



PROVINCE OF QUEBEC  
TOWN OF KIRKLAND

**DRAFT**  
**BY-LAW NO.: SPAIP-2022-55-3**

---

---

**BY-LAW AMENDING BY-LAW NO. SPAIP-2022-55 ON SITE  
PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS IN ORDER TO ADD CRITERIA APPLICABLE  
TO NEW RESIDENTIAL BUILDINGS IN ZONE 164R**

---

---

**ADOPTION PROCEDURE**

Notice of motion:	October 7, 2024
Adoption – Draft:	October 7, 2024
Publication:	October 11, 2024
Public consultation:	October 22, 2024
Adoption of by-law:	November 4, 2024
Publication:	
Coming into force:	

- WHEREAS in accordance with section 145.15 of the *Act respecting Land Use Planning and Development* (CQLR, c. A-19.1);
- WHEREAS 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 October 7, 2024;
- WHEREAS copies of this draft By-Law were made available to the public;
- WHEREAS the preamble forms an integral part of this By-Law;

## THE MUNICIPAL COUNCIL ORDERS AND DECREES AS FOLLOWS:

### SECTION 1

The first paragraph of Section 31 of Division 3.3. is amended so that it reads as follows :

“31. With respect to the construction of a new principal residential building, compliance with the objectives stated in Division 3.1 shall be assessed according to the following criteria : [...] ”

### SECTION 2

Section 31 of Division 3.3 is amended by the addition, after paragraph 13), of paragraphs 14), 15) and 16), so that they read as follows :

- “14) The siting of the buildings promotes the location of the garage and parking areas on the same side for each building in order to prevent adjacent garages and parking areas between two buildings;
- 15) The walls incorporate fenestration in order to avoid blind walls;
- 16) The design of buildings with two storeys or less favours a well-ordered structure where the presence of a balcony or a rooftop terrace is avoided on the upper floor;”

### SECTION 3

Section 41 of Division 5.2 is amended by the addition, after paragraph 14), of paragraphs 15) and 16), so that they read as follows :

- “ 15) The openings match each other and respect the architectural style of the building in terms of their shape, size and symmetry;
- 16) The openings occupy a balanced percentage of the building similar to the percentage on neighbouring buildings;”

### SECTION 4

Chapter 5 is amended by the insertion, after Division 5.9, of Division 5.10 so that it reads as follows :

#### “Division 5.10 Additional Criteria Applicable to Zone 164R

- 48.1 With respect to single-family detached residential buildings in Zone 164R, compliance with the objectives stated in Sections 3.1 and 5.1 shall be assessed according to the following criteria :

**1) Built environment :**

- 1.1 The design favours an architecture that stands out due to its superior quality and a variety of building models and gives preference to a cohesive architecture that blends well with neighbouring buildings. The building reflects the specificity and uniqueness of the built environment of the Village Lacey Green project (Zones 164R, 165R and UM-102);
- 1.2 The buildings are inspired by a contemporary style that is characterized by more traditional components associated with more modern components. The mixture of these components creates a balance between tradition and innovation. The mixture of other architectural styles and the combination of inconsistent elements shall be avoided;

**2) Orientation and siting :**

- 2.1. The siting of the buildings respects the orientation of the lot and the orientation of adjacent buildings and the buildings are aligned with each other;
- 2.2. The front facade of the building is oriented toward the public thoroughfare;
- 2.3. The orientation of the principal front facade of the building on corner lots is aligned with said orientation of adjacent buildings;

**3) Built front and rhythm :**

- 3.1. The width of the principal front facade of the building is proportional to said width of the neighbouring buildings;
- 3.2. The facades of buildings visible from the public thoroughfare have an attractive composition that is ensured by more textured materials, dominant masonry that includes brickwork or stonework, generous fenestration, a play of volumes as well as integrated architectural features;
- 3.3. The facades and variation in building volumes create a balanced and dynamic rhythm in the street landscape and avoid a massing effect and redundancy between the buildings;

**4) Building bulk and built form :**

- 4.1. The building bulk forms a cohesive and proportionate whole;
- 4.2. The building is inspired by features in the built environment of neighbouring buildings in the Village Lacey Green project (Zone 164R) in terms of the building bulk and built form that currently contribute to the architectural continuity between buildings;
- 4.3. The main entrance to the building is highlighted;
- 4.4. Double garages are formed by two volumes where one juts out slightly more than the other;

**5) Wall materials :**

- 5.1. The use of high-quality, attractive, natural and durable materials that blend well with the contemporary style, such as brick, stone and wood, is favoured;
- 5.2. The types and colours of the various preferred materials are the following :
  - three types of materials excluding those of the fenestration, doors and other architectural features. Each masonry pattern counts in the calculation;
  - three natural, light, warm, rich and deep colours in the range of red, brown, beige and grey for the exterior siding materials of the building, including the roof, the fenestration and the doors;

- harmonious combinations of types, colours and textures in the materials used to cover the exterior walls, roofs, openings and other architectural features on the building itself, in consideration of the neighbouring buildings;
- 5.3. The exterior cladding of the front facade of the building designed with bricks or real stones extends over the side walls and matches the neighbouring buildings;

**6) Roofing materials :**

- 6.1. The selected roof covering blends well with the building itself and the covering on neighbouring buildings both in terms of its type and colour. Preference shall be given to tones of brown or grey or shades of black;
- 6.2. The slopes of roofs match the slopes of neighbouring roofs;

**7) Vehicle parking area :**

- 7.1. The dimension and shape of the parking area maximizes the presence of permeable zones;
- 7.2. The width of the parking area matches the width of the garage doors and avoids the presence of a separate pedestrian path that goes from the public thoroughfare to the main entrance of the building;
- 7.3. The periphery of parking areas is generously landscaped;”

**SECTION 5**

The title of Division 5.8. is amended so that it reads as follows :

**“Division 5.8 Criteria for Private Lighting in Zone UM-102”**

**SECTION 6**

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

(Michel Gibson)

\_\_\_\_\_  
Mayor

(Annie Riendeau)

\_\_\_\_\_  
Town Clerk