A subdued and coherent architectural language where the architectural elements fit in well together is desirable.
- All façades of the main building adjacent to a street are treated as main façades.
- Delivery docks and underground garage entrances in the front of the building are to be avoided.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.

ARTICLE 157: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- The façade treatment of the ground floor of a commercial or mixed building differs from that of the upper floors by favouring the integration of large storefronts in order to affirm the street's commercial character and vitalize the public space.
- Each main building favours abundant windows that maximize sunlight in livable residential spaces.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 158: Materials

- All new main buildings favour an arrangement of materials characterized by simplicity and rhythm across the building's façades. The use of two (2) or three (3) main materials on all façades of the main building is preferred.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Company brand colours, when included in a building with several spaces, are minimized.
- All projects involving a new main building include energy efficiency and waste reduction standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

NEW CONSTRUCTION

ARTICLE 159: Outdoor developments

- Pedestrian and bicycle paths are created between the roadway and accesses to buildings.
- Outdoor developments feature public spaces that include a sufficient quantity of street furniture in strategic locations and bicycle equipment such as racks and repair stations.
- The creation of indoor parking spaces is preferred. Sharing of indoor and outdoor parking areas may be considered provided that the outdoor parking spaces are primarily used for visitors and commercial customers for a limited period of time.
- Where possible, parking areas, including manoeuvring areas and alleys, are located and set up in such a way to be minimally visible from the roadway.
- Sharing of parking areas according to busy periods is encouraged. In addition, there are parking spaces with an EV charging station and car sharing spaces.
- Landscaping is planned in the parking areas to limit the visual impact from the road and ensure adequate vegetation cover across the site.
- The landscape design enhances views of significant landscape elements, such as places of worship.
- Excess vehicular accessways and other mineral surfaces are minimized. Permeable surfaces, such as turfstone or permeable pavers, or any other material with a Solar Reflectance Index (SRI) of at least 29, are incorporated.
- Drive-through lanes are to be avoided. Otherwise, the proposed lane is located on the side or in the back and landscaping is used to minimize the visual impact. It avoids intersections that include active travel networks, and traffic calming measures are added to vehicle entrances and exits.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- Shrubs, perennials, trees and other landscaping components are adapted to the environment and enhance the building and the unique features of the site.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- When the construction project involves the installation of outdoor mechanical equipment, the latter is not visible from the public space. The back of the building is the preferred location, and landscaping to conceal the equipment and reduce the visual and sound impact is considered.
- Locations and landscaping that conceal containers, garbage and recycling bins and similar equipment are planned.
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.

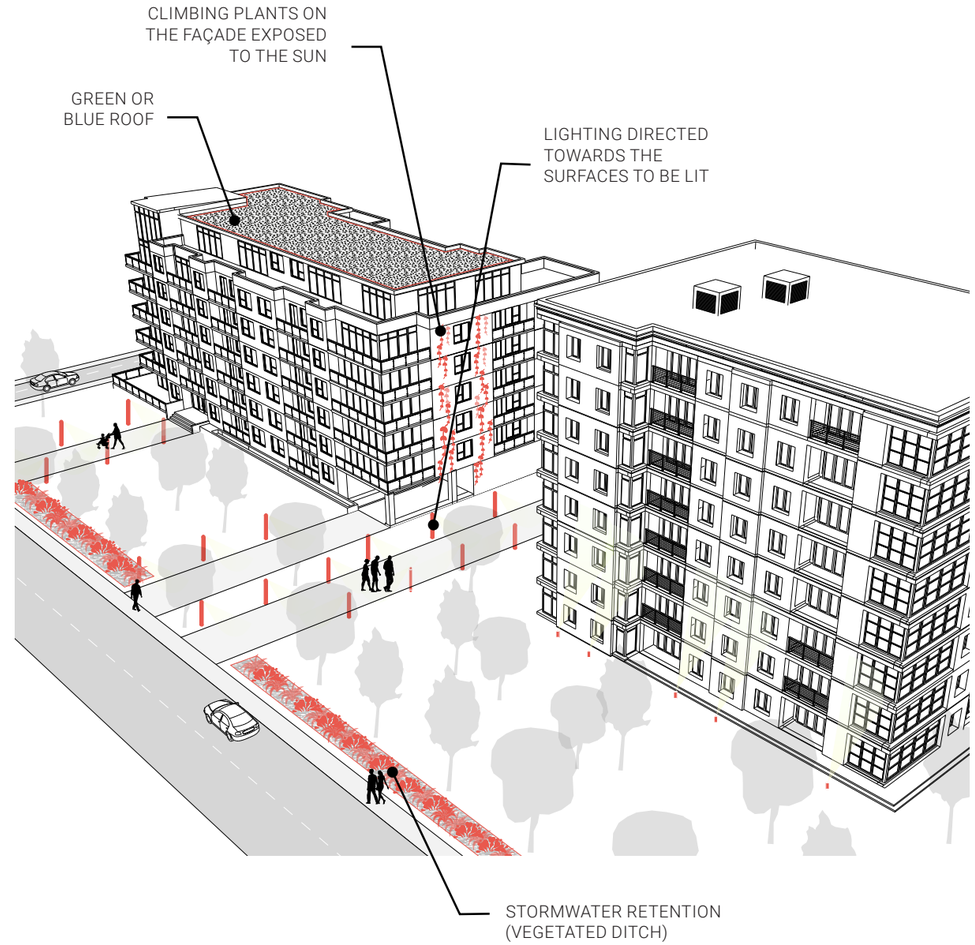


FIGURE 18. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

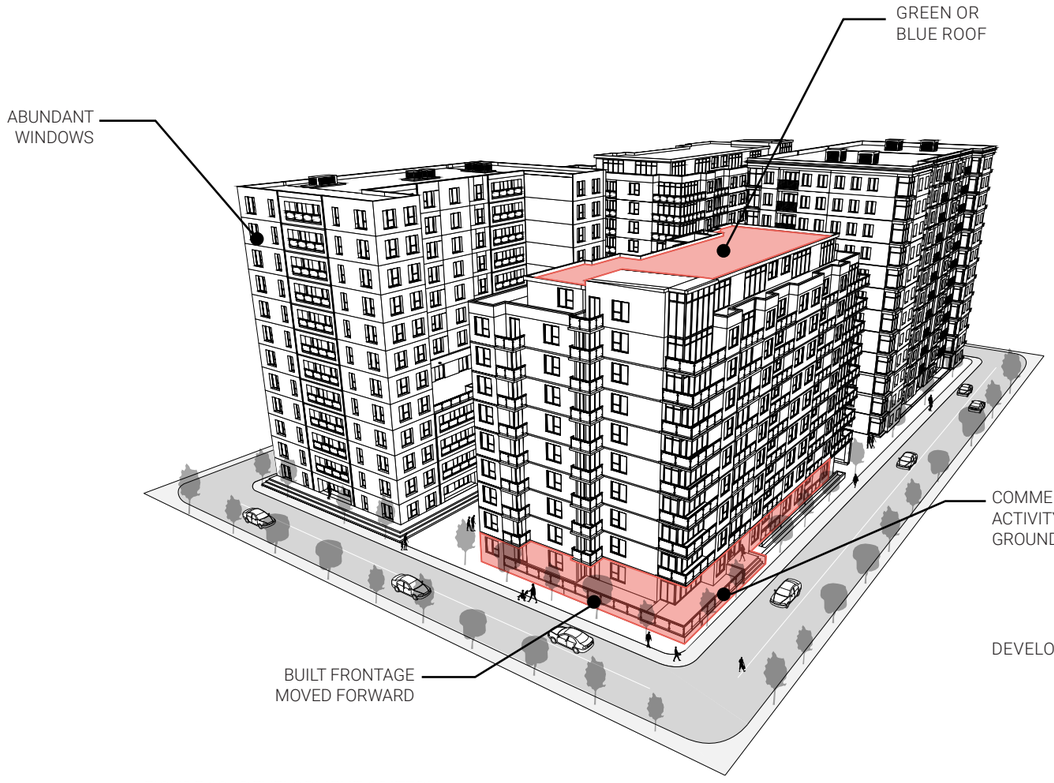


FIGURE 19. DEVELOPMENT CRITERIA
FOR A NEW CONSTRUCTION

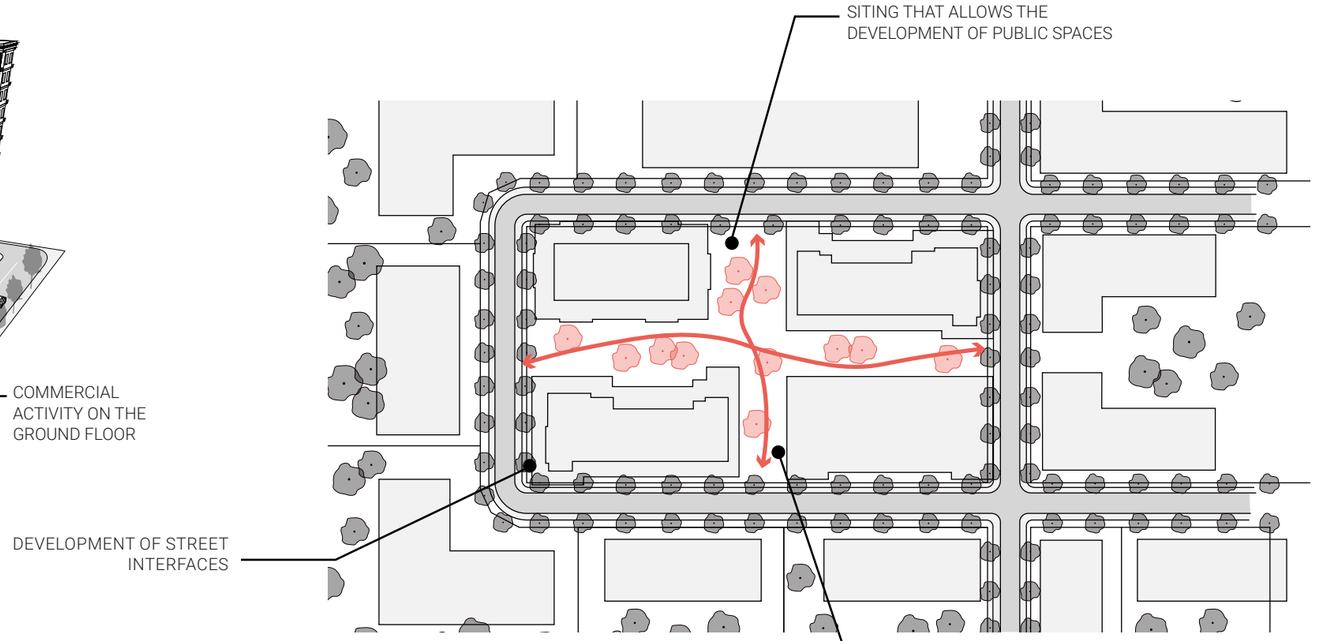


FIGURE 20. DEVELOPMENT CRITERIA
FOR A NEW TOP CONSTRUCTION

FIGURE 21. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA
FOR A NEW CONSTRUCTION

ARTICLE 160: Development objective

Favour the harmonious integration of expansions in the main buildings while respecting the architectural typology and the receiving environment.

Work on a building increases or improves its architectural consistency or coherence.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 161: Siting method and massing

- Moving up the built frontage or only part of it is favoured to better frame the street and conceal parking spaces.
- The architecture of the buildings has simple massing while featuring variations in form.
- For a vertical expansion, the number of floors to be built takes into account the impact on sunlight, the views, the surrounding environment and the quality of the living environments.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The placement of the extension enhances visual corridors and views of significant landscape elements, such as places of worship.

ARTICLE 162: Architectural treatment

- Work carried out on a main building observes the latter's architectural components and environmental characteristics.
- Expansions are done so as to draw inspiration from the architectural components of the main building in order to preserve its integrity. The architecture language is subdued and coherent and the architectural elements fit in well together.
- Where necessary, the expansion work includes renovating existing parts of the building to improve the consistency of the architectural design or compatibility between the various parts of the building.
- For a vertical expansion, composition elements are added to the lower floors to ensure a human scale and better integrate the upper floors.
- The mechanical equipment is integrated into the built structure with an architectural concern to conceal it.

ARTICLE 163: Openings

- An expansion consisting of additional storeys(s) includes abundant windows, particularly on the façades facing a street.
- A ground-floor expansion includes windows similar to the existing building, or even an improvement of the windowed area if the building's architecture allows for it.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 164: Materials

- The colours of the materials are neutral and timeless.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 165: Outdoor developments

- Pedestrian and bicycle paths are created between the roadway and accesses to buildings.
- Indoor or underground parking is preferred for all new parking spaces.
- A reduction of outdoor surface parking is encouraged to enable public spaces to be developed.
- Where the project involves the development or redevelopment of a parking area, excess vehicular access and other mineral surfaces are minimized. Permeable surfaces, such as turfstone or permeable pavers, or any other material with a Solar Reflectance Index (SRI) of at least 29, are incorporated.
- Drive-through lanes are to be avoided. Otherwise, the proposed lane is located on the side or in the back and landscaping is used to minimize the visual impact. It avoids intersections that include active travel networks, and traffic calming measures are added to vehicle entrances and exits.
- The landscape design enhances views of significant landscape elements, such as places of worship.
- Shrubs, perennials, trees and other landscaping components are adapted to the environment and enhance the building and the unique features of the site.
- Site development proposes green spaces that include the planting of perennials requiring little maintenance.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.

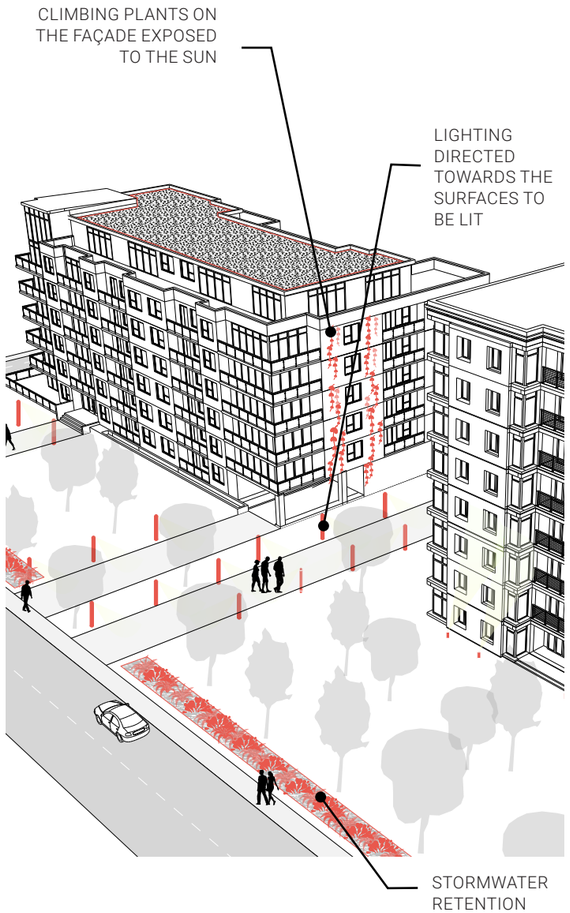


FIGURE 22. DEVELOPMENT CRITERIA FOR AN EXPANSION

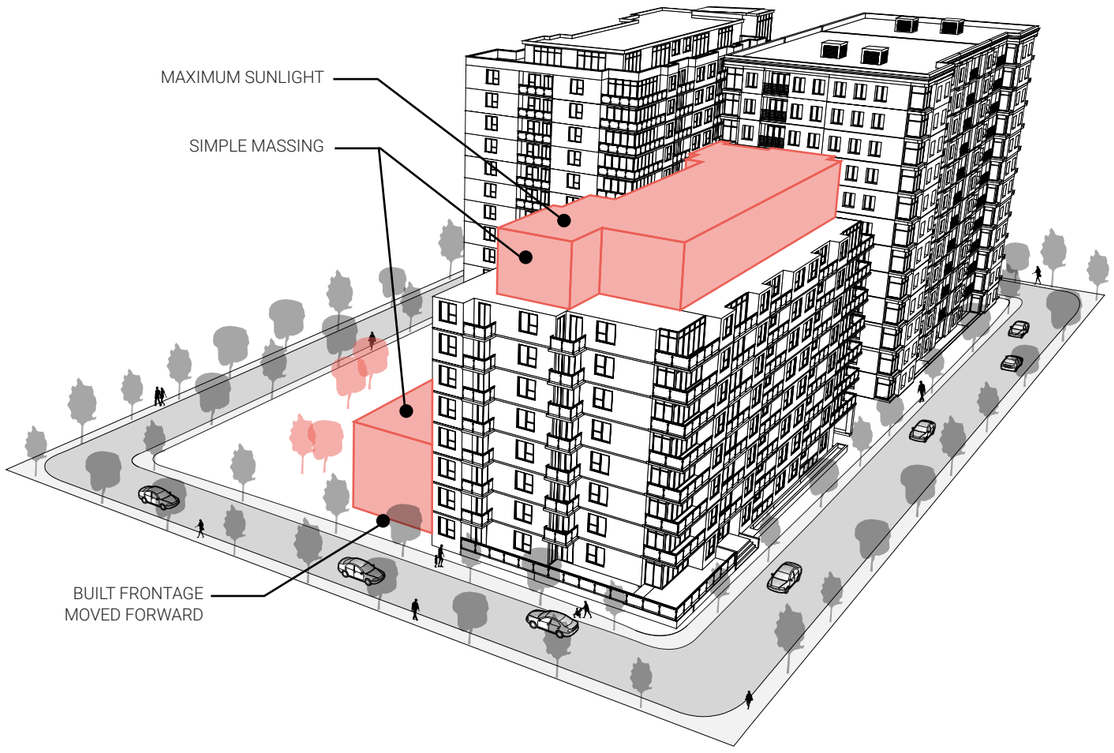


FIGURE 23. DEVELOPMENT CRITERIA FOR AN EXPANSION

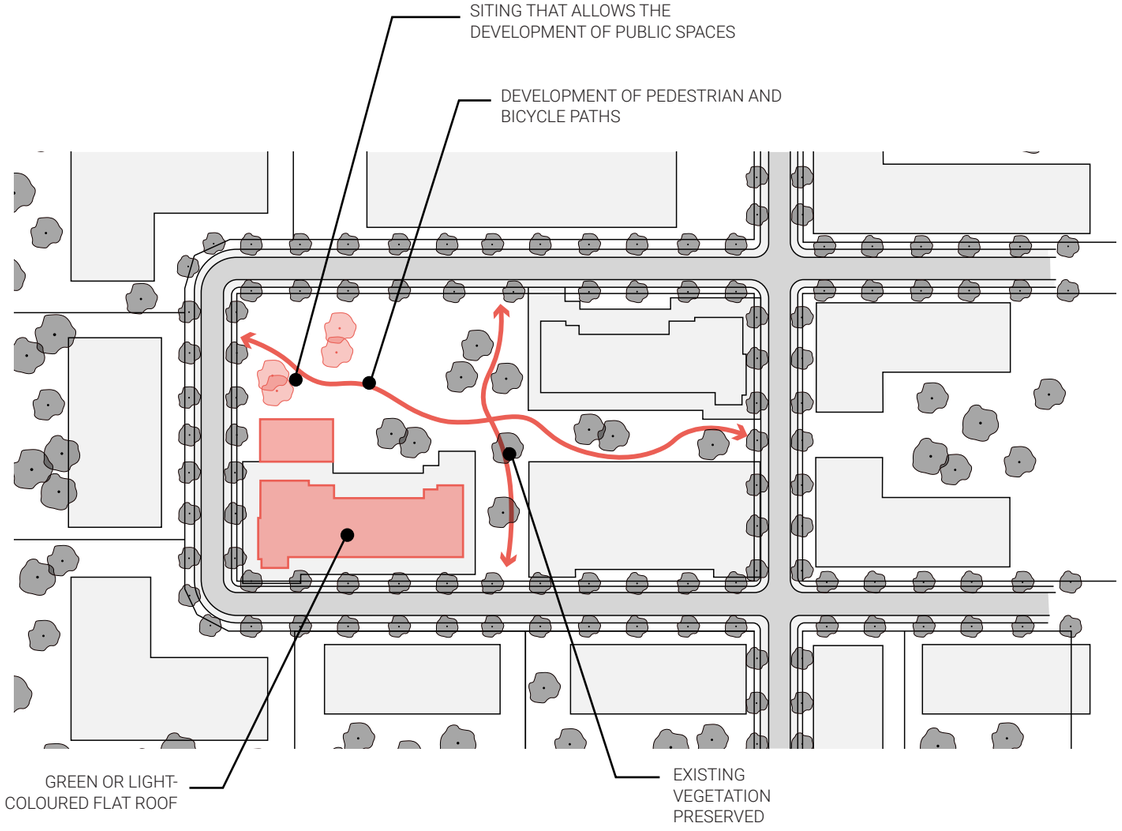


FIGURE 24. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 2.

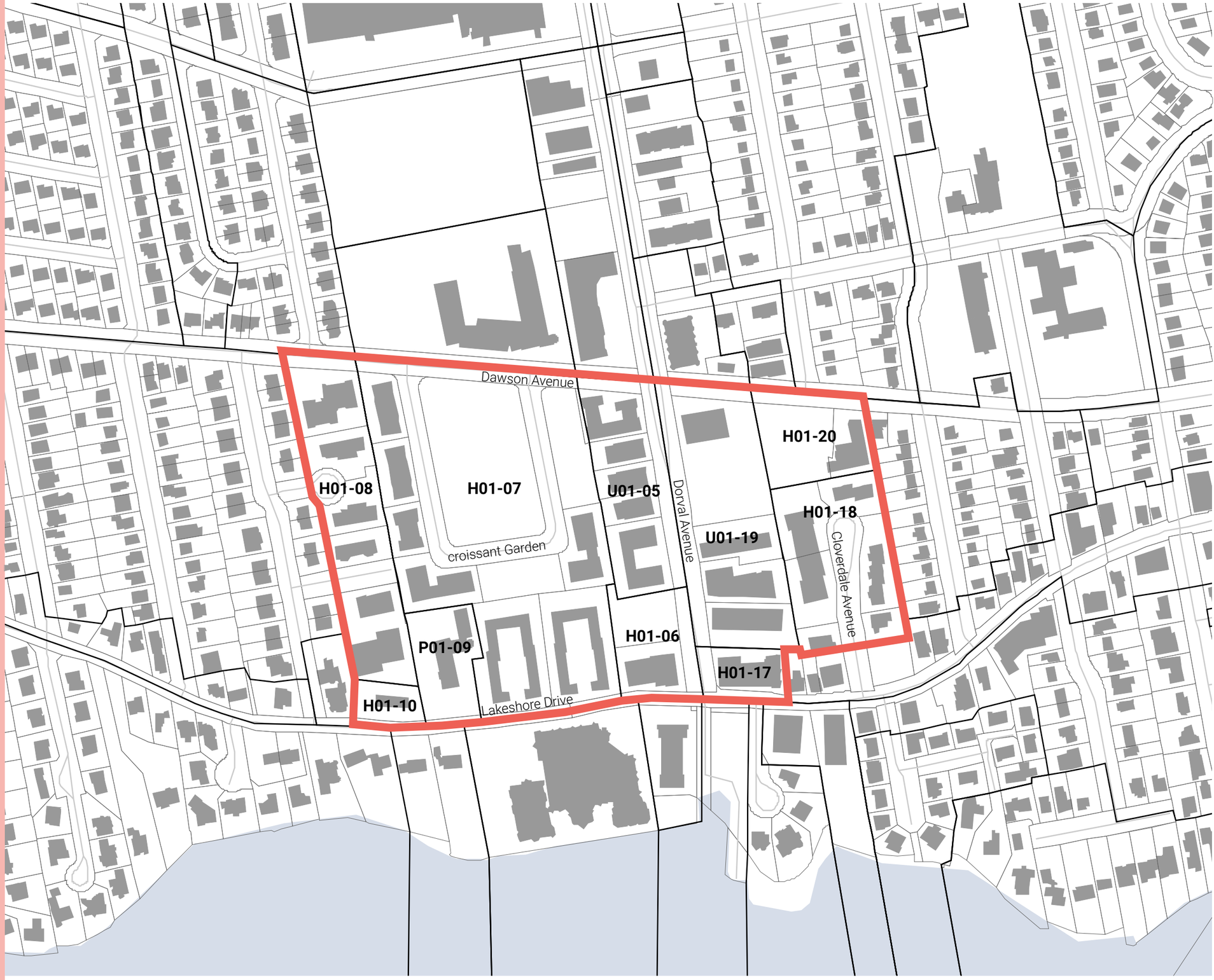
SOUTH DAWSON AVENUE/DORVAL AVENUE AREA

ARTICLE 166: Description
The South Dawson Avenue/Dorval Avenue area is located between Lakeshore Drive and Dawson Avenue. This area has been identified as an area for redevelopment or requalification, due in particular to its strategic location along Dorval Avenue and the founding route.

The area is mostly made up of large-sized buildings, in contrast to the surrounding areas, which consist of homogeneous groups of single-family homes. The area also has some vacant land for redevelopment, such as Garden Crescent. The area has a fairly varied architecture, although the dominant architectural components are sloped and flat roofs and masonry façades. In addition, the buildings in this part of the city are more dense in terms of siting and height.

ARTICLE 167: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land greater than 250 m^2.
- Additions, extensions, or work involving the installation or modification of a wall, hedge, or fence affecting views of significant landscape elements, such as places of worship.
- Subdivision works.



OBJECTIVES AND CRITERIA

ARTICLE 168: Development objective

Design a sustainable residential project that favours the harmonious integration of the new built environment with the historic buildings in the surrounding neighbourhoods and Lakeshore Drive, while emphasizing the area's unique sight lines and landscaping features.

SUBSECTION 1

NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 169: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) as well as public spaces (parks, green spaces, public squares), and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.
- The subdivision aims to highlight the unique character of Bord-du-Lac Road;
- The subdivision promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.

ARTICLE 170: Siting method and massing

- The construction provides an appropriate transition in scale with the surrounding neighbourhoods.
- The placement and landscape design of the site respect the site's components, preserve visual corridors towards Lake Saint-Louis, and enhance views of significant landscape elements, such as places of worship.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 171: Architectural treatment

- The architectural treatment of the construction uses a subdued and coherent language in terms of the treatment of façades and architectural style, especially on Lakeshore Drive so as to fit in well with the historic buildings of the original route.
- The façades of the construction limit voids and discontinuities in the urban fabric.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.

ARTICLE 172: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 173: Materials

- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 174: Outdoor developments

- The treatment of the building ground floors provides landscaping that promotes the attractiveness of the public space.
- Garden Crescent has quality green space accessible to residents.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas.
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

FIGURE 25. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

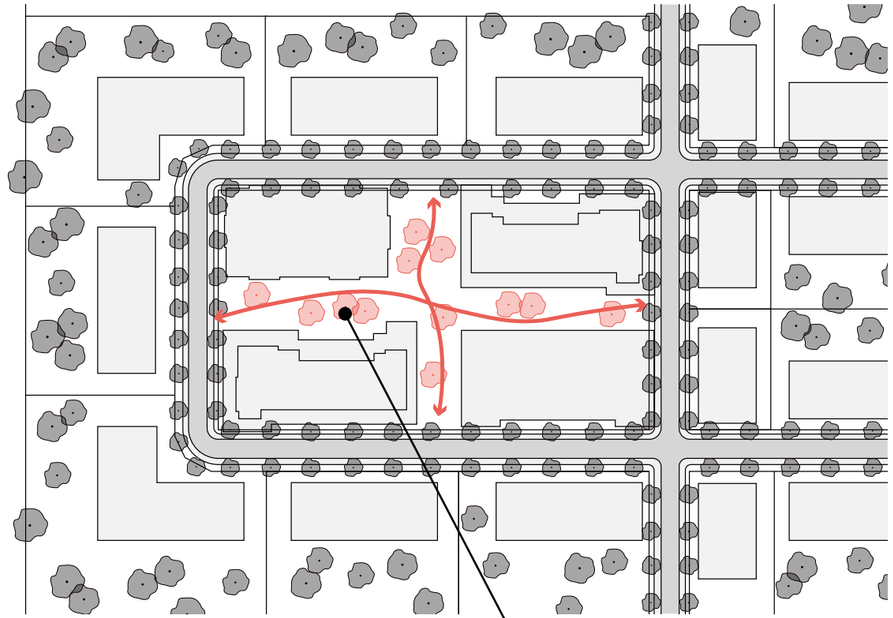


FIGURE 26. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

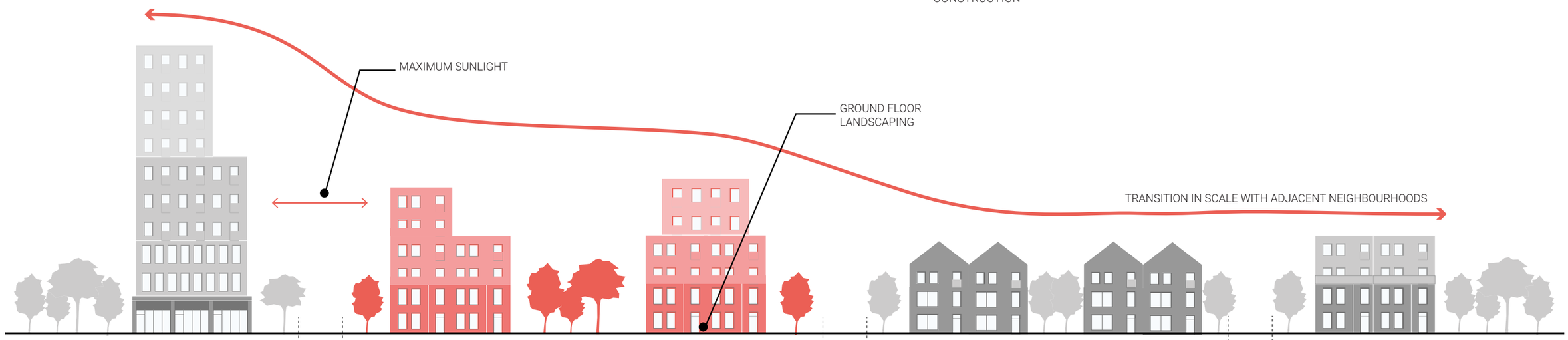


FIGURE 27. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 175: Development objective

Design an expansion that ensures a harmonious integration with existing buildings and respects the historic character of the surrounding neighbourhoods and Lakeshore Drive, while emphasizing the area's unique sight lines and landscaping features.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 176: Siting method and massing

- The placement of the extension promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.
- The height, scale and massing of the expansion fits in well with the neighbouring main building.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 177: Architectural treatment

- The project is in line with the style and architectural components of the existing buildings or favours an architectural balance when it has a more modern design. It fits in well with neighbouring buildings.
- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 178: Openings

- The distribution of the openings is consistent with the portions of the existing walls and is located in its extension.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 179: Materials

- Exterior cladding materials are consistent with those of existing buildings in terms of shape, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 180: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The landscape design highlights visual corridors towards Lake Saint-Louis and enhances views of significant landscape elements, such as places of worship.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.

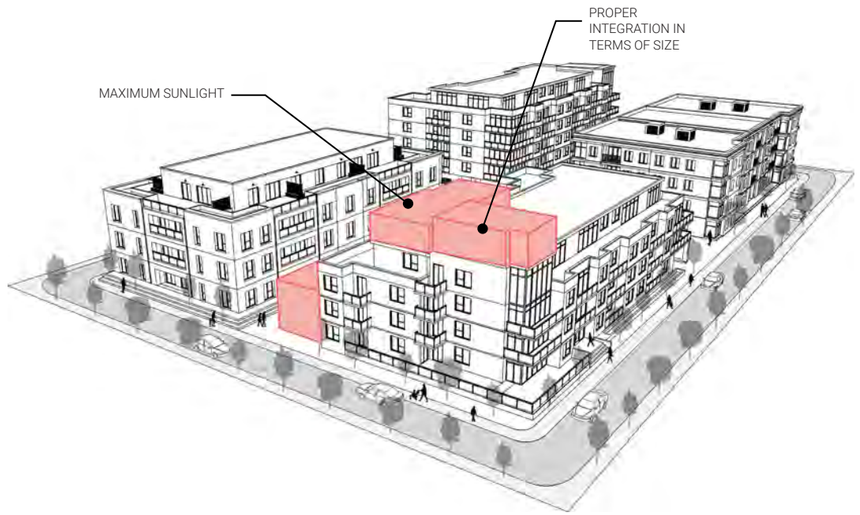


FIGURE 28. DEVELOPMENT CRITERIA FOR AN EXPANSION

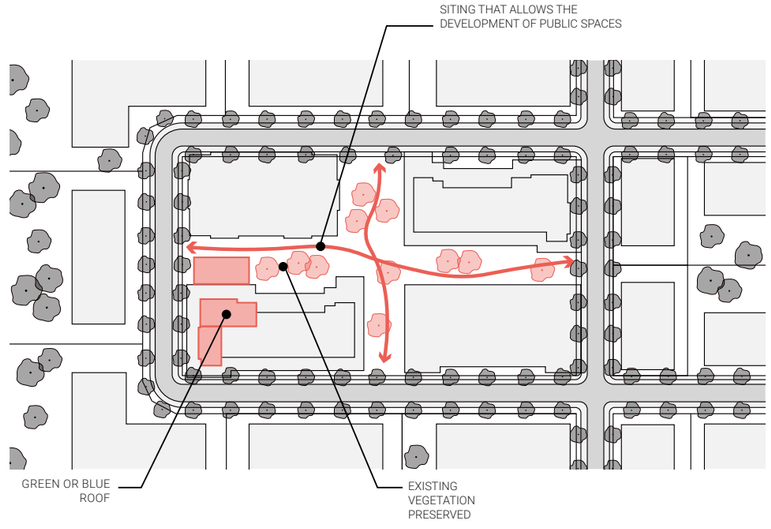


FIGURE 29. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 3.

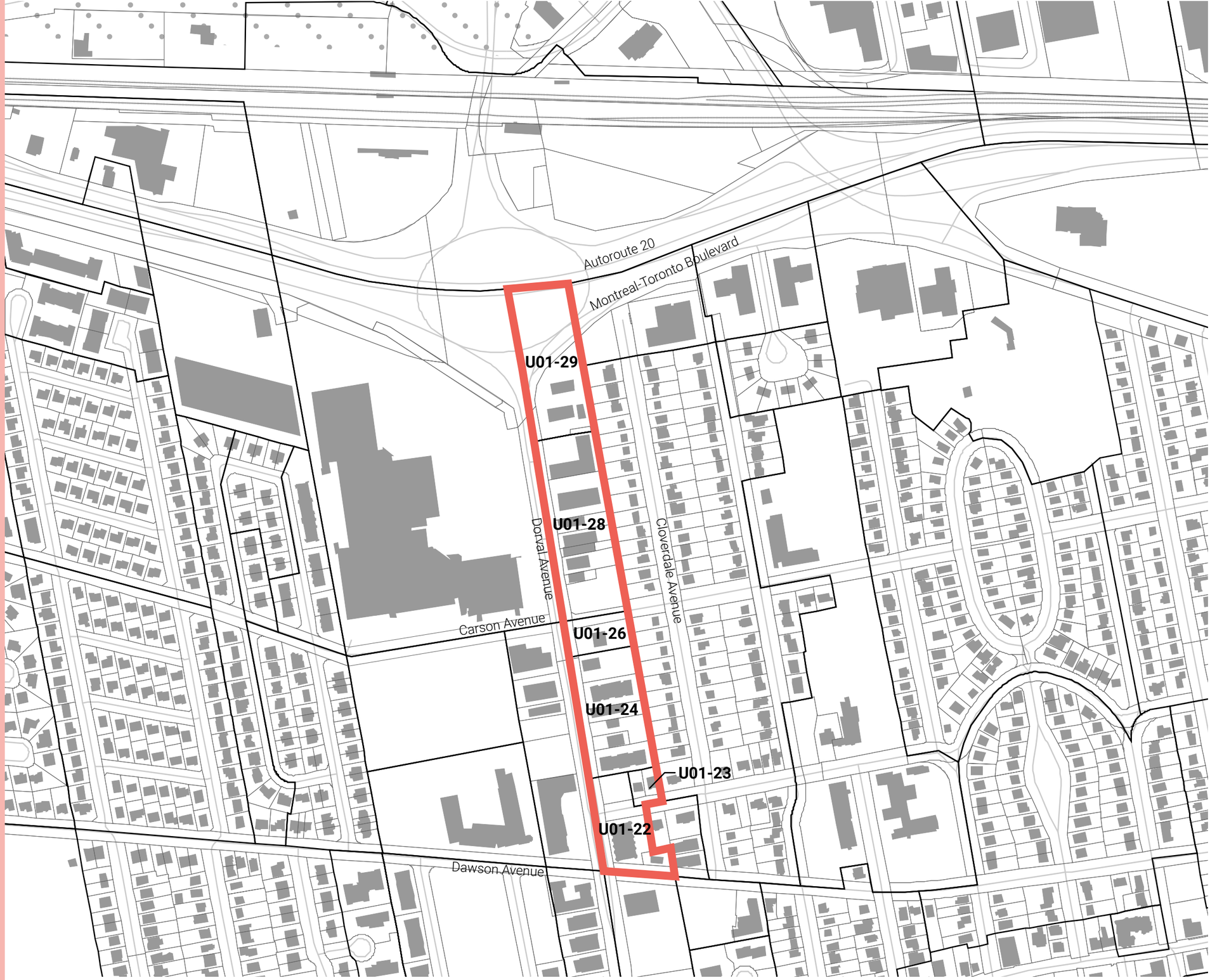
EAST DORVAL AVENUE AREA

ARTICLE 181: Description
The Dorval Avenue area is located between Highway 20 and Dawson Avenue, east of Dorval Avenue. This area has been identified as an area for redevelopment or requalification, due in particular to its strategic location.

The area is mostly made up of medium-sized commercial buildings, in contrast to the surrounding areas, which consist of homogeneous groups of single-family homes. The density of the area is generally greater in terms of siting and height, while various setbacks depending on the building typology are found.

ARTICLE 182: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Installation or replacement of a terrace.
- Additions, extensions, or work involving the installation or modification of a wall, hedge, or fence affecting views of significant landscape elements such as places of worship;
- Subdivision works.



9. DORVAL AVENUE EAST

OBJECTIVES AND CRITERIA

ARTICLE 183: Development objective

Design a mixed and sustainable project that favours the harmonious integration of the new built environment with the buildings currently found in the surrounding residential neighbourhoods, while enhancing the urban vitality and attractiveness of local businesses on Dorval Avenue.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 184: Subdivision

- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In relation to the height of the buildings on the west side of Dorval Avenue, the merging of lots may be permitted for siting buildings of similar size that would create a balance between the two sides of the street and enable a continuous built frontage, in addition to ensuring a rhythm in the façades on a pedestrian scale.

ARTICLE 185: Siting method and massing

- The construction provides an appropriate transition in scale with the surrounding neighbourhoods.
- Moving up the built frontage or only part of it is favoured to better frame the street and conceal parking spaces.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The siting and landscape design of the site respect the site's components, preserve visual corridors towards Lake Saint-Louis, and enhance views of significant landscape elements, such as places of worship.

ARTICLE 186: Architectural treatment

- The architectural treatment of the construction uses a subdued and coherent language in terms of the treatment of façades and architectural style so as to fit in well with the neighbouring buildings.
- The façade of the new building limits voids and discontinuities in the urban fabric.
- Blind walls on public roads are limited.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.

ARTICLE 187: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- The openings are large and numerous enough on the commercial façades on Dorval Avenue to favour traffic in the area.
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 188: Materials

- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 189: Outdoor developments

- The treatment of the building ground floors provides landscaping that promotes the attractiveness of the public space.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas. The parking lot is located at the back of buildings to increase the attractiveness of street fronts.
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well security. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

FIGURE 30. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

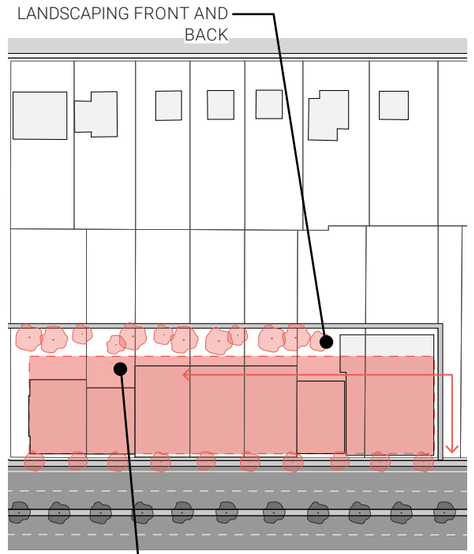


FIGURE 31. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

FIGURE 32. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 190: Development objective

Design a mixed and sustainable project that favours the harmonious integration of the new built environment with the buildings currently found in the surrounding residential neighbourhoods, while enhancing the commercial traffic and attractiveness of local businesses on Dorval Avenue.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 191: Siting method and massing

- The expansion promotes the preservation of existing vegetation.
- The height, scale and massing of the expansion fit in well with the other buildings in the area.
- The siting takes into account the positioning of the accessory buildings at the site and their accessibility.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The placement of the extension promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.

ARTICLE 192: Architectural treatment

- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 193: Openings

- The project includes proportions and the location of openings that allow for natural air circulation.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- The windows of the businesses on Dorval Avenue are large to promote traffic in the area.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 194: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- The colours of the materials are neutral and timeless.
- The exterior cladding materials fit in with the materials of existing buildings.
- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 195: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas. The parking lot is located at the back of buildings to increase the attractiveness of street fronts.
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The landscape design enhances views of significant landscape elements, such as places of worship.

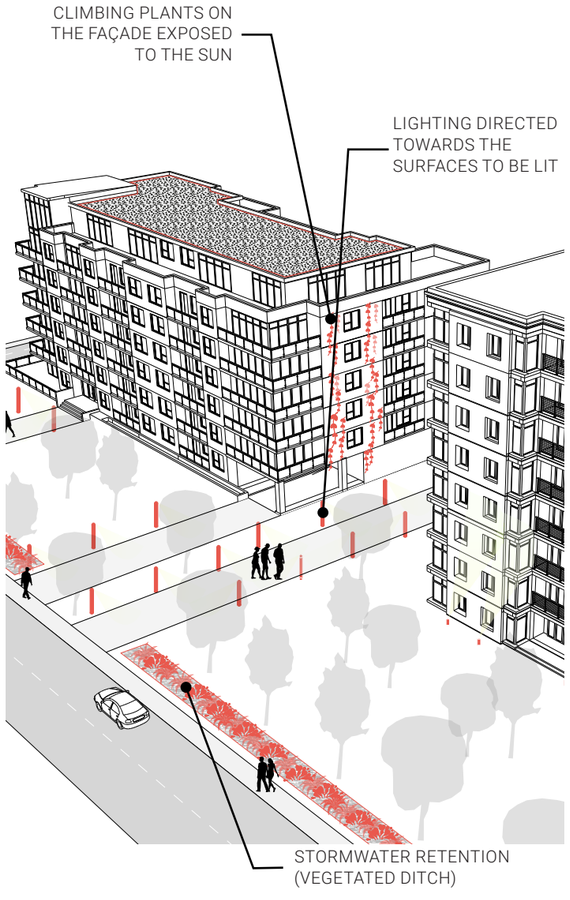


FIGURE 33. DEVELOPMENT CRITERIA FOR AN EXPANSION

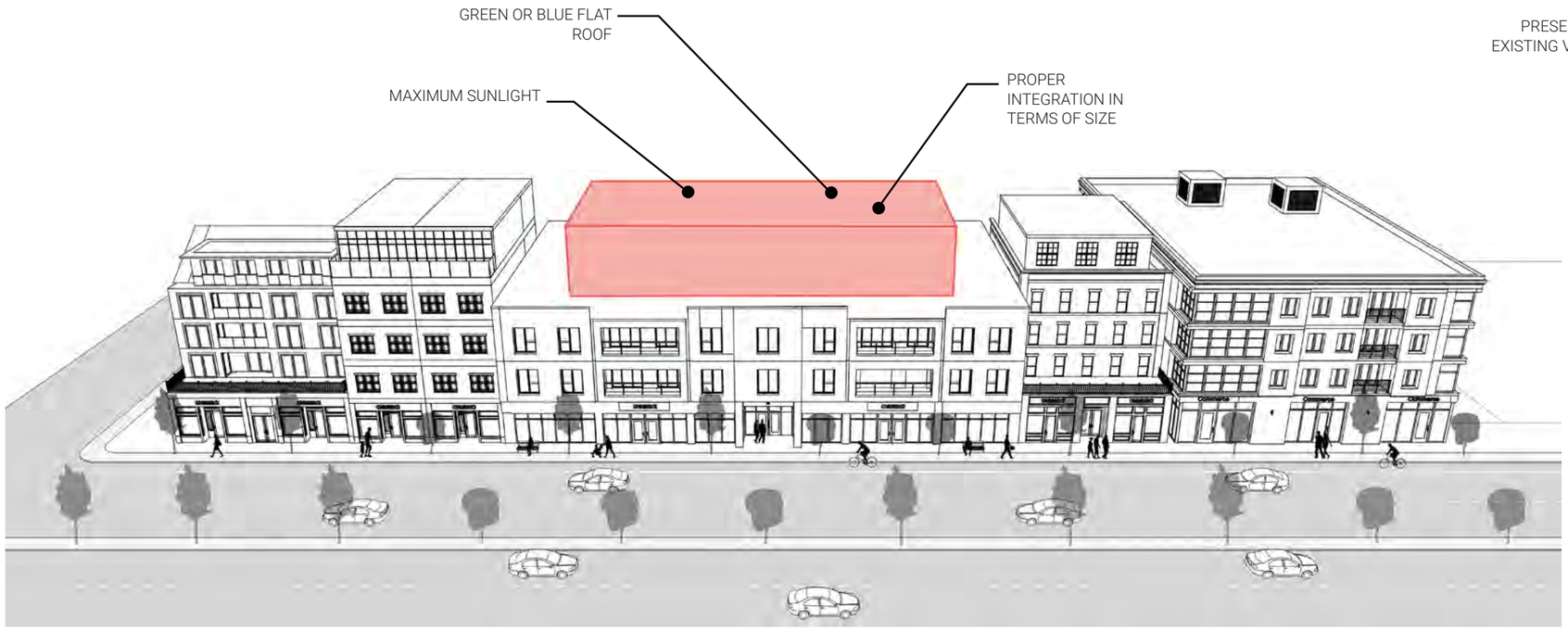


FIGURE 34. DEVELOPMENT CRITERIA FOR AN EXPANSION

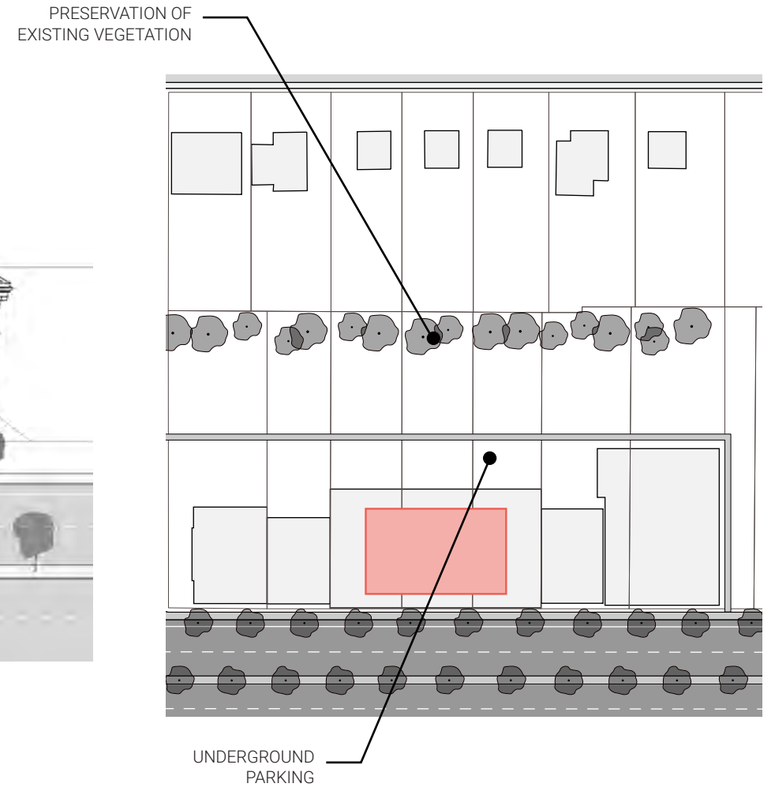


FIGURE 35. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 4.

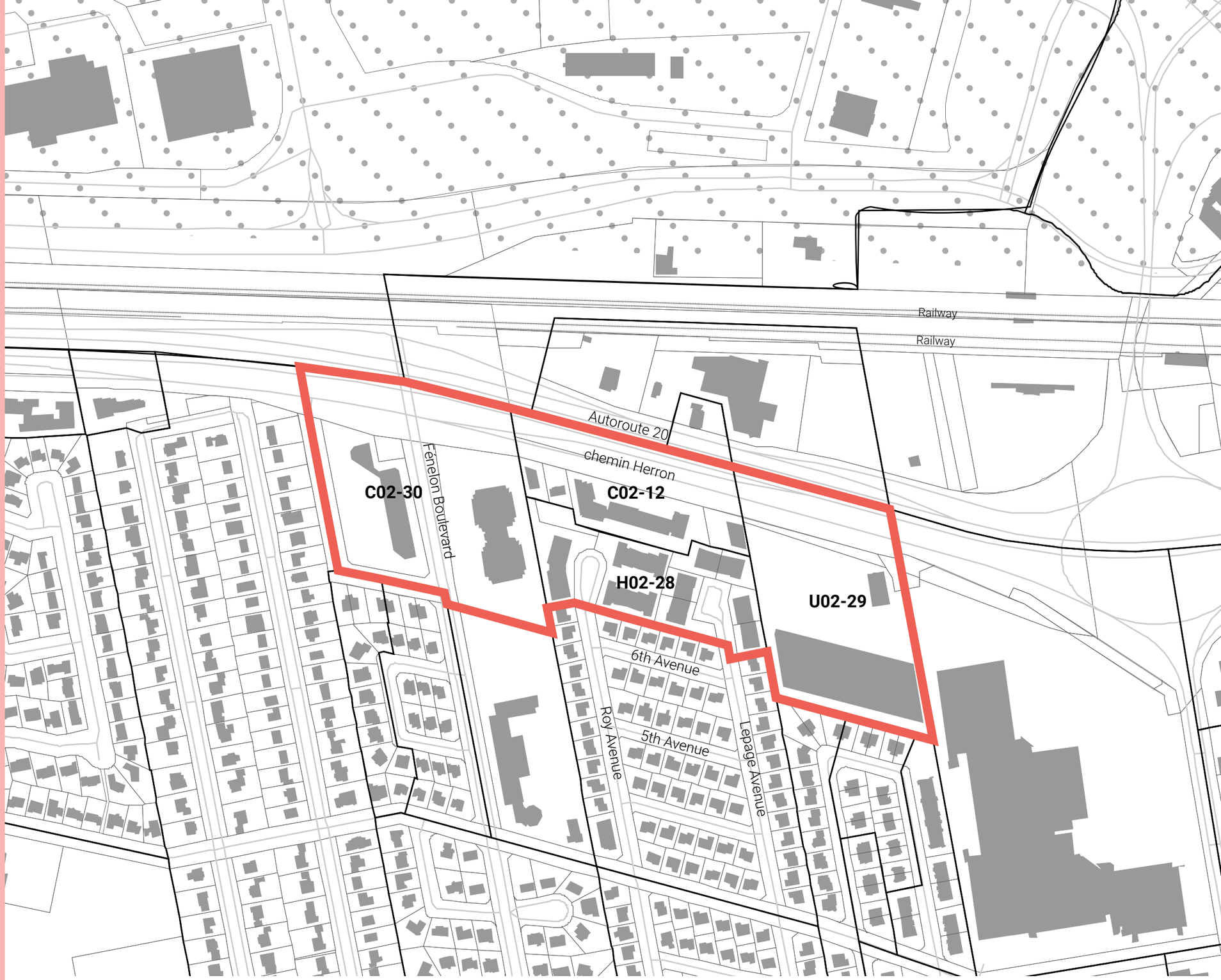
HERRON–FÉNÉLON AREA

ARTICLE 196: Description
This area consists of a quadrant made up of Shooping centre Les Jardins Dorval (east), 6th avenue (south), residential boundary (west) and Herron Road (north). It has large parking areas and a shopping centre. The Herron/ Fénélon area, located south of Highway 20, is a more commercial area with several types of businesses as well as a few single family homes and *walk-ups* in the centre of the area. Otherwise, large areas are used for parking, particularly in the eastern part of the area.

The buildings in this area are of various shapes, sizes and siting, compared to the surrounding environment, which is predominantly residential and is characterized by a regular street grid. Large buildings dominate the area's urban environment.

ARTICLE 197: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land greater than 250 m^2.
- Subdivision works.



OBJECTIVES AND CRITERIA

ARTICLE 198: Development objective

Design a mixed sector with an architectural quality that favours its sustainability and does not generate heat islands.

SUBSECTION 1

NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 199: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) as well as public spaces (parks, green spaces, public squares), and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.

ARTICLE 200: Siting method and massing

- The construction provides an appropriate transition in scale with the surrounding neighbourhoods.
- The construction provides for the removal of the upper floors to maintain the rhythm of the façades and decrease the mass effect.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 201: Architectural treatment

- The façades of the construction limit voids and discontinuities in the urban fabric.
- Use of blind walls on public roads is limited.
- The new building has its own architectural signature and its design is centred on quality and uniqueness.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, pulsed air, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.

ARTICLE 202: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 203: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The façade materials have a harmonious composition and include several materials to ensure rhythm in the built frontage.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 204: Outdoor developments

- Outdoor developments feature public spaces that include a sufficient quantity of street furniture in strategic locations and bicycle equipment such as racks and repair stations.
- The treatment of the building ground floors provides landscaping that promotes the attractiveness of the public space.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas. The parking lot is located at the back of buildings to increase the attractiveness of street fronts.
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- Sharing of parking areas according to busy periods is encouraged. In addition, there are parking spaces with at least one EV charging station and car sharing spaces.
- Lighting fixtures are installed in public spaces and parking areas. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well security. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

FIGURE 36. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

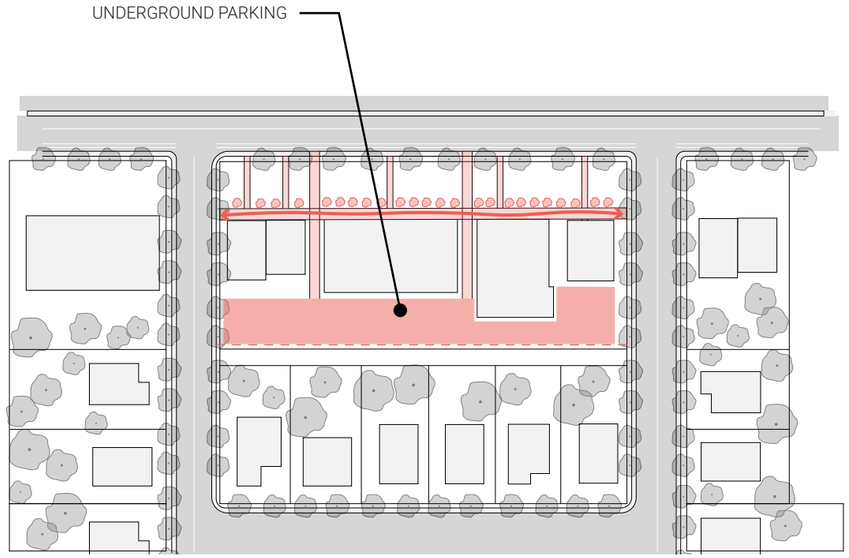


FIGURE 37. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

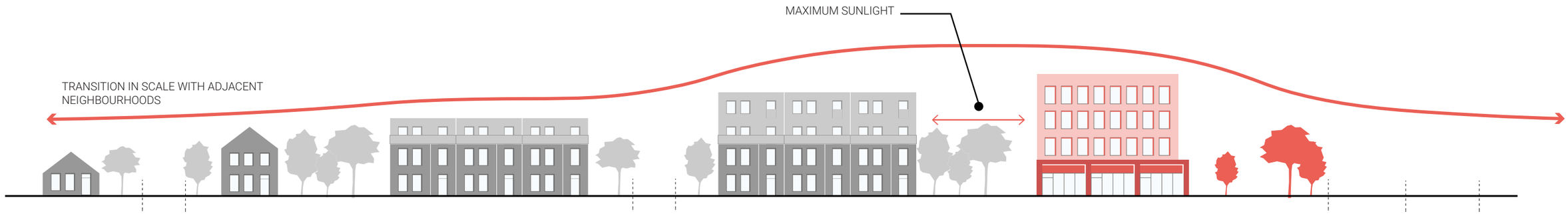


FIGURE 38. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 205: Development objective

Design an expansion that does not generate heat islands and contributes to the creation of a mixed area where the architectural quality promotes its sustainability.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 206: Siting method and massing

- The expansion promotes the preservation of existing vegetation.
- The height, scale and massing of the expansion fit in well with the other buildings in the area.
- The siting takes into account the positioning of the accessory buildings at the site and their accessibility.
- The expansion fits in well in terms of shape, size and height of the main building to ensure overall visual consistency.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 207: Architectural treatment

- The project is in line with the style and architectural components of the existing buildings or favours an architectural balance when it has a more modern design.
- Decorative and utilitarian elements have proportions and an architectural treatment similar to those of the existing building(s).
- The architectural treatment of the expansion integrates smoothly with neighbouring buildings.
- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- Use of blind walls on public roads is limited.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 208: Openings

- The distribution of the openings is consistent with the portions of existing walls and is located in its extension.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 209: Materials

- Exterior cladding materials are consistent with those of existing buildings in terms of shape, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 210: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Lighting fixtures are installed in public spaces and parking areas. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well security. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

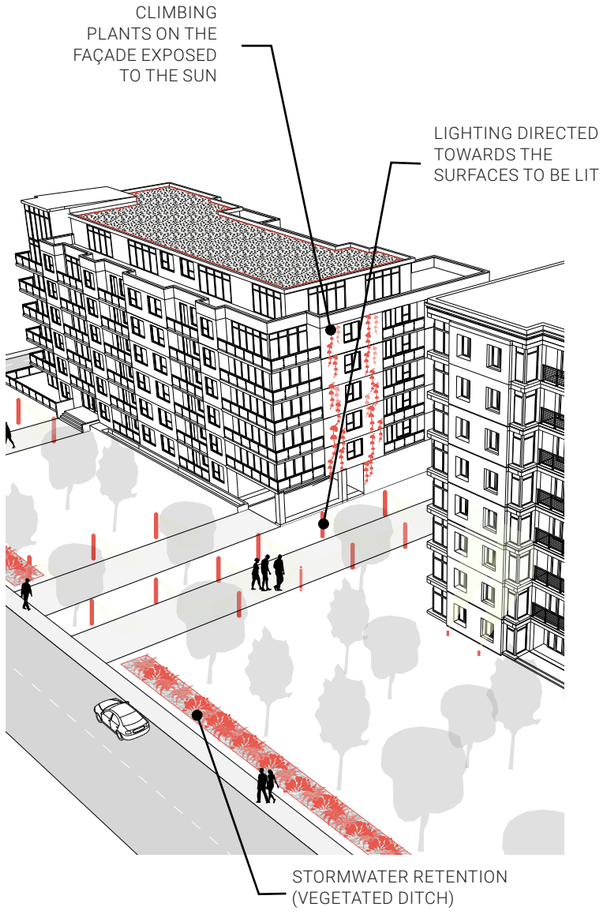


FIGURE 39. DEVELOPMENT CRITERIA FOR AN EXPANSION

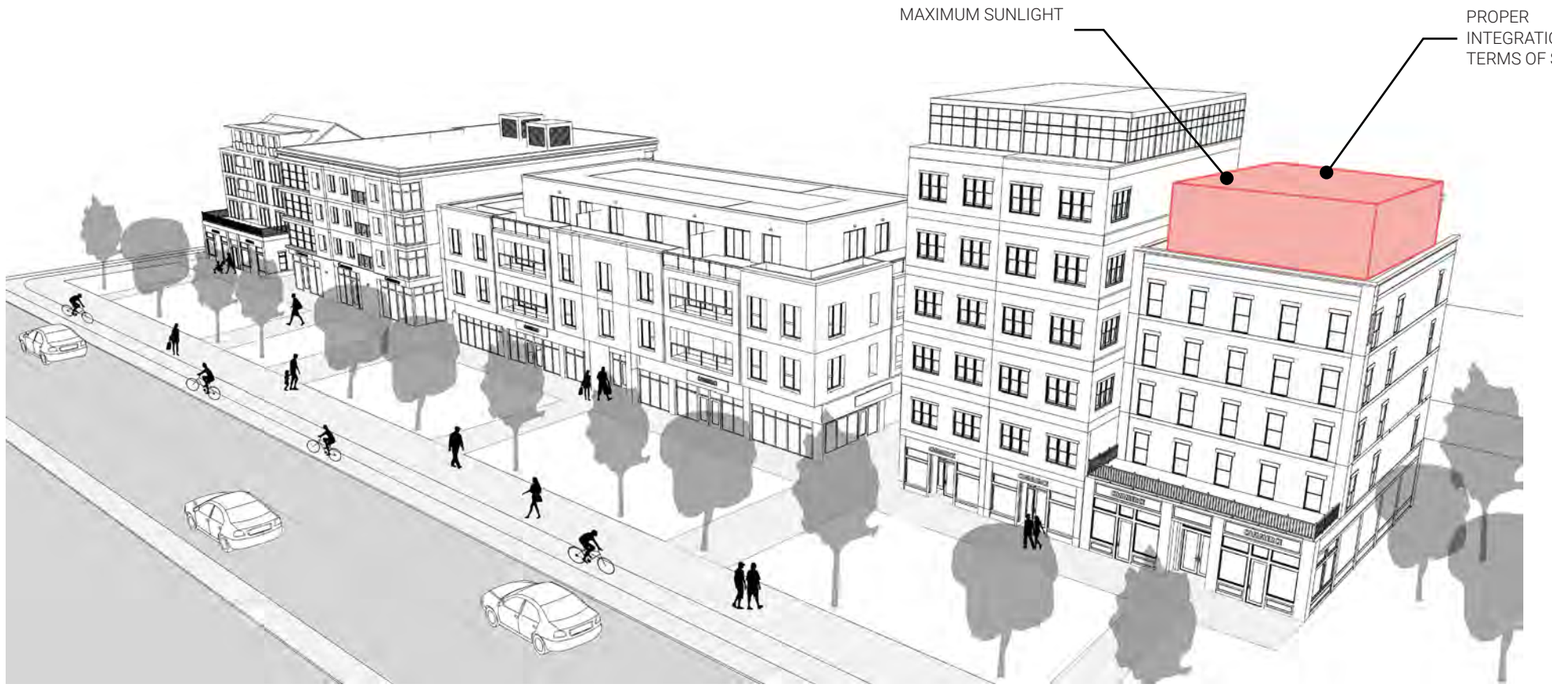


FIGURE 40. DEVELOPMENT CRITERIA FOR AN EXPANSION

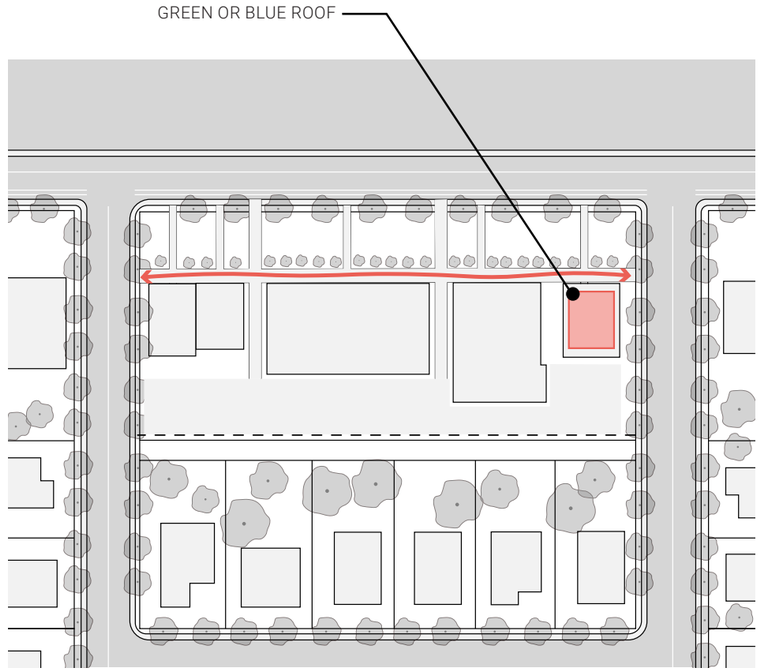


FIGURE 41. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 5.

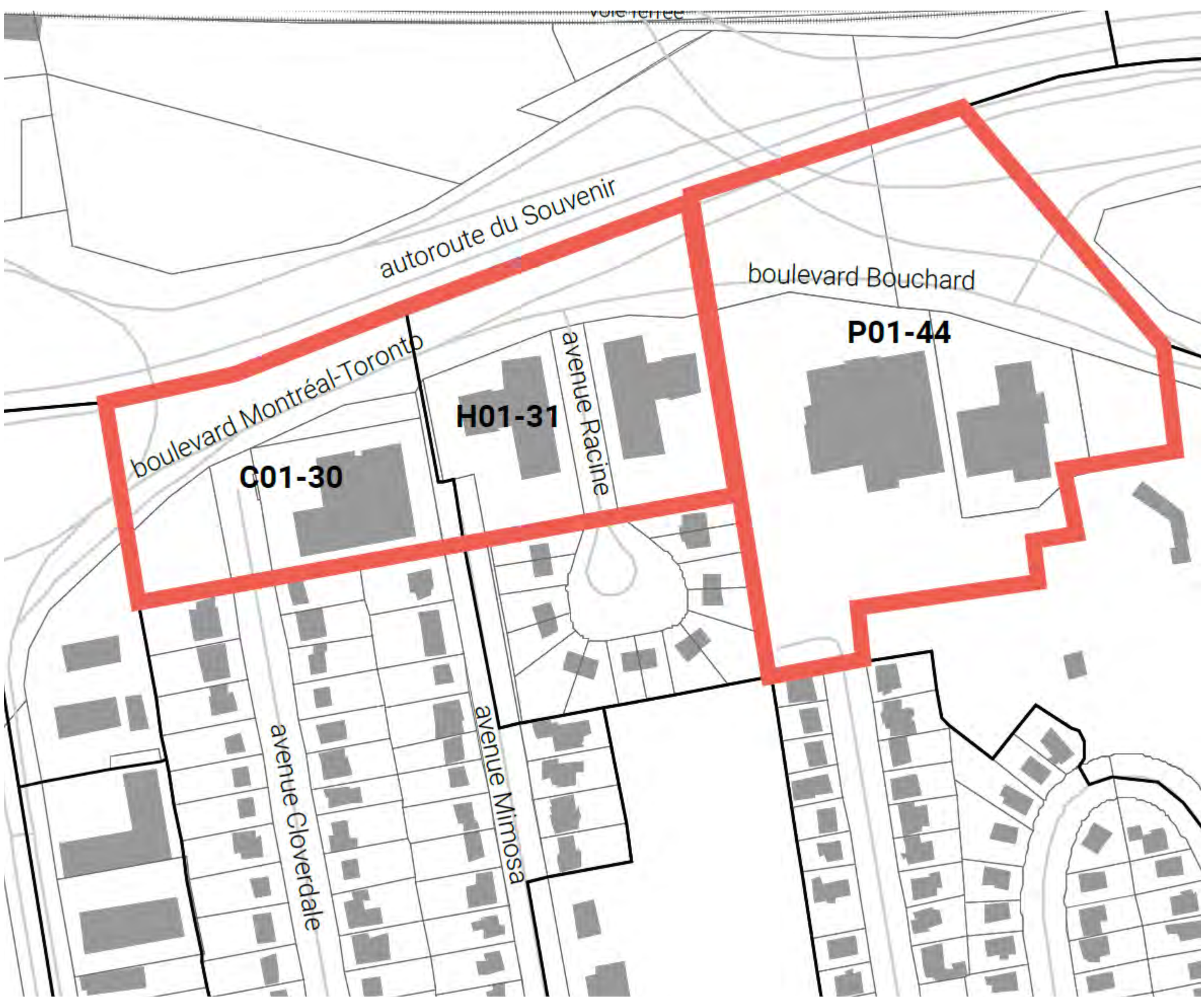
MONTREAL–TORONTO BOULEVARD AREA

ARTICLE 211: Description
The Montreal-Toronto Boulevard area is located on Bouchard Boulevard between Dorval Avenue and Martin Avenue. This area has been identified as a redevelopment or requalification area due in particular to its strategic location.

The area is made up of large buildings, in contrast to the residential areas located in the back, which consist of homogeneous groups of single-family homes. The dominant architectural components include flat roofs and masonry façade treatments.

ARTICLE 212: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land greater than 250 m^2.
- Subdivision works.



11. MONTREAL-TORONTO BOULEVARD

OBJECTIVES AND CRITERIA

ARTICLE 213: Development objective

Implement developments that promote the harmonious integration of new constructions in low-density residential neighbourhoods through projects with a dense built environment marked by high architectural and environmental quality.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 214: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) as well as public spaces (parks, green spaces, public squares), and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.

ARTICLE 215: Siting method and massing

- The construction provides an appropriate transition in scale with the surrounding neighbourhoods.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The construction provides for the removal of the upper floors to maintain the rhythm of the façades and decrease the mass effect.

ARTICLE 216: Architectural treatment

- The construction has its own architectural signature and its design is centred on quality and uniqueness.
- The façade of the new building limits voids and discontinuities in the urban fabric.
- Use of blind walls on public roads is limited.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.

ARTICLE 217: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 218: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 219: Outdoor developments

- Outdoor developments feature public spaces that include a sufficient quantity of street furniture in strategic locations and bicycle equipment such as racks and repair stations.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The planting of shrubs, perennials and other landscaping components in the front is encouraged and enhances the building.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas. The parking lot is located at the back of buildings to increase the attractiveness of street fronts.
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- Sharing of parking areas according to busy periods is encouraged. In addition, there are parking spaces with at least one EV charging station and car sharing spaces.
- Lighting fixtures are installed in public spaces and parking areas. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well security. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

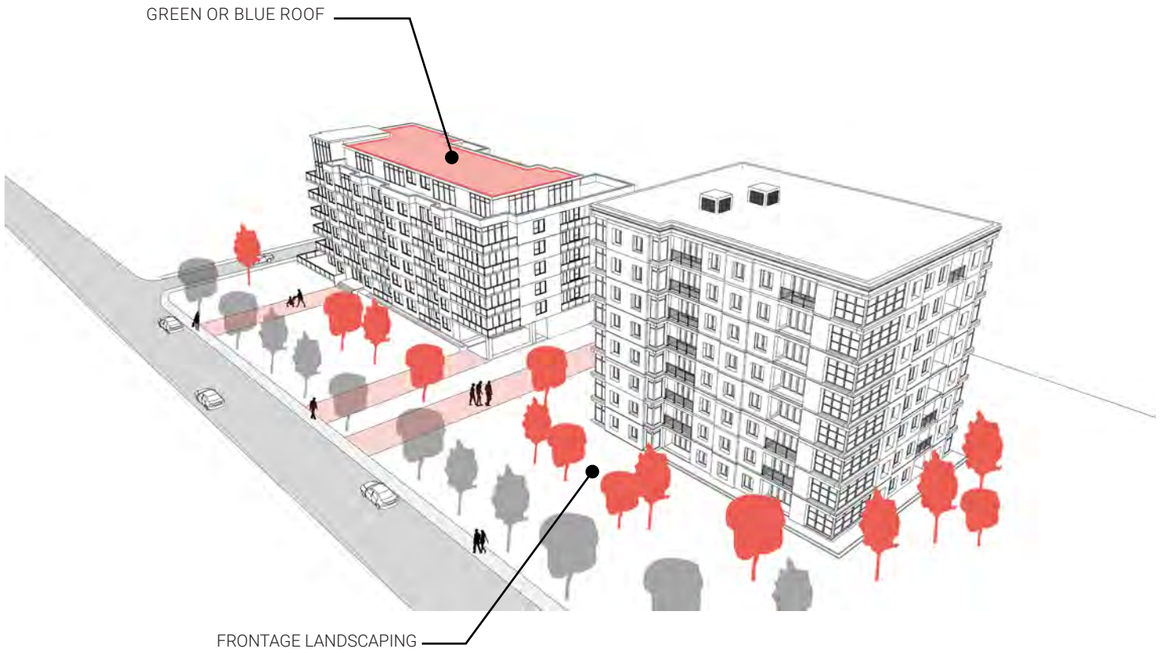


FIGURE 42. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

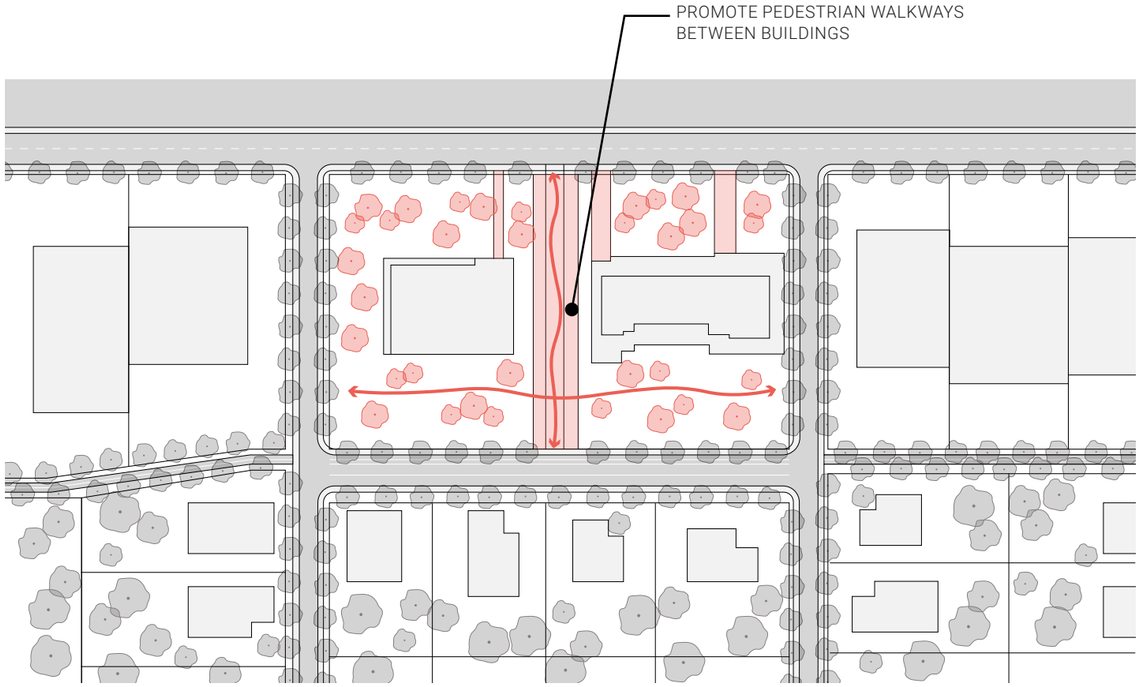


FIGURE 43. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

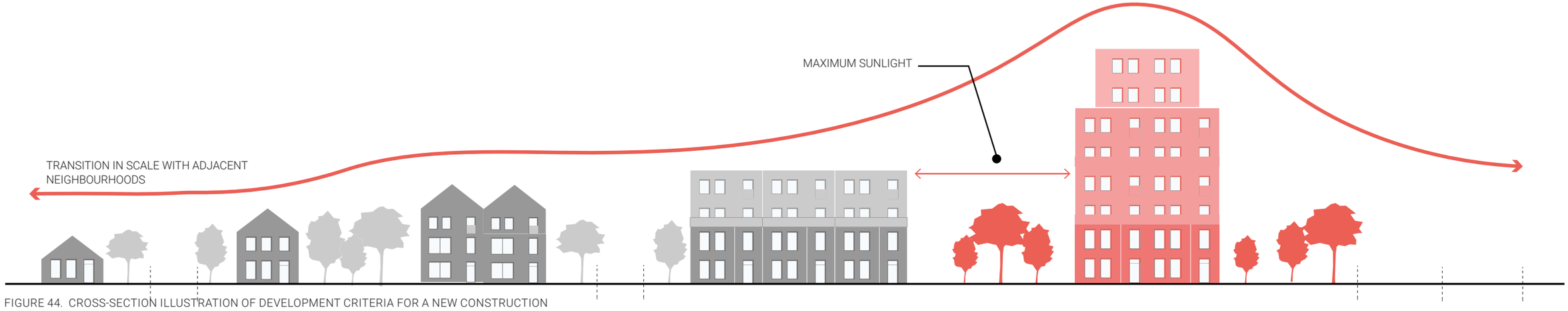


FIGURE 44. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 220: Development objective

Implement developments that promote the harmonious integration of new constructions in low-density residential neighbourhoods while favouring higher-density projects.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 221: Siting method and massing

- The expansion promotes the preservation of existing vegetation.
- The height, scale and massing of the expansion fit in well with the other buildings in the area.
- The siting takes into account the positioning of the accessory buildings at the site and their accessibility.
- The expansion fits in well in terms of shape, size and height of the main building to ensure overall visual consistency.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 222: Architectural treatment

- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- The expansion favours a harmonious architectural integration when its design is more modern.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 223: Openings

- The project includes proportions and the location of openings that allow for natural air circulation.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 224: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- The exterior cladding materials fit in with the materials of existing buildings.
- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 225: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas. The parking lot is located at the back of buildings to increase the attractiveness of street fronts.
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual aspect. The height takes into account the nature of the surface to be illuminated as well as safety, and favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for the additions made to commercial and institutional buildings.
- A buffer zone is created between Highway 20 and the expansion to reduce traffic noise for new residential uses. This area is vegetated by dense tree planting.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

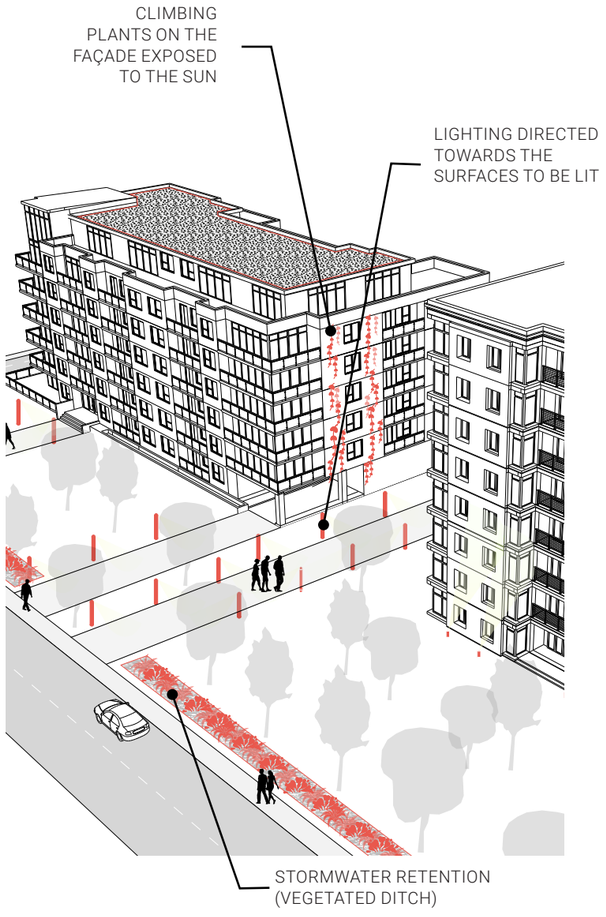


FIGURE 45. DEVELOPMENT CRITERIA FOR AN EXPANSION

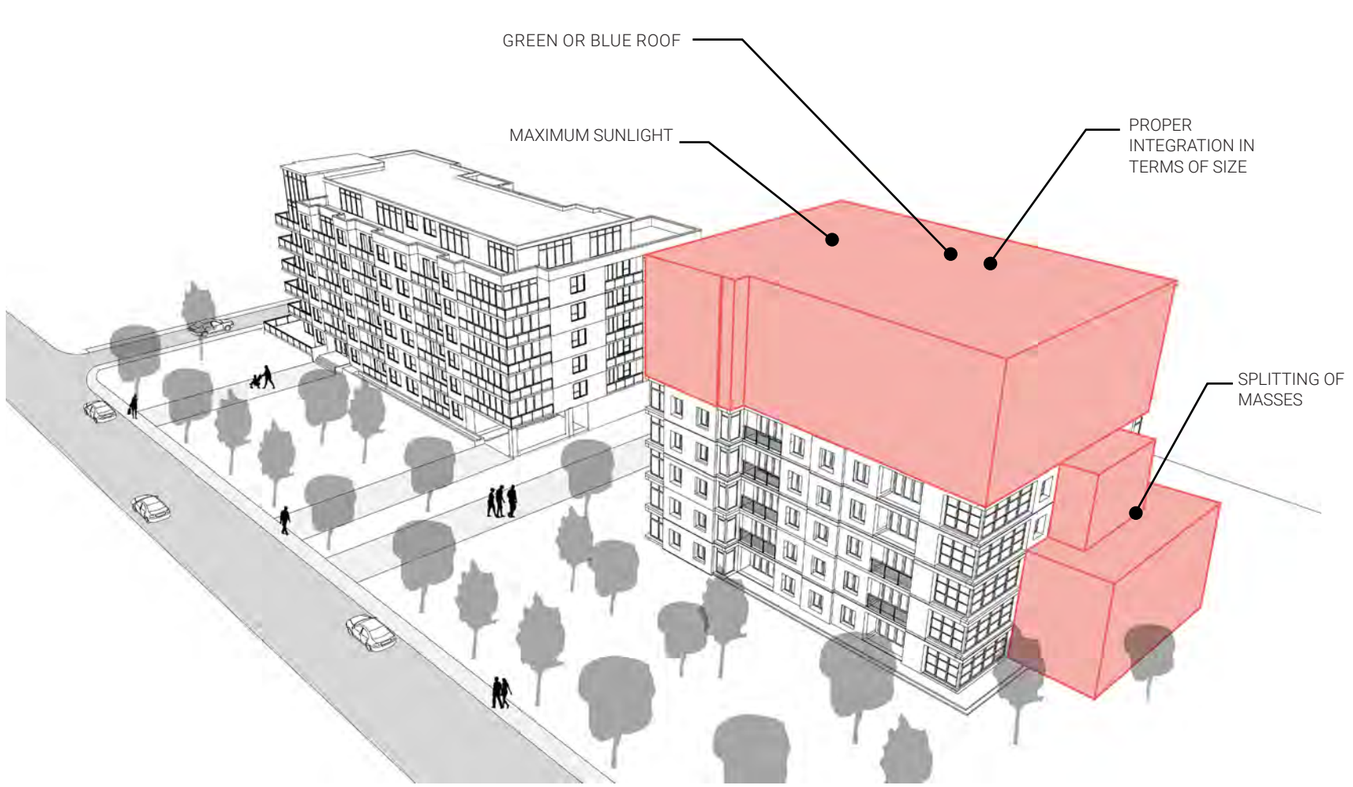


FIGURE 46. DEVELOPMENT CRITERIA FOR AN EXPANSION

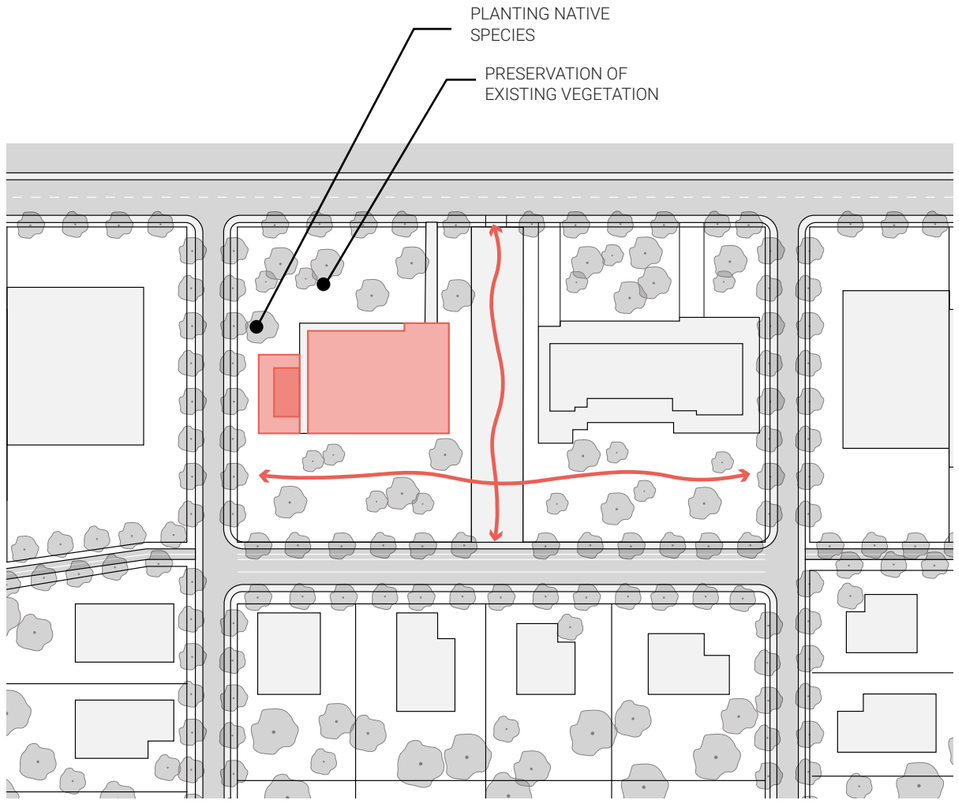


FIGURE 47. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 6a.

HIGHWAY 20 AND BOUCHARD BOULEVARD AREA

ARTICLE 226: Description
This area falls within the triangle bordered by Highway 20, Bouchard Boulevard and the eastern boundary of the City of Dorval. This is a residential area that includes multi-family dwellings of three (3) storeys, with one (1) or two (2) residential buildings of six (6) storeys. Most of these residential developments are part of integrated projects with common spaces, including green spaces and parking areas. The western tip of this area is characterized by large isolated commercial buildings located close to large mineral spaces.

This area is identified as requiring redevelopment due to the presence of several underutilized properties where the surface area has a high optimization potential.

ARTICLE 227: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land greater than 250 m^2.
- Subdivision works.

OBJECTIVES AND CRITERIA

ARTICLE 228: Development objective

To densify the area in a way that is in line with existing residential neighbourhoods and riverside neighbourhoods, while providing current and future residents with a comprehensive, welcoming and accessible living environment.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 229: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.
- An adequate number of and sufficiently large parks or green spaces are provided. The siting of the proposed parks and green spaces takes into account the anthropogenic constraints associated with Highway 20, the service roads and Dorval Avenue in order to ensure accessibility.

ARTICLE 230: Siting method and massing

- The construction complies with the height stipulated in the zoning by-law and is consistent with neighbouring buildings.
- The construction siting is in line with neighbouring buildings to strengthen the streetfront while ensuring that sitings fit in well with the public right-of-way.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 231: Architectural treatment

- An attractive, quality façade treatment that contributes to the vitality and beautification of the public realm in the area is encouraged.
- A contemporary architectural treatment that minimizes architectural details and preserves the subdued nature of the neighbourhood is favoured.
- The design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.

ARTICLE 232: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- Openings are harmonized through symmetry and alignment and diversity in size is minimized. The style, colours and materials of the openings match the proposed exterior cladding materials.
- Openings are oriented as much as possible toward the public right-of-way in order to enliven it and ensure its enframement and safety.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 233: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The materials selected for a new construction fit in with those of neighbouring buildings, and a limited number of exterior cladding materials is used.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 234: Outdoor developments

- Outdoor developments feature public spaces that include a sufficient quantity of street furniture in strategic locations and bicycle equipment such as racks and repair stations.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Indoor parking areas or rear vegetated parking areas are favoured so as to reduce their visual impact.
- Sharing of parking areas according to busy periods is encouraged. In addition, there are parking spaces with at least one EV charging station and car sharing spaces.
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- Existing trees are preserved and new trees are planted that promote greening and contribute to the quality of the area's living environment.
- A buffer zone is created between Highway 20 and the building to reduce traffic noise for new residential uses. This area is vegetated by dense tree planting.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

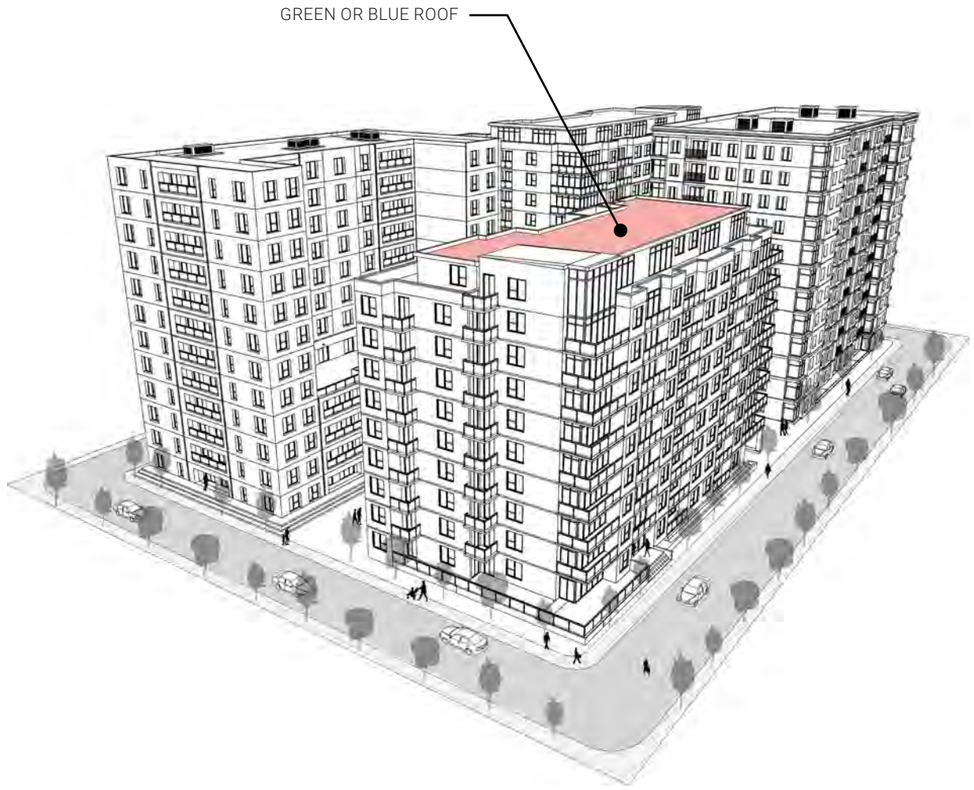


FIGURE 48. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

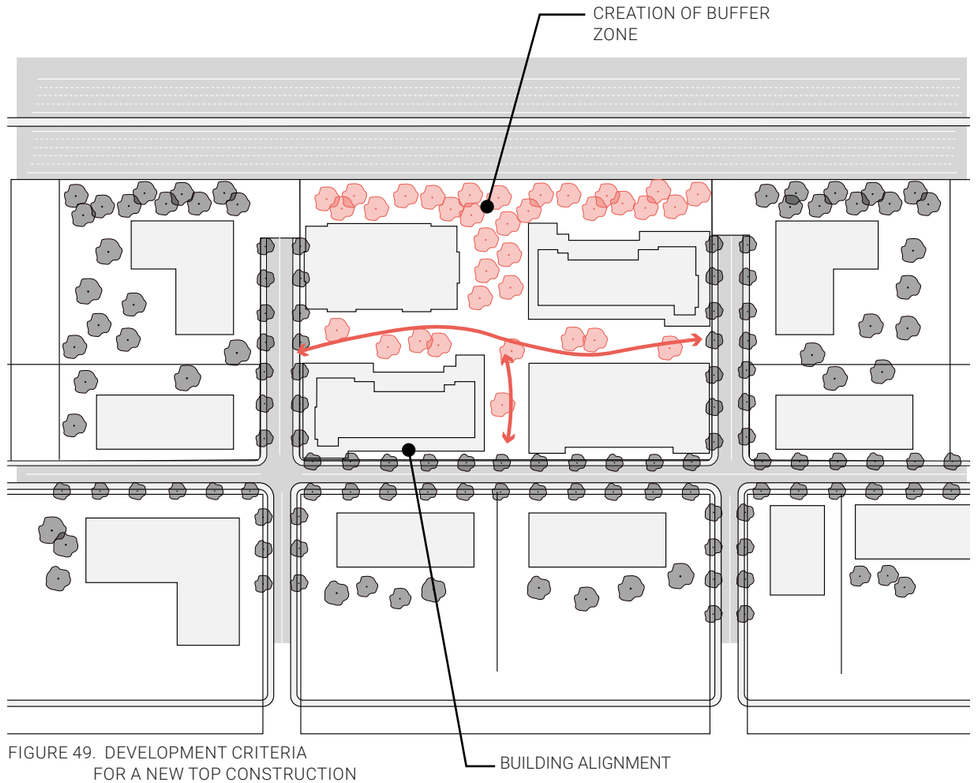


FIGURE 49. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

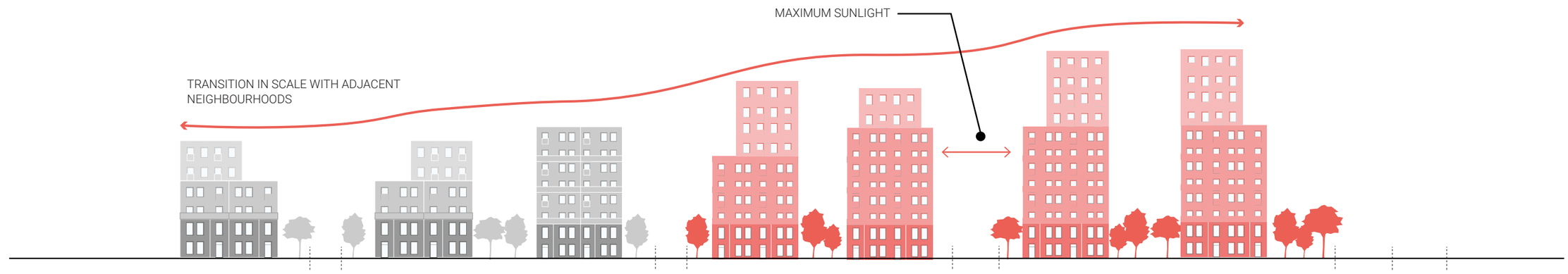


FIGURE 50. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 235: Development objective

Design an expansion so as to retain the significant size of the main building and enhance it, with a view to smoothly integrating its massing, architectural treatment and materiality.

SUBSECTION 2
EXPANSION

ARTICLE 236: Siting method and massing

- Existing vegetation and the positioning of the accessory buildings on the site and their accessibility during an expansion are taken into account.
- An expansion toward the back or away to the side is preferred to preserve the integrity of the main façade of the existing building.
- The height of the expansion does not exceed that of the existing building.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 237: Architectural treatment

- The architectural style of the expansion project fits in with the existing building and other buildings in the area.
- The size and architectural treatment contribute to the coherence of the built structure.
- Decorative and utilitarian elements have proportions and an architectural treatment similar to those of the existing building(s).
- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 238: Openings

- The expansion project openings are in line, with respect to their proportions and location, with those of the existing building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 239: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Exterior cladding materials are consistent with those of existing buildings in terms of shape, texture and colour.
- The expansion is limited to three (3) materials or less on the façade.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 240: Outdoor developments

- The expansion does not result in trees being cut, especially trees that are mature or species of interest.
- Greening and tree planting are encouraged for all expansion projects so as not to reduce the permeable area of the lot.
- Indoor parking areas or rear vegetated parking areas are favoured so as to conceal their visual impact.
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

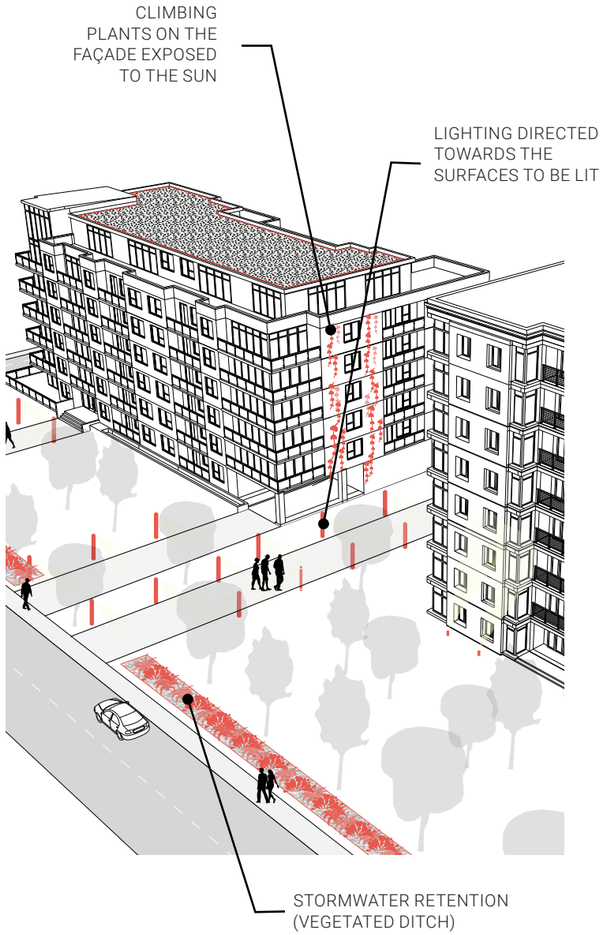


FIGURE 51. DEVELOPMENT CRITERIA FOR AN EXPANSION

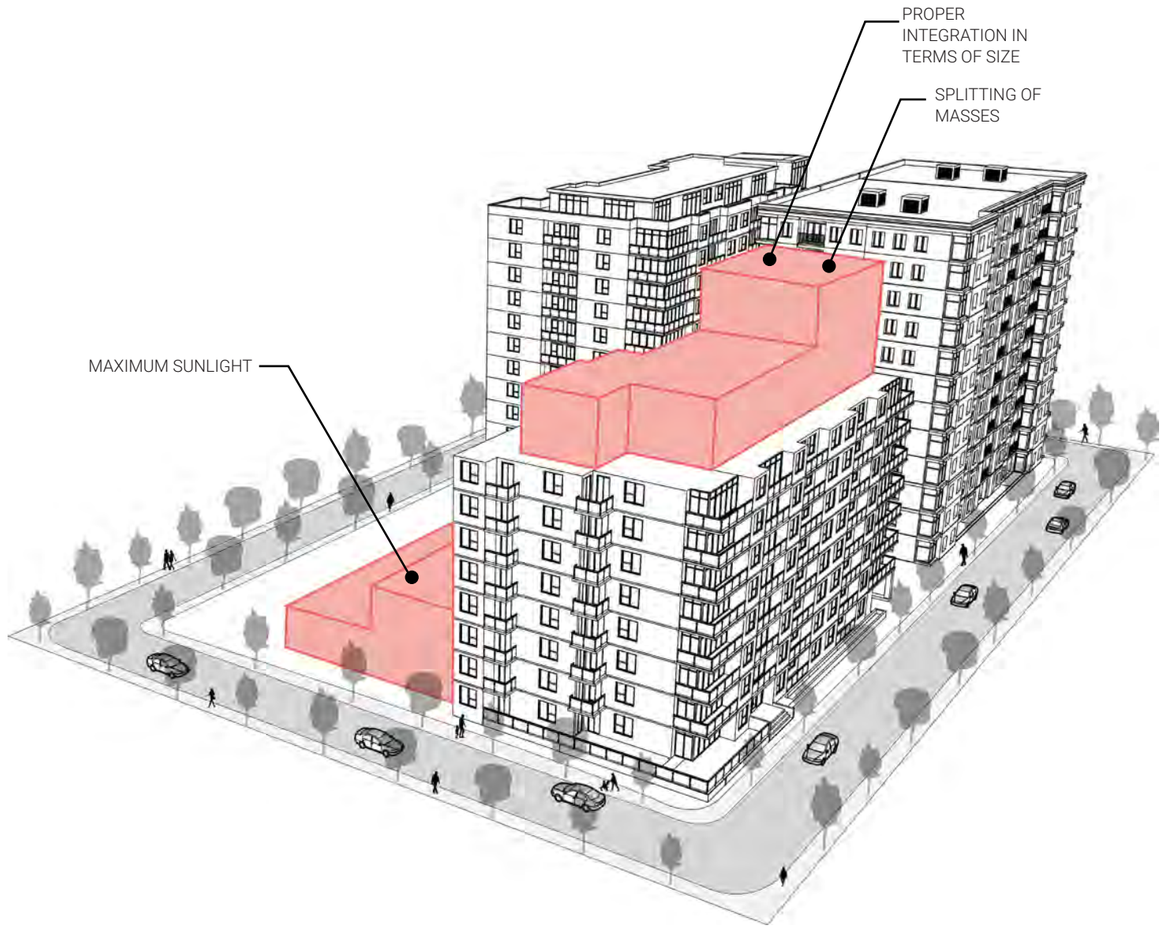


FIGURE 52. DEVELOPMENT CRITERIA FOR AN EXPANSION

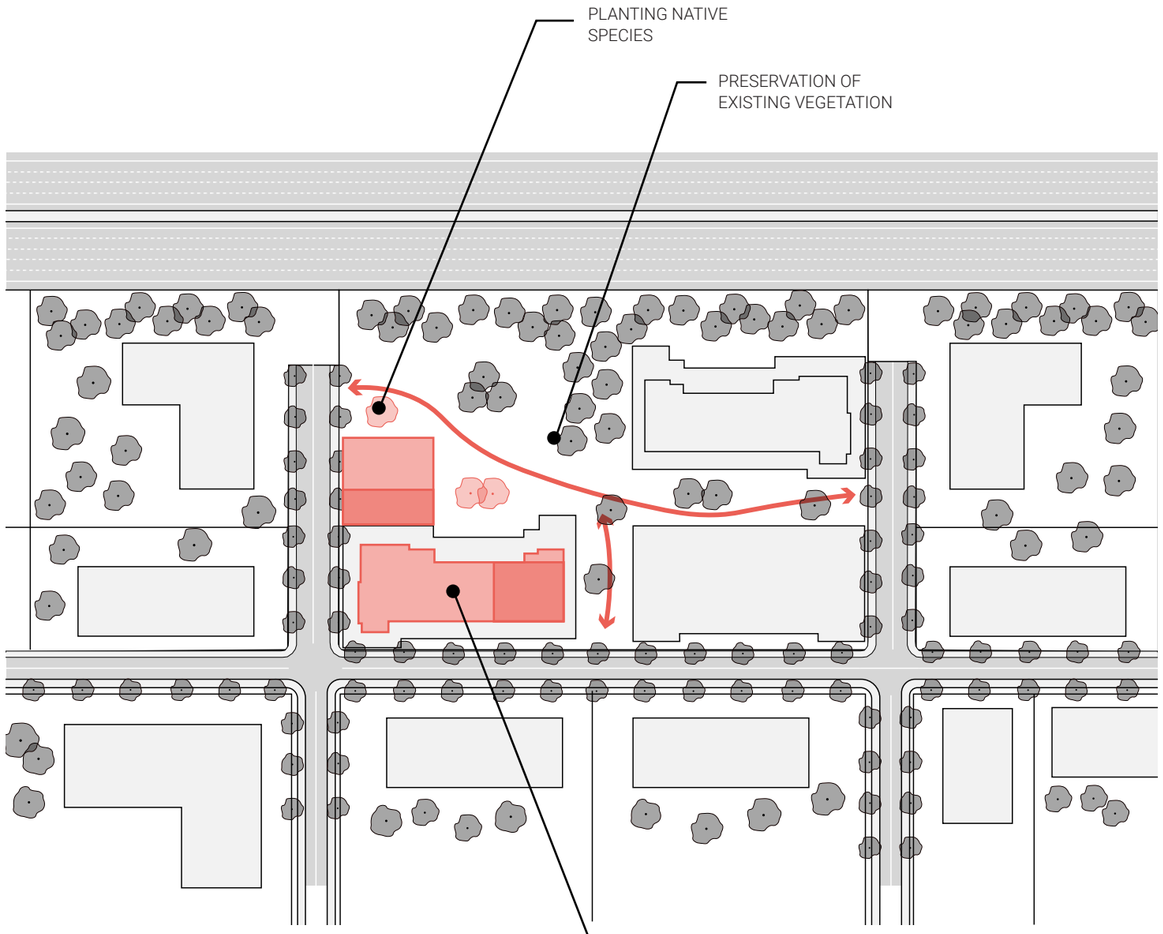


FIGURE 53. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 6b.

200 BOUCHARD BOULEVARD LOT/ WEST AREA

ARTICLE 241: Description
The 200 Bouchard Boulevard/West area includes the property of the commercial building occupied by Bell, the Collège Sainte-Anne property, and the new development on Académie Avenue. The site of the Bell Building is of special interest: this property, which features a building with six (6) storeys surrounded by a large underused parking area, and is one of the spaces with the greatest densification potential in Dorval. On Académie Avenue, a new development, "Le Quatrième," includes multi-family buildings, townhouses and single-family homes.

Continuing to redevelop this area is thus both an opportunity to improve the housing supply and improve the living environment.

ARTICLE 242: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land greater than 250 m^2.
- Subdivision works.

13. 200 BOUCHARD BOULEVARD/WEST

OBJECTIVES AND CRITERIA

ARTICLE 243: Development objective

To densify the area in a way that is in line with existing residential neighbourhoods and riverside neighbourhoods, while providing current and future residents with a comprehensive, welcoming and accessible living environment.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 244: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.
- An adequate number of and sufficiently large parks or green spaces are provided. The location of the proposed parks and green spaces takes accessibility into account.

ARTICLE 245: Siting method and massing

- A gradation of heights ranging from the most dense on Bouchard Boulevard to the least dense near single-family homes to the south in the Lakeshore Drive area is favoured.
- Contiguous sitings that optimize the use of the space available for redevelopment are preferred.
- Front setbacks are minimized and the alignment of streetfront buildings is favoured so that the street is properly framed.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 246: Architectural treatment

- An attractive, quality façade treatment that contributes to the vitality and beautification of the public realm in the area is encouraged.
- A contemporary architectural treatment that minimizes architectural details and preserves the subdued nature of the neighbourhood is favoured.
- The design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, pulsed air, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.

ARTICLE 247: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- Openings are harmonized through symmetry and alignment, and diversity in size is minimized. The style, colours and materials of the openings match the proposed exterior covering materials.
- Openings are oriented as much as possible toward the public right-of-way in order to enliven it and ensure its enframement and safety.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 248: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The number of exterior cladding materials is limited.
- The materials selected for a new construction fit in with those of neighbouring buildings.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 249: Outdoor developments

- Outdoor developments feature bicycle paths, multi-purpose paths and public spaces that include a sufficient quantity of street furniture in strategic locations as well as bicycle equipment such as racks and repair stations.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Existing trees are preserved and new trees are planted that promote greening and contribute to the quality of the area's living environment.
- Indoor parking areas or rear vegetated parking areas are favoured so as to reduce their visual impact. The number of driveways on Bouchard Boulevard is reduced through shared driveways.
- Sharing of parking areas according to busy periods is encouraged. In addition, there are parking spaces with at least one EV charging station and car sharing spaces.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

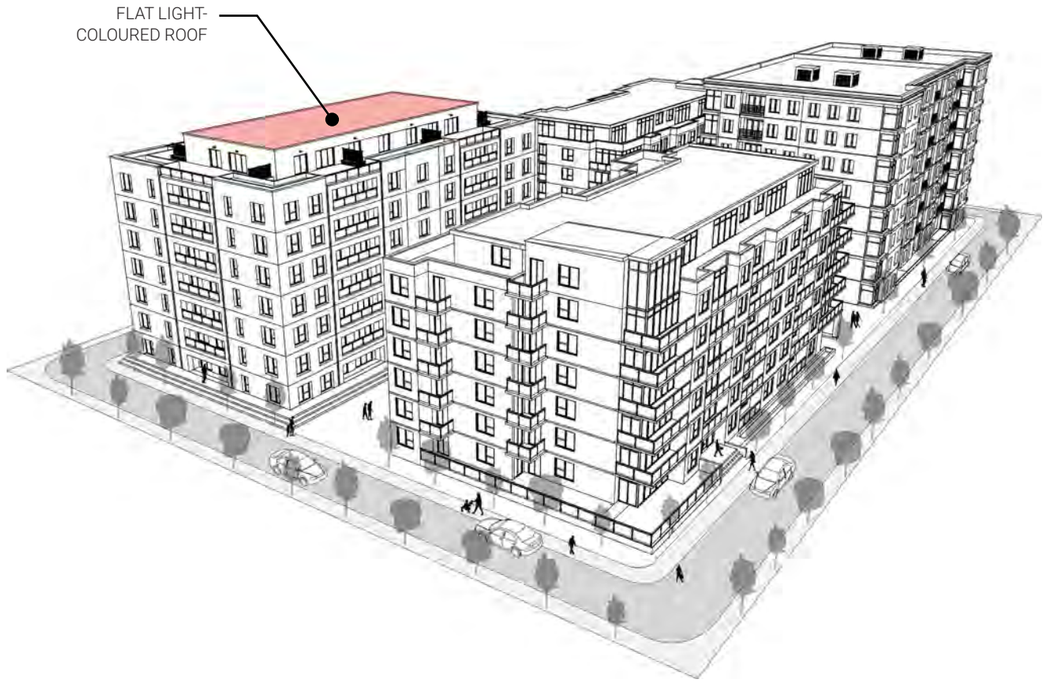


FIGURE 54. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

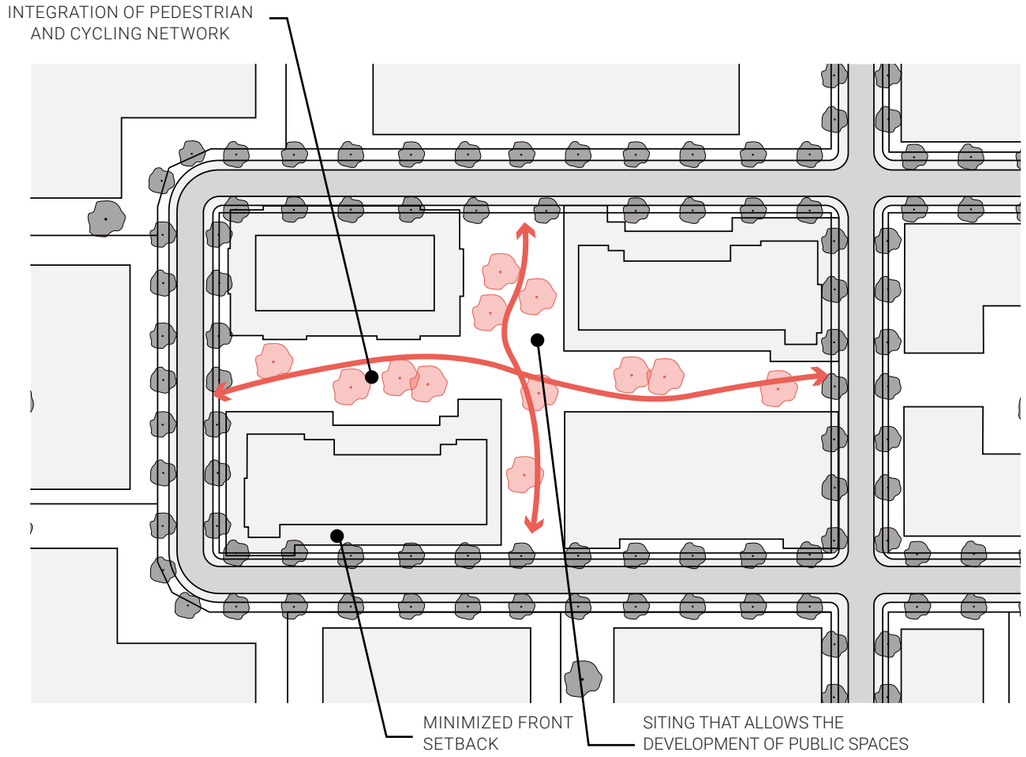


FIGURE 55. DEVELOPMENT CRITERIA
FOR A NEW TOP CONSTRUCTION

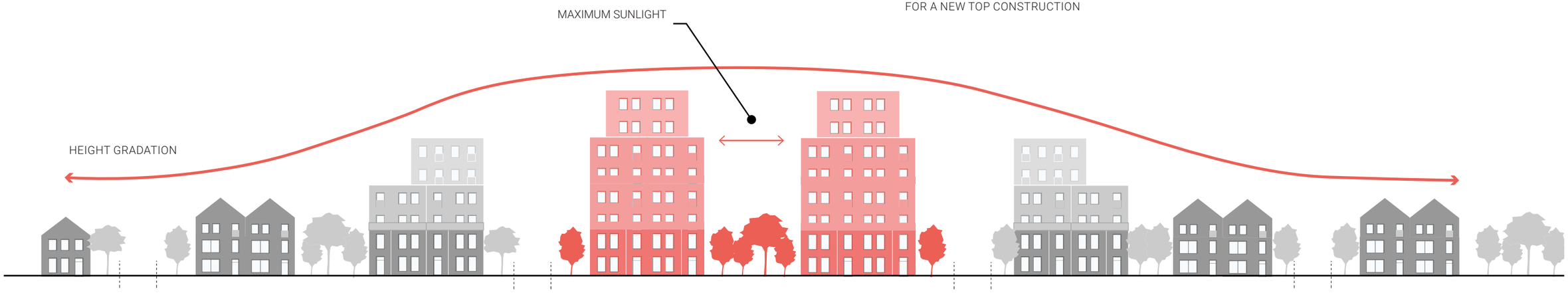


FIGURE 56. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA
FOR A NEW CONSTRUCTION

ARTICLE 250: Development objective

Design an expansion so as to retain the significant size of the main building and enhance it, with a view to smoothly integrating its massing, architectural treatment and materiality.

SUBSECTION 2
EXPANSION

ARTICLE 251: Siting method and massing

- Existing vegetation and the positioning of the accessory buildings on the site and their accessibility during an expansion are taken into account.
- An expansion toward the back or away to the side is preferred to preserve the integrity of the main façade of the existing building.
- The height of the expansion does not exceed that of the existing building.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 252: Architectural treatment

- The architectural style of the expansion project fits in with the existing building and other buildings in the area.
- The size and architectural treatment contribute to the coherence of the built structure.
- Decorative and utilitarian elements have proportions and an architectural treatment similar to those of the existing building(s).
- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 253: Openings

- The expansion project openings are in line, with respect to their proportions and location, with those of the existing building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 254: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Exterior cladding materials are consistent with those of existing buildings in terms of shape, texture and colour.
- The expansion limits the number of materials on the façade.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 255: Outdoor developments

- The expansion does not result in trees being cut, especially trees that are mature or species of interest.
- Greening and tree planting are encouraged for all expansion projects so as not to reduce the permeable area of the lot.
- Indoor parking areas and, if not possible, outdoor permeable parking areas are preferred.
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

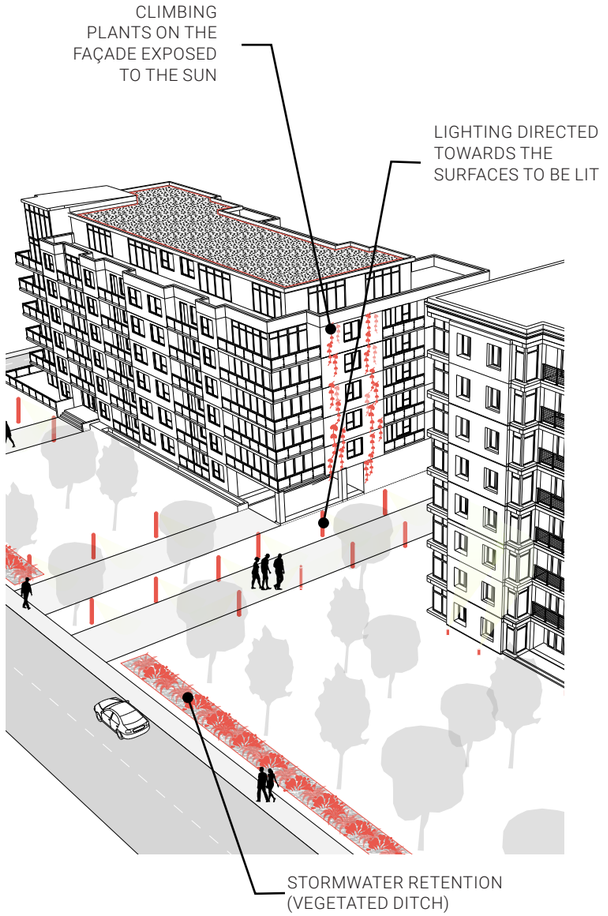


FIGURE 57. DEVELOPMENT CRITERIA FOR AN EXPANSION

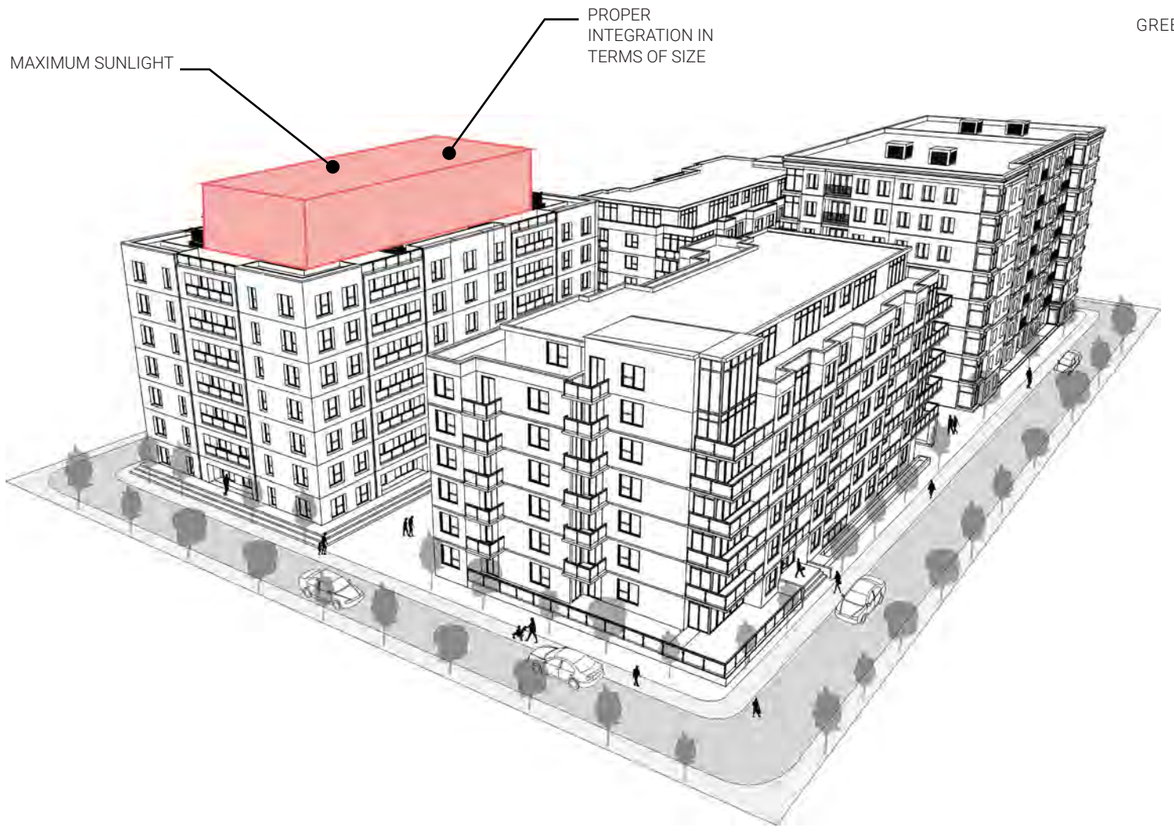


FIGURE 58. DEVELOPMENT CRITERIA FOR AN EXPANSION

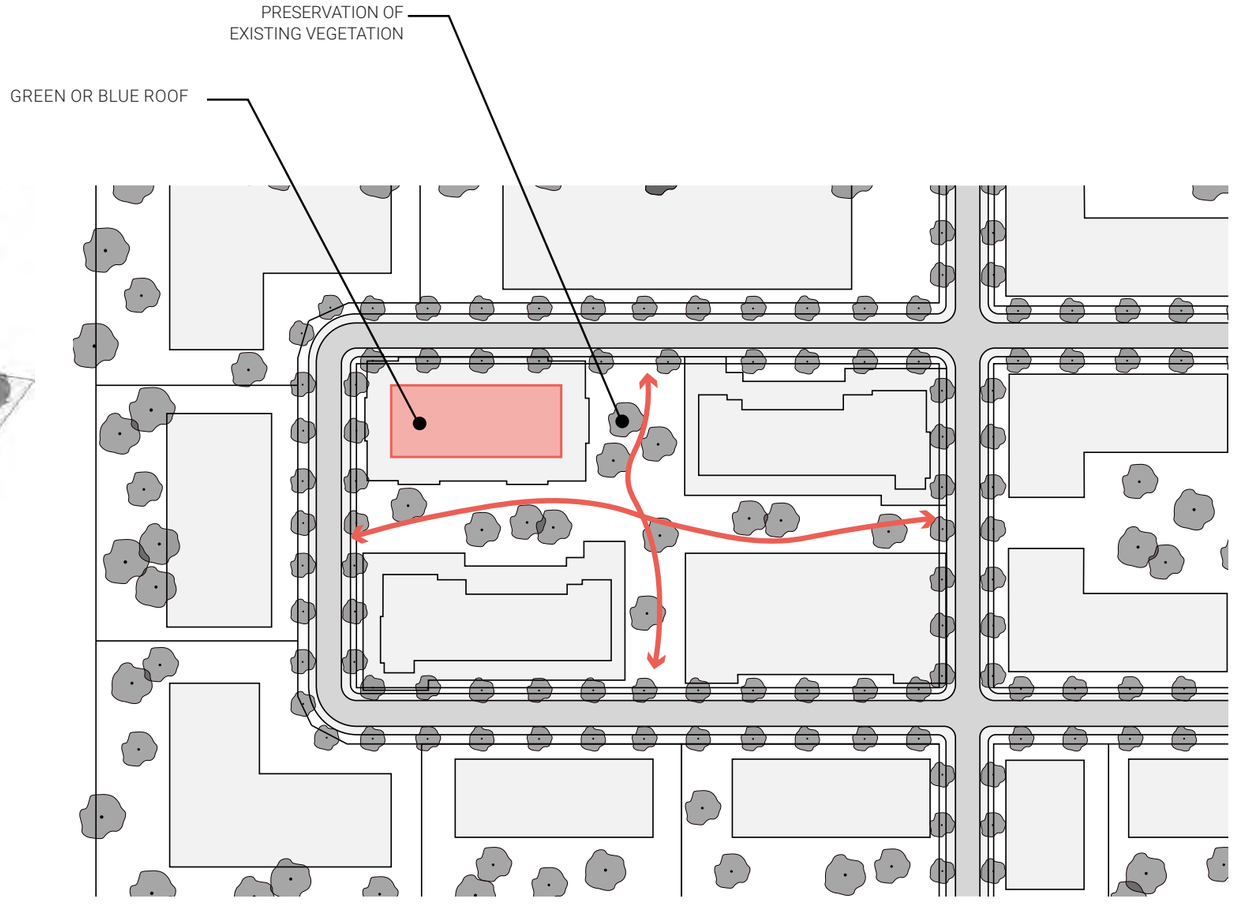


FIGURE 59. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 7.

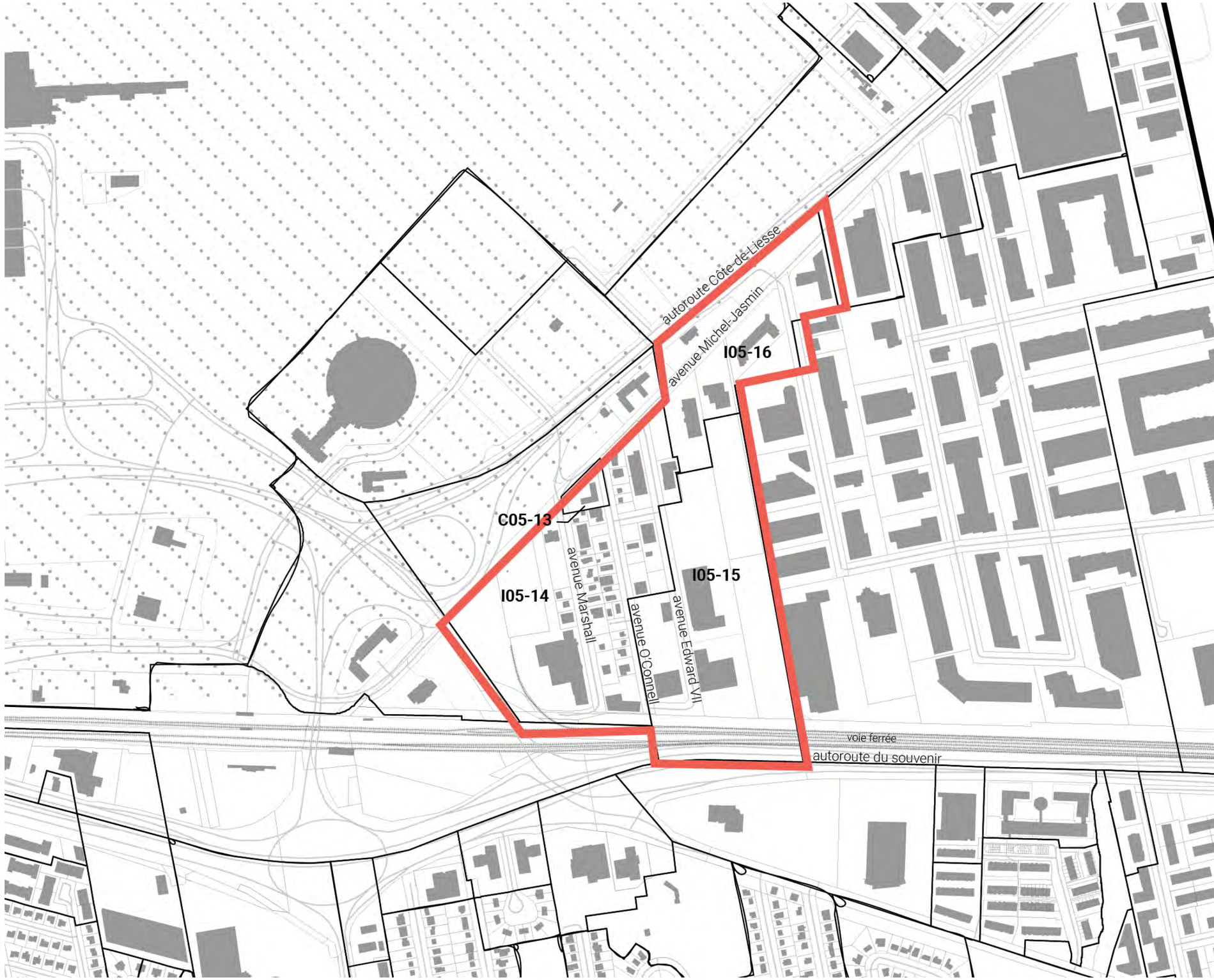
MICHEL JASMIN TRIANGLE SPP AREA

ARTICLE 256: Description
The Michel-Jasmin Triangle PPU area is located on both sides of the eponymous avenue, east of and north of the Highway 20 exit (Exit 56-O). It is located southeast of the Dorval airport area. The street grid, although at right angles, is not very permeable and mainly provides north-south access. The area contains a variety of businesses (e.g., hotels, transportation companies, restaurants, garages, parking spaces associated with the Montréal-Trudeau Airport) and a flight school. Buildings are mainly oriented obliquely in relation to Highways 20 and 520, and generally take the form of quadrants.
There are three directions for this area:

1. Increase greening and encourage the development of active mobility in the area;
2. Focus on a circular economy where activities are complementary;
3. Use the western tip for light industrial and commercial activities that generate nuisances.

ARTICLE 257: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land greater than 250 m².
- Subdivision works.



14. MICHEL JASMIN TRIANGLE SPP

OBJECTIVES AND CRITERIA

ARTICLE 258: Development objective

Design a mixed and sustainable requalification project that meets the criteria of sustainable development and adaptation to climate change.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 259: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.
- An adequate number of and sufficiently large parks or green spaces are provided. The location of the proposed parks and green spaces takes accessibility into account.

ARTICLE 260: Siting method and massing

- The integration of the massing is in line with the existing urban fabric.
- The construction provides for the removal of the upper floors to maintain the rhythm of the façades and decrease the mass effect.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 261: Architectural treatment

- The construction has its own architectural signature and its design is centred on quality and uniqueness.
- The façade of the new building limits voids and discontinuities in the urban fabric.
- Use of blind walls on public roads is limited.
- The design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.

ARTICLE 262: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Commercial uses on the ground floor with large transparent openings that energize the public realm and contribute to its vitality are favoured.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with superior acoustic quality, a thermal resistance factor and good insulation is encouraged.

ARTICLE 263: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 264: Outdoor developments

- Outdoor developments feature public spaces that include a sufficient quantity of street furniture in strategic locations and bicycle equipment such as racks and repair stations.
- The treatment of the building ground floors provides landscaping that promotes the attractiveness of the public space.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Existing trees are preserved and new trees are planted that promote greening and contribute to the quality of the area's living environment.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas. The parking lot is located at the back of buildings to increase the attractiveness of street fronts.
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- Sharing of parking areas according to busy periods is encouraged. In addition, there are parking spaces with at least one EV charging station and car sharing spaces.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

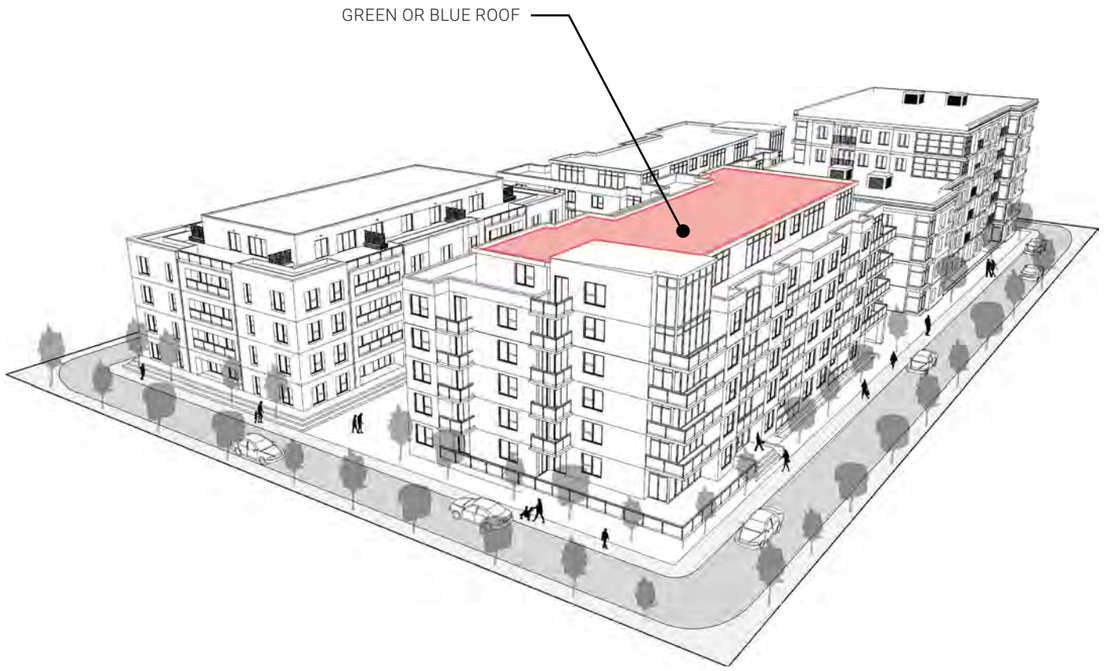


FIGURE 60. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

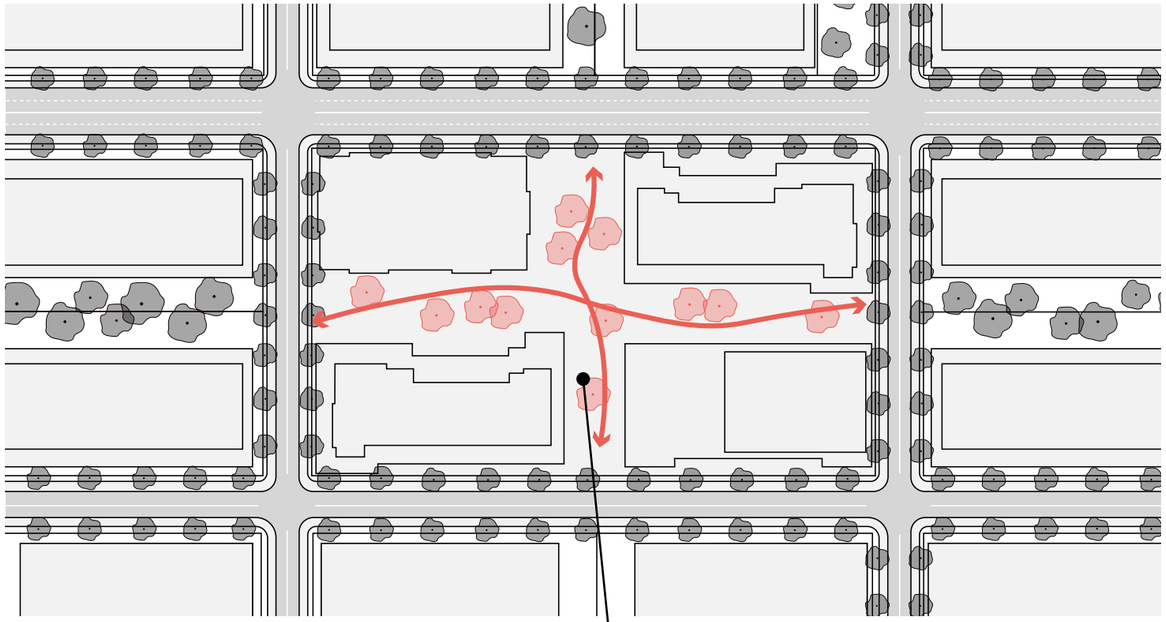


FIGURE 61. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

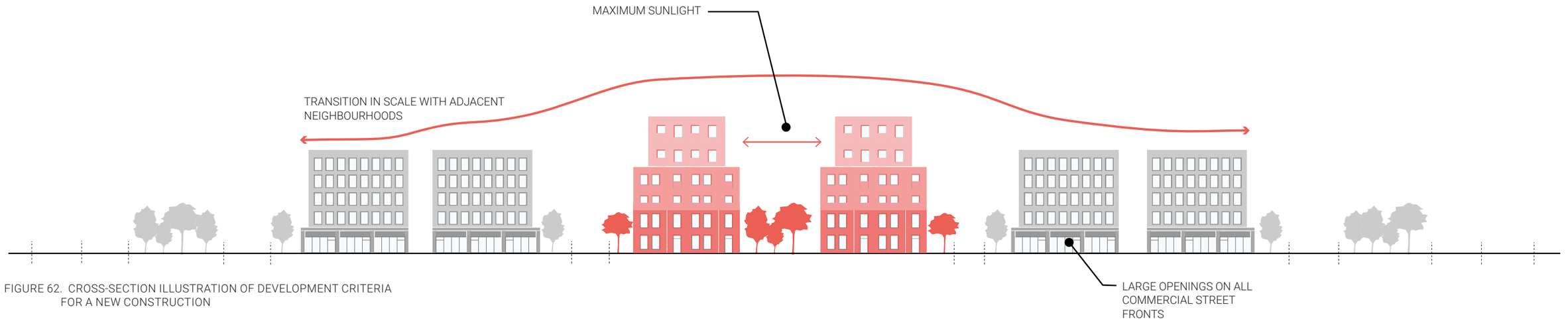


FIGURE 62. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 265: Development objective

Design a mixed and sustainable expansion project that meets the criteria of sustainable development and adaptation to climate change.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 266: Siting method and massing

- The expansion promotes the preservation of existing vegetation.
- The height, scale and massing of the expansion fit in well with the other buildings in the area.
- The siting takes into account the positioning of the accessory buildings at the site and their accessibility.
- An expansion toward the back or away to the side is preferred to preserve the integrity of the main façade of the existing building.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 267: Architectural treatment

- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- The size and architectural treatment contribute to the coherence of the built structure.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 268: Openings

- The project includes proportions and the location of openings that allow for natural air circulation.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Commercial uses on the ground floor with large transparent openings that energize the public realm and contribute to its vitality are favoured.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 269: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The exterior cladding materials fit in with the materials of existing buildings.
- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 270: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Planting shrubs, perennials and other landscaping components in the front is encouraged and enhances the building.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas. The parking lot is located at the back of buildings to increase the attractiveness of street fronts.
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

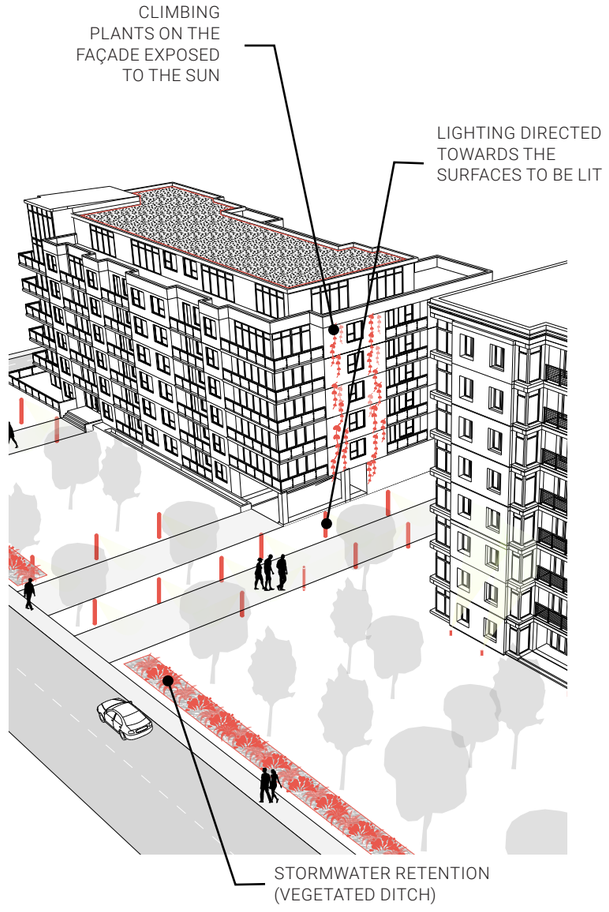


FIGURE 63. DEVELOPMENT CRITERIA FOR AN EXPANSION

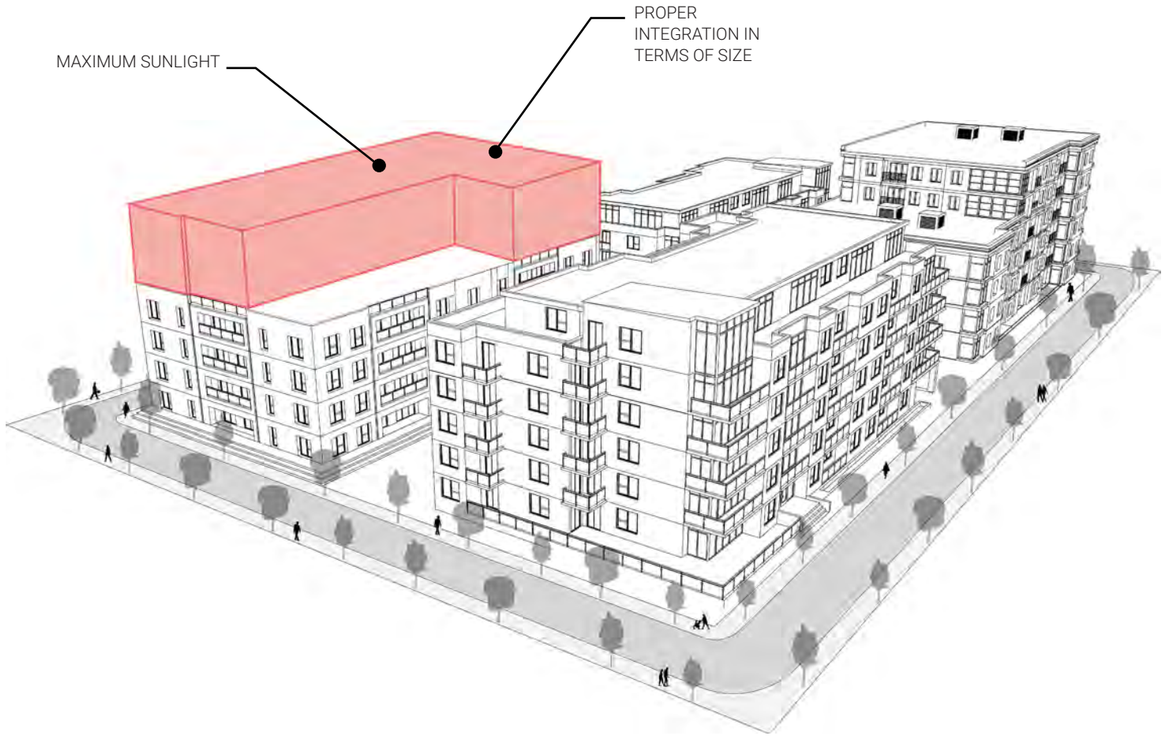


FIGURE 64. DEVELOPMENT CRITERIA FOR AN EXPANSION

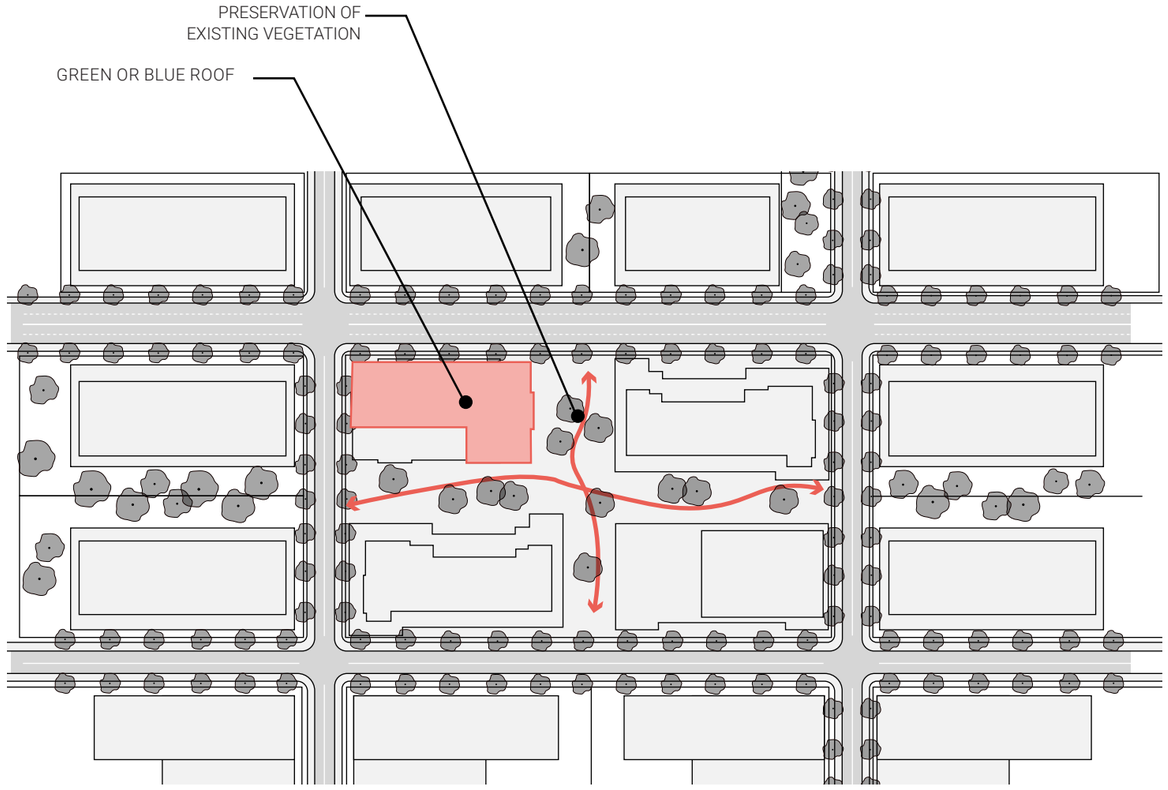


FIGURE 65. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

SECTION 8.

TOD DES SOURCES AREA

ARTICLE 271: Description
The Des Sources *Transit-oriented Development* (TOD) is one of Dorval's three economic hubs. Located near Highway 40, it serves as an economic showcase, even though its appeal is diminished by the poor quality of the developments that make it up. However, the proximity of the Des Sources station, which is part of the Réseau express métropolitain (REM), constitutes a significant opportunity for the development of this area. Although it embodies a TOD area, few of the principles underlying this approach have materialized. In doing so, the City of Dorval wants to rethink this space in order to transform this economic hub into a coveted destination and living environment that is not limited to industrial and commercial activities.

ARTICLE 272: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Change in massing of a main building;
- Changes in appearance visible from the public realm;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Development or redevelopment of frontage land greater than 250 m².
- Subdivision works

OBJECTIVES AND CRITERIA

ARTICLE 273: Development objective

Ensure the densification of the Des Sources TOD area by maintaining its role as a major cluster of workplaces in Dorval and by integrating sustainable mobility development principles.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 274: Subdivision

- The creation of a network of continuous active links (e.g., bicycle paths, multi-use paths, sidewalks) and equitable sharing between these modes and motor vehicles are prioritized.
- The width of the lots along the roadways is closely related to the buildings built there, creating a dense urban environment.
- In a subdivision, the orientation, area and size of the land maximize the number of lots facing public roads according to the type of use and floor area of the buildings so as to create a continuous built frontage and keep the façades at pedestrian level.
- An adequate number of and sufficiently large parks or green spaces are provided. The location of the proposed parks and green spaces takes accessibility into account.

ARTICLE 275: Siting method and massing

- The general siting of the building facilitates access to transit stations and active mobility routes.
- Contiguous sitings that optimize the use of the space available for redevelopment are preferred.
- Front setbacks are minimized and the alignment of streetfront buildings is favoured so that the street is properly framed.
- A dense built environment that reinforces compliance with the TOD approach is preferred.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 276: Architectural treatment

- A distinctive and quality architecture that contributes to improving the area's image and economic appeal is proposed.
- Aesthetic consistency in building design is ensured to create a harmonious visual identity.
- An attractive, quality façade treatment that contributes to the vitality and beautification of the public realm in the area is encouraged.
- The design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The design includes the integration of lighting components that bring out the architectural quality of the building(s). Solar lighting that reduces light pollution is considered.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.

ARTICLE 277: Openings

- The project includes a sufficient number of openings with dimensions and a location to ensure optimal lighting of living spaces and natural air circulation. The façade openings create a visual effect consistent with other buildings.
- Commercial uses on the ground floor with large transparent openings that energize the public realm and contribute to its vitality are favoured.
- Openings are harmonized through symmetry and alignment and diversity in size is minimized.
- Openings are oriented as much as possible toward the public right-of-way in order to enliven it and ensure its enframement and safety.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

DEVELOPMENT CRITERIA (CONT'D)

ARTICLE 278: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The number of exterior cladding materials is limited.
- The materials selected for a new construction fit in with those of neighbouring buildings.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 279: Outdoor developments

- The inclusion of attractive public spaces that contribute to a pleasant walking experience and fluid mobility is encouraged. These spaces include a sufficient quantity of street furniture in strategic locations as well as bicycle equipment such as racks and repair stations.
- Green spaces and relaxation areas are integrated to enhance the pedestrian experience in the area.
- The construction project features an outdoor development that includes cycling and multi-purpose paths that complement the existing network.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Existing trees are preserved and new trees are planted that promote greening and contribute to the quality of the area's living environment.
- Indoor parking areas or rear vegetated parking areas are favoured to reduce mineral surfaces.
- Outdoor parking areas are configured to allow storm water to flow to natural retention areas (e.g., rain garden, vegetated filter strip, ditches).
- The number of driveways is reduced by encouraging shared driveways.
- Sharing of parking areas according to busy periods is encouraged. In addition, there are parking spaces with at least one EV charging station and car sharing spaces.
- The lighting fixtures at the site have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- Throughout the site, stormwater retention on site and seepage into the soil are encouraged to slow the flow of stormwater outside the site.
- The project will include a development for the creation of wildlife habitats (e.g., biodiversity bush, pollinator garden, dense vegetation area).
- A green roof and, if possible, a blue roof are considered for commercial and institutional buildings.
- Climbing plants are planted on the exterior walls of the building, preferably on the façade most exposed to the sun in the summer.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

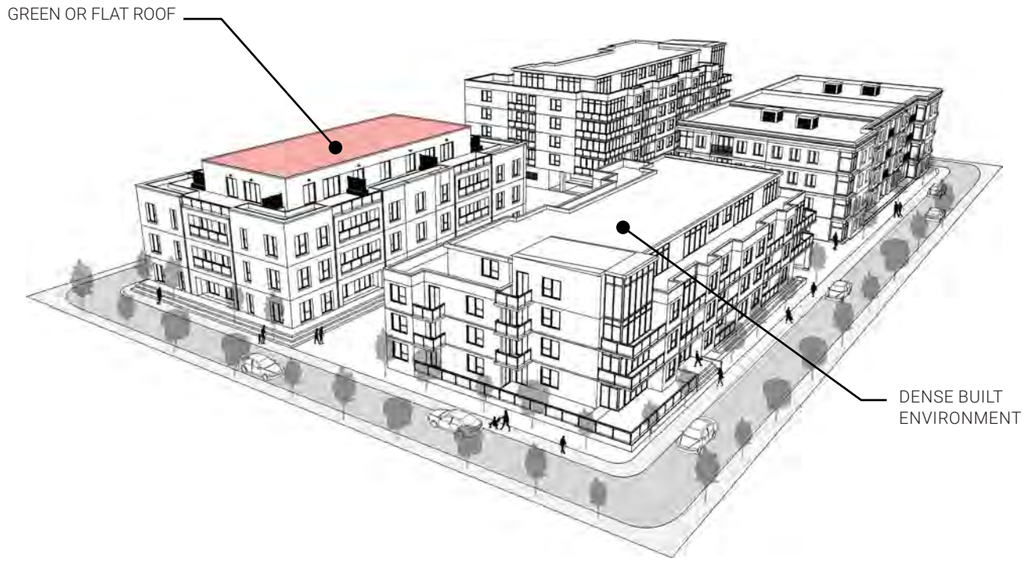


FIGURE 66. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

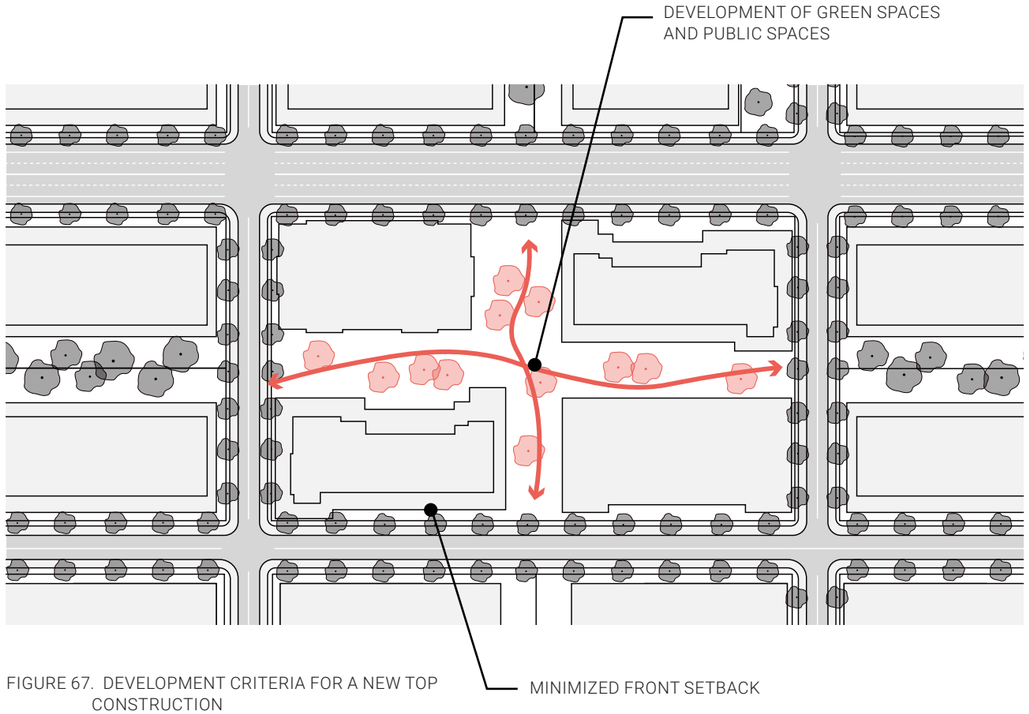


FIGURE 67. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

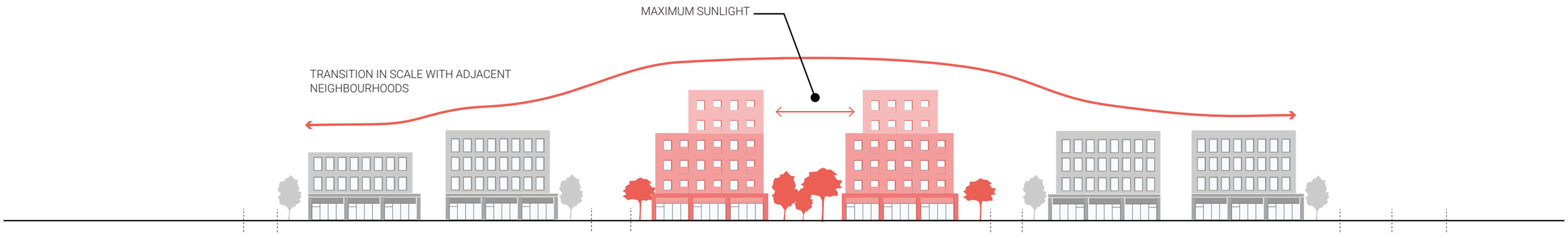


FIGURE 68. CROSS-SECTION ILLUSTRATION OF DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 280: Development objective

Design an expansion so as to retain the significant size of the main building and enhance it, with a view to smoothly integrating its massing, architectural treatment and materiality while complying with the TOD approach.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 281: Siting method and massing

- The size of the expansion is proportionate to that of the existing building and area. The scale is appropriate to ensure a smooth integration.
- Existing vegetation and the positioning of the accessory buildings on the site and their accessibility during an expansion are taken into account.
- Assessment of the visual impact of the expansion on the urban landscape and views from neighbouring properties, Highway 40 and the public realm.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 282: Architectural treatment

- The architectural treatment of the expansion is compatible with the existing architecture of the building and surrounding area to maintain consistent aesthetics.
- In the case of a vertical expansion, the massing does not affect sunlight on streets and on adjacent buildings or yards.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 283: Openings

- The expansion project openings are in line, with respect to their proportions and location, with those of the existing building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 284: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The exterior cladding materials fit in with the materials of existing buildings.
- The façade materials have a harmonious composition to ensure rhythm in the built frontage.
- The expansion project includes energy efficiency standards.
- Green roofs and materials with a minimum Solar Reflectance Index (SRI) of 78 for roofs with a slope under 2:12 or 16.7% (flat roofs) are prioritized, with the exception of the portion of the roof taken up by mechanical equipment or a terrace, which should be in a light colour to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight in the summer and the risk of bird collisions.

ARTICLE 285: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Planting shrubs, perennials and other landscaping components in the front is encouraged and enhances the building.
- Indoor parking areas are preferred to reduce mineral surfaces. Permeable surfaces are prioritized for outdoor parking areas.
- The outdoor parking areas are ideally located at the back of businesses to increase the attractiveness of street fronts.
- Lighting fixtures are installed in parking areas and pedestrian paths leading to the building. They have a harmonized visual appearance and their height takes into account the nature of the surface to be illuminated as well as safety. These fixtures favour solar energy, minimize light pollution and reduce the risk of bird disorientation.
- The development of the site proposes green spaces that include the planting of low-maintenance perennials as well as varied hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

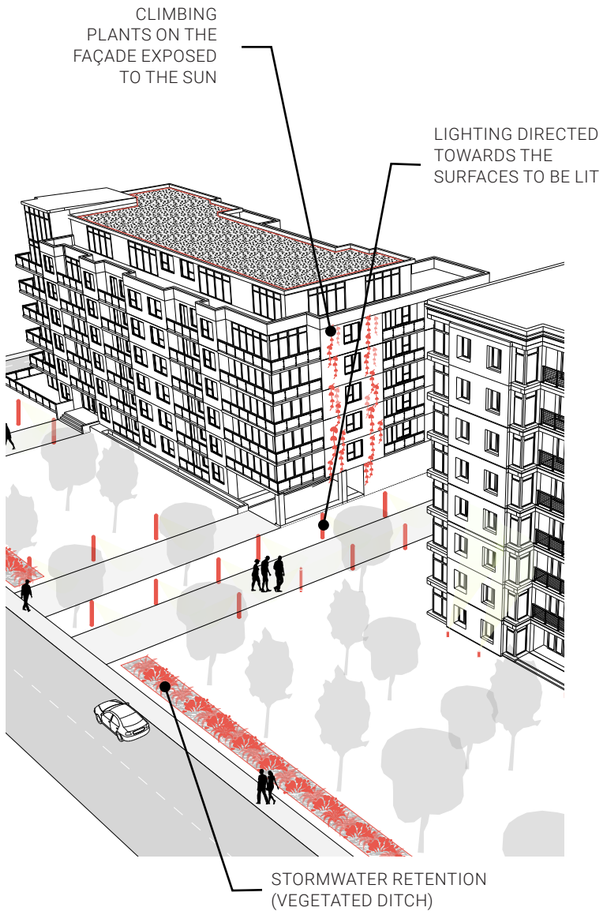


FIGURE 69. DEVELOPMENT CRITERIA FOR AN EXPANSION

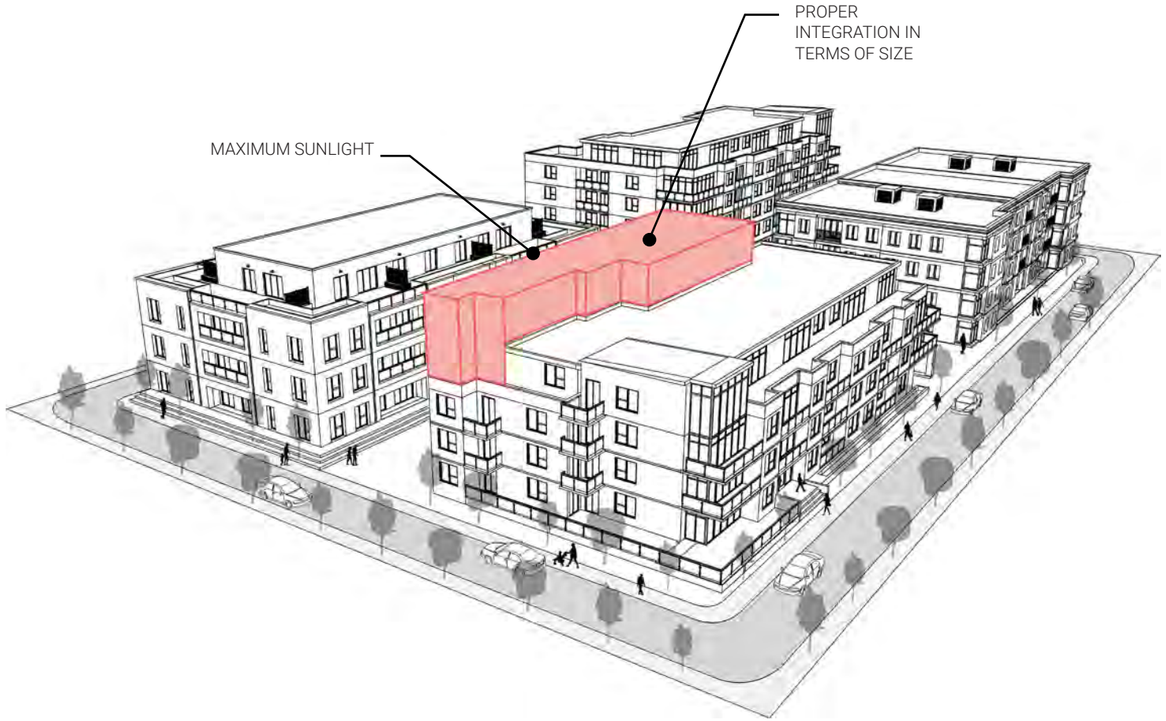


FIGURE 70. DEVELOPMENT CRITERIA FOR AN EXPANSION

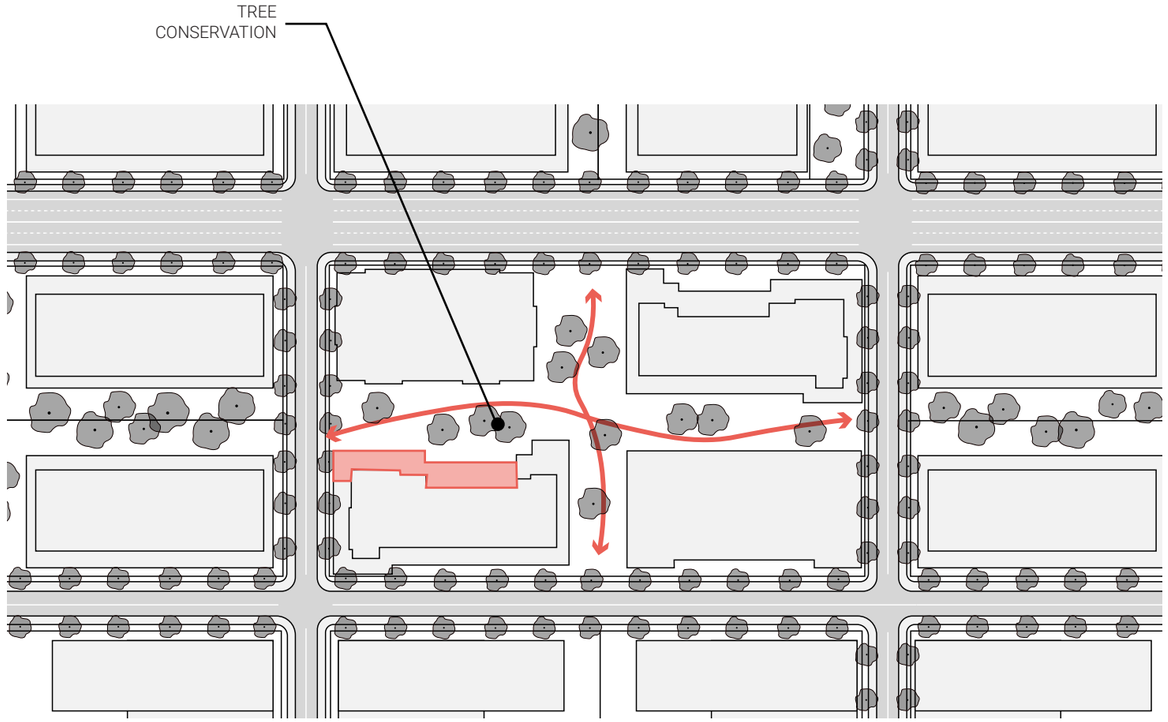


FIGURE 71. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

EXAMPLES OF INNOVATIVE PROJECTS

TECHNOPÔLE ANGUS ECO-DISTRICT

FIGURE 72. 3D RENDERING OF TECHNOPÔLE ANGUS ECO-DISTRICT

CLICHY-BATIGNOLLES ECO-DISTRICT

FIGURE 73. 3D RENDERING OF CLICHY-BATIGNOLLES ECO-DISTRICT

NICE ECOVALLÉE ECO-DISTRICT

FIGURE 74. 3D RENDERING OF NICE ECOVALLÉE ECO-DISTRICT

ESTIMAUVILLE ECO-DISTRICT

FIGURE 75. ESTIMAUVILLE ECO-DISTRICT

VANNES PERION ECO-DISTRICT

FIGURE 76. VANNES PERION ECO-DISTRICT

SAINT-VINCENT-DE-PAUL ECO-DISTRICT

FIGURE 77. SAINT-VINCENT-DE-PAUL ECO-DISTRICT

SUBCHAPTER 4

"UPGRADE" CATEGORY

16. AREAS TO UPGRADE

ARTICLE 286: Description
The areas to **be upgraded** are of some interest, either overall or because of their components defined by landscape or heritage value. They generally represent historical references that have undergone significant changes over time and are now unstructured, leading to the disappearance of their original character. Upgrading, or improvements, must be done to preserve what remains and halt any future disarticulation of the area.

Projects implemented in this area will have to comply with the objectives and criteria of the SPAIP by-law in order to upgrade its components and enable it to regain its initial character to some extent. It is mostly formed of shoreline areas where very large-scale structures dominate the landscape of the banks and diminish their landscape value and integrity. In addition, the changes made to the built environment of Martin Avenue and Lakeshore Drive in the Old Village have led to a disarticulation and loss of its unique essence.

UPGRADE

- 9 Lake St. Louis shoreline areas
- 10 Lakeshore Drive areas
- 11 South Martin Avenue area (former village)
- 17 Pine Beach Nord area

SECTION 9.

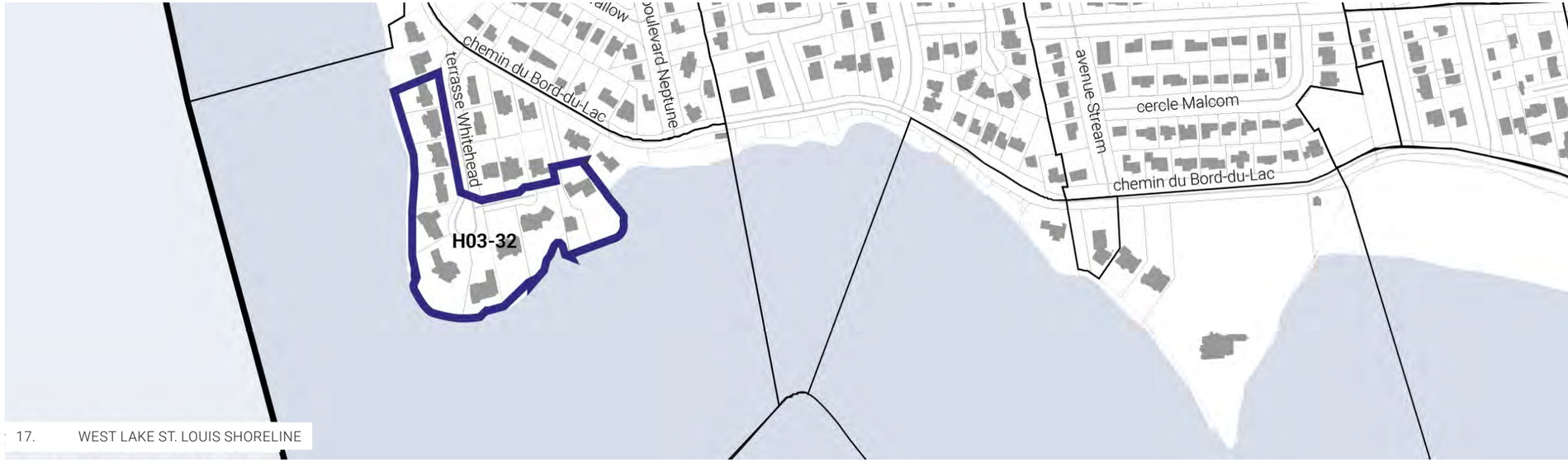
LAKE ST. LOUIS SHORELINE AREAS

ARTICLE 287: Description
The shores of Lake St. Louis are identified as areas of interest for their landscape qualities. The built waterfront contributes to the landscape and the value of views to and from Dorval. Made up of several residences reflecting the first settlements, this area has significant heritage value, not to mention the many riverside parks, some of which are considered heritage areas. Over time, several changes, including the construction of disproportionately sized buildings, have affected the landscape and historical value of this development of interest.

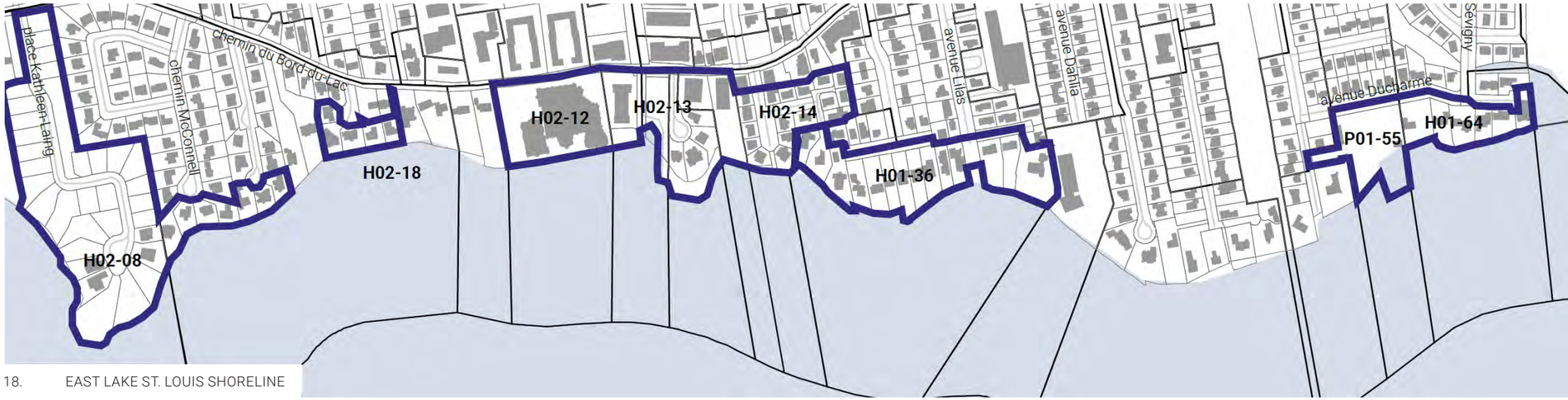
Development objectives and criteria are intended to restore the integrity of the waterfront landscapes of the areas in terms of the quality and consistency of the built environment while respecting existing ecosystems.

ARTICLE 288: Works subject to the by-law
The following work is subject to the by-law:

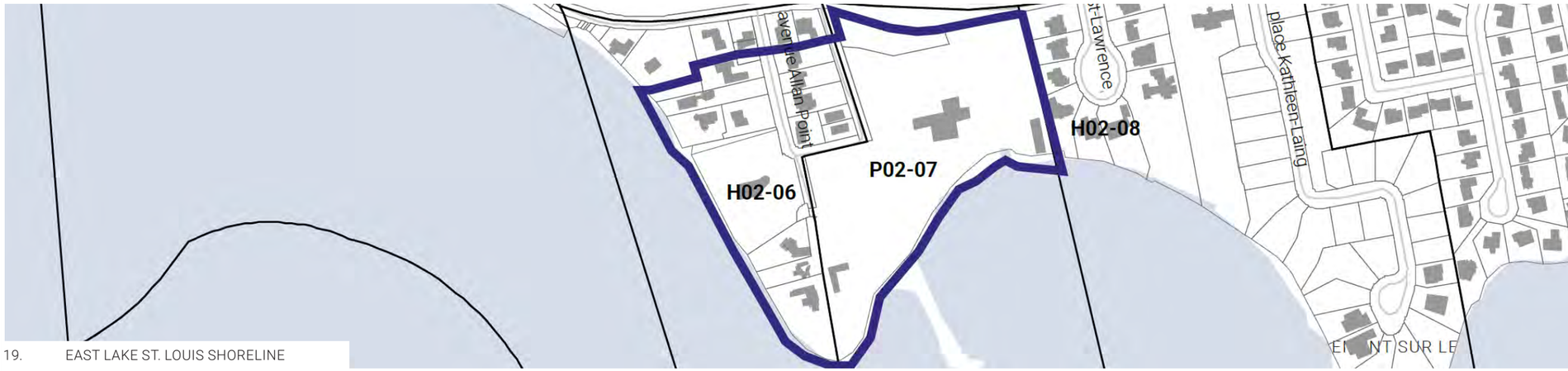
- New constructions;
- Modification of the volume of a main building;
- Additions to all façades;
- Extension and addition work, including the installation or modification of a wall, hedge, or fence;
- Modification of openings on the front and rear façades;
- Modification of projections on the front and rear façades;
- Complete replacement of exterior cladding;
- Subdivision work for lots bordering Bord-du-Lac Road.



17. WEST LAKE ST. LOUIS SHORELINE



18. EAST LAKE ST. LOUIS SHORELINE



19. EAST LAKE ST. LOUIS SHORELINE

OBJECTIVES AND CRITERIA

ARTICLE 289: Development objective

Design a building that enhances the shoreline landscaping components, in particular sight lines, while respecting the ecosystems that make up the banks.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 290: Subdivision

- The subdivision does not compromise the historical and symbolic values and maintains the structuring effect of the area;
- The subdivision aims to highlight the unique character of Bord-du-Lac Road;
- The width of lots bordering the same public road is proportionate to that of the neighboring built lots;
- The subdivision promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.

ARTICLE 291: Siting method and massing

- The siting of the building favours the front lot to ensure waterfront lots are cleared and to enhance the waterfront landscapes.
- The siting of the main building complies with the provisions regarding the riparian strip setbacks provided in the zoning by-law.
- The placement and landscape design of the site respect the site's components, preserve visual corridors towards Lake Saint-Louis, and enhance views of significant landscape elements, such as places of worship.
- The construction has a height, scale and massing that are consistent with other buildings in the area.
- The width of the main building is similar to that of other buildings on the shore.
- Large-scale constructions are divided into several masses to preserve views of Lake St. Louis and ensure better landscape integration.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 292: Architectural treatment

- The architectural concept of the new building is based on the architectural style of the original waterfront buildings.
- All construction projects use a subdued and coherent architectural language where the architectural elements fit in well together.
- Too many forms, styles and decorative elements, such as arches, gabled dormers, imitation keystone, etc., or a combination of disparate elements, should be avoided.
- On the façade, ostentatious elements, monumental or oversized doors and windows and porticoes with colonnades are to be avoided.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, pulsed air, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 293: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials and, ideally, are based on prevailing standards on buildings on the same street.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 294: Materials

- The exterior cladding materials are in subdued colours and compatible with the architectural style of the other waterfront residences.
- The exterior cladding materials are compatible in terms of form, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The flat roof of buildings is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 295: Porches, balconies and verandas

- The porches, balconies and verandas favour openness and fit in with the architectural features of the proposed building.

ARTICLE 296: Outdoor developments

- A selection of plants adapted to riparian strips should be favoured to ensure the preservation of biodiversity.
- In the front and rear yards, the landscape design is heavily vegetated, well-maintained, and carefully tended, highlighting visual corridors towards Lake Saint-Louis and enhancing views of significant landscape elements, such as places of worship.
- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The planting of shrubs, perennials and other landscaping components in the front and back is favoured and enhances the building and the unique features of the site, including views toward Lake St. Louis.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).

ARTICLE 297: Buildings for boat storage and maintenance

- The building's architecture is refined and has components that fit in well with the main building and the landscaping to reduce the presence of waterfront structures.
- Exterior cladding materials are of high quality, durable and non-reflective. They include water resistance components to prevent degradation.
- Mitigation measures, such as vegetation screens, are considered to reduce the visual impact of this type of construction.

ARTICLE 298: Backfilling and excavation

- During development work, backfilling or excavation work is carried out with a view to maintaining the characteristics of the landscape, natural environment, shorelines, wooded areas and vegetation cover.
- The landscaping favours the preservation of mature trees, the shoreline, woodlands and wetlands. However, backfilling may be permitted to comply with the level of the street and infrastructure so that the site is prepared for construction or development.
- The work has a minimal impact on the natural topography of the area. The proposed work takes into account the natural drainage of the site.
- Any planned work includes measures to restore stripped areas using vegetation that is suitable to the site and is non-invasive.

