

Chapter 7

ADDITIONAL PROVISIONS APPLICABLE TO THE BOWLING GREEN AREA

Area subject to the provisions of the present chapter

44. In addition to the provisions of Chapter 3, the provisions of this chapter apply to the Bowling Green 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

45. Within the Bowling Green Area, in addition to the activities covered according to Article 29, the delivery of a permit or certificate of authorization to fell a tree more 35 cm (14") in diameter or to landscape or modify the landscaping of a property other than by planting trees or shrubs, is also subject to prior approval 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 Bowling Green Area

46. Within the Bowling Green 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. Maintain and enhance the distinctive character of the Bowling Green ensemble, mainly attributable to the overall sense of privacy, the numerous mature trees and the diversified siting of homes on large properties with vast front yards arranged around an open space and oriented in order to provide the best possible views on Lake Saint-Louis.
 2. Preserve architecturally and/or historically significant buildings, building features and landscaping features, i.e. those distinctive buildings or features that define the character of the Bowling Green ensemble.
 3. Ensure that new constructions and changes to existing buildings harmonize with the streetscape in respect of the Bowling Green ensemble, namely by preserving the architectural unity due to the size of the buildings and the pitched roofs.
 4. Maintain the close relationship between the homes and the street by avoiding defensive developments such as berms, retaining walls or opaque fences.
 5. Ensure that the number of homes which currently exist in the contemplated area will not be increased.

Additional criteria applicable to the Bowling Green Area

47. Within the Bowling Green 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 46 shall be assessed according to the following criteria:
1. The main facade of the building should be parallel to the street.
 2. Garages and other accessory buildings should preferably be detached from the main building.
 3. Notwithstanding the provisions of paragraph 9 of Article 31, the side setbacks of new houses or additions to existing houses should be in proportion to the height of the house or the addition.
 4. Turrets and other curvilinear volumes, except bow windows, should not be considered as harmonizing with the streetscape of the Bowling Green Area.
 5. A flat roof building or addition should not be considered as harmonizing with the streetscape of the Bowling Green Area.
 6. Preference should be given to wood shingles and stucco as cladding materials for a new building.
 7. For an extension, use of wall or roof materials other than those of the building being extended should be avoided, except for a greenhouse.
 8. The topography of the landsite should not be substantially altered, either by land fill or by earth-moving.
 9. Fences in the front yard should be minimal and no hedge should be higher than 90cm (3'); this provision should not be interpreted as prohibiting specimen planting.
 10. Every effort should be made to preserve mature trees. When they cannot be preserved, they should be replaced by coniferous or deciduous trees sufficient in size and in number to ensure, within five (5) years following project approval, a volume of greenery equal to or greater than that of the tree(s) to be removed. Pointe-Claire may require the applicant to produce, at his cost, a certification from a landscape architect who is a member of the AAPQ to the effect that the proposed plantings comply with this regulation.