



Site Planning and Architectural Integration Programs (SPAIPs)

This info-sheet is a summary of Title VIII of the Urban Planning By-law of the Côte-des-Neiges-Notre-Dame-de-Grâce borough, 02-1706, concerning site planning and architectural integration programs.

Definition of a site planning and architectural integration program

Site planning and architectural integration programs (SPAIPs) are tools for the qualitative evaluation of a project, to ensure that its architecture fits smoothly into its surroundings. In some cases, SPAIPs must be approved by the Borough Council.

Projects covered by the SPAIP review process

A permit application gives rise to a SPAIP review in the following cases:

- the project concerns work to extend a building or alter an architectural feature of a building in a significant sector;
- a specific building construction, alteration or occupancy proposal has been submitted for the project.

SPAIP review criteria

To ensure compliance with the objectives stipulated in the borough's Urban Planning By-law, the following criteria are considered as part of the project review:

- degree of homogeneity of the immediate environment;
- use of the building and its architectural features;
- site of the building on a block;
- contribution of the building to the consolidation, preservation or evolution of the built-up area;

- conformity of the project with city orientations, objectives, plans and policies in the field of development;
- architectural integration features of the project;
- effectiveness and integration features of elements intended to minimize impact on the built-up area with respect to vehicular and pedestrian traffic;
- capability to highlight public places and create a safe environment;
- capability to highlight, protect or enhance the architectural, natural or landscape heritage.

Submitting an application

The review of a project according to SPAIP criteria is part of the normal review process for a permit application.

Supporting documents

The following documents must be submitted to the borough for review, along with the application:

- the land development plans showing in particular the layout of existing and proposed structures, the layout of exterior spaces and planted areas, the layout of parking spaces, and the traffic and service areas;
- the elevations of any structures to be altered;
- drawings, photographs and, where appropriate, photomontages or perspectives showing the relationship between proposed structures and adjacent ones;

- samples of materials;
- specific studies that may be required under other by-laws for the approval of the project;
- any other information that may be helpful in reviewing the project according to the applicable criteria.

Fees

SPAIP review fees are included in permit application review fees.

Processing time

Processing and review time is generally two to three months from the date the documents are submitted and the applicable fees paid.