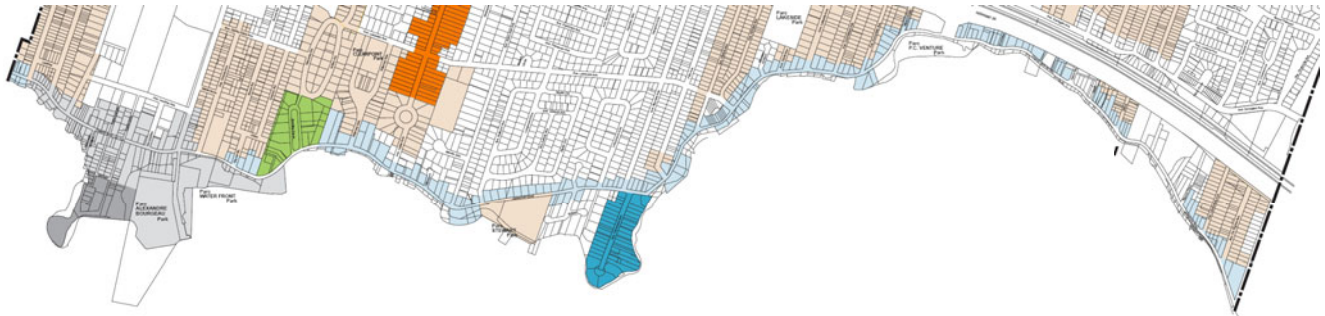


## Chapter 4

### ADDITIONAL PROVISIONS APPLICABLE TO THE LAKESHORE ROAD AREA

#### *Area subject to the provisions of the present chapter*



- 32.** In addition to the provisions of Chapter 3, the provisions of this chapter apply to the Lakeshore Road Area, as shown on the "Plan of sectors subject to the By-law", appended hereto as Appendix "A" to form an integral part hereof.

#### *Additional activities covered*

- 33.** Within the Lakeshore Road Area, in addition to the activities covered according to Article 29, the delivery of a permit or certificate of authorization to
1. fill a landsite,
  2. fell a tree more 35 cm (14") in diameter or landscape or modify the landscaping of a property other than by planting trees or shrubs,

is also subject to prior approval, by Council, of a site planning and architectural integration program according to the procedure established in Chapter 2 of this by-law.

#### *Additional objectives applicable to the Lakeshore Road Sector*

- 34.** Within the Lakeshore Road Area, in addition to the objectives established in Article 30, an application for the approval of a site planning and architectural integration program shall also be reviewed according to the following objectives:
1. To preserve the distinctive character of the historical Lakeshore Road area, mainly attributable to its architecture, representative of the different eras of the development of the City (including several buildings with heritage value), to the preservation of the natural topography of the land, to the size of the properties and the resulting large open spaces between the houses, to the close relationship between the houses and the street, to the omnipresence of greenery and to the quality of the landscaping.
  2. To ensure the integration of the new buildings and of the alterations and/or additions to existing buildings to the architectural landscape of the close neighbourhood and of the whole Lakeshore Road area, namely by respecting the scale of the traditional buildings, both in their lot coverage and in their height and width.
  3. To preserve the views, from Lakeshore Road and the perpendicular streets, on Lake Saint-Louis and, as the case may be, on the scenery in the background.

*Additional criteria applicable to the Lakeshore Road Area*

- 35.** Within the Lakeshore Road Area, in addition to the criteria established in Article 31, conformity of a site planning and architectural integration program to the objectives set in Articles 30 and 34 shall be assessed according to the following criteria:

*Criteria pertaining to landscaping*

1. Other than those listed in paragraph 4 of Article 31 above, no tree located at more than 3.0 metres from the building perimeter and at more than 1.5 metre from the areas required for the circulation and parking of vehicles should be felled.
2. The siting of a building and the development of the space between the building and the street should demonstrate a will to openness and communication rather than entrenchment; any front yard should be free of defensive developments such as berms, retaining walls, fences or opaque hedges.

*Additional criteria applicable to properties both adjacent to Lakeshore Road and fronting on Lake Saint-Louis*

3. Any horizontal enlargement of an existing building and any replacement building should be designed and sited in such a way as not to increase, compared to the prevailing situation as per November 1, 2005, the visual obstruction caused by the whole of the property between Lakeshore Road and Lake Saint-Louis.
4. For the purposes of the preceding paragraph, the visual obstruction is the one caused by any opaque element such as a building, a fence or evergreen trees.
5. Consequently, it should be considered that an addition that does not contravene the provisions of the Zoning By-law regarding setbacks and the riverside land meets the present criterion unless, other than on Claremont Avenue, it blocks a direct or diagonal view from a straight section of Lakeshore Road or from a perpendicular street, or an oblique view from a curved section of Lakeshore Road.
6. No opaque fence or thick hedge should be built, installed or planted in such a way as to increase, compared to the situation prevailing on November 1, 2005, the visual obstruction caused by the whole property between Lakeshore Road and Lake Saint-Louis.
7. The provisions of the preceding paragraphs can not interpreted as allowing to replace a unit or a clump of evergreens by a building or an addition to a building.