



PROVINCE OF QUEBEC
TOWN OF KIRKLAND

DRAFT
BY-LAW NO.: SPAIP-2022-55-4

**BY-LAW AMENDING BY-LAW NO. SPAIP-2022-55 ON SITE
PLANNING AND ARCHITECTURAL INTEGRATION
PROGRAMS IN ORDER TO ADD OBJECTIVES AND
CRITERIA APPLICABLE TO ZONE 166R (RESIDENTIAL)**

ADOPTION PROCEDURE

Notice of motion:	April 7, 2025
Adoption – Draft:	April 7, 2025
Publication:	April 11, 2025
Public consultation:	April 24, 2025
Adoption of by-law:	May 5, 2025
Publication:	
Coming into force:	

- CONSIDERING sections 58 and 145.15 of the *Act respecting Land Use Planning and Development* (CQLR, c. A-19.1);
- CONSIDERING that in accordance with section 356 of the *Cities and Towns Act* (CQLR, c. C-19), notice of motion for this By-Law was given and the draft was filed and adopted at the regular sitting of the Municipal Council held on April 7, 2025;
- CONSIDERING that copies of this draft By-Law were made available to the public;
- CONSIDERING that the preamble forms an integral part of this By-Law;

THE MUNICIPAL COUNCIL ORDERS AND DECREES AS FOLLOWS:

SECTION 1

By-law no. PIIA-2022-55 entitled: *By-law on site planning and architectural integration programs* is amended by the addition, after article 49, of **CHAPTER 7 - SPECIFIC OBJECTIVES AND CRITERIA FOR ZONE 166R** and the renumbering of subsequent chapters, sections, and articles. The text of the new chapter 7 reads as follows:

« Chapter 7 – SPECIFIC OBJECTIVES AND CRITERIA FOR ZONE 166R

Division 7.1 Objectives

50. With respect to Zone 166R, the compliance of the application shall also be assessed according to the following specific objectives:
- 1) The project integrates superior architectural and landscaping treatment in the overall composition of the built environment and offers a prestigious image to the sector.
 - 2) The project presents a harmonious integration of a residential project in a sector where uses are diverse and the density is variable.
 - 3) The project proposes the beginning of a transformation of the sector by creating a high-quality built environment and generous greening.

Division 7.2 Criteria

51. With respect to Zone 166R, compliance with the objectives stated in division 3.1 and 7.1 shall also be assessed according to the following specific criteria:
- 1) The siting of buildings is close to traffic lanes and contributes to the creation of a more dynamic urban form.
 - 2) The siting and volume of buildings are articulated in a way that offers recreational areas in inner courtyards.
 - 3) The volume of buildings takes into consideration the site's topography to harmonize with the volume of neighboring residential constructions.
 - 4) The volume is inspired by multi-residential buildings in the surrounding sector and presents high-quality architectural treatment.
 - 5) The top floor of buildings is recessed from the exterior walls of the facades to reduce its impact towards adjacent traffic lanes.
 - 6) The buildings propose a prestigious main entrance oriented towards Saint-Charles Boulevard, and this entrance is equipped with generous fenestration and architectural elements, such as a marquee.

- 7) The facades of buildings present a treatment that accentuates the residential character of the site, through the integration of varied balconies (recessed and non-recessed), architectural reliefs, and varied materials.
- 8) Underground parking spaces are preferred, and those located outside are placed in the side setback.
- 9) The entrances leading to interior parking areas are equipped with high-quality landscaping, including trees and shrubs.
- 10) Spaces in the front setback and secondary front setback are arranged to allow the planting of medium and large deployment trees.
- 11) Unbuilt areas are subject to high-quality landscaping that favors the planting of vegetation in open ground, including trees, shrubs, and ground cover plant spaces.
- 12) The front setback is subject to an alignment of medium and large deployment trees of various species.
- 13) Unbuilt areas are equipped with pedestrian walkways as well as relaxation areas and any other complementary arrangement.”

SECTION 2

The former **Chapter 7 – FINAL PROVISIONS** becomes Chapter 8, Divisions 7.1 and 7.2 become Divisions 8.1 and 8.2, the former **Chapter 8 – REPEALING AND FINAL PROVISIONS** becomes Chapter 9, and the articles are renumbered so that the former article 50 becomes article 52 and so on.

SECTION 3

This By-Law comes into force in accordance with the law.

(Michel Gibson)

Mayor

(Annie Riendeau)

Town Clerk