

Chapter 5

ADDITIONAL PROVISIONS APPLICABLE TO THE CEDAR AVENUE AREA

Area subject to the provisions of the present chapter

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

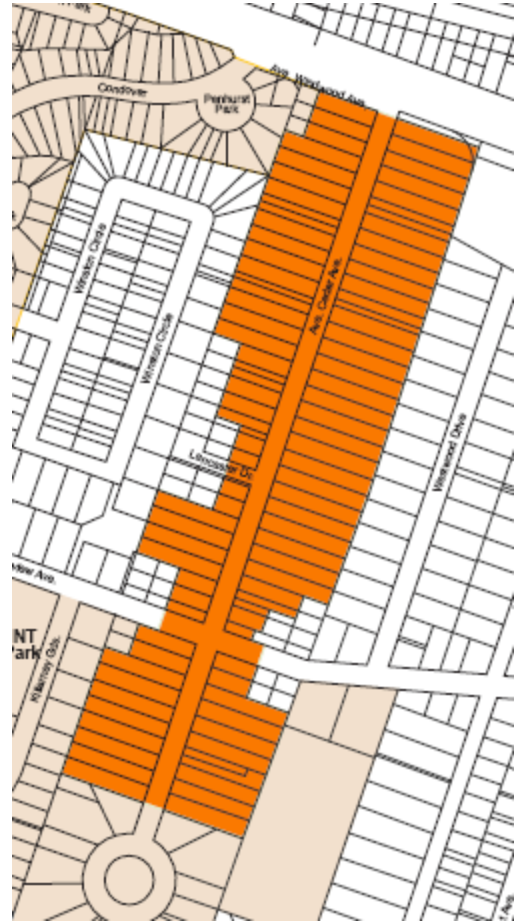
Activities not covered

37. Within the Cedar Avenue Area, notwithstanding the provisions of sub-paragraph 5 of Article 29, the delivery of a permit or certificate of authorization for the construction or the addition of a porch or a portico or for the replacement of a garage door or a window is not subject to prