



WORKSHOP

WORLD-CAFÉ #3 SPAIP

Participation Passport

July 6, 2024

Workshop schedule

This workshop aims to share facts, different experiences and opinions related to the sustainable development of the town of Baie d'Urfe. You are invited to participate by expressing your convictions, the bottom line of your mind and your best ideas. However, you must do so with respect for the other person.

The overall objective of the process is :

- Involve citizens in the validation and enrichment of the SPAIP draft by-law regarding its objectives and criteria according to sectors and themes;

Hour	Event
9 a.m.	Welcoming participants
9:30 a.m.	Opening remarks
9:35 a.m.	Words of Welcome
9:40 a.m.	Presentation of the day's schedule
9:45 a.m.	Share information on the process and preliminary results (World Café #1 and #2) – summary
9:55 a.m.	What is a SPAIP?
10:10 a.m.	Summary of the current SPAIP by-law
10:20 a.m.	Icebreaker activity
10:30 a.m.	Presentation of the SPAIP sectors
10:40 a.m.	Guideline and carrying out the validation exercise of the general objectives and by sector
11:40 a.m.	Final plenary session and review of the activity and presentation of the results of the icebreaker activity
11:50 a.m.	Next steps in the process
11:55 a.m.	Closing statement

Checklist

What is a SPAIP?

A SPAIP (Site Planning and Architectural Integration Plan) is a flexible approach to evaluating projects that is based on criteria rather than rigid standards. This method ensures the quality of the layout and architectural integration of a project in its neighbourhood.

Why a SPAIP for the entire town of Baie d'Urfe?

- Ensuring that new buildings blend harmoniously into the existing built environment
- Minimize the impact of extension projects and new constructions in their insertions
- Ensuring Baie d'Urfe's sustainable development and identity
- Protect and enhance heritage areas and buildings
- Ensure architectural integration of the architecture and its characteristics as well as its massing

Back to the process of developing the by-law on site planning and architectural integration

Step 1: Start "revision of the urban plan" (November 19, 2022)

The Town of Baie-D'Urfe organized a citizen participation activity on November 19, 2022, as part of the revision of the urban plan, bringing together 41 citizens. The workshop lasted two and a half hours, during which participants discussed three main themes:

1. The built environment and the landscape
2. The environment and greening
3. Sustainable mobility.

The discussions focused on the architectural integration of new constructions, the preservation of green spaces and tree planting, as well as the improvement of active mobility in the territory. Discussions also included suggestions to improve the urban environment, such as limiting impervious surfaces and encouraging eco-friendly buildings.

The participants proposed various ideas for each theme addressed. For the built environment, they suggested clarifying the architectural objectives and limiting the impervious area. Regarding the environment, they recommended strengthening planting requirements and putting in place a biodiversity plan. For sustainable mobility, proposals such as adding pedestrian crossings, making dangerous intersections safer, and improving trail connectivity were discussed.

Step 2: Contextualize "Brainstorming Prescriptive Regulations" (March 18, 2023)

The Town of Baie-D'Urfe organized a citizen participation activity on March 18, 2023, at the gymnasium of the Alexander von Humboldt German International School, bringing together 85 citizens. The three-and-a-half-hour session, divided into four sections, began with welcoming speeches by the Director General and the Mayor, followed by a presentation of the firm APUR and the by-laws being amended. Thematic discussions addressed topics such as urban greening, stormwater management, the integration of new constructions and various urban planning issues. The participants exchanged ideas and proposals, the results of which were recorded and published on the town's website.

The proposals discussed included several suggestions, including:

1. Improve the urban canopy;
2. Increase permeable spaces
3. Greening parking areas
4. Adapting roofs to combat heat islands.
5. Stormwater management
6. Alignment and layout of new constructions
7. Building sustainability
8. Maintaining harmony within the built environment

Step 3: Validate "Validation of the sectors, objectives and criteria of the SPAIP project" (July 6, 2024)

The purpose of this workshop is to validate the sectors and objectives of the SPAIP (Site Planning and Architectural Integration Plan) project. This event is a continuation of and is inspired by the previous World Café #1 and #2 consultations, aimed at integrating citizens' suggestions and concerns as part of the revision of the urban plan and the brainstorming of normative by-laws.

Citizens will have the opportunity to express their opinions and actively contribute to the definition of the SPAIP's objectives, thus ensuring that the project reflects the needs and aspirations of the community. The results of this consultation will be compiled and published on the town's website, providing full transparency on the decisions made.

Step 4: Decide (Fall 2024)

Produce a report on the World Cafe event, summarizing all the comments and suggestions made. All documents and recordings will be posted on the Town's website at a later date.

Proceed with the adoption of the various by-laws and public consultations provided for under the Act respecting land use planning and development.

Participatory workshop: Validation of general and sectoral objectives

Activity 1: Validation of the general objectives applicable to all sectors

List of general objectives:

Land levelling and site development provisions

1. The planned interventions must respect the topography of the environment in order to minimize the work of excavating and backfilling. As far as possible, the buildings are set up parallel to the contour lines.
2. The planned slope of an embankment necessary for the construction of a building must be close to the natural slope of the land while limiting the required deforestation in relation to the level of the surrounding land.

Groundwater provisions and water management

1. Avoid any construction and excavation below groundwater, in order to prevent contamination and disturbance of these water resources and promote the landscaping of surface water management systems to prevent the pumping of water into ditches and on land, thus reducing the risk of disturbance of groundwater.
2. Provide on-site stormwater management to minimize runoff and reduce the load on municipal drainage systems and encourage the use of stormwater infiltration and retention techniques, such as rain gardens, infiltration trenches, and green roofs, to increase natural infiltration and reduce peak stormwater flow.
3. Improve water quality by reducing stormwater pollution through treatment devices such as settling ponds, artificial wetlands and hydrodynamic separators.
4. Promote practices that increase groundwater recharge, such as slow-infiltration drainage systems and permeable areas.

Provisions relating to the protection of trees

1. Ensure the preservation and enhancement of the arboreal heritage in the concept of landscaping and the layout of new main and accessory constructions.
2. Increase vegetation cover and reduce mineralized areas with a view to greening and enhancing the visual quality of the land.
3. Avoid grading, trenching, and soil compaction in the root system area.

Provisions relating to outdoor lighting

1. Promote the installation of outdoor light below the skyline

Sustainable parking provisions

1. Promote the greening and permeability of parking spaces in order to reduce the environmental impact of parking lots

Activity 2: Validation of objectives by sector

Residential sector

The overall objectives for the sector are to:

1. Preserve the typical size and shape of the lots
2. Protect natural landscape assets, especially front-yard tree lines
3. Preserve construction alignments, both in terms of landscaping and construction
4. Propose quality interventions, both in terms of architecture and land development
5. Ensuring harmony in the built environment, both in terms of massing and architecture
6. Increase land greening and soil permeability

Multi-residential sector

The overall objectives for the sector are to:

1. Ensure a transition integration of higher-density residential typologies with those of lower density nearby;
2. Define a distinctive and quality architectural treatment that harmonizes with the built environment of Baie-D'Urfe;
3. Insert new constructions and developments on the site in order to preserve mature trees of interest;
4. Ensure that layout and architectural integration projects contribute to improving the quality of life of residents;
5. Protect the natural landscape while increasing the greening of the site.

Lakeshore Residential

The overall objectives for the sector are to:

1. To offer a very high quality architecture adapted to its place of insertion;
2. Encourage the presence of generous vegetation that enhances the buildings and the natural landscape;
3. Protect the achievements in terms of the natural landscape and more particularly in mature and large trees;
4. Preserve lots similar in size and shape to neighbouring lands for the lands south of Lakeshore Road.

Participation charter

This workshop aims to share facts, different experiences and opinions related to the sustainable development of the Town of Baie d'Urfe. You are welcome to participate by expressing your convictions, your thoughts and your best ideas. However, you must do so with respect for others.

Thus, we invite you to:

- 1. Keep it short and to the point**
Express your opinion as clearly and succinctly as possible so that others can have time to express themselves.
- 2. Attacking ideas, not people!**
Listen respectfully to the opinions of others. If you disagree, you have the right to say so politely.
- 3. Dare to speak out, open yourself to diversity.**
You have a share of responsibility in the success of the activities. React when asked to do so and have the open-mindedness to hear ideas that are not yours.
- 4. Keep your attention on the person speaking.**
Avoid discussions or comments with neighbours, as this makes it difficult to listen to and understand the interventions.
- 5. Be punctual and stick to your choice of activity.**
Arrive on time for the activities you have chosen. If you arrive late, use discretion. Do not walk from one room to another during the same time slot.