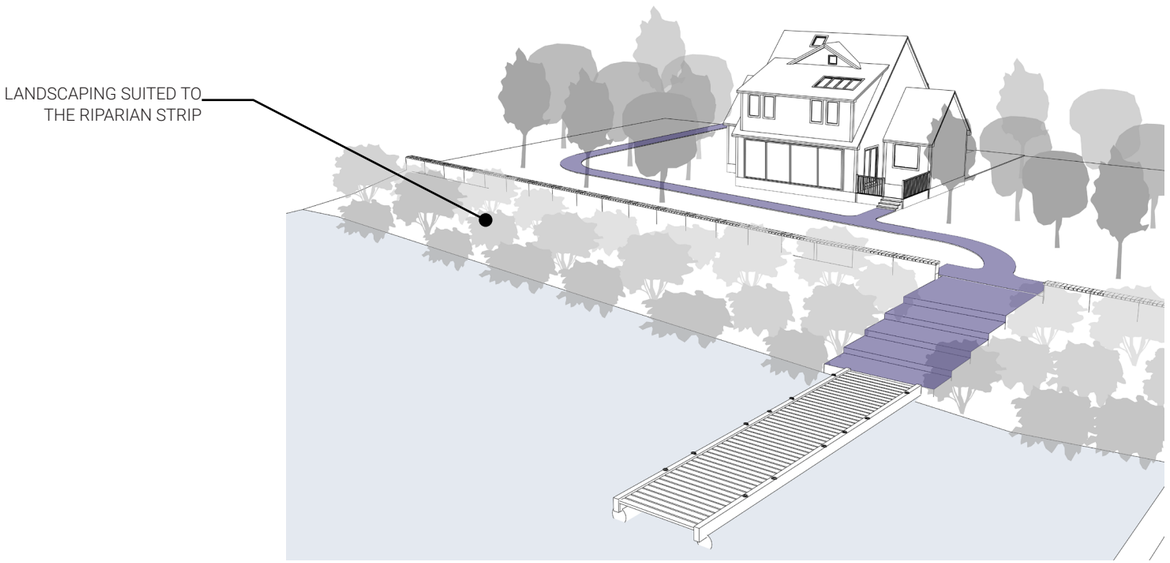


FIGURE 78. DEVELOPMENT CRITERIA FOR THE BACK LOT OF A NEW CONSTRUCTION

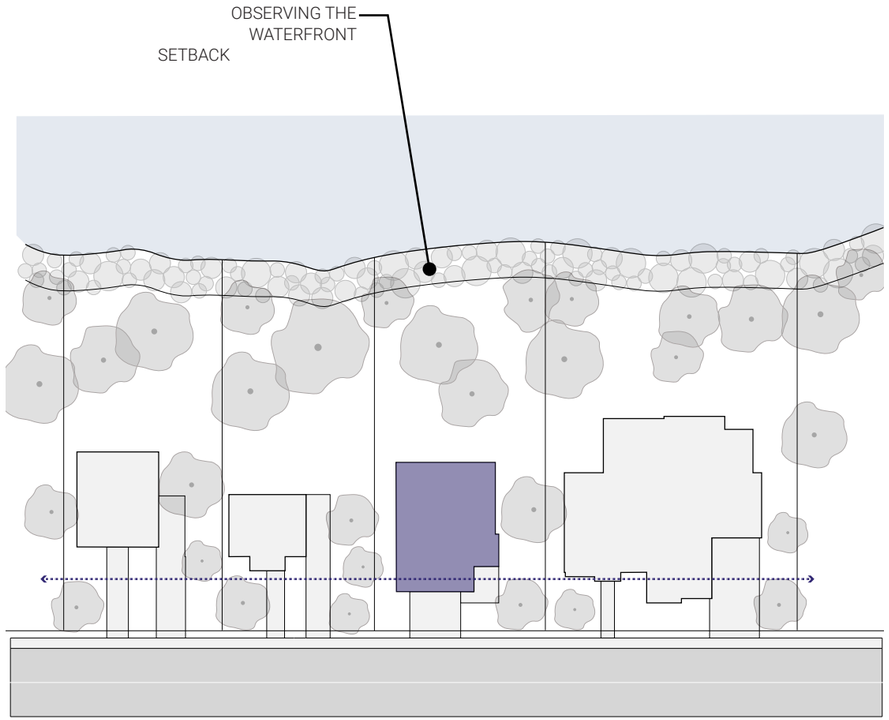


FIGURE 79. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

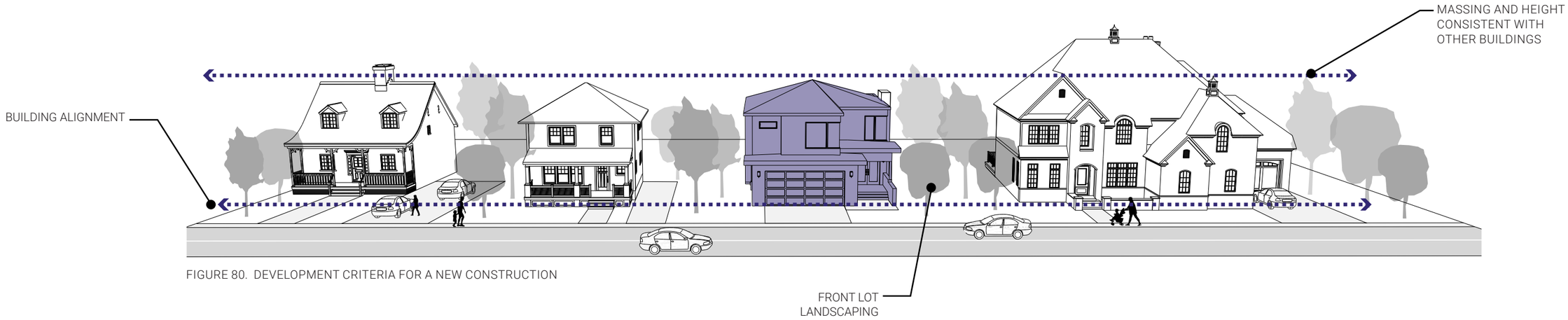


FIGURE 80. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 299: Development objective

Design an expansion that is consistent with the architectural components of the main building in terms of shapes, materials and architectural treatment to ensure a smooth integration that does not alter the built frontage and the landscape nature of the shoreline.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 300: Siting method and massing

- The siting of the extension promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.
- The expansion is ideally located at the back of the main building and takes into account the location of the accessory buildings on the site as well as their accessibility.
- The expansion fits in well in terms of shape, size and height of the main building to ensure overall visual consistency.
- The height, scale and massing of the expansion fit in well with the other buildings in the area.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 301: Architectural treatment

- The expansion is in keeping with the style and architectural components of the main building or favours smooth architectural integration when its design is more modern.
- The expansion ideally focuses on repetition and harmonization of the ornamental features and on the observance of the rhythm created by the openings, arrangement of materials, and the shape and composition of the roof.
- The decorative and utilitarian elements (e.g., cornices, porches) have proportions and an architectural treatment similar to those of the main building.
- The architectural treatment of the expansion integrates smoothly with that of the buildings on the shoreline.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.

ARTICLE 302: Openings

- Where possible, the façade of an expansion has a distribution and opening proportions that are consistent, or symmetrical with, the façade of the main building.
- The doors and windows of the expansion are in the same colours and materials as the principal building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 303: Materials

- The exterior cladding materials are consistent with those of the main building in terms of shape, texture and colour.
- Original and natural materials for the exterior cladding are preferred.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- For an expansion that includes a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 304: Porches, balconies and verandas

- The materials and architectural treatment of the porches, balconies and verandas are similar to those of the main building.

ARTICLE 305: Outdoor developments

- A selection of plants suitable to riparian strips is favoured, in particular varied hardy indigenous plant species, to preserve biodiversity and increase the vegetation cover of the shores.
- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The landscaping developments enhance the sight lines toward Lake St. Louis.
- The planting of shrubs, perennials and other landscaping components in the front and back is favoured and enhances the building and the unique features of the site, in particular the sight lines toward Lake St. Louis.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

ARTICLE 306: Buildings for boat storage and maintenance

- The site components are considered when selecting the siting of the expansion to have it fit in with the topography and preserve the existing vegetation.
- The expansion of this type of building is in line with the style and architectural components of the existing building.
- The expansion materials fit in with the existing buildings.

ARTICLE 307: Backfilling and excavation

- During development work, backfilling or excavation work is carried out with a view to maintaining the characteristics of the landscape, natural environment, shorelines, wooded areas and vegetation cover.
- The landscaping favours the preservation of mature trees, the shoreline, woodlands and wetlands. However, backfilling may be permitted to comply with the level of the street and infrastructure so that the site is prepared for construction or development.
- The work has a minimal impact on the natural topography of the area. The proposed work takes into account the natural drainage of the site.
- Any planned work includes measures to restore stripped areas using vegetation that is suitable to the site and is non-invasive.

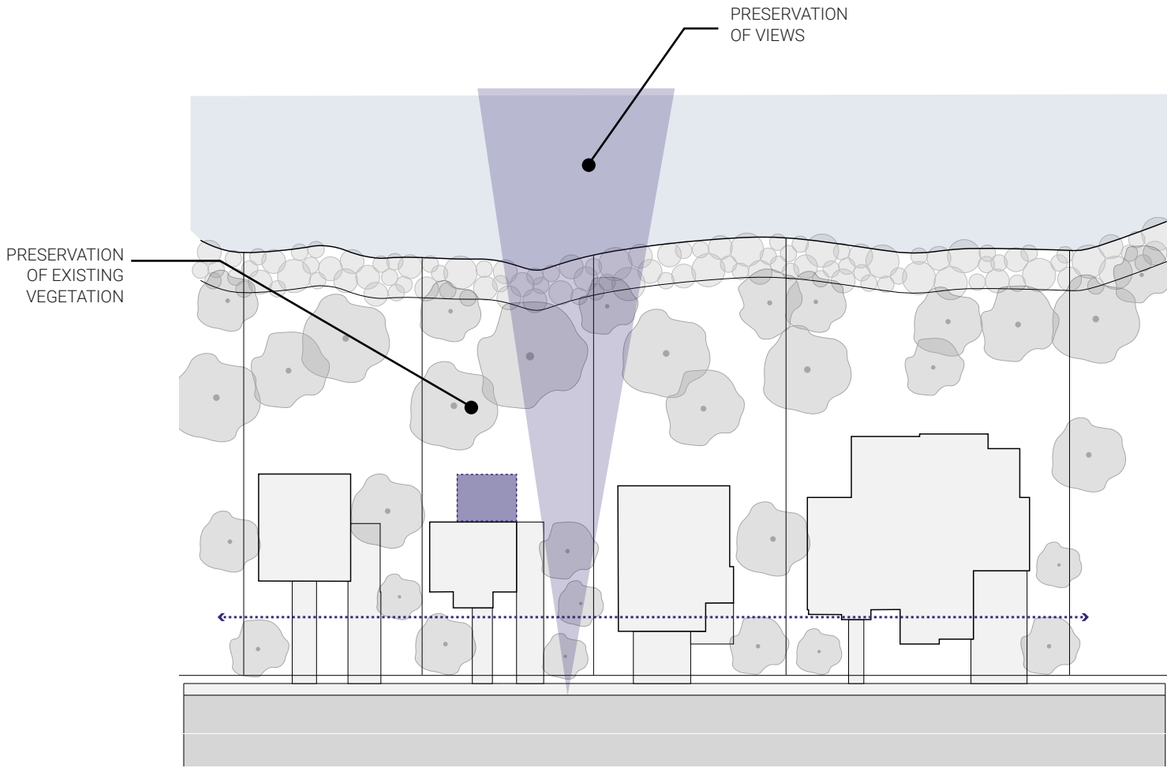


FIGURE 81. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

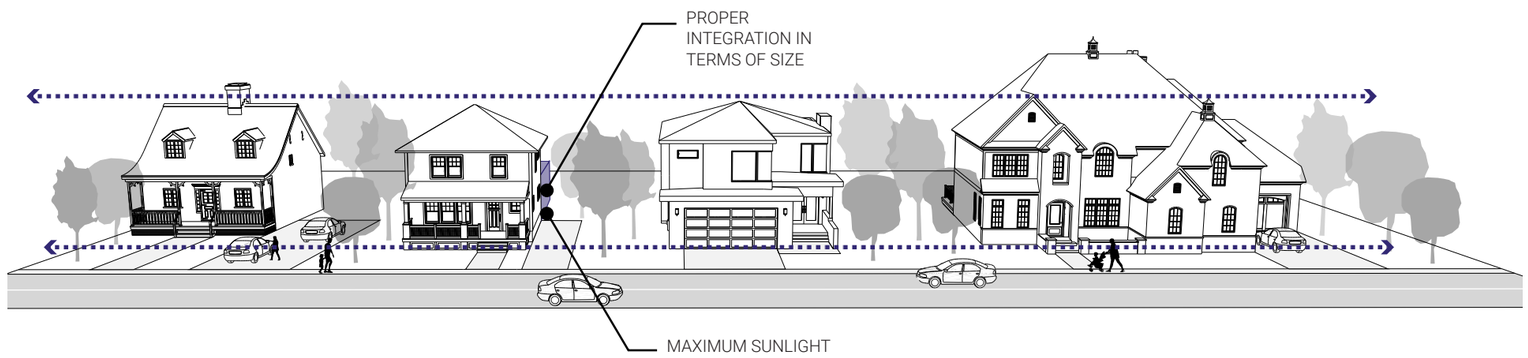


FIGURE 82. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 308: Development objective

Help improve the original composition of the building while enhancing the Lake St. Louis built waterfront.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 309: Architectural treatment

- The renovation enhances the existing architectural appearance and helps restore the original character of the built structure.
- The modifications that are made comply with the original architectural treatment of the building and fit in well with the built shoreline frontage.
- The project complies with the architectural language and treatment of the waterfront buildings for a harmonious integration with the Lake St. Louis built waterfront.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The project complies with the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.

ARTICLE 310: Openings

- Openings that have been created, modified or walled up ensure balanced architectural components on a wall.
- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are based on the area's prevailing architectural style.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 311: Materials

- The proposed materials are compatible with the architectural style of the building.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- The exterior cladding materials are similar in appearance to the cladding of waterfront buildings.
- The colours and shades of the materials are subdued and match well with each other.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 312: Porches, balconies and terraces

- Renovations to porches, balconies and terraces ensure that the integrity of the features related to the building's type of architecture is maintained.

ARTICLE 313: Buildings for boat storage and maintenance

- Exterior cladding materials are of high quality, durable and non-reflective. They include water resistance components to prevent degradation.

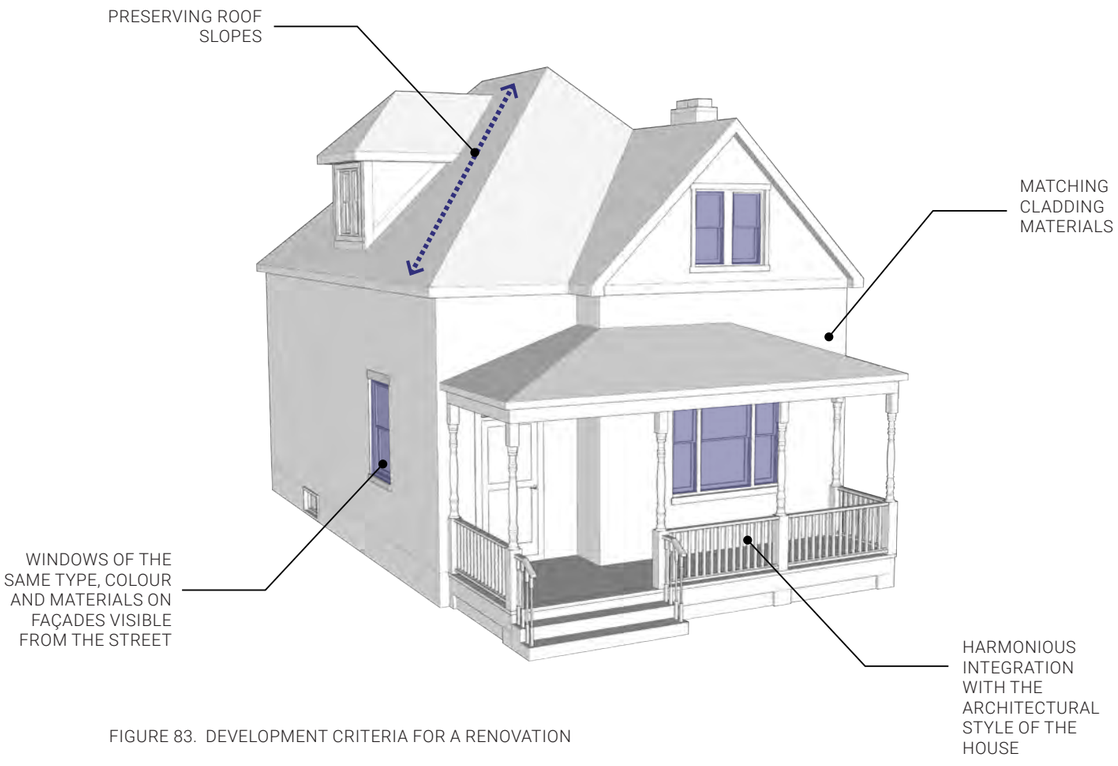


FIGURE 83. DEVELOPMENT CRITERIA FOR A RENOVATION

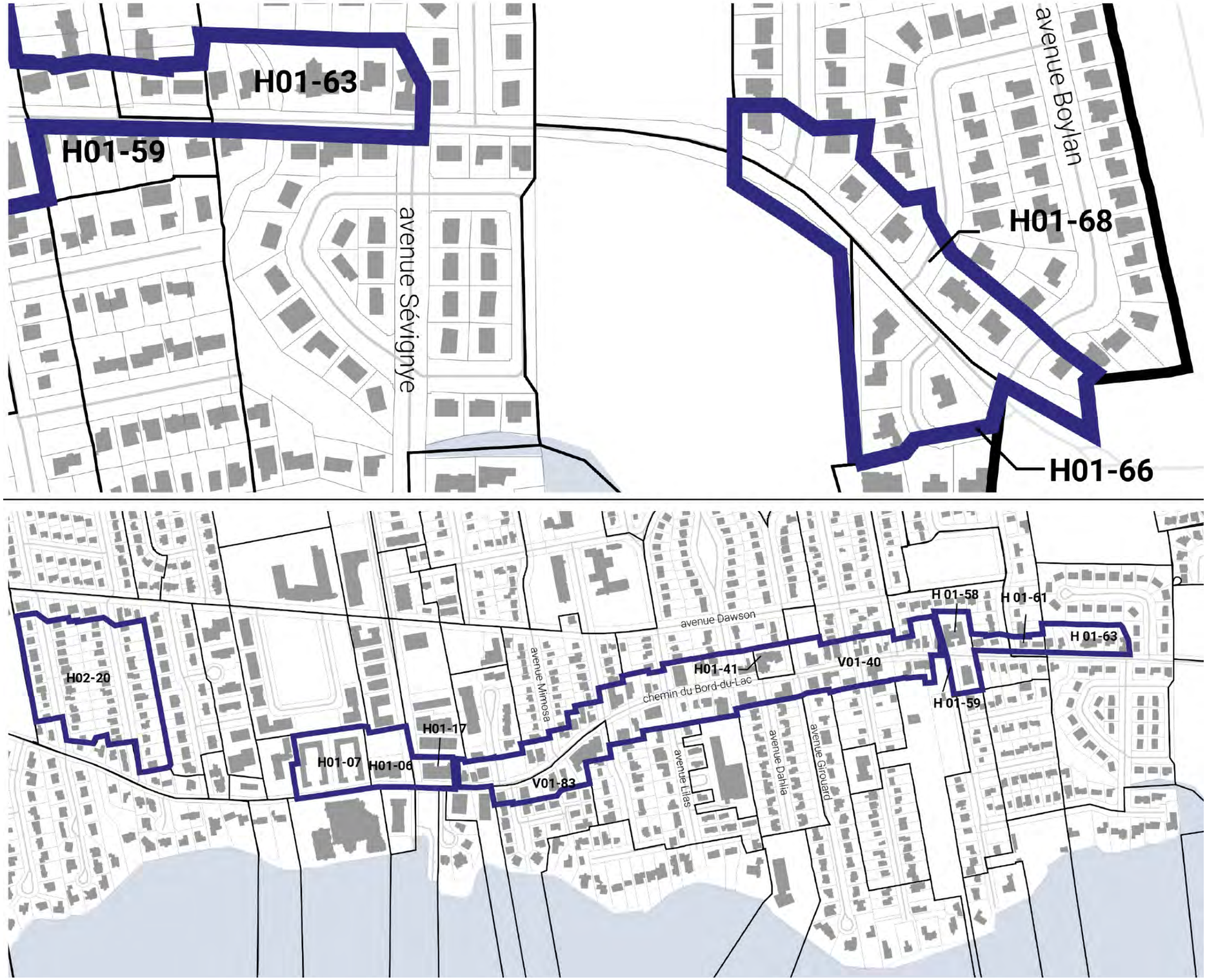
SECTION 10.

LAKESHORE DRIVE AREAS

ARTICLE 314: Description
This area is part of Dorval's Old Village. The section of Lakeshore Drive located between the eastern limits of the City of Dorval and Roy Avenue, this historic, cultural and institutional waterfront route helped shape the village core. It is marked by a dense built environment where the setbacks are closer together and there are multiple sizes and architectural types. This portion of the founding route, which is more commercial and represents the historic centre of Dorval, is identified in the urban plan as an area to be revitalized, particularly through the creation of a recreational route, parks and green spaces with a view over Lake St. Louis. The quality of the built environment and exterior developments must give impetus to this vision.

ARTICLE 315: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Modification in massing of a main building and additions on the front façade;
- Extension and addition work, including the installation or modification of a wall, hedge, or fence;
- Replacement of main and secondary openings;
- Replacement of projections on the main and secondary façade;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Subdivision work



20. LAKESHORE DRIVE

Stantec

OBJECTIVES AND CRITERIA

ARTICLE 316: Development objective

Design a building that enhances the heritage value of the Old Village and its founding route while contributing to the urban vitality of the area.

SUBSECTION 1

NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 317: Subdivision

- The subdivision does not compromise the historical and symbolic values and maintains the structuring effect of the area;
- The subdivision aims to highlight the unique character of Bord-du-Lac Road;
- The width of lots bordering the same public road is proportionate to that of the neighboring built lots;
- The subdivision promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.

ARTICLE 318: Siting method and massing

- The siting of the main building aligns with neighboring structures, respects the site components, and preserves visual corridors towards Lake Saint-Louis while enhancing views of significant landscape elements, such as places of worship.
- The construction has a height, scale and massing that are consistent with other buildings in the area.
- The width of the main building is similar to that of the other buildings on the street and contributes to creating a continuous built frontage.
- The buildings are designed and sited so that garage entrances and service areas are not visible from the roadway.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 319: Architectural treatment

- The building can be based on the architectural style of the original buildings in the area, but with a contemporary design. The architectural concept focuses on quality and uniqueness while fitting in well with neighbouring buildings.
- All construction projects use a subdued and coherent architectural language where the architectural elements fit in well together.
- The façades overlooking Lakeshore Drive are given a sought-after architectural treatment.
- The project proposes a significant number of openings on building façades adjacent to the public road and green spaces to create lively façades.
- Commercial or office buildings have a different architectural treatment than residential buildings while ensuring overall consistency. They also include indoor parking areas.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- Any rooftop mechanical equipment that may be visible from a public road is integrated into the building or concealed by a screen that is part of the building architecture.
- The slope of garage or indoor parking area entrances is minimized to reduce the risk of water runoff into the building.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 320: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The façades on the ground floors of commercial buildings promote transparency and openness.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and, ideally, are reminiscent of the style of the original buildings.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 321: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The exterior cladding materials are in subdued colours and are compatible with the proposed architectural style and the type of dominant materials on the street.
- Original and natural materials for the exterior cladding are preferred.
- The exterior cladding materials are compatible in terms of form, texture and colour.
- The flat roof of buildings is in a light colour (high albedo) to reduce the effects of urban heat islands.
- Use of a dark film over windows is encouraged to reduce the penetration of sunlight in the summer.

ARTICLE 322: Porches, balconies, verandas and terraces

- The porches, balconies, verandas and terraces favour openness and fit in with the architectural features of other buildings in the area.
- The terraces are set up with quality furniture in subdued colours that complements that of the surrounding terraces.
- The terraces include landscaping that contributes to the quality of the streetscape.

ARTICLE 323: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- Frontage development involves planting trees in order to create shaded areas and enhance the vegetation cover on private and public property.
- Safe and universally accessible walkways and bicycle paths are created at the site to ensure connectivity to sites, buildings and the public realm.
- No type of outdoor storage is allowed. The areas used for waste management are part of the building's architecture.
- Parking areas are sited so that cannot be seen from the roadway and are integrated into the landscaping. They are located at the back of the building.
- Surfaces that help minimize heat islands are favoured, such as vegetated surfaces and light colours.
- Ecological management of rainwater is favoured (e.g., permeable materials, ditches, retention pond).
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- The exterior developments include street furniture and bicycle racks.
- In the front and rear yards, the landscape design is heavily vegetated, well-maintained, and carefully tended, highlighting visual corridors towards Lake Saint-Louis and enhancing views of significant landscape elements, such as places of worship.

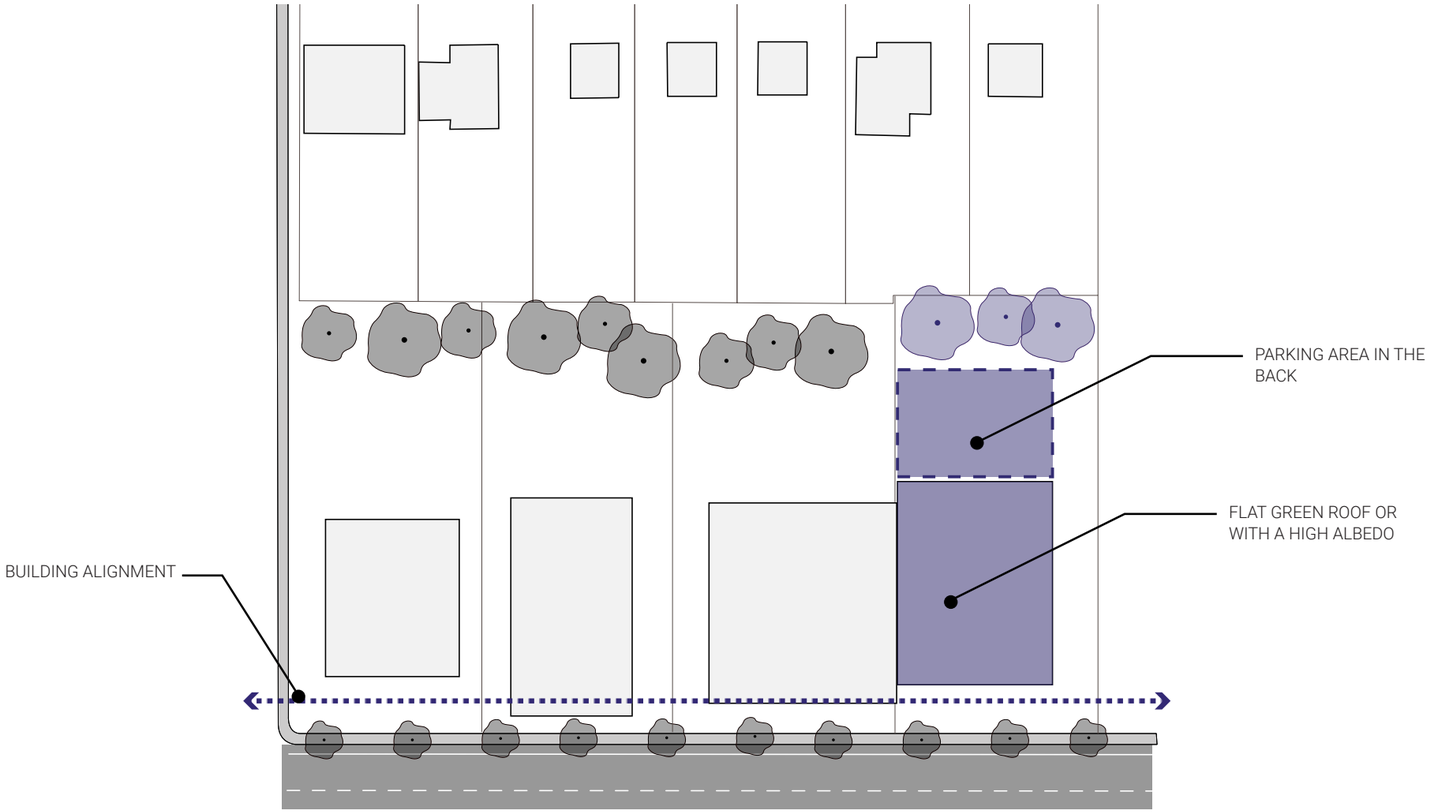


FIGURE 84. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

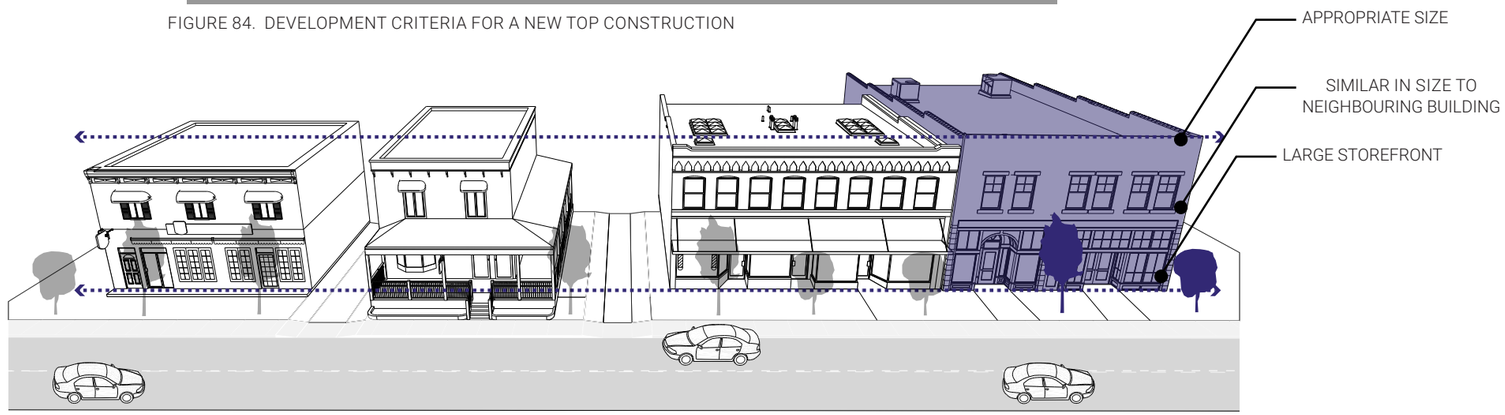


FIGURE 85. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 324: Development objective

Design an expansion that is consistent with the architectural components of the main building in terms of shape, materials and architectural treatment and that helps enhance the area's village-like character.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 325: Siting method and massing

- The expansion favours the preservation of existing vegetation, in particular trees, hedges and other mature shrubs.
- The siting of the expansion is ideally located at the back of the main building and takes into account the location of the garage and service area entrances.
- The expansion fits in well in terms of shape, size and height of the main building to ensure overall visual consistency.
- The expansion has a height, scale and massing that are consistent with other buildings in the area. It proposes an alignment with neighbouring buildings to ensure continuity of the built frontage.
- The expansion is based on exemplary projects in the neighbourhood related to roof shape, exterior cladding materials, coping and porches.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The placement of the extension enhances views of significant landscape elements, such as places of worship, promotes the preservation of visual corridors towards Lake Saint-Louis, and protects existing vegetation, including trees, hedges, and other mature shrubs.

ARTICLE 326: Architectural treatment

- The expansion is in keeping with the style and architectural components of the main building or favours smooth architectural integration when its design is more modern.
- The expansion ideally focuses on repetition and harmonization of the ornamental features and on the observance of the rhythm created by the openings, arrangement of materials, and the shape and composition of the roof.
- The decorative and utilitarian elements (e.g., cornices, porches) have proportions and an architectural treatment similar to those of the main building.
- The architectural treatment of the expansion integrates smoothly with that of the other buildings on the street.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 327: Openings

- Openings can be widened on the façades of the ground floor of commercial buildings to promote transparency and openness.
- The doors and windows of the expansion are in the same colours and materials as the principal building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 328: Materials

- The exterior cladding materials are consistent with those of the main building in terms of shape, texture and colour.
- Original and natural materials for the exterior cladding are preferred.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- For an expansion that includes a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight.

ARTICLE 329: Porches, balconies, verandas and terraces

- The materials and architectural treatment of the porches, balconies, verandas and terraces are similar to those of the main building.
- A terrace extension includes the same materials as found in the existing terrace. Otherwise, a complete rehabilitation is performed to ensure consistent treatment.

ARTICLE 330: Outdoor developments

- There is continuity in outdoor developments.
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The landscape design highlights visual corridors towards Lake Saint-Louis and enhances views of significant landscape elements, such as places of worship.
- The planting of shrubs, perennials, and other landscape components in both front and rear yards is encouraged to enhance the building and the unique features of the site, particularly visual corridors towards Lake Saint-Louis

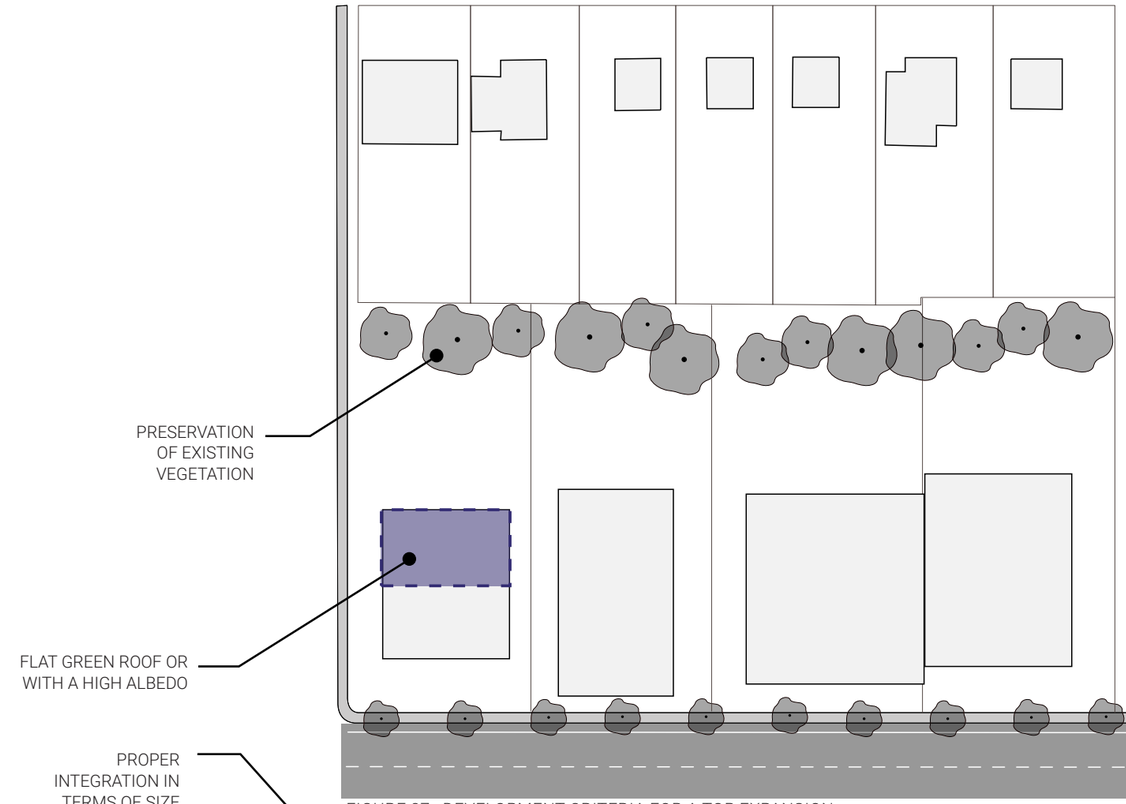


FIGURE 87. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

FIGURE 86. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 331: Development objective

Contribute to the revitalization of the built environment of the area while respecting the original character of the Old Village.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 332: Architectural treatment

- The renovation enhances the existing architectural appearance and helps restore the original character of the built structure.
- The modifications that are made comply with the original architectural treatment of the building and fit in well with the built street frontage.
- The renovation project complies with the architectural language and treatment of the buildings on Lakeshore Drive to fit in well and observe the original character.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The renovation is consistent with the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.

ARTICLE 333: Openings

- Openings that have been created, modified or walled up ensure balanced architectural components on a wall.
- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are based on the area's prevailing architectural style.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 334: Materials

- The proposed materials are compatible with the architectural style of the building.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- Exterior cladding materials are similar in appearance to the cladding of buildings on Lakeshore Drive.
- The colours and shades of the materials are subdued and match well with each other.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Use of a dark film over windows and balconies is encouraged to reduce the penetration of sunlight.

ARTICLE 335: Porches, balconies and terraces

- Renovations to porches, balconies and terraces ensure that the integrity of the features related to the building's type of architecture is maintained.

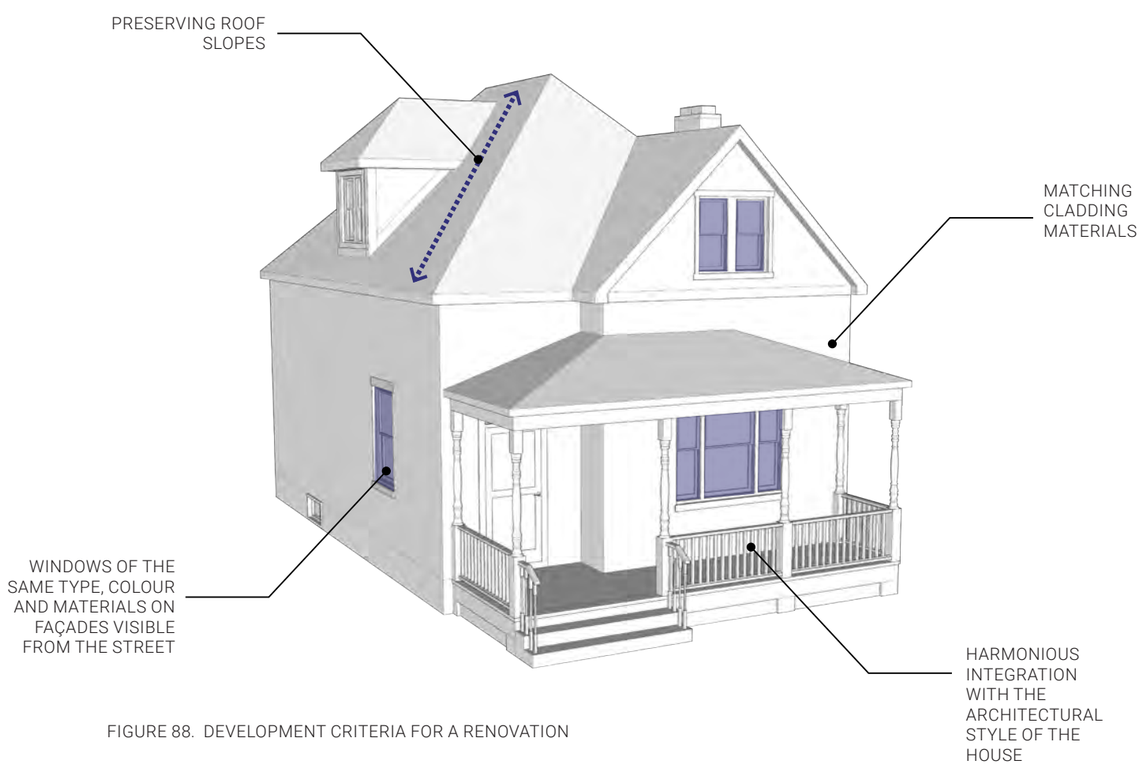


FIGURE 88. DEVELOPMENT CRITERIA FOR A RENOVATION

SECTION 11.

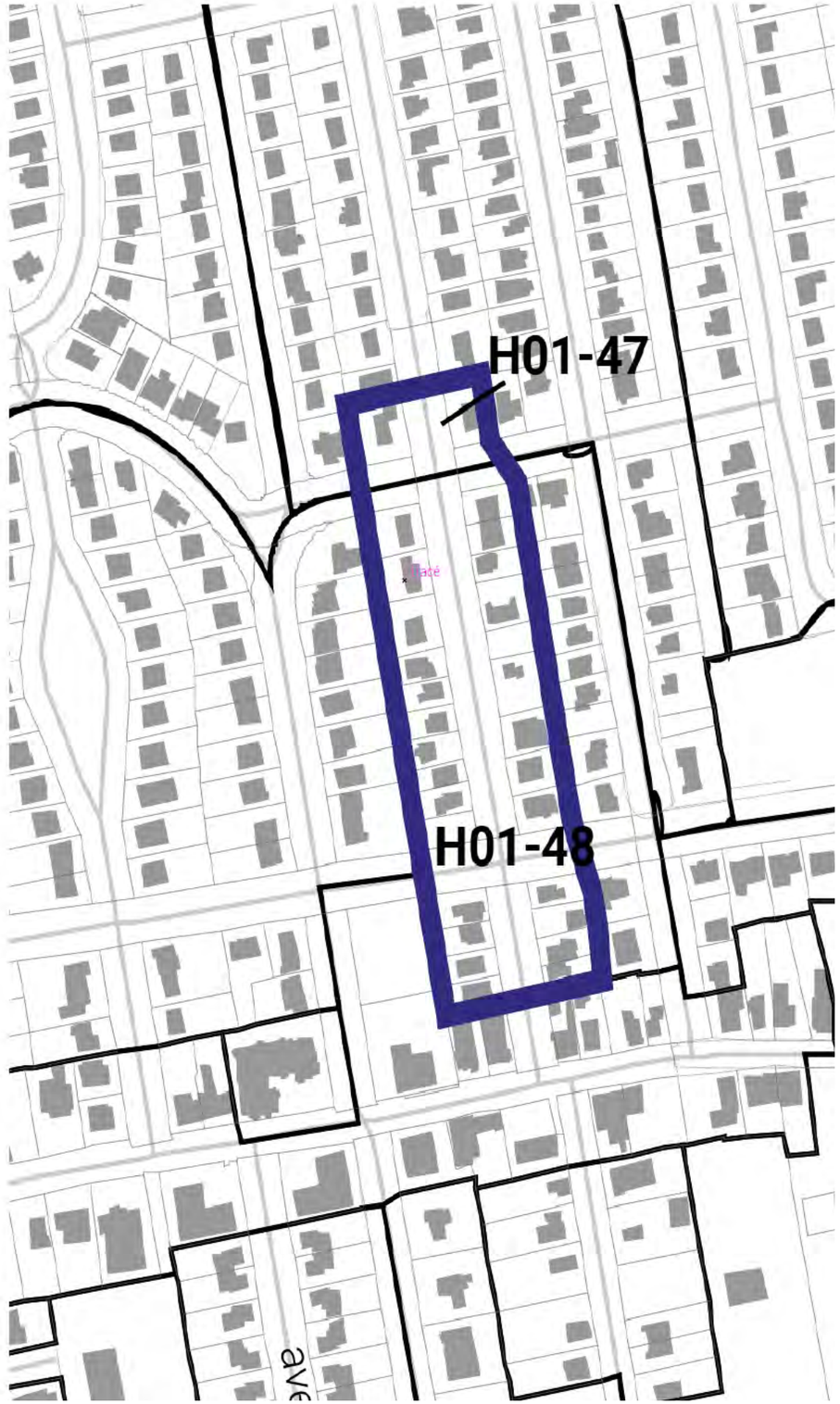
MARTIN AVENUE AREA (FORMER SOUTH VILLAGE)

ARTICLE 336: Description
The village of Dorval first developed around the intersection of Martin Avenue and Lakeshore Drive, where the first businesses of the small community were established. Martin Avenue is one of the oldest streets in Dorval, where several century-old buildings are still found along with City Hall, which was originally a water filtration plant. In this area, the buildings are close to the street, which gives the area a village-type character.

Martin Avenue is an area of interest to upgrade given the integration of newer buildings that contributed to the decline of its traditional essence.

ARTICLE 337: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Modification in massing of a main building and additions on the front façade;
- Additions and extensions visible from the public domain or impacting views of Lake Saint-Louis or affecting views of significant landscape elements, such as places of worship. This includes work involving the installation or modification of a wall, hedge, or fence.
- Changes in appearance visible from the public realm;
- Replacement of projections on the main façade;
- Complete replacement of exterior cladding, unless the material is similar to the current material;



21. MARTIN AVENUE (FORMER SOUTH VILLAGE)

OBJECTIVES AND CRITERIA

ARTICLE 338: Development objective

Design a building that enhances the heritage assets of interest and the village-like character of Martin Avenue.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 339: Siting method and massing

- The siting of the main building is in line with the neighbouring buildings and respects the site components.
- The construction has a height, scale and massing that are consistent with other buildings in the area.
- The size, height, and dimensions of the main building are similar to those of the most typical main buildings located on the same street or in the same island.
- Large-scale constructions are divided into several masses or have physically or visually distinct treatments.
- The siting of the main building ensures the preservation of existing green spaces, wooded areas and trees on the property.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The siting of the new construction and landscape design of the site respect the site's components, preserve visual corridors towards Lake Saint-Louis, and enhance views of significant landscape elements, such as places of worship.

ARTICLE 340: Architectural treatment

- The building can be based on the architectural style of the original buildings in the area, but with a contemporary design. The architectural concept focuses on quality and uniqueness while fitting in well with neighbouring buildings.
- All new façades visible from the street are given a quality architectural treatment consistent with the area's original character.
- The construction uses the significant resort-type architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The building's architecture is of comparable or superior quality to that of the main buildings in the receiving environment.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 341: Openings

- The construction project includes façade opening proportions that are consistent with those of neighbouring buildings.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are consistent over a given façade.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 342: Materials

- The exterior cladding materials are consistent with those of the main building in terms of shape, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- Original and natural materials for the exterior cladding are preferred.
- The flat roof of buildings is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 343: Porches, balconies and verrandas

- The porches, balconies and verandas favour openness and fit in with the building's architectural features.
- The materials and architectural treatment of the verandas are the same as those of the main building.

ARTICLE 344: Outdoor developments

- Development of the front lot proposes planting trees to ensure continuity and increase the vegetation cover of the streets.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- The planting of shrubs, perennials and other landscaping components in the front and back is encouraged and enhances the building and the unique features of the site.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.

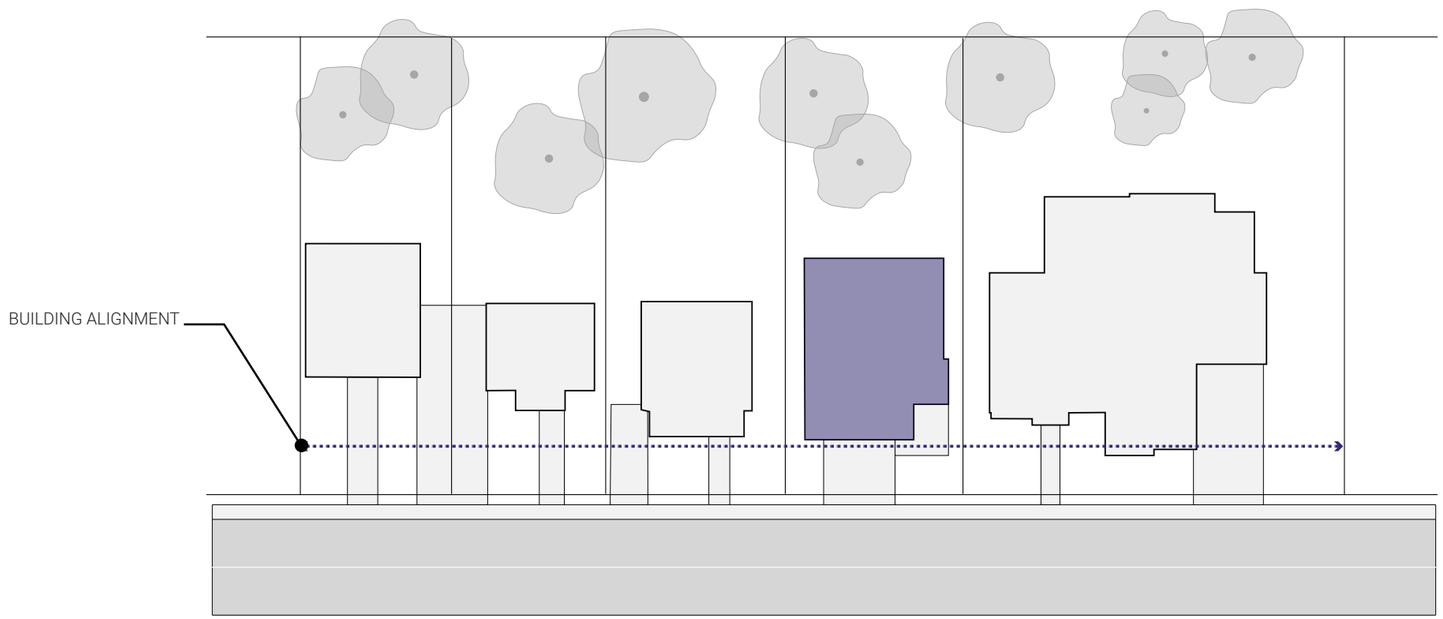


FIGURE 89. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

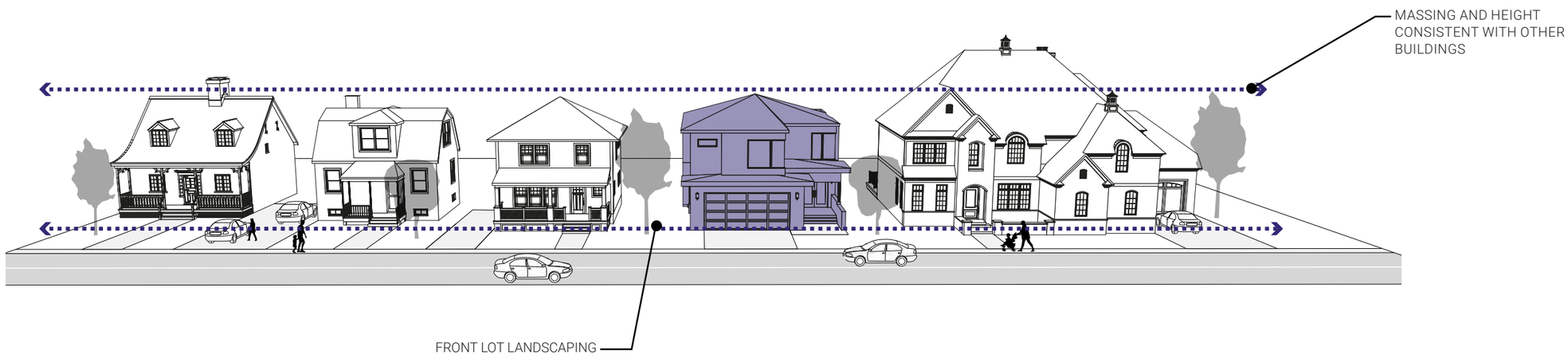


FIGURE 90. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 345: Development objective

Contribute to the improvement of the original design of the building while emphasizing the original character of Martin Avenue.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 346: Siting method and massing

- The placement of the extension enhances views of significant landscape elements, such as places of worship, promotes the preservation of visual corridors towards Lake Saint-Louis, and protects existing vegetation, including trees, hedges, and other mature shrubs.
- The expansion is ideally located at the back of the main building and takes into account the location of the accessory buildings on the site as well as their accessibility.
- The expansion fits in well in terms of shape, size and height of the main building to ensure overall visual consistency.
- The expansion has a height, scale and massing that are consistent with other buildings in the area. It proposes an alignment with neighbouring buildings to ensure continuity of the built frontage.
- The expansion is based on exemplary projects in the neighbourhood related to roof shape, exterior cladding materials, coping and porches.

ARTICLE 347: Architectural treatment

- The expansion is in keeping with the style and architectural components of the main building or favours smooth architectural integration when its design is more modern.
- The expansion ideally focuses on repetition and harmonization of the ornamental features and on the observance of the rhythm created by the openings, arrangement of materials, and the shape and composition of the roof.
- The decorative and utilitarian elements (e.g., cornices, porches) have proportions and an architectural treatment similar to those of the main building.
- The architectural treatment of the expansion integrates smoothly with that of the other buildings on the street.

ARTICLE 348: Openings

- Ideally, the same design and the same colours and materials as the main building are used for the doors and windows proposed for the expansion.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 349: Materials

- The exterior cladding materials are consistent with those of the main building in terms of shape, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 350: Porches, balconies and verandas

- The materials and architectural treatment of the porches, balconies and verandas are similar to those of the main building.

ARTICLE 351: Outdoor developments

- Continuity of outdoor developments is ensured in order to maintain visual consistency and improve the vegetative cover of the streets.
- Landscaping is heavily vegetated and favours plants from a variety of native species.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

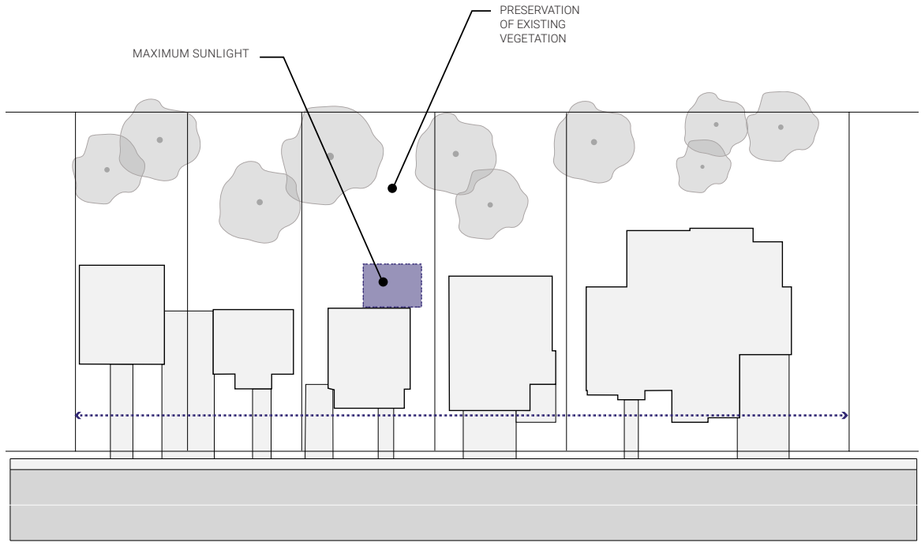


FIGURE 92. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

FIGURE 91. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 352: Development objective

Contribute to the revitalization of the built environment of the area while respecting the original character of the Old Village.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 353: Architectural treatment

- The renovation enhances the existing architectural appearance and helps restore the original character of the built structure.
- The modifications that are made comply with the original architectural treatment of the building and fit in well with the neighbouring buildings.
- The renovation project complies with the architectural language and treatment of the buildings on Martin Avenue in order to fit in well and observe the original character.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The renovation is consistent with the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.

ARTICLE 354: Openings

- Openings that have been created, modified or walled up ensure balanced architectural components on a wall.
- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding and are the same on a given wall.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are based on the area's prevailing architectural style.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 355: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The proposed materials are compatible with the architectural style of the building.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- The exterior cladding materials are similar in appearance to the cladding of buildings in the area.
- The colours and shades of the materials are subdued and match well with each other.

ARTICLE 356: Porches, balconies, verandas and terraces

- Renovations to a porch, balcony, veranda or terrace are consistent with the building's architectural style. Ideally, the same materials are used for the renovation.
- In a complete replacement, the porch, balcony, veranda or terrace is modelled on the original style of the building, and this component is reproduced exactly.

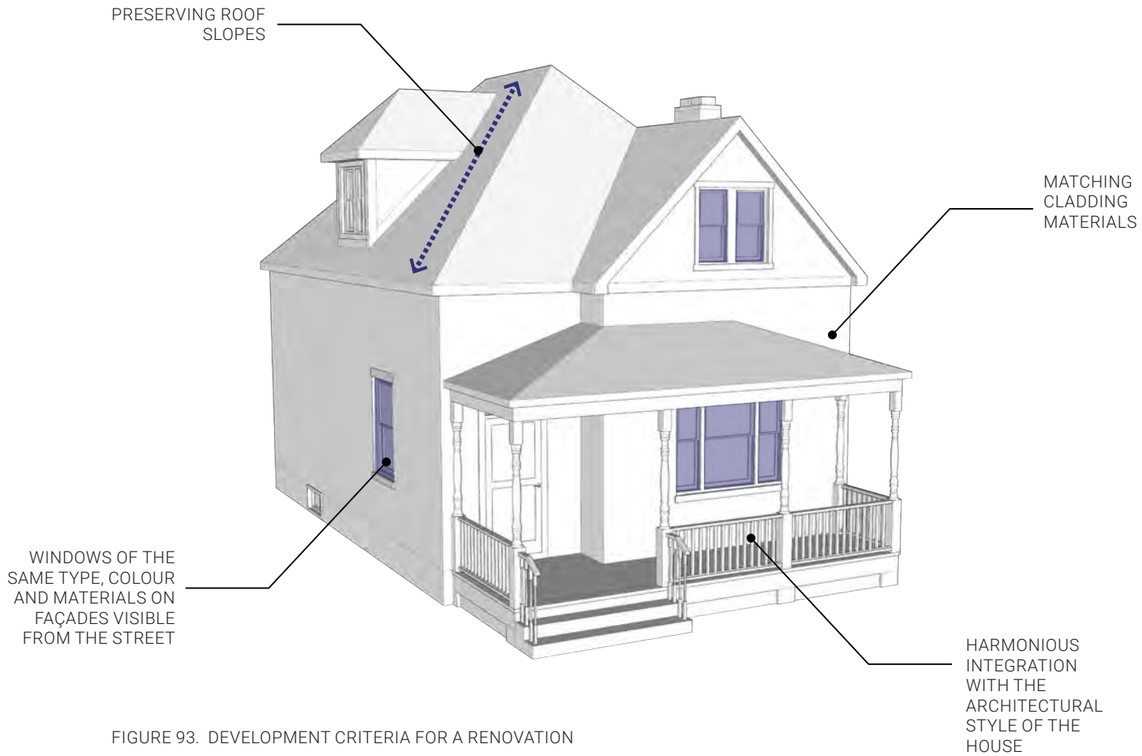


FIGURE 93. DEVELOPMENT CRITERIA FOR A RENOVATION

SECTION 17.

PINE BEACH NORTH AREA

ARTICLE 357: Description
TThis area, located in close proximity to a train station, extends on both sides of North Pine Beach Avenue, between Anchorage Avenue and Davidson Avenue. The street layout is atypical, featuring short dead-end segments perpendicular to the regular grid of Pine Beach Avenue. The built environment in this area consists of old cottages, single-family homes, and small one- or two-story cottages, reflecting the pre-post-war demographic boom of the 1950s.

This area is characterized by mature vegetation, which significantly contributes to the landscape quality and overall tranquility. It represents one of the last remnants of the vacation era in this part of Dorval.

ARTICLE 358: Works subject to the by-law
The following work is subject to the by-law:

- New constructions;
- Modification of the volume of a main building;
- Additions to the front and rear façades;
- Extensions visible from the public domain;
- Modification of openings on the front and rear façades;
- Modification of projections on the front and rear façades;
- Complete replacement of exterior cladding;

22. PINE BEACH NORTH AREA

OBJECTIVES AND CRITERIA

ARTICLE 359: Development objective

Design a building that enhances the area of interest and the character and landscape aspect of this sector.

SUBSECTION 1

NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 360: Siting method and massing

- The placement of the main building is aligned with neighboring structures and respects the site's components.
- The construction features a height, scale, and volume that harmonize with other buildings in the area.
- The dimensions, height, and scale of the main building are comparable to those of the most representative main buildings located on the same street or within the same block.
- Large-scale constructions are divided into multiple volumes or feature distinct physical or visual treatments.
- The placement of the main building ensures the preservation of green spaces, wooded areas, and existing trees on the property.
- The layout and orientation of the new construction maximize sunlight and natural lighting within the building, as well as in outdoor spaces, while considering the summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 361: Architectural treatment

- The construction may draw inspiration from the architectural style of the original buildings in the area, but presented in a contemporary manner. Its architectural concept aims for quality and uniqueness while harmoniously integrating with surrounding buildings.
- All new facades visible from the street are subject to quality architectural treatment that aligns with the original character of the area.
- The construction incorporates significant architectural components typical of "vacation homes" found in the area of interest, using a contemporary approach that seeks harmonious integration rather than imitation.
- The building's architecture is of comparable or superior quality to that of the main buildings in the surrounding area.
- The building design incorporates systems utilizing green and renewable energy (solar energy, geothermal, heat pumps, etc.) to optimize energy efficiency.
- The building design includes luminous components that highlight the architectural quality of the structure. A preference is given to solar lighting that reduces light pollution.

ARTICLE 362: Openings

- The construction project includes facade openings that are proportionate and harmonize with those of neighboring buildings.
- The style, colors, and materials of doors and windows complement the proposed exterior finishes and are uniform across the same facade.
- The orientation of prevailing winds is considered when selecting the placement of air intakes (which are protected by features such as hoods).
- A selection of glazing with a high thermal resistance factor and good insulation is encouraged.

ARTICLE 363: Materials

- The exterior cladding materials harmonize with those of the main building, in terms of shape, texture, and color.
- The project prioritizes eco-friendly, durable materials that withstand freeze/thaw cycles (low porosity) and have a high albedo.
- The use of natural and original materials for exterior cladding is preferred.
- The flat roofs of buildings are to be light-colored (high albedo) to mitigate urban heat island effects.

ARTICLE 364: Porches, balconies, verandas and terraces

- Porches, balconies, and verandas promote openness and integrate with the architectural features of the building.
- The materials and architectural treatment of verandas match those of the main building.

ARTICLE 365: Outdoor developments

- The landscaping of the front yard includes the planting of trees to ensure continuity and enhance the vegetation cover of the streets.
- A selection of natural, permeable materials with minimal mineral coverage is preferred for circulation areas (stepping stones, stone dust, porous or permeable paving, etc.).
- The planting of shrubs, perennials, and other landscaping components in the front and back yards is encouraged to highlight the building and the distinctive features of the location.
- Appropriate lighting for outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation, and duration of lighting are regulated.

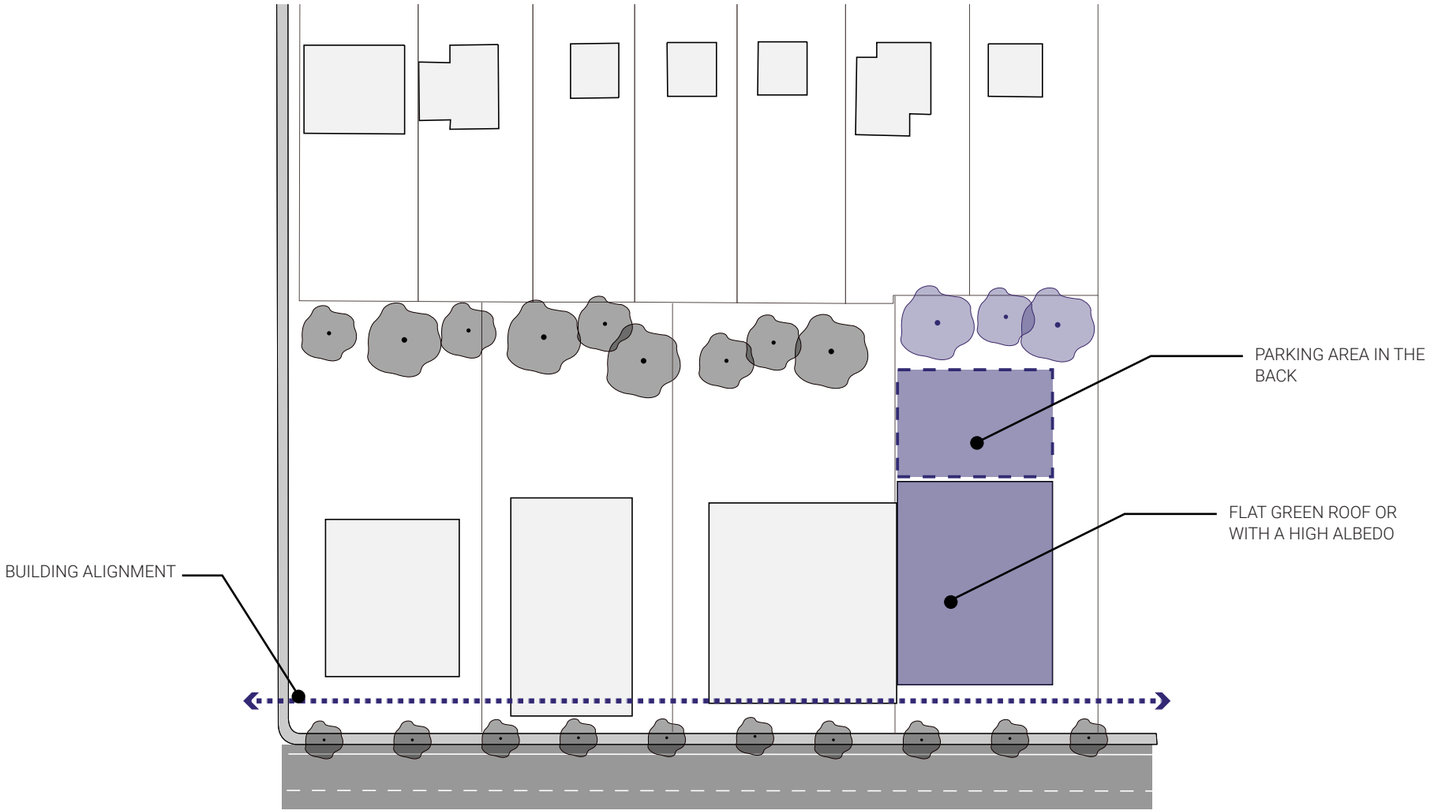


FIGURE 94. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

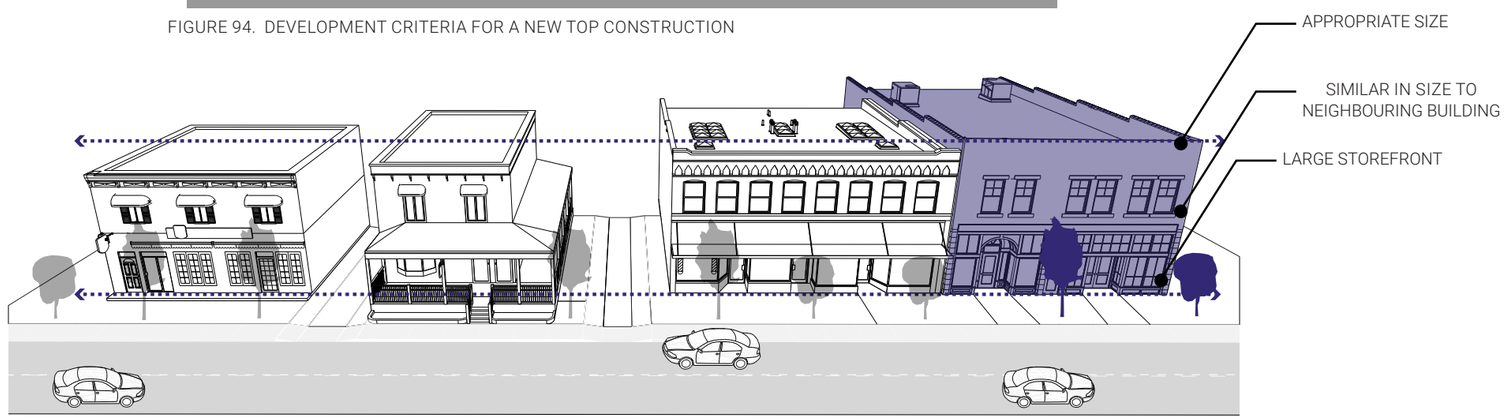


FIGURE 95. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 366: Development objective

Design an extension that respects the architectural components of the main building in terms of form, materials, and architectural treatment, and that contributes to enhancing the character of the sector.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 367: Siting method and massing

- The placement of the expansion promotes the preservation of existing vegetation, including trees, hedges, and other mature shrubs.
- The expansion is ideally located at the rear of the main building, considering the placement and accessibility of accessory buildings on the site.
- The expansion integrates appropriately in terms of shape, scale, and height with the main building to ensure overall visual coherence.
- The expansion has a height, scale, and volume that harmonize with other buildings in the area. It aligns with neighboring buildings to ensure continuity of the built front.
- The expansion draws inspiration from exemplary projects in the neighborhood regarding roof shape, exterior cladding materials, cornices, and galleries.

ARTICLE 368: Architectural treatment

- The expansion continues the style and architectural components of the main building or promotes a harmonious architectural integration when its design is more modern.
- The expansion ideally emphasizes repetition and harmonization of ornamental features while respecting the rhythm created by openings, material arrangement, and roof form and composition.
- Decorative and functional elements (cornices, galleries, etc.) have proportions and treatment similar to those of the main building.
- The architectural treatment of the expansion integrates harmoniously with that of other buildings on the street.

ARTICLE 369: Openings

- The same design, colors, and materials as those of the main building are ideally used for the proposed doors and windows of the expansion.
- The orientation of prevailing winds is considered when selecting the placement of air intakes (which are protected by features such as hoods).
- A selection of glazing with a high thermal resistance factor and good insulation is encouraged.

ARTICLE 370: Materials

- The exterior cladding materials harmonize with those of the main building, in terms of shape, texture, and color.
- The project prioritizes eco-friendly, durable materials that withstand freeze/thaw cycles (low porosity) and have a high albedo.

ARTICLE 371: Porches, balconies, verandas and terraces

- The materials and architectural treatment of porches, balconies, and verandas of the expansion are similar to those of the main building.

ARTICLE 372: Outdoor developments

- Continuity of exterior developments is ensured to guarantee visual coherence and enhance the vegetation cover of the streets.
- The landscaping is heavily vegetated and prioritizes the planting of diverse, hardy native species.
- Gutters are directed towards an area designed for the natural infiltration of runoff water, rather than towards the sewer system.

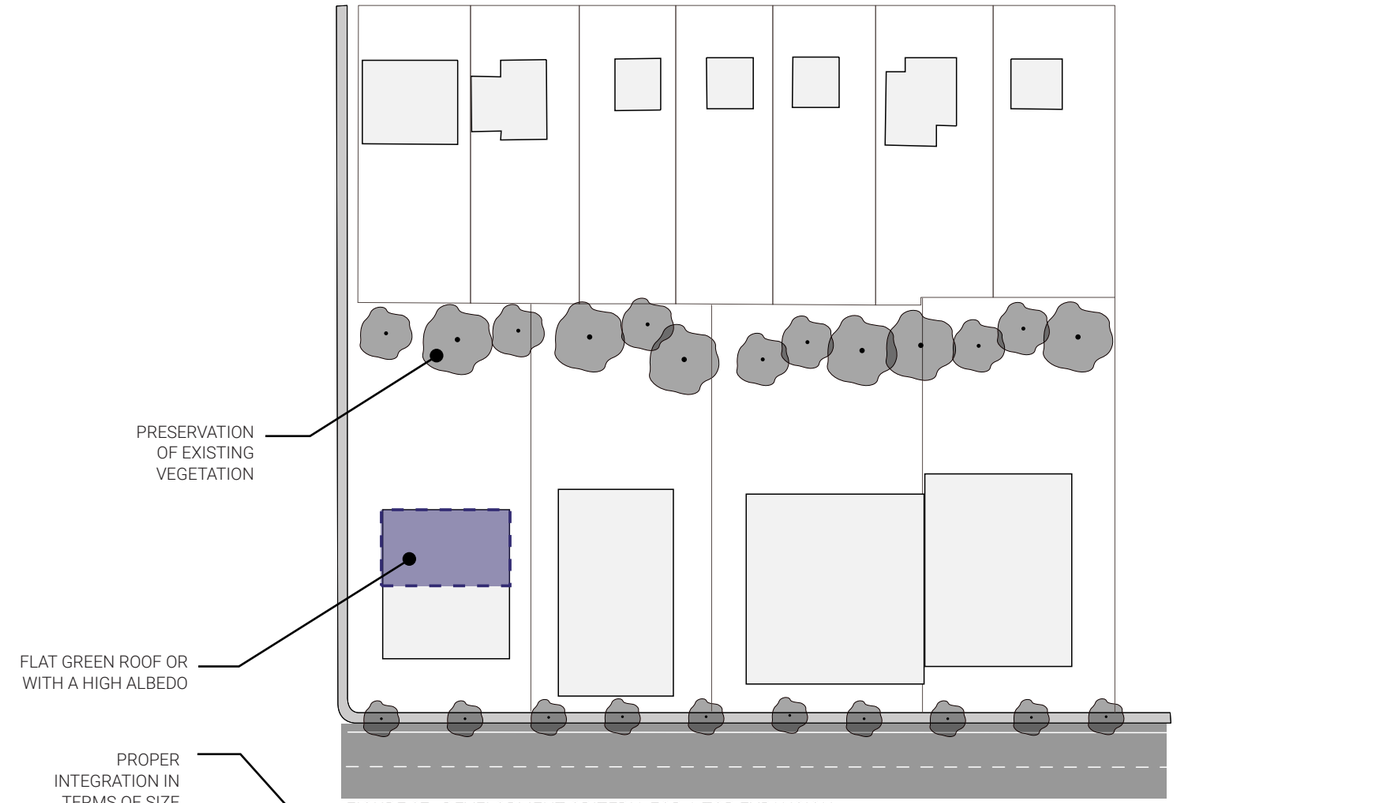


FIGURE 97. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

FIGURE 96. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 373: Development objective

Contribute to the revitalization of the built environment in the sector while respecting its character.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 374: Architectural treatment

- The renovation enhances the existing architectural appearance and helps restore the original character of the built environment.
- The modifications made respect the original architectural treatment of the building and integrate harmoniously with the neighboring buildings.
- The renovation project adheres to the vocabulary and architectural treatment of the buildings located on Martin Avenue for harmonious integration and respect for the original character.
- Design elements that are merely decorative or artificial, which contribute little to the architectural language, are structurally unnecessary, or do not enhance the aesthetics of the building should be avoided.
- The renovation respects the significant architectural components present in the area of interest through a contemporary approach that aims for harmonious integration rather than imitation.
- The form and slope of the roof respect the architectural style of the building.

ARTICLE 375: Openings

- The openings created, modified, or closed ensure the balance of architectural components on a wall.
- When completely replacing the openings of a building, the doors and windows align with the proposed exterior cladding and are consistent on the same wall.
- The style, colors, and materials of the doors and windows complement the proposed exterior cladding and are inspired by the predominant architectural style of the area.
- A selection of glazing with a high thermal resistance factor and good insulation is encouraged.

ARTICLE 376: Materials

- The project prioritizes eco-friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) and have a high albedo.
- The proposed materials are compatible with the architectural style of the building.
- The proposed exterior cladding materials are compatible with each other in terms of shape, texture, and color.
- The exterior cladding materials resemble those of the buildings located in the area.
- The colors and shades of the materials are subdued and harmonize well with one another.

ARTICLE 377: Porches, balconies and terraces

- Any renovation carried out on a porch, balcony, veranda, or terrace integrates harmoniously with the architectural style of the building. Ideally, the same materials are used for this renovation.
- When completely replacing a porch, balcony, veranda, or terrace, the proposed design draws inspiration from the original style of the building, and this component is replicated identically.

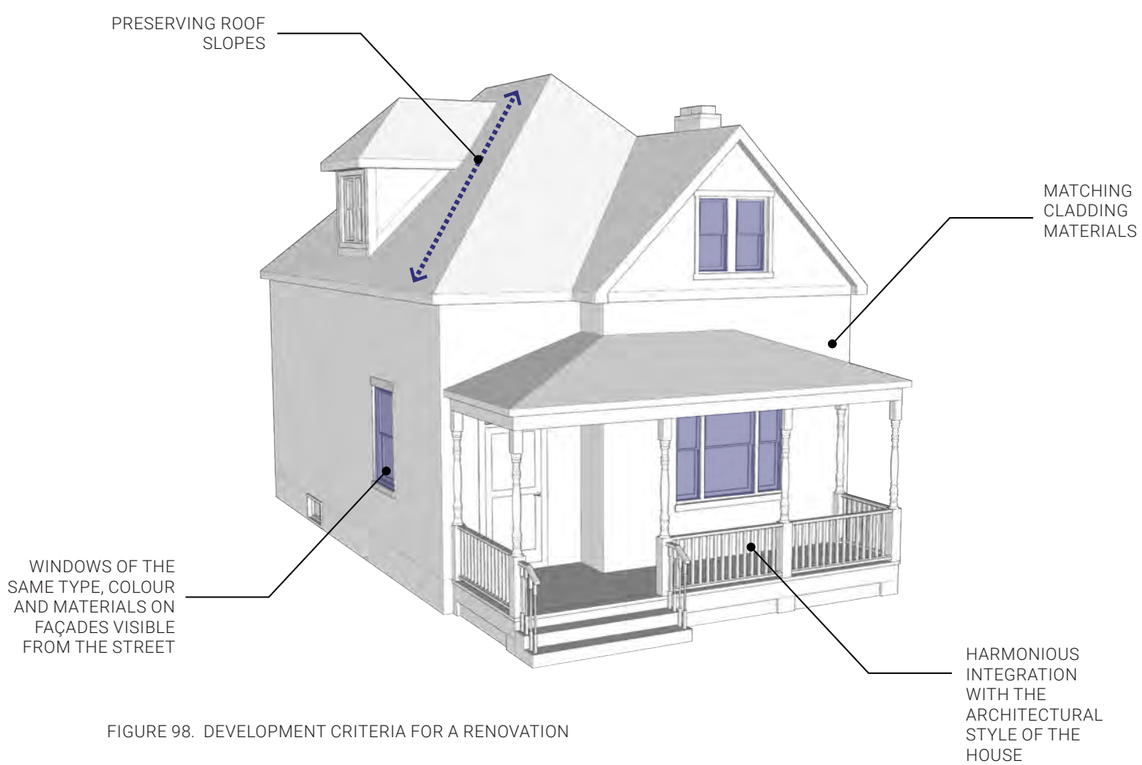


FIGURE 98. DEVELOPMENT CRITERIA FOR A RENOVATION

EXAMPLES OF INTEGRATION

NEW CONSTRUCTION

FIGURE 99. INADEQUATE INTEGRATION OF A NEW CONSTRUCTION (BEFORE)

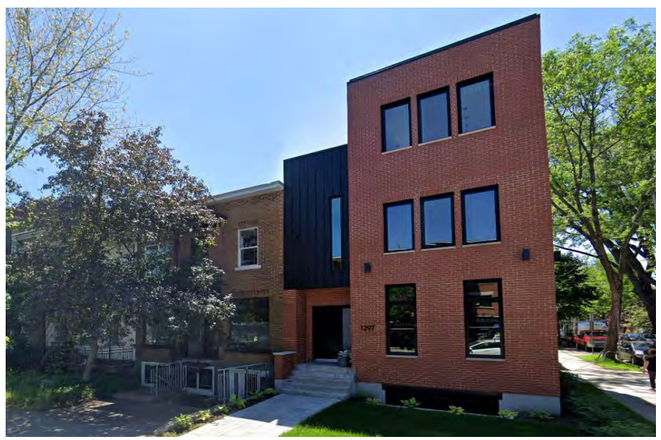


FIGURE 100. INADEQUATE INTEGRATION OF A NEW CONSTRUCTION (AFTER)

EXPANSION

FIGURE 101. PROPER INTEGRATION OF A CONTEMPORARY EXPANSION

FIGURE 102. PROPER INTEGRATION OF AN EXPANSION

RENOVATION

FIGURE 103. PROPER INTEGRATION OF RENOVATION (BEFORE)

FIGURE 104. PROPER INTEGRATION OF RENOVATION (AFTER)

SUBCHAPTER 5

"PROTECT" CATEGORY

23. AREAS TO PROTECT

ARTICLE 378: Description
The areas to be **Protected** are those where the landscape and heritage components are considered to be unique and with significant symbolic and/or historical value. In particular, they can attest to a key period of development that marked the history of the City of Dorval and include buildings that recall these phases of development. The exceptional landscape and heritage components of these areas define them as sites whose character must be protected.

Because of their heritage or landscape value that ranges from interesting to exceptional, these areas cannot involve work that would alter their essence and nature. Thus, the objectives and criteria for the areas to be protected provide guidance for projects to preserve their authenticity.

PROTECT

- 12 Lakeshore Drive areas
- 13 Lake St. Louis shoreline areas
- 14 St. Charles area
- 15 Village Institutional Sector
- 16 Western area

SECTION 12.

LAKESHORE DRIVE AREA

ARTICLE 379: Description
The Lakeshore Drive area is considered the founding route of the Island of Montreal, crosses the City of Dorval from east to west. It has a varied built environment where heritage houses and more recent buildings are found side by side. It stands out through its extensive canopy, which creates a unique ambiance, as well as for its sight lines toward Lake St. Louis.

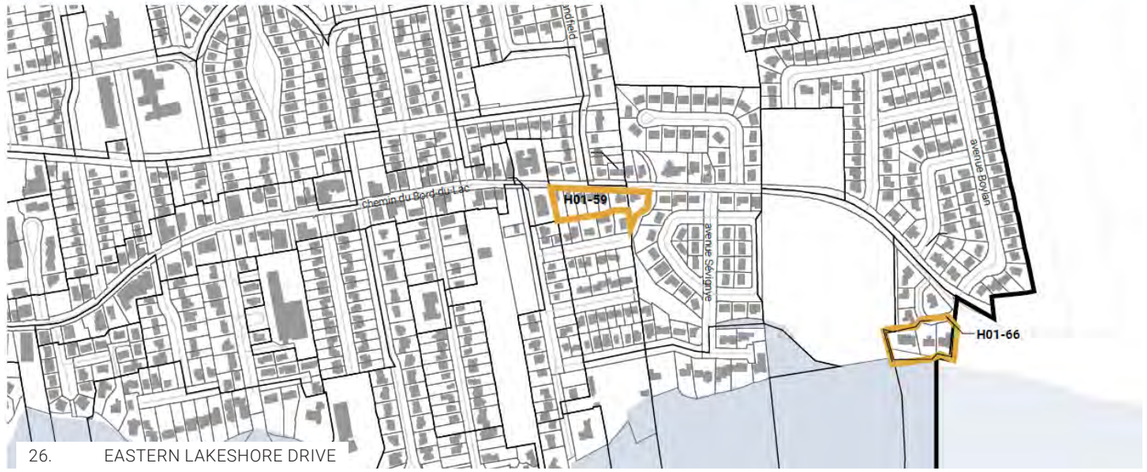
The objective of the criteria and objectives established for this area is to preserve and enhance the unique character of Lakeshore Drive.

ARTICLE 380: Works subject to the by-law
The following work is subject to the by-law:

- New constructions;
- Modification of the volume of a main building;
- Expansion and addition works, including installation or modification of walls, hedges, and fences;
- Changes to openings on the main or secondary facade;
- Modification of projections and ornamental details on the main or secondary facade;
- Changes to roofing materials;
- Complete replacement of exterior cladding;
- Subdivision works.

24. WESTERN LAKESHORE DRIVE

25. CENTRAL LAKESHORE DRIVE



26. EASTERN LAKESHORE DRIVE

OBJECTIVES AND CRITERIA

ARTICLE 381: Development objective

Design a building that is in line with the receiving environment and the unique character of the Lakeshore Drive area, through an architecture that enhances the built and natural heritage of the founding route as well as the many sight lines toward Lake St. Louis.

SUBSECTION 1

NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 382: Subdivision

- The subdivision does not compromise the historical and symbolic values and preserves the structural effect of the area;
- The subdivision aims to enhance the unique character of Chemin Bord-du-Lac;
- The width of the lots along the same public road is related to that of the surrounding developed lots.
- The subdivision promotes the preservation of existing vegetation and maintains and enhances visual corridors toward Lac Saint-Louis, valuing views of significant landscape elements such as places of worship.

ARTICLE 383: Siting method and massing

- The placement of the main building aligns with neighboring structures, respects the site components, and preserves visual corridors towards Lake Saint-Louis while enhancing views of significant landscape elements, such as places of worship.
- The siting of the new building enhances the existing heritage buildings or, at the very least, does not appear to be predominant over the latter.
- The height, scale and massing of the construction fits in well with the neighbouring main building.
- Large-scale constructions are divided into several masses or have physically or visually distinct treatments.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 384: Architectural treatment

- All new façades visible from the street are given a quality architectural treatment consistent with the area's heritage nature.
- The construction uses the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The architectural treatment of the construction uses a subdued and coherent language in terms of the treatment of façades and architectural style so as to fit in well with the historic buildings on the founding route.
- On the façade, ostentatious elements, monumental or oversized doors and windows and porticoes with colonnades are to be avoided.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 385: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The construction project includes proportions and the location of openings that allow for natural air circulation.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 386: Materials

- Ornamental details, when present, fit in with the dominant architectural components.
- The façade materials have a harmonious composition and use the area's dominant significant features.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 387: Porches, balconies and verandas

- The porches, balconies and verandas favour openness and fit in with the building's architectural features.
- The materials and architectural treatment of the verandas are the same as those of the main building.

ARTICLE 388: Outdoor developments

- In the front and rear yards, the landscape design is heavily vegetated, well-maintained, and carefully tended, highlighting visual corridors towards Lake Saint-Louis and enhancing views of significant landscape elements, such as places of worship.
- Existing trees and vegetation are preserved and enhanced through architecture and landscape design.
- The planting of shrubs, perennials and other landscaping components in the front and back is encouraged and enhances the building and the unique features of the site, including the sight lines of interest.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

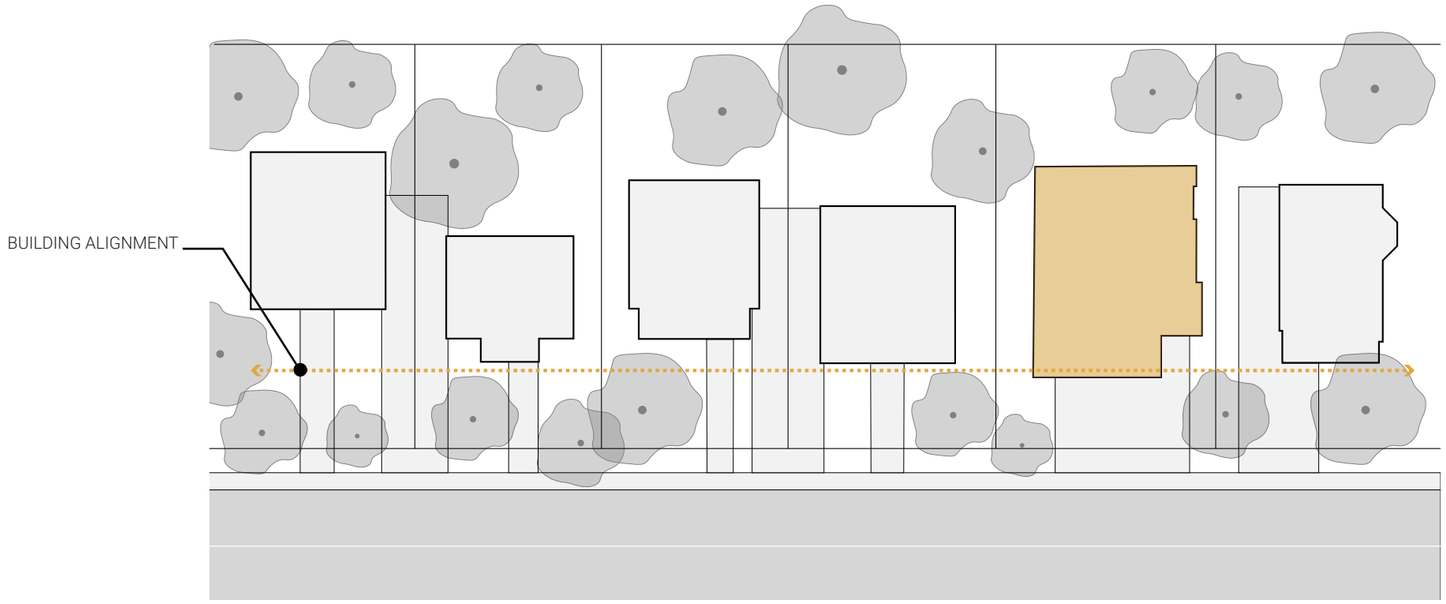


FIGURE 105. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

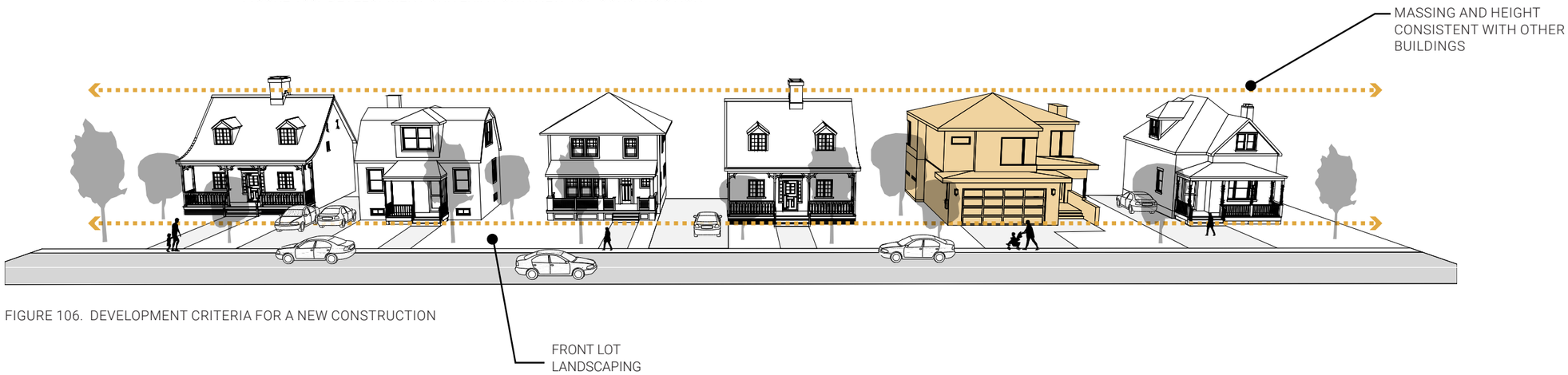


FIGURE 106. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 389: Development objective

Design an expansion that is consistent with the receiving environment and the unique character of the Lakeshore Drive area through an architecture that fits in well with the original building.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 390: Siting method and massing

- The siting of the extension enhances views of significant landscape elements, such as places of worship, promotes the preservation of visual corridors towards Lake Saint-Louis, and protects existing vegetation, including trees, hedges, and other mature shrubs.
- The height, scale and massing of the expansion fits in well with the neighbouring main building.
- The expansion is ideally located at the back of the main building and takes into account the location of the accessory buildings on the site as well as their accessibility.
- The siting of the expansion enhances the existing building and heritage buildings or, at the very least, does not appear to be predominant over the latter.
- A vertical expansion has a significant setback or varied arrangement of its massing in relation to the front façade in order to minimize the visual impact from the roadway.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 391: Architectural treatment

- The architectural treatment of the expansion integrates smoothly with the neighbouring buildings in terms of façade treatment and architectural style.
- On the façade, ostentatious elements, monumental or oversized doors and windows and porticoes with colonnades are to be avoided.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 392: Openings

- The expansion openings form a coherent whole that fits in with the main part of the building.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- The distribution of the openings is consistent with the portions of existing walls and is located in its extension.
- The expansion includes proportions and the location of openings that allow for natural air circulation.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 393: Materials

- The façade materials have a harmonious composition and use the area's dominant significant features.
- The chosen materials do not create a strong contrast with the choice of colours and textures in relation to the building's original style.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 394: Porches, balconies and verandas

- The materials and architectural treatment of the porches, balconies and verandas are similar to those of the main building.

ARTICLE 395: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The expansion does not create additional mineral spaces.
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The landscape design highlights visual corridors towards Lake Saint-Louis and enhances views of significant landscape elements, such as places of worship.
- The planting of shrubs, perennials, and other landscape components in both front and rear yards is encouraged to enhance the building and the unique features of the site, particularly visual corridors towards Lake Saint-Louis.

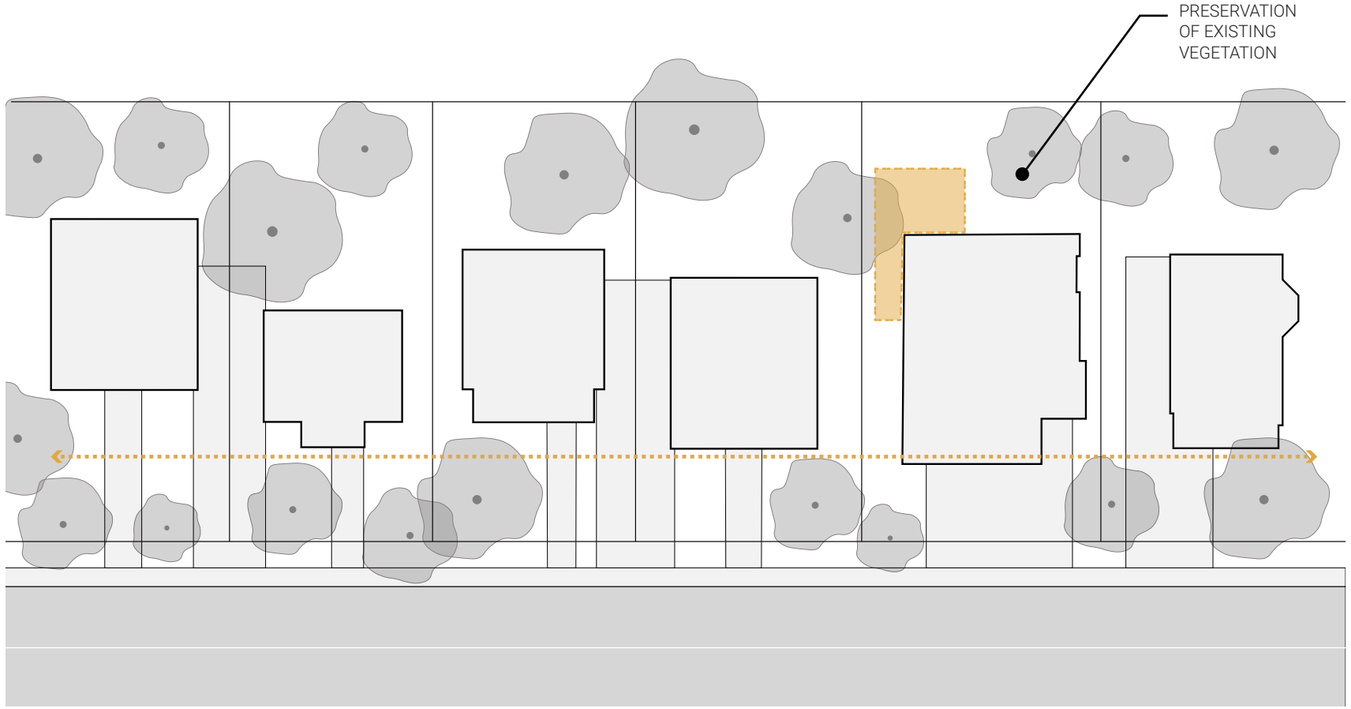


FIGURE 108. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

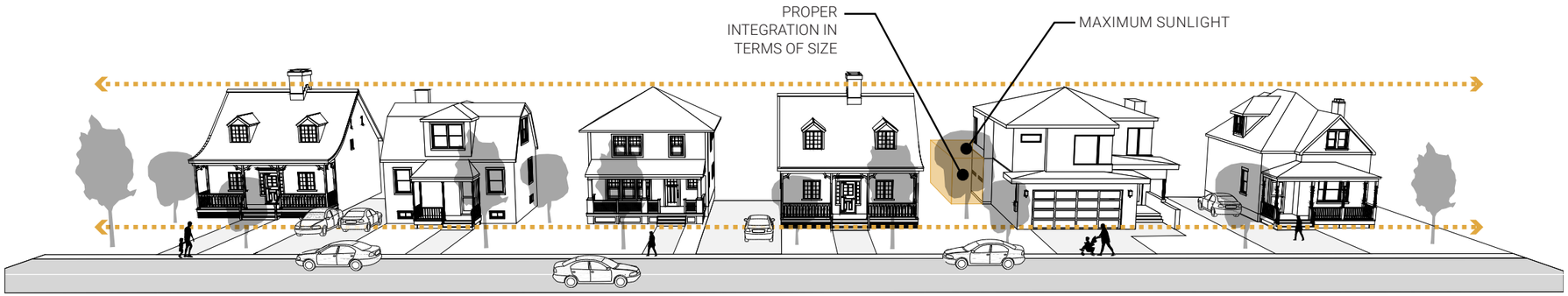


FIGURE 107. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 396: Development objective

Design renovation projects that contribute to improving the quality of buildings in an effort to preserve and respect the original heritage nature of the St. Charles area.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 397: Architectural treatment

- The renovation enhances the architectural components of the building and helps preserve the original character of the built structure.
- All renovation projects comply with the architectural language and treatment of the neighbouring buildings in order to fit in well with the historic buildings on Lakeshore Drive.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The renovated building uses the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 398: Openings

- Openings that have been created, modified or walled up ensure balanced architectural components on a wall.
- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are based on the area's prevailing architectural style.

ARTICLE 399: Materials

- The exterior cladding materials are similar to the area's original heritage architectural style.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- Existing masonry materials are kept or replaced with masonry compatible with the architectural style and other proposed cladding materials.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 400: Porches, balconies and verandas

- Renovations to a porch, balcony or veranda are consistent with the building's architectural style. Ideally, the same materials are used for the renovation.
- In a complete replacement, the porch, balcony or veranda is modelled on the original style of the building, and this component is reproduced exactly.

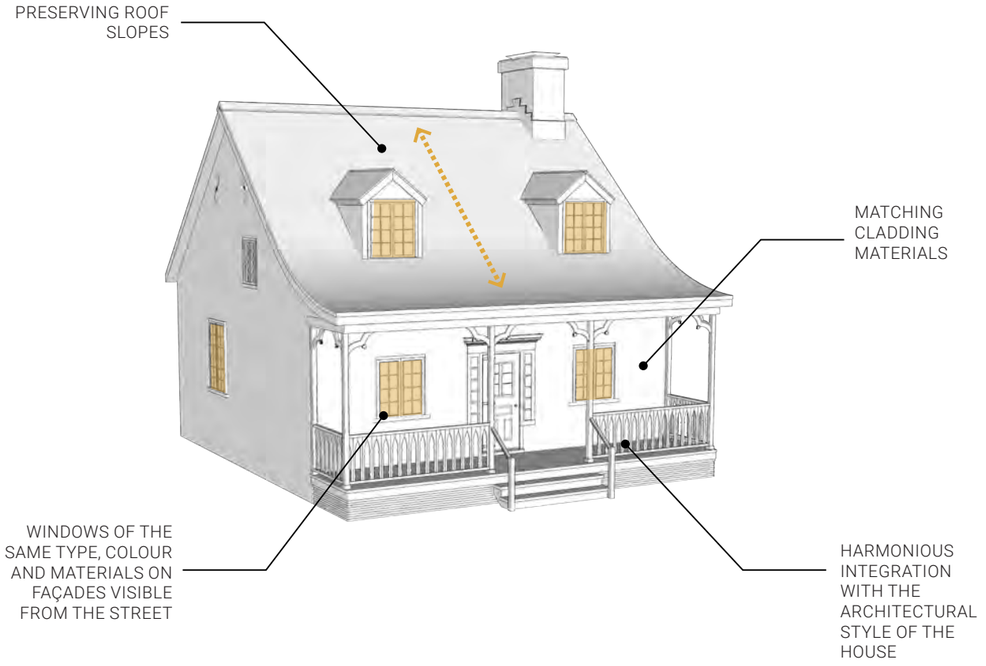


FIGURE 109. DEVELOPMENT CRITERIA FOR A RENOVATION

SECTION 13.

LAKE ST. LOUIS SHORELINE AREAS

ARTICLE 401: Description
As their name suggests, they contain part of the shores of Lake St. Louis, more specifically those where the landscape quality must be preserved. They also have historical value due to the seven heritage buildings that were built there, while some sections cross through an area of interesting heritage value. The buildings, built on lots with different shapes and sizes, are generally at some distance from the street. They also contain a few parks and commercial buildings.

ARTICLE 402: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Modification in massing of a main building and additions on the front façade;
- Extension and addition work, including the installation or modification of a wall, hedge, or fence;
- Modifications made to openings on the main or secondary façade;
- Modification of projections and ornamental details on the main or secondary façade;
- Modification of roof covering materials;
- Complete replacement of exterior cladding;
- Subdivision work.

27. WEST LAKE ST. LOUIS SHORELINE

OBJECTIVES AND CRITERIA

ARTICLE 403: Development objective

Ensure a harmonious integration of the built frontage on the Lake St. Louis waterfront in order to enhance this landscape component specific to Dorval's insular context, in addition to preserving the numerous sight lines to and from the shoreline.

SUBSECTION 1

NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 404: Subdivision

- The subdivision does not compromise the historical and symbolic values and preserves the structural effect of the area;
- The width of the lots along the same public road is related to that of the surrounding developed lots.
- The subdivision promotes the preservation of existing vegetation and maintains and enhances visual corridors toward Lac Saint-Louis, valuing views of significant landscape elements such as places of worship.

ARTICLE 405: Siting method and massing

- The siting of the building favours the front lot to ensure waterfront lots are cleared and to enhance the waterfront landscapes.
- The siting of the main building complies with the provisions regarding the riparian strip setbacks provided in the zoning by-law.
- The placement and landscape design of the site respect the site components, preserve views towards Lake Saint-Louis, and enhance views of significant landscape elements, such as places of worship.
- The construction has a height, scale and massing that are consistent with other buildings in the area.
- The width of the main building is similar to that of other buildings on the shore.
- Large-scale constructions are divided into several masses to preserve views of Lake St. Louis and ensure better landscape integration.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 406: Architectural treatment

- The architectural language of the new building is based on the dominant architectural style of the area of interest, in particular landmark buildings.
- All construction projects use a subdued and coherent architectural language where the architectural elements fit in well together.
- Too many forms, styles and decorative elements, such as arches, gabled dormers, imitation keystone, etc., or a combination of disparate elements, should be avoided.
- On the façade, ostentatious elements, monumental or oversized doors and windows and porticoes with colonnades are to be avoided.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 407: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials and, ideally, are based on prevailing standards on buildings on the same street.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 408: Materials

- The exterior cladding materials are in subdued colours, match, and are compatible with the architectural style of the other waterfront residences in terms of shape, texture and colour.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 409: Porches, balconies and verandas

- The porches, balconies and verandas favour openness and fit in with the building's architectural features.
- The materials and architectural treatment of the verandas are the same as those of the main building.

ARTICLE 410: Outdoor developments

- A selection of plants adapted to riparian strips should be favoured to ensure the preservation of biodiversity.
- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The landscaping is of high quality and enhances the shoreline landscape.
- The planting of shrubs, perennials and other landscaping components in the back is favoured and enhances the building and the unique features of the site, in particular the sight lines toward Lake St. Louis.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- In the front and rear yards, the landscape design is heavily vegetated, well-maintained, and carefully tended, highlighting visual corridors towards Lake Saint-Louis and enhancing views of significant landscape elements, such as places of worship.
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover on the shoreline.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

ARTICLE 411: Buildings for boat storage and maintenance

- The building's architecture is refined and has components that fit in well with the main building and the landscaping to reduce the presence of waterfront structures.
- Exterior cladding materials are of high quality, durable and non-reflective. They include water resistance components to prevent degradation.
- Mitigation measures, such as vegetation screens, are considered to reduce the visual impact of this type of construction.

ARTICLE 412: Backfilling and excavation

- During development work, backfilling or excavation work is carried out with a view to maintaining the characteristics of the landscape, natural environment, shorelines, wooded areas and vegetation cover.
- The landscaping favours the preservation of mature trees, the shoreline, woodlands and wetlands. However, backfilling may be permitted to comply with the level of the street and infrastructure so that the site is prepared for construction or development.
- The work has a minimal impact on the natural topography of the area. The proposed work takes into account the natural drainage of the site.
- Any planned work includes measures to restore stripped areas using vegetation that is suitable to the site and is non-invasive.

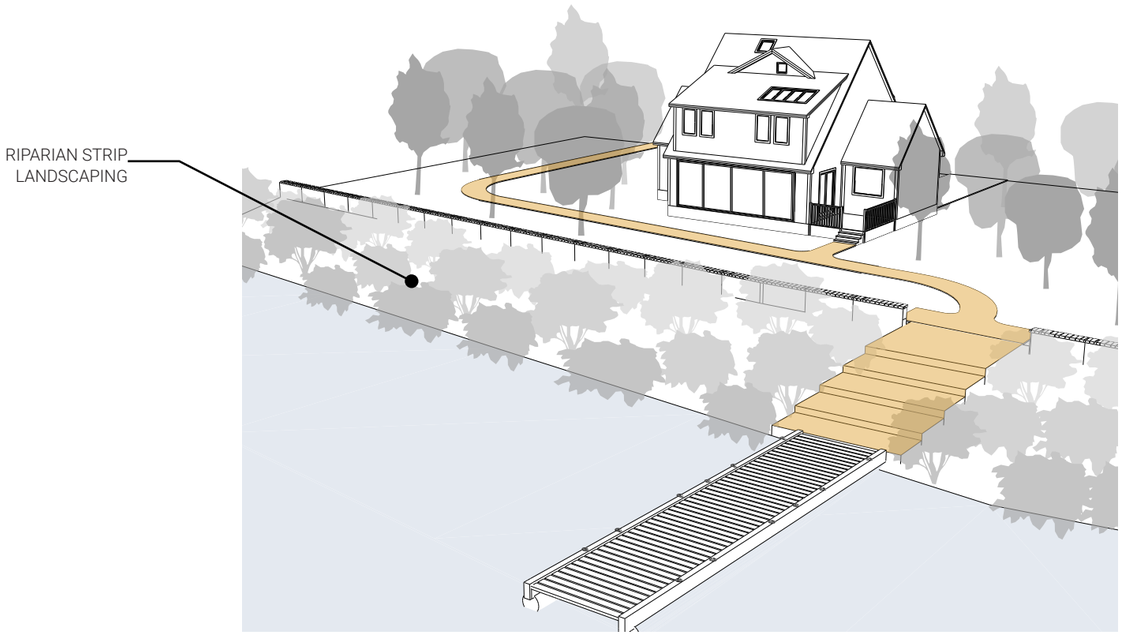


FIGURE 110. DEVELOPMENT CRITERIA FOR THE BACK LOT OF A NEW CONSTRUCTION

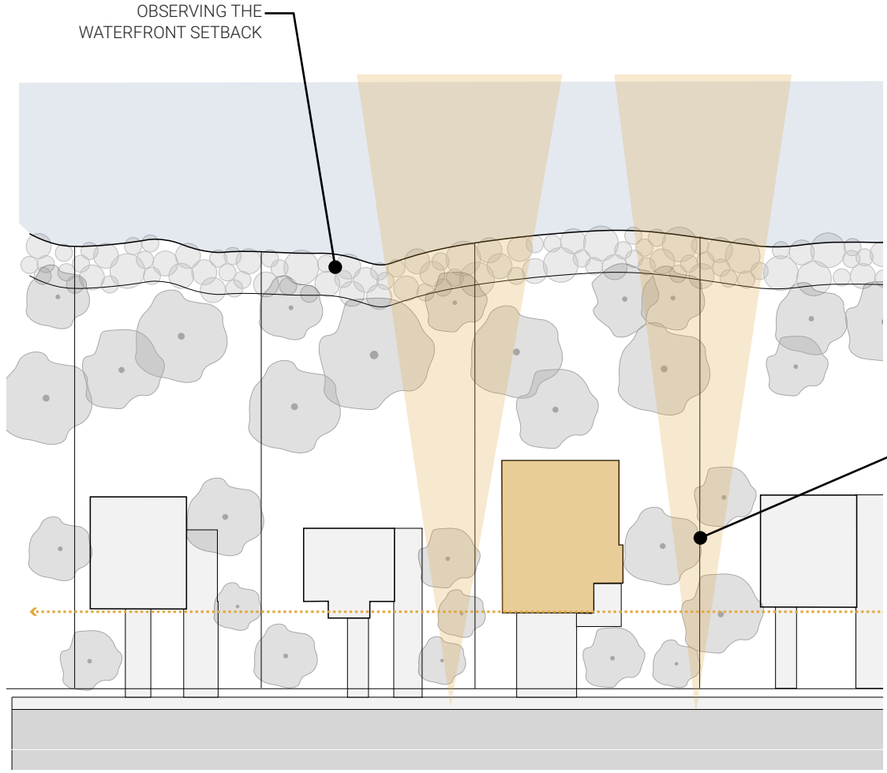


FIGURE 111. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

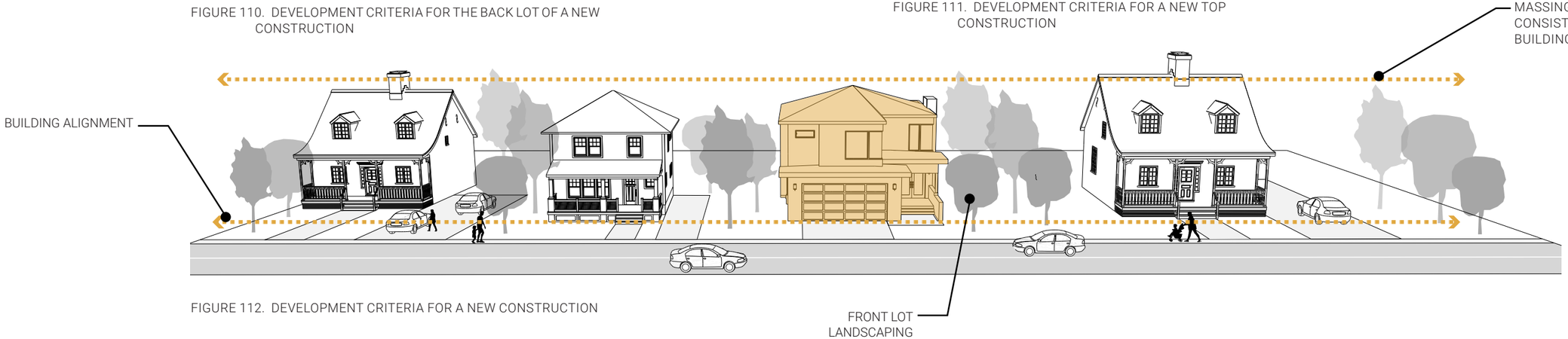


FIGURE 112. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 413: Development objective

Design an expansion that is consistent with the architectural components of the main building in terms of shapes, materials and architectural treatment to ensure a smooth integration that does not alter the built frontage and the landscape character of the shoreline.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 414: Siting method and massing

- The placement of the extension enhances views of significant landscape elements, such as places of worship, promotes the preservation of visual corridors towards Lake Saint-Louis, and protects existing vegetation, including trees, hedges, and other mature shrubs.
- The expansion is ideally located at the back of the main building and takes into account the location of the accessory buildings on the site as well as their accessibility.
- The expansion fits in well in terms of shape, size and height of the main building to ensure overall visual consistency.
- The height, scale and massing of the expansion fit in well with the other buildings in the area.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 415: Architectural treatment

- The expansion is in keeping with the style and architectural components of the main building or favours smooth architectural integration when its design is more modern.
- The expansion ideally focuses on repetition and harmonization of the ornamental features and on the observance of the rhythm created by the openings, arrangement of materials, and the shape and composition of the roof.
- The decorative and utilitarian elements (e.g., cornices, porches) have proportions and an architectural treatment similar to those of the main building.
- The architectural treatment of the expansion integrates smoothly with that of the buildings on the shoreline.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 416: Openings

- Where possible, the façade of an expansion has a distribution and opening proportions that are consistent, or symmetrical with, the façade of the main building.
- The doors and windows of the expansion are in the same colours and materials as the principal building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 417: Materials

- The exterior cladding materials are consistent with those of the main building in terms of shape, texture and colour.
- Original and natural materials for the exterior cladding are preferred.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- For an expansion that includes a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 418: Porches, balconies and verandas

- The materials and architectural treatment of the porches, balconies and verandas are similar to those of the main building.

ARTICLE 419: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The landscape design highlights visual corridors towards Lake Saint-Louis and enhances views of significant landscape elements, such as places of worship.
- The planting of shrubs, perennials and other landscaping components in the front and back is encouraged and enhances the building and the unique features of the site.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover on the shoreline.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

ARTICLE 420: Buildings for boat storage and maintenance

- The site components are considered when selecting the siting of the expansion to have it fit in with the topography and preserve the existing vegetation.
- The expansion of this type of building is in line with the style and architectural components of the existing building.

ARTICLE 421: Backfilling and excavation

- During development work, backfilling or excavations are carried out with a view to maintaining the characteristics of the landscape, natural environment, shorelines, wooded areas and vegetation cover.
- The landscaping favours the preservation of mature trees, the shoreline, woodlands and wetlands. However, backfilling may be permitted to comply with the level of the street and infrastructure so that the site is prepared for construction or development.
- The work has a minimal impact on the natural topography of the area. The proposed work takes into account the natural drainage of the site.
- Any planned work includes measures to restore stripped areas using vegetation that is suitable to the site and is non-invasive.

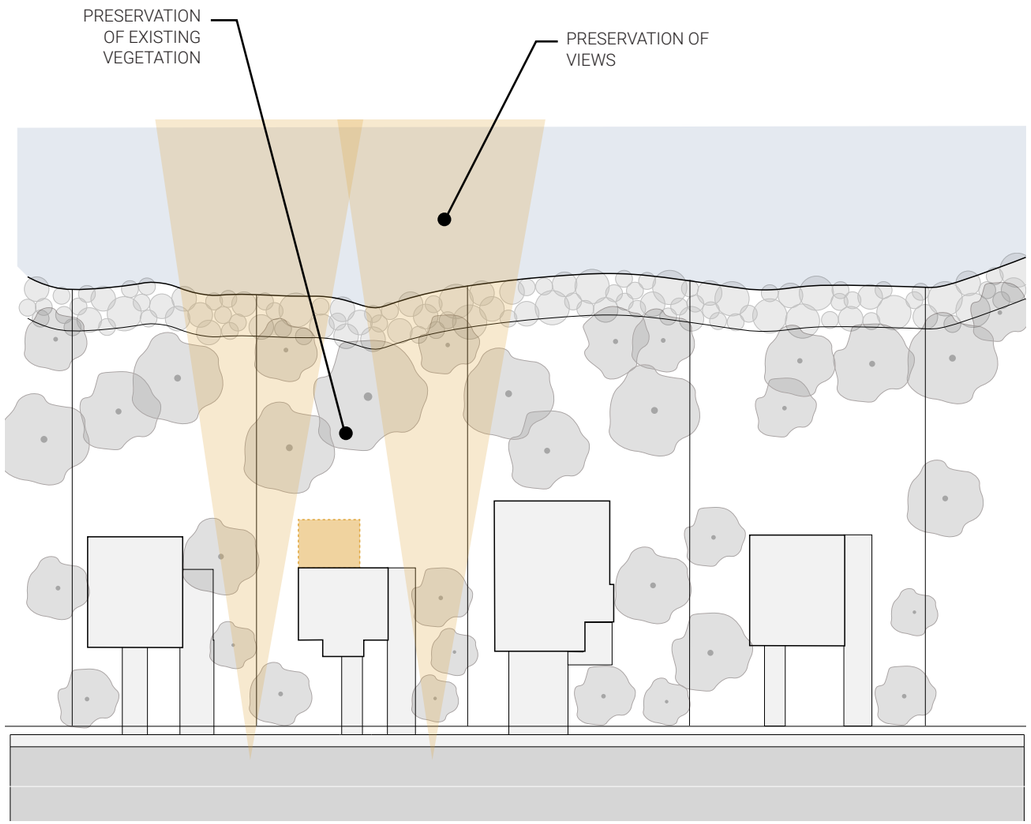


FIGURE 114. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

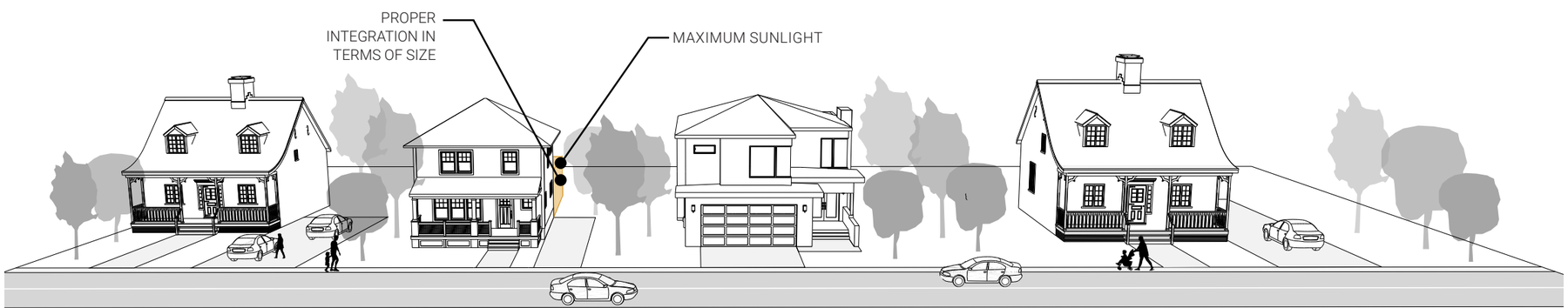


FIGURE 113. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 422: Development objective

Propose a renovation project that helps improve the original composition of the building while enhancing the built frontage along Lake St. Louis.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 423: Architectural treatment

- The renovation enhances the existing architectural appearance and helps restore the original character of the built structure.
- The modifications that are made comply with the original architectural treatment of the building and fit in well with the built shoreline frontage.
- The project complies with the architectural language and treatment of the waterfront buildings for a harmonious integration with the Lake St. Louis built waterfront.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The renovation is consistent with the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.

ARTICLE 424: Openings

- Openings that have been created, modified or walled up ensure balanced architectural components on a wall.
- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are based on the area's prevailing architectural style.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 425: Materials

- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The proposed materials are compatible with the architectural style of the building.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- The exterior cladding materials are similar in appearance to the cladding of waterfront buildings.
- The colours and shades of the materials are subdued and match well with each other.

ARTICLE 426: Porches, balconies and verandas

- Renovations to a porch, balcony or veranda are consistent with the building's architectural style. Ideally, the same materials are used for the renovation.
- In a complete replacement, the porch, balcony or veranda is modelled on the original style of the building, and this component is reproduced exactly.

ARTICLE 427: Buildings for boat storage and maintenance

- The materials used for this type of building are durable, high-quality and non-reflective. They include water resistance components to prevent degradation.

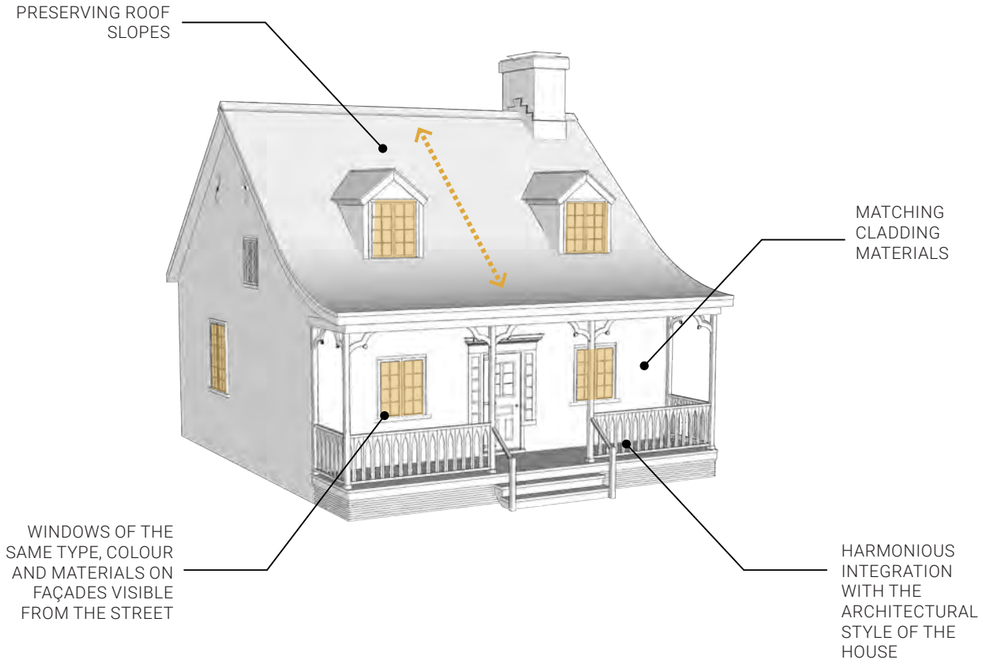


FIGURE 115. DEVELOPMENT CRITERIA FOR A RENOVATION

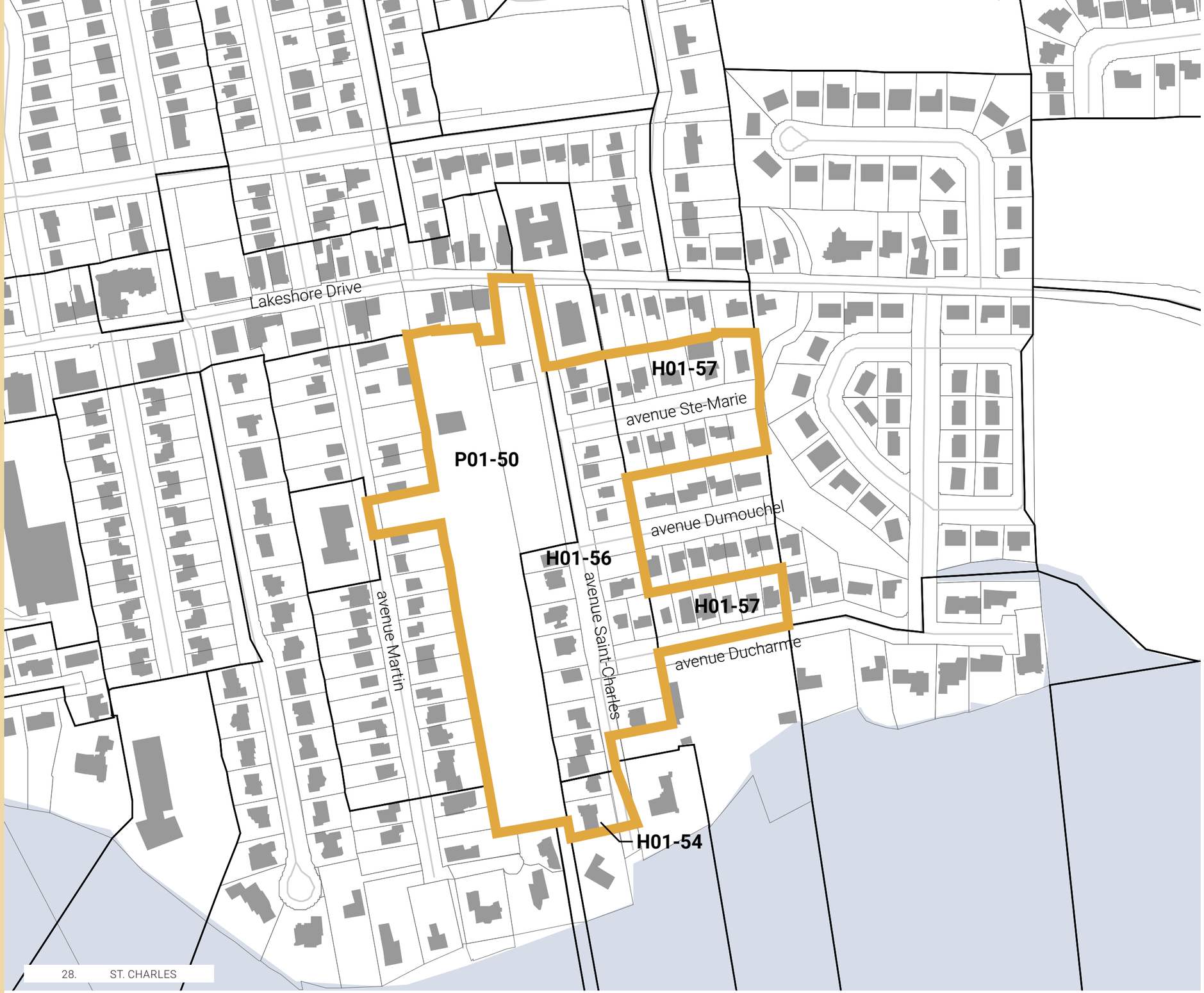
SECTION 14.

ST. CHARLES AREA

ARTICLE 428: Description
The St. Charles area, which is irregularly shaped, is located near Lake St. Louis, south of Lakeshore Drive. It is crossed through its centre by St. Charles Park, surrounded by single-family homes, most of which consist of summer homes, bungalows and cottages, which reflect the settlements dating back to the first half of the 20th century. This area is characterized by streets with a dense vegetation cover, which gives it a unique feel. It has a number of remarkable sight lines, in particular toward Lake St. Louis and the Mercier Bridge.

ARTICLE 429: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Modification in massing of a main building and additions on the front façade;
- Additions and expansions visible from the public domain or impacting views of Lake Saint-Louis or affecting views of significant landscape elements, such as places of worship. This includes work involving the installation or modification of a wall, hedge, or fence;
- Changes in appearance visible from the public realm;
- Replacement of projections on the main façade;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Any type of expansion (not only those visible from the public road) and subdivision work for lots bordering Bord-du-Lac Road.



28. ST. CHARLES

OBJECTIVES AND CRITERIA

ARTICLE 430: Development objective

Design a building that is consistent with the receiving environment and the unique character of the St. Charles area, particularly through an architecture that enhances the landscaping environment and the many sight lines toward Lake St. Louis.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 431: Subdivision

- The subdivision does not compromise historical and symbolic values and preserves the structural effect of the area;
- The subdivision aims to enhance the unique character of Chemin Bord-du-Lac;
- The width of the lots along the same public road is proportionate to that of the surrounding developed lots.

ARTICLE 432: Siting method and massing

- The siting of the main building is in line with the neighbouring buildings.
- The siting and landscape design of the site respect the site's components, preserve visual corridors towards Lake Saint-Louis, and enhance views of significant landscape elements, such as places of worship.
- The siting of the new building enhances the existing heritage buildings or, at the very least, does not appear to be predominant over the latter.
- The construction has a height, scale and massing that are consistent with other buildings in the area.
- Large-scale constructions are divided into several masses or have physically or visually distinct treatments.
- The siting of the main building ensures the preservation of existing green spaces, wooded areas and trees on the property.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 433: Architectural treatment

- All new façades visible from the street are given a quality architectural treatment consistent with the area's heritage nature.
- The construction uses the significant resort-type architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The building's architecture is of comparable or superior quality to that of the main buildings in the receiving environment.
- The size, height, and dimensions of the main building are similar to those of the most typical main buildings located on the same street or in the same island.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, pulsed air, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 434: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The construction project includes proportions and the location of openings that allow for natural air circulation.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 435: Materials

- The façade materials have a harmonious composition and use the area's dominant significant features.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 436: Porches, balconies and verandas

- The porches, balconies and verandas favour openness and fit in with the building's architectural features.
- The materials and architectural treatment of the verandas are the same as those of the main building.

ARTICLE 437: Outdoor developments

- The canopy of the site is preserved and enhanced through quality landscaping.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- The visual impact of the parking area is minimized by landscaping to maintain a distinctive image of the environment.
- the front and rear yards, the landscape design is heavily vegetated, well-maintained, and carefully tended, enhancing the building and the distinctive features of the location, as well as the visual corridors towards Lake Saint-Louis and views of significant landscape elements, such as places of worship.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

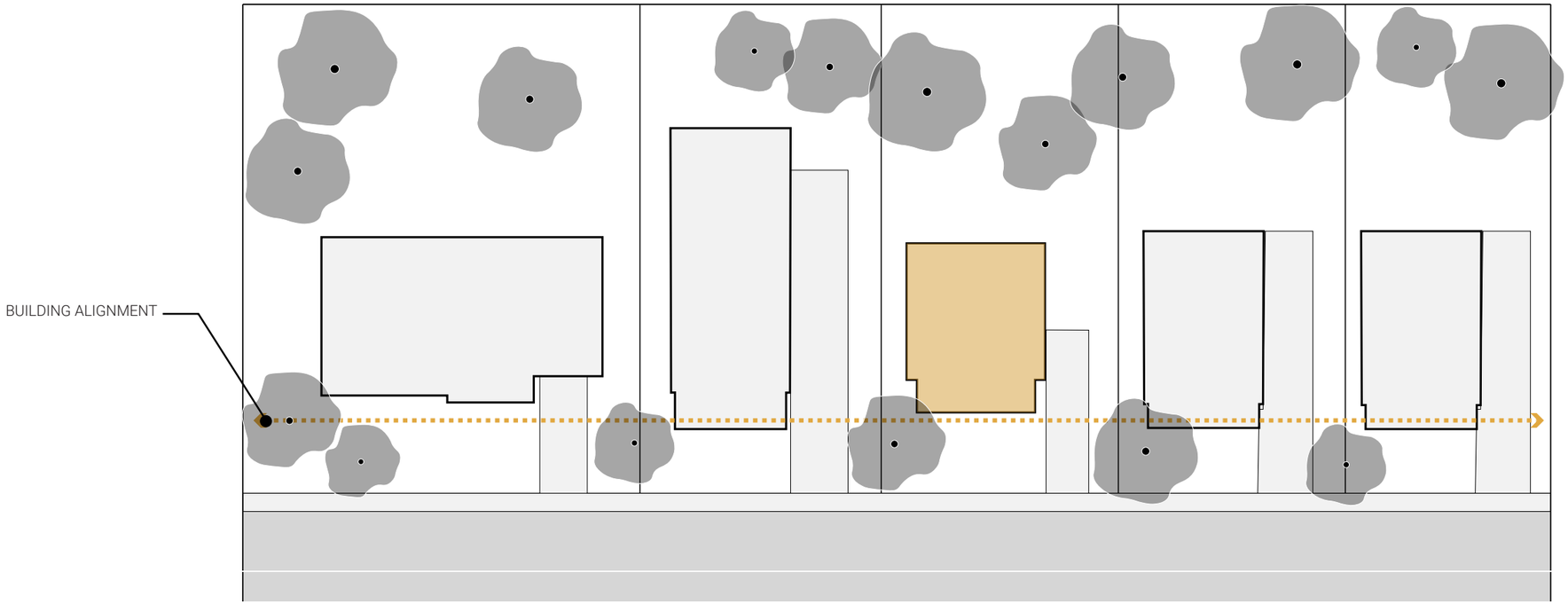


FIGURE 116. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

FIGURE 117. DEVELOPMENT CRITERIA FOR NEW CONSTRUCTION

ARTICLE 438: Development objective

Design an expansion that is consistent with the receiving environment and the unique character of the St. Charles area through an architecture that fits in well with the original building.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 439: Siting method and massing

- The siting of the expansion enhances the existing natural components.
- The expansion is ideally located at the back of the main building and is limited in height, scale and massing to avoid reducing the value of the main building.
- The placement of the extension promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.
- The siting of the new expansion enhances the existing heritage buildings or, at the very least, does not appear to be predominant over the latter.
- A vertical expansion has a significant setback or varied arrangement of its massing in relation to the front façade in order to minimize the visual impact from the roadway.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.

ARTICLE 440: Architectural treatment

- Meeting recognized energy efficiency standards is encouraged.
- The architectural treatment of the expansion integrates smoothly with the neighbouring buildings in terms of façade treatment and resort-type architectural style typical of the area.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 441: Openings

- The expansion includes proportions and the location of openings that allow for natural air circulation.
- The proposed openings for the expansion comply with the alignment, dimensions, materials, colours and types found on the main building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 442: Materials

- The façade materials have a harmonious composition and use the area's dominant significant features.
- The chosen materials do not create a strong contrast with the choice of colours and textures in relation to the building's original style.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- For an expansion that includes a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 443: Porches, balconies and verandas

- The materials and architectural treatment of the porches, balconies and verandas are similar to those of the main building.

ARTICLE 444: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The visual impact of the parking area is minimized by landscaping to maintain a distinctive image of the environment.
- The expansion does not create additional mineral spaces.
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The landscape design highlights visual corridors towards Lake Saint-Louis and enhances views of significant landscape elements, such as places of worship.
- The planting of shrubs, perennials, and other landscape components in both front and rear yards is encouraged to enhance the building and the unique features of the site, particularly visual corridors towards Lake Saint-Louis.

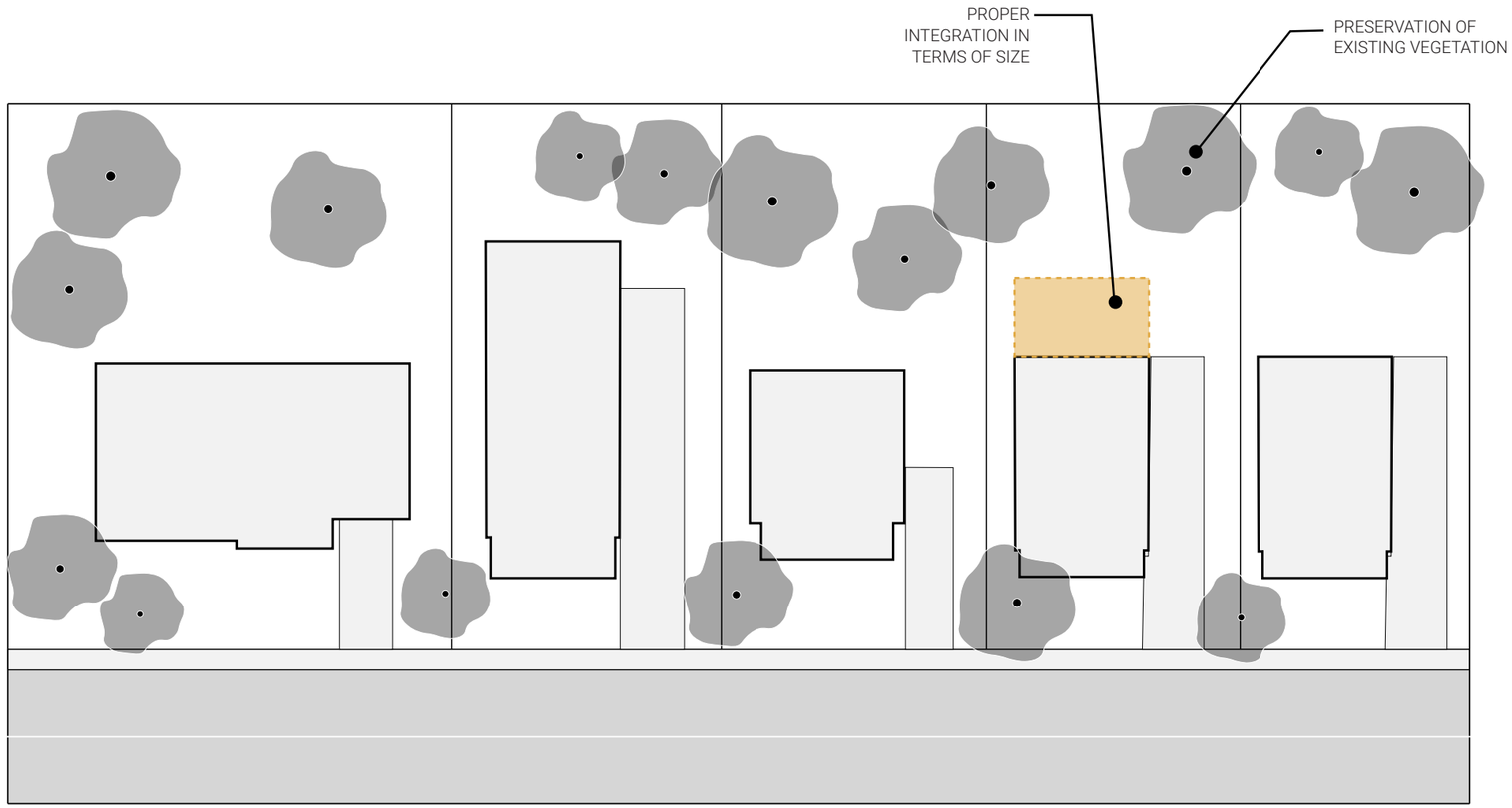


FIGURE 119. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

FIGURE 118. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 445: Development objective

Design renovation projects that contribute to improving the quality of buildings in an effort to preserve and respect the original character of the St. Charles area.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 446: Architectural treatment

- The renovation enhances the existing architectural appearance and helps preserve the original character of the built structure.
- The changes that are made comply with the original architectural treatment and fit in well with the façades and architectural style of the neighbouring buildings.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The renovated building uses the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.

ARTICLE 447: Openings

- Openings that have been created, modified or walled up ensure balanced architectural components on a wall.
- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are based on the area's prevailing architectural style.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 448: Materials

- Preserving the exterior cladding materials is preferred when they are in good condition and contribute to the architectural interest of the main building.
- All major renovation projects include energy efficiency and waste reduction standards.
- The exterior cladding materials are similar to the resort-type heritage architectural style that led to the development of the area.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- Existing masonry materials are kept or replaced with masonry compatible with the architectural style and other proposed cladding materials.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 449: Porches, balconies, verandas

- Renovations to a porch, balcony or veranda are consistent with the building's architectural style. Ideally, the same materials are used for the renovation.
- In a complete replacement, the porch, balcony or veranda is modelled on the original style of the building, and this component is reproduced exactly.

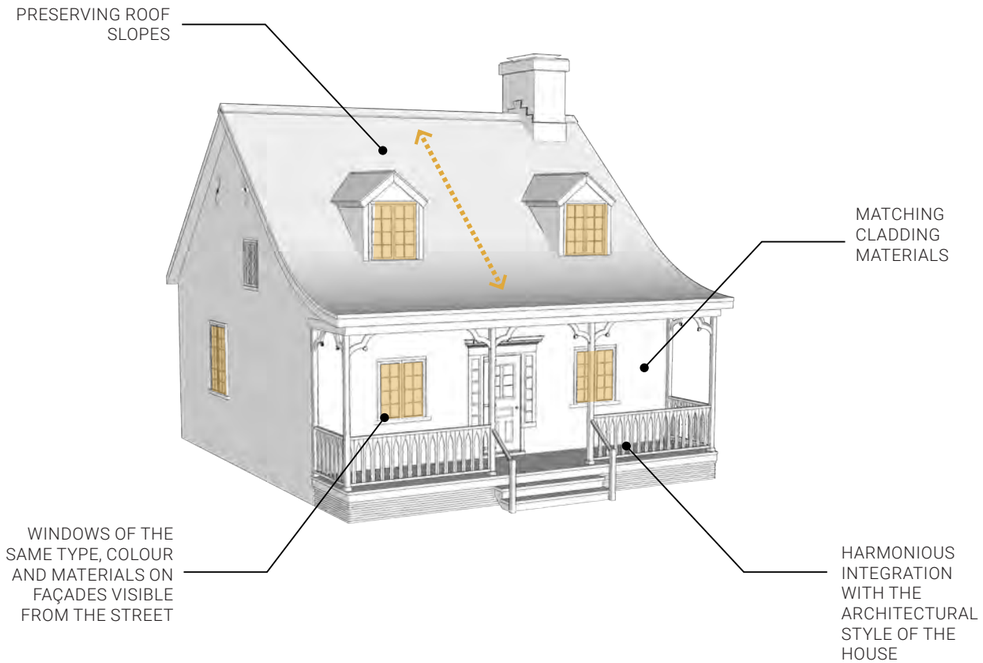


FIGURE 120. DEVELOPMENT CRITERIA FOR A RENOVATION

SECTION 15.

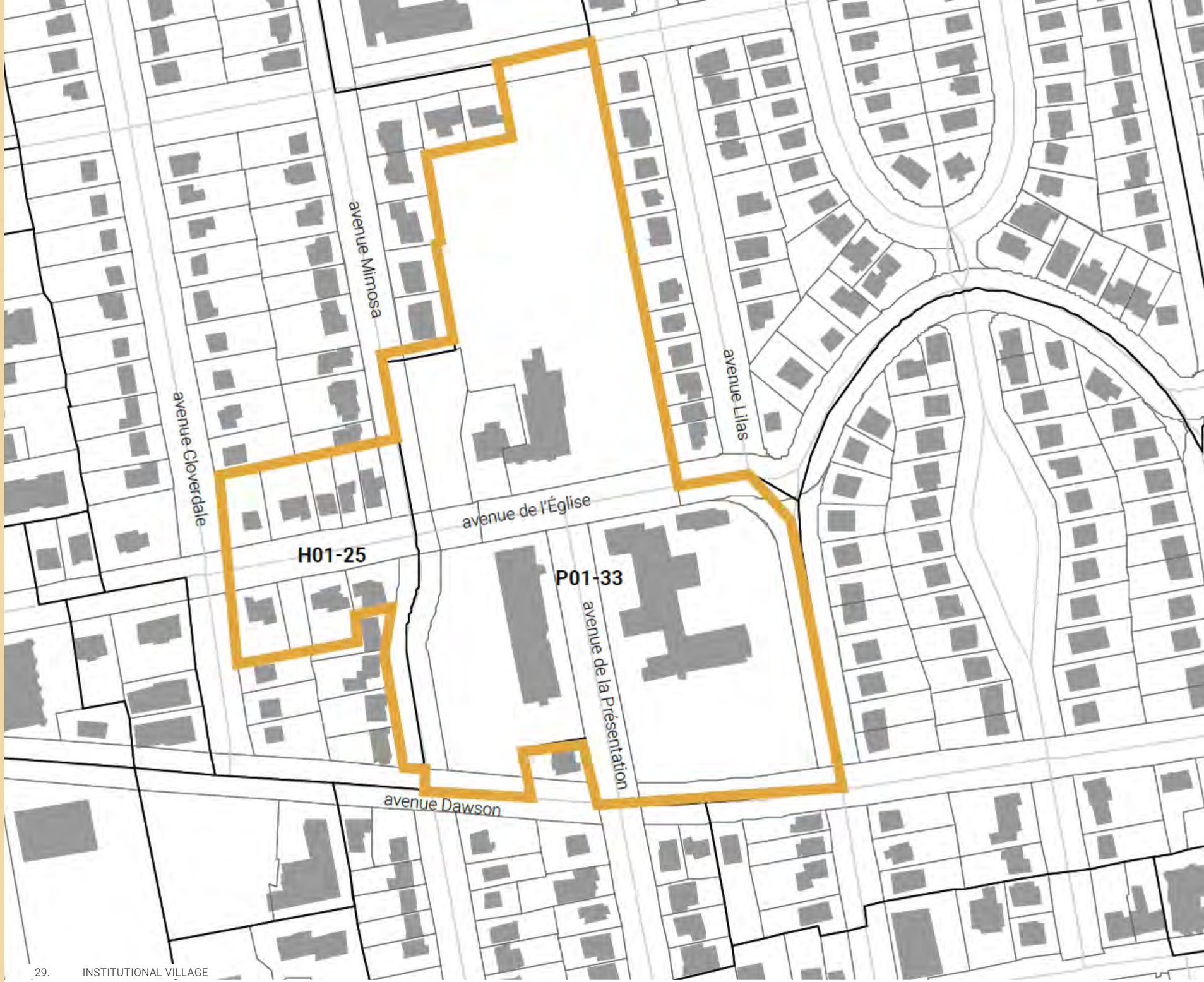
VILLAGE INSTITUTIONAL SECTOR

ARTICLE 450: Description
This area of interest includes several institutional buildings, including the La Présentation church and presbytery, a cemetery, the Foyer Dorval Seniors' Residence, and an elementary school. The street grid forms straight angles and serves buildings of varying sizes and shapes dating from the same period.

Its mature plant cover and architectural features reminiscent of settlements dating back to the 1950s and 1960s, which were particularly marked by the construction of bungalows and cottages, give it unique and sought-after features.

ARTICLE 451: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Modification in massing of a main building and additions on the front façade;
- Expansions visible from the public realm or impacting views of Lake Saint-Louis or affecting views of significant landscape elements, such as places of worship. This includes work involving the installation or modification of a wall, hedge, or fence.
- Changes in appearance visible from the public realm;
- Replacement of projections on the main façade;
- Complete replacement of exterior cladding, unless the material is similar to the current material;



29. INSTITUTIONAL VILLAGE

OBJECTIVES AND CRITERIA

ARTICLE 452: Development objective

Design a building that is integrated in a manner that observes its natural and built environment, whether by conserving the site's original features or through an architecture that enhances the unique institutional and eclectic nature of the area of interest.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 453: Siting method and massing

- The siting of the new building enhances the existing institutional heritage buildings or, at the very least, does not appear to be predominant over the latter.
- The construction has a height, scale and massing that are consistent with other buildings in the area.
- Large-scale constructions are divided into several masses or have physically or visually distinct treatments.
- The siting of the building allows the existing canopy to be preserved.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The siting and landscape design of the site respect the site components, preserve and enhance views of significant landscape elements, such as places of worship.

ARTICLE 454: Architectural treatment

- All new façades visible from the street are given a quality architectural treatment consistent with the area's institutional heritage nature.
- The construction has its own unique components so as to contribute to the eclectic nature of the area.
- The building's architecture is of comparable or superior quality to that of the main buildings in the receiving environment.
- The size, height, and dimensions of the main building are similar to those of the adjacent main buildings.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, pulsed air, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 455: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The construction project includes proportions and the location of openings that allow for natural air circulation.
- The style, colours and materials of the doors and windows match the proposed exterior cladding materials, without, however, imitating the specific and unique features of the neighbouring homes.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 456: Materials

- The façade materials have a harmonious composition and use the area's dominant significant features.
- The inclusion of subtle and subdued ornaments, colours and textures is encouraged.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 457: Porches, balconies and verandas

- The porches, balconies and verandas favour openness and fit in with the building's architectural features.
- The materials and architectural treatment of the verandas are the same as those of the main building.

ARTICLE 458: Outdoor developments

- The canopy of the site is preserved and enhanced through quality landscaping.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- The visual impact of the parking area is minimized by landscaping to maintain a distinctive image of the environment.
- The planting of shrubs, perennials, and other landscaping components in the front and back yards is encouraged to highlight the building and the distinctive features of the location.
- In the front and rear yards, the landscape design is heavily vegetated, well-maintained, and carefully tended, highlighting visual corridors towards Lake Saint-Louis and enhancing views of significant landscape elements, such as places of worship.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.

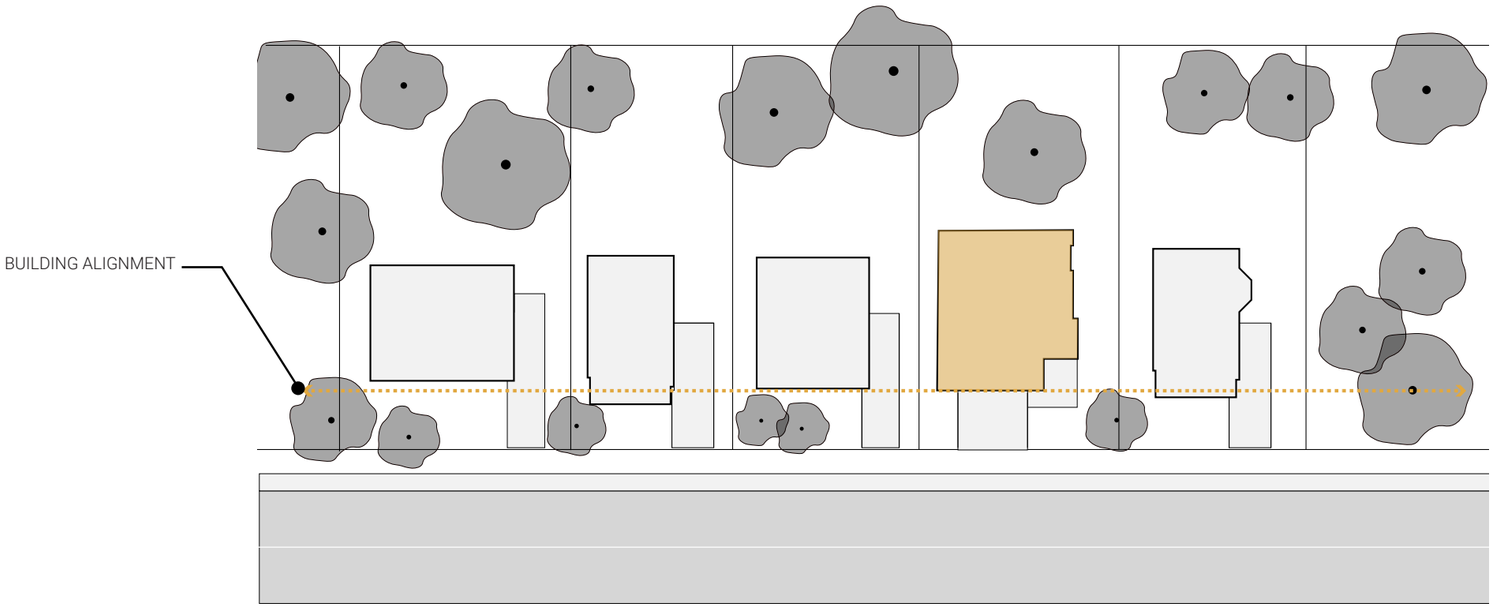


FIGURE 121. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

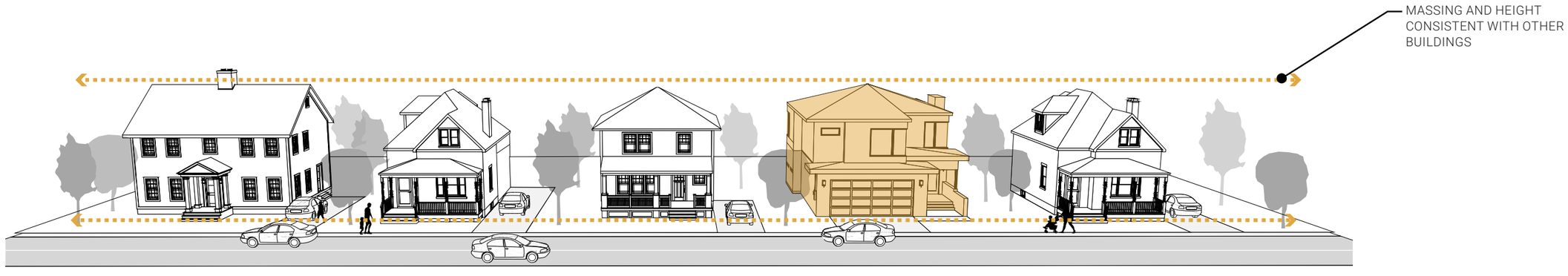


FIGURE 122. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 459: Development objective

Design expansions that comply with the natural and architectural components of the original building while ensuring a smooth integration so as to contribute to the eclectic and institutional nature of the area of interest.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 460: Siting method and massing

- The expansion is ideally located at the back of the main building and is limited in height, scale and massing to avoid reducing the value of the main building.
- The siting of the expansion enhances the existing institutional heritage buildings or, at the very least, does not appear to be predominant over the latter.
- A vertical expansion has a significant setback or varied arrangement of its massing in relation to the front façade in order to minimize the visual impact from the roadway.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The siting of the extension promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.

ARTICLE 461: Architectural treatment

- Meeting recognized energy efficiency standards is encouraged.
- The architectural treatment of the expansion integrates smoothly with the current building's existing components.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 462: Openings

- The expansion includes proportions and the location of openings that allow for natural air circulation.
- The proposed openings for the expansion comply with the alignment, dimensions, materials, colours and types found on the main building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 463: Materials

- The chosen materials do not create a strong contrast with the choice of colours and textures in relation to the building's original style.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- For an expansion that includes a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 464: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The visual impact of the parking area is minimized by landscaping to maintain a distinctive image of the environment.
- The expansion does not create additional mineral spaces.
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The landscape design highlights and enhances views of significant landscape elements, such as places of worship.

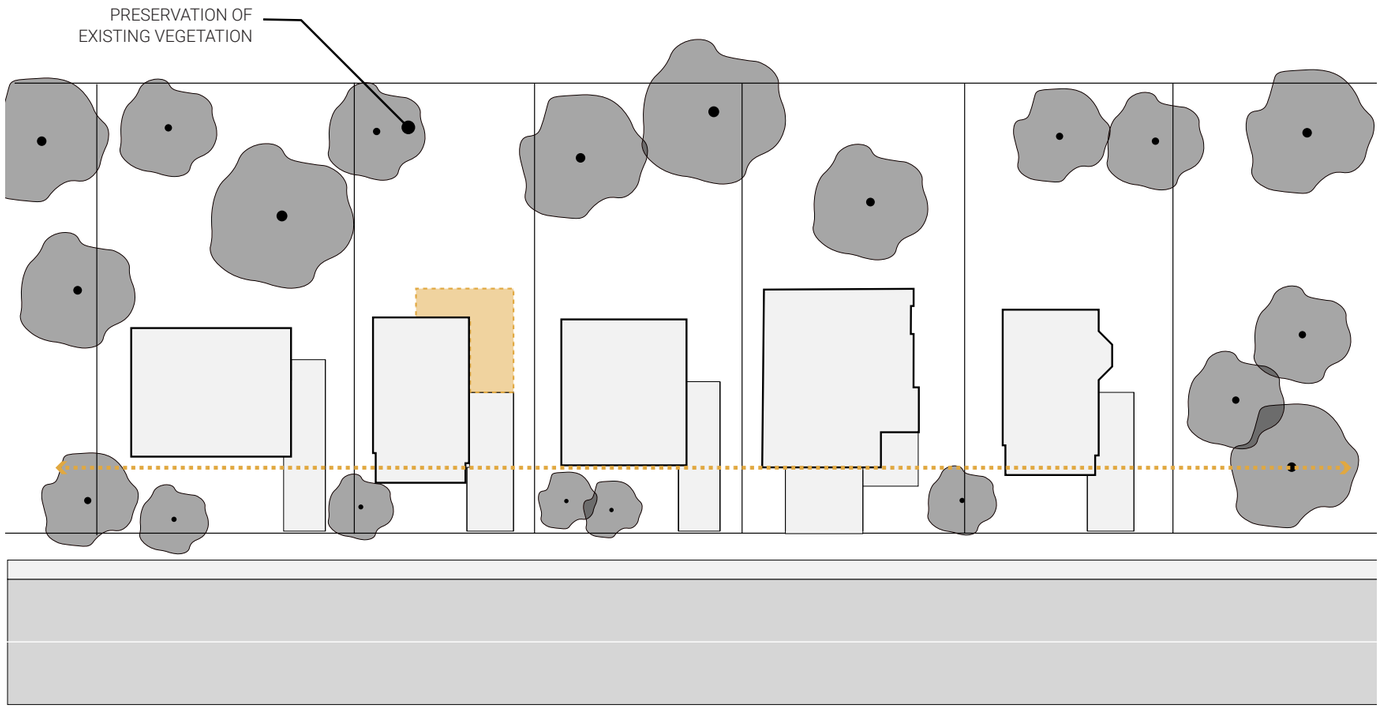


FIGURE 124. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

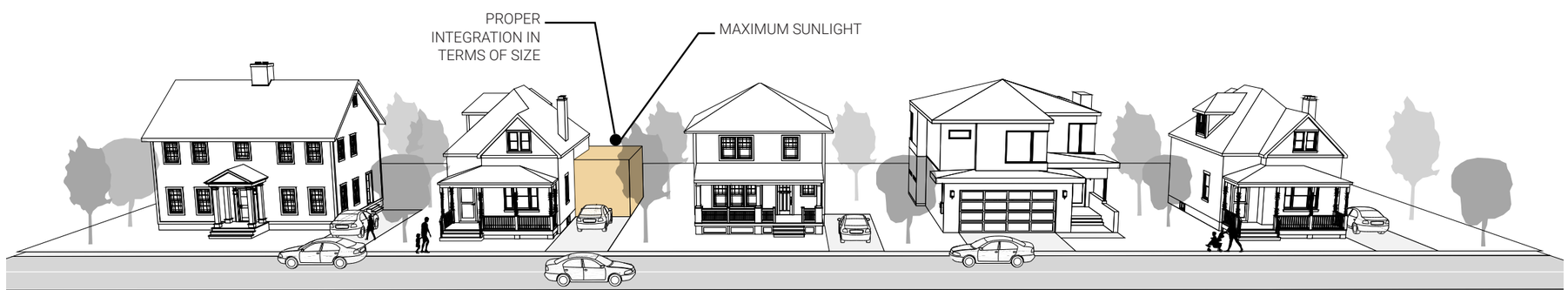


FIGURE 123. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 465: Development objective

Design renovation projects that contribute to improving the quality and conservation of buildings in an effort to preserve and respect the institutional and eclectic character of the area of interest.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 466: Architectural treatment

- The renovation improves the existing architectural appearance while preserving the original institutional and eclectic character.
- The changes that are made comply with the original architectural treatment and fit in well with the façades and architectural style of the neighbouring buildings.
- The renovated building uses the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.

ARTICLE 467: Openings

- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and use the building's original features.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 468: Materials

- Preserving the exterior cladding materials is preferred when they are in good condition and contribute to the architectural interest of the main building.
- All major renovation projects include energy efficiency and waste reduction standards.
- The exterior cladding materials are similar to the institutional heritage architectural style that led to the development of the area.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- Existing masonry materials are kept or replaced with masonry compatible with the architectural style and other proposed cladding materials.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 469: Porches and balconies

- The addition or renovation of a front porch or balcony fits in well with the original building's architecture.
- The renovation or addition is seamlessly integrated with the existing building components in terms of colour, materials and size.

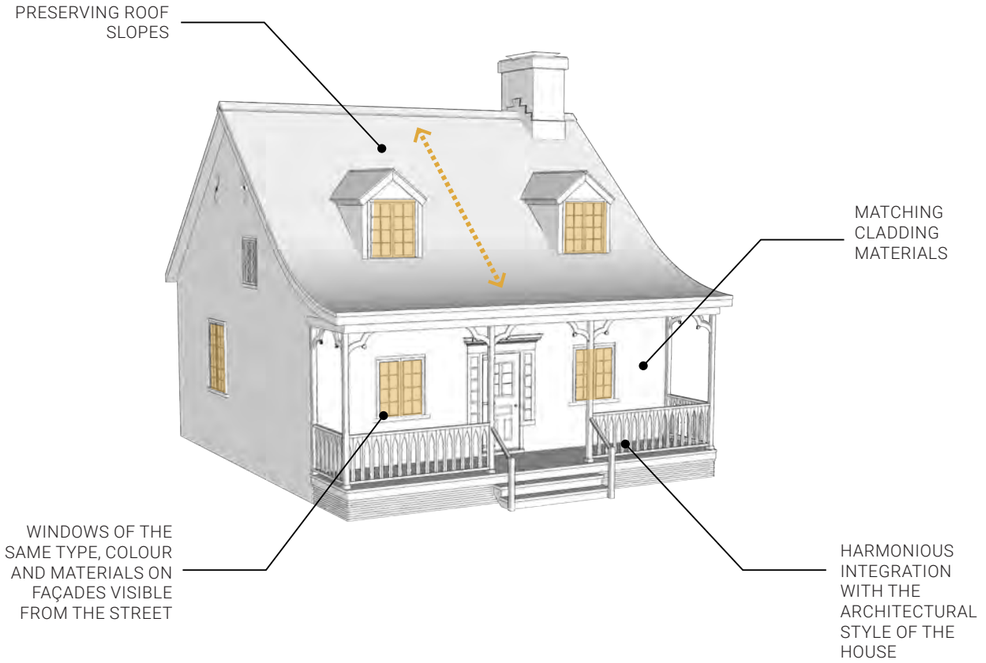


FIGURE 125. DEVELOPMENT CRITERIA FOR A RENOVATION

SECTION 16.
WESTERN AREA

ARTICLE 470: Description
The western area, considered an area of interest, runs along the southwest boundary of the City south of Highway 20. The street grid, which is somewhat irregular and organic, is in a neighbourhood where the built environment reflects the resort period resulting from the second phase of development, during which cottages were built, and consists mainly of one (1) storey four-square houses and cottages.

This area to be preserved is characterized by its distinctive components, namely its dense vegetation cover made up of mature trees and its architecture that reflects settlements preceding the demographic boom experienced by Dorval.

ARTICLE 471: Works subject to the by-law
The following work is subject to the by-law:

- New construction;
- Modification in massing of a main building and additions on the front façade;
- Expansions visible from the public realm or impacting views of Lake Saint-Louis or affecting views of significant landscape elements, such as places of worship. This includes work involving the installation or modification of a wall, hedge, or fence;
- Changes in appearance visible from the public realm;
- Replacement of projections on the main façade;
- Complete replacement of exterior cladding, unless the material is similar to the current material;
- Any type of extension (not only those visible from the public road) and subdivision work for lots bordering Bord-du-lac road;

OBJECTIVES AND CRITERIA

ARTICLE 472: Development objective

Design a building that enhances the rural nature of the area's built and landscaping environment while respecting the integrity of the architectural features that attest to the second phase of Dorval's development.

SUBSECTION 1
NEW CONSTRUCTION

DEVELOPMENT CRITERIA

ARTICLE 473: Subdivion

- The subdivision does not compromise the historical and symbolic values and maintains the structuring effect of the area;
- The subdivision aims to highlight the unique character of Bord-du-Lac Road;
- The width of lots bordering the same public road is proportionate to that of the neighboring built lots;
- The subdivision promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.

ARTICLE 474: Siting method and massing

- The siting of the main building is in line with the neighbouring buildings and respects the site components.
- The construction has a height, scale and massing that are consistent with other buildings in the area.
- Large-scale constructions are divided into several masses or have physically or visually distinct treatments.
- The siting of the main building ensures the preservation of existing green spaces, wooded areas and trees on the property.
- The siting and orientation of the new construction maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The placement and landscape design of the site respect the site's components, preserve visual corridors towards Lake Saint-Louis, and enhance views of significant landscape elements, such as places of worship.

ARTICLE 475: Architectural treatment

- All new façades visible from the street are given a quality architectural treatment consistent with the area's heritage nature.
- The construction uses the significant resort-type architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The building's architecture is of comparable or superior quality to that of the main buildings in the receiving environment.
- The size, height, and dimensions of the main building are similar to those of the most typical main buildings located on the same street or in the same island.
- The building design incorporates systems that use green and renewable energy (e.g., solar and geothermal energy, pulsed air, heat pumps) to optimize energy efficiency.
- The building design includes the integration of lighting components that bring out the architectural quality of the building. Solar lighting that reduces light pollution is preferred.

ARTICLE 476: Openings

- The project includes a sufficient number of openings with dimensions to ensure optimal lighting of living spaces. The façade openings are consistent with those of surrounding buildings.
- The construction project includes proportions and the location of openings that allow for natural air circulation.
- The style, colours and materials of the doors and windows match the proposed exterior covering materials.
- The orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 477: Materials

- The façade materials have a harmonious composition and use the area's dominant significant features.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- The flat roof of buildings is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 478: Outdoor developments

- The canopy of the site is preserved and enhanced through quality landscaping.
- A choice of natural, permeable materials with minimum mineral cover is preferred for travel areas (e.g., Japanese paving stones, stone dust, turfstone or permeable pavers).
- The visual impact of the parking area is minimized by landscaping to maintain a distinctive image of the environment.
- The planting of shrubs, perennials and other landscaping components in the front and back is encouraged and enhances the building and the unique features of the site.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- In the front and rear yards, the landscape design is heavily vegetated, well-maintained, and carefully tended, highlighting visual corridors towards Lake Saint-Louis and enhancing views of significant landscape elements, such as places of worship.

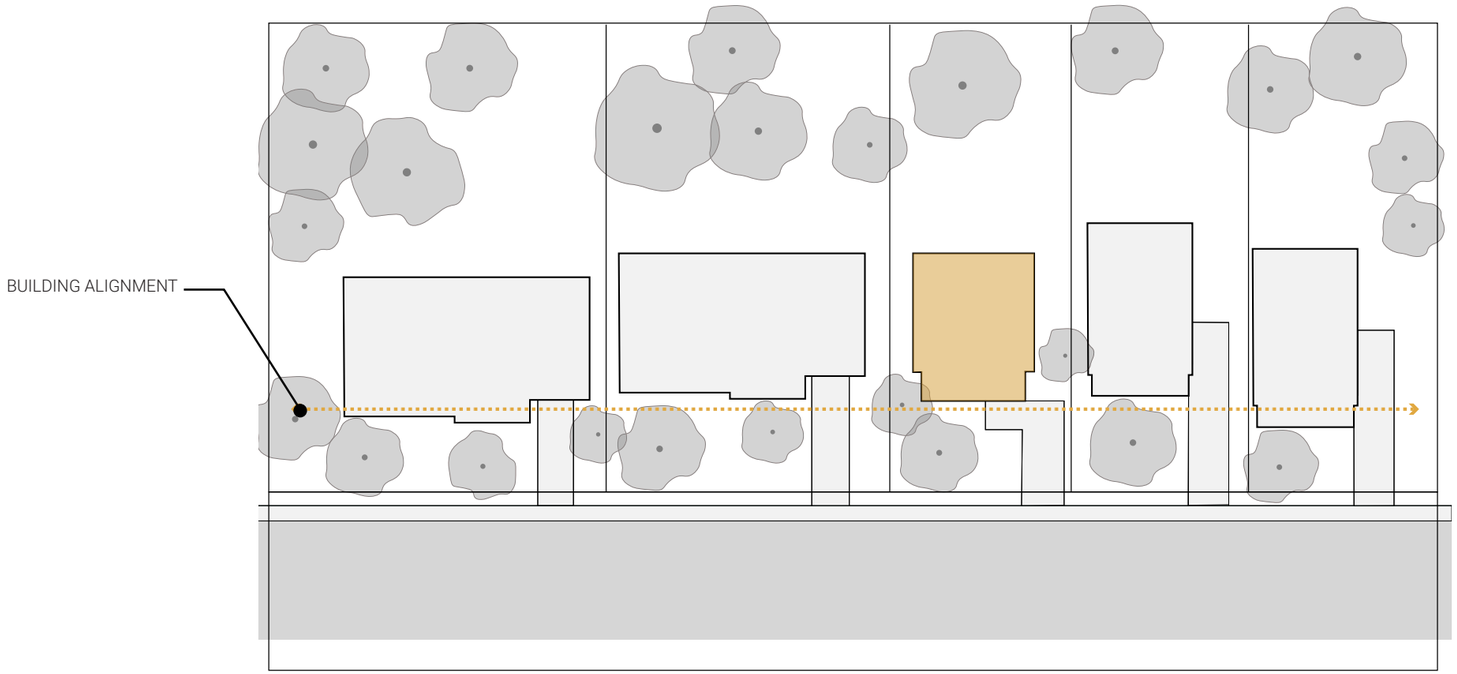


FIGURE 126. DEVELOPMENT CRITERIA FOR A NEW TOP CONSTRUCTION

FIGURE 127. DEVELOPMENT CRITERIA FOR A NEW CONSTRUCTION

ARTICLE 479: Development objective

Design expansions that comply with the natural and architectural components of the building while fitting in well with the surrounding built environment characterized by its heritage character.

SUBSECTION 2
EXPANSION

DEVELOPMENT CRITERIA

ARTICLE 480: Siting method and massing

- The siting of the expansion enhances the existing natural components.
- The expansion is ideally located at the back of the main building and is limited in height, scale and massing to avoid reducing the value of the main building.
- The siting of the new expansion enhances the existing heritage buildings or, at the very least, does not appear to be predominant over the latter.
- A vertical expansion has a significant setback or varied arrangement of its massing in relation to the front façade in order to minimize the visual impact from the roadway.
- The siting and orientation of the expansion maximizes the amount of sunlight and natural lighting inside the building as well as in outdoor spaces, while taking into account summer and winter solstices. It affects less the amount of sunlight on neighbouring properties.
- The placement of the extension promotes the preservation of existing vegetation, as well as the maintenance and enhancement of visual corridors towards Lake Saint-Louis, and enhances views of significant landscape elements, such as places of worship.

ARTICLE 481: Architectural treatment

- Meeting recognized energy efficiency standards is encouraged.
- The architectural treatment of the expansion integrates smoothly with the neighbouring buildings in terms of façade treatment and resort-type architectural style typical of the area.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- For an expansion in the form of a garage, the driveway slope is minimized to reduce the risk of water runoff into the building.

ARTICLE 482: Openings

- The expansion includes proportions and the location of openings that allow for natural air circulation.
- The proposed openings for the expansion comply with the alignment, dimensions, materials, colours and types found on the main building.
- Where applicable, the orientation of the prevailing winds is taken into account when choosing the location of air intakes (which are protected by equipment such as turbine vents).
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 483: Materials

- The façade materials have a harmonious composition and use the area's dominant significant features.
- The chosen materials do not create a strong contrast with the choice of colours and textures in relation to the building's original style.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.
- For an expansion that includes a flat roof, the roof is in a light colour (high albedo) to reduce the effects of urban heat islands.

ARTICLE 484: Outdoor developments

- Existing trees and vegetation are preserved and enhanced by the architecture and landscaping.
- The visual impact of the parking area is minimized by landscaping to maintain a distinctive image of the environment.
- The expansion does not create additional mineral spaces.
- The development of the site proposes planting a variety of hardy indigenous plant species to ensure continuity and increase the vegetation cover of the streets.
- Suitable lighting in outdoor spaces, ideally solar, is preferred to reduce light pollution. The intensity, orientation and period of illumination must be controlled.
- A green roof and, if possible, a blue roof are considered for additions made to commercial and institutional buildings.
- Gutters are directed toward a development intended for the natural infiltration of runoff, and not to the sewer system.
- The landscape design highlights visual corridors towards Lake Saint-Louis and enhances views of significant landscape elements, such as places of worship.

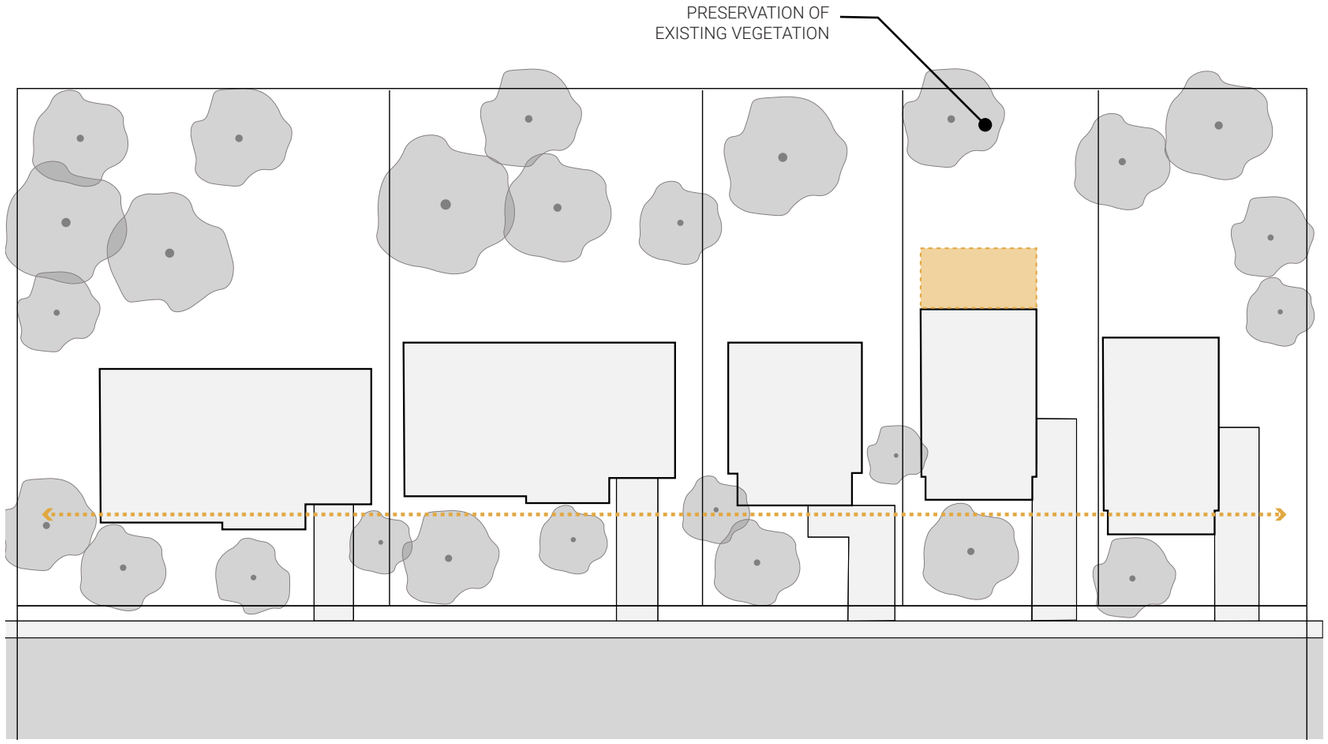


FIGURE 129. DEVELOPMENT CRITERIA FOR A TOP EXPANSION

FIGURE 128. DEVELOPMENT CRITERIA FOR AN EXPANSION

ARTICLE 485: Development objective

Design renovation projects that contribute to improving the quality of buildings in an effort to preserve and respect the original character of the St. Charles West area.

SUBSECTION 3
RENOVATION

DEVELOPMENT CRITERIA

ARTICLE 486: Architectural treatment

- The renovation enhances the existing architectural appearance and helps preserve the original character of the built structure.
- The changes that are made comply with the original architectural treatment and fit in well with the façades and architectural style of the neighbouring buildings.
- Imitation or artful design elements that contribute little to the architectural language, are of no structural value or do not contribute to the aesthetics of the building should be avoided.
- The renovated building uses the significant architectural components present in the area of interest through a contemporary approach that tends toward harmonious integration rather than imitation.
- The shape and slope of the roof are consistent with the architectural style of the building.

ARTICLE 487: Openings

- Openings that have been created, modified or walled up ensure balanced architectural components on a wall.
- When completely replacing openings in a building, the doors and windows match the proposed exterior cladding.
- The style, colours and materials of the doors and windows fit in with the proposed exterior cladding materials and are based on the area's prevailing architectural style.
- Glazing with a thermal resistance factor and good insulation is encouraged.

ARTICLE 488: Materials

- Preserving the exterior cladding materials is preferred when they are in good condition and contribute to the architectural interest of the main building.
- All major renovation projects include energy efficiency and waste reduction standards.
- The exterior cladding materials are similar to the resort-type heritage architectural style that led to the development of the area.
- The proposed exterior cladding materials are compatible in terms of form, texture and colour.
- Existing masonry materials are kept or replaced with masonry compatible with the architectural style and other proposed cladding materials.
- The project favours environmentally friendly, durable materials that are resistant to freeze/thaw cycles (low porosity) with a high albedo.

ARTICLE 489: Porches and balconies

- The addition or renovation of a front porch or balcony is favoured in this area.
- The renovation or addition is seamlessly integrated with the existing building components in terms of colour, materials and size.
- The addition of a porch or balcony is in line with the neighbouring buildings and their alignment.

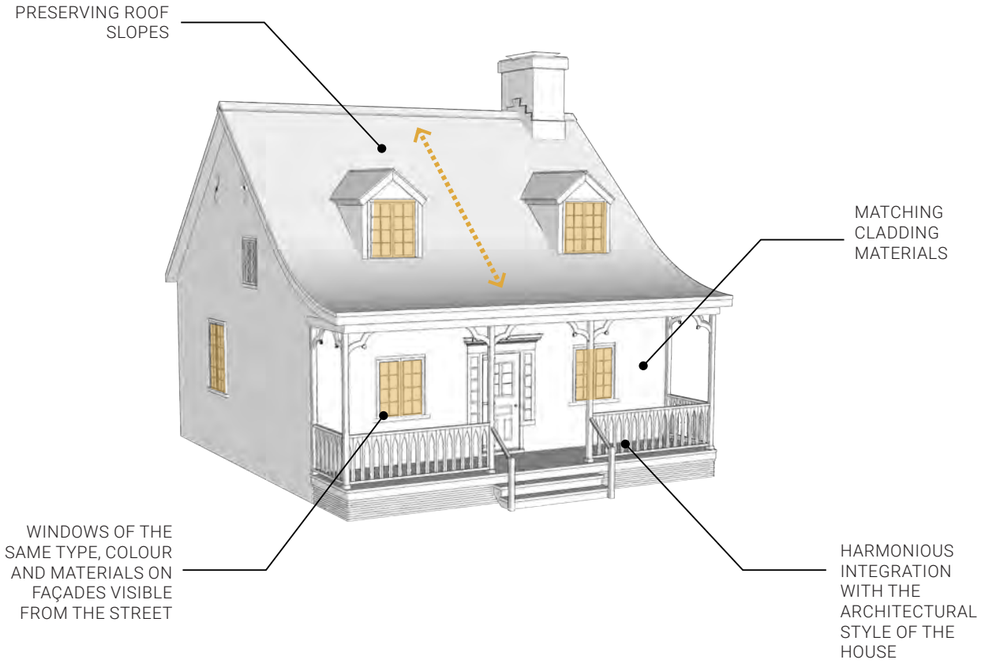


FIGURE 130. DEVELOPMENT CRITERIA FOR A RENOVATION

EXAMPLES OF INTEGRATION

NEW CONSTRUCTION

FIGURE 131. INADEQUATE INTEGRATION OF NEW CONSTRUCTION

FIGURE 132. INADEQUATE INTEGRATION OF NEW CONSTRUCTION

EXPANSION

FIGURE 133. PROPER INTEGRATION OF AN EXPANSION

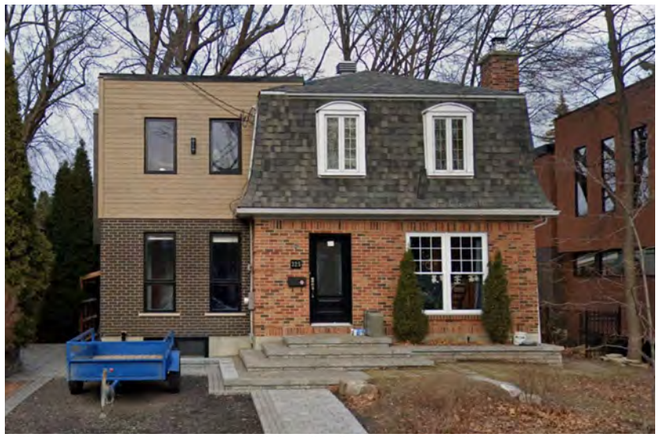


FIGURE 134. INADEQUATE INTEGRATION OF AN EXPANSION

RENOVATION

FIGURE 135. INADEQUATE INTEGRATION OF RENOVATION (BEFORE)

FIGURE 136. INADEQUATE INTEGRATION OF RENOVATION (AFTER)

05

FINAL PROVISIONS

SECTION 1
FINAL PROVISIONS

ARTICLE 490: Coming into force

This by-law comes into force in accordance with the Act Respecting Land Use Planning and Development.

(signé) Marc Doret

_____

Maire

(Signé) Nathalie Hadida

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Greffière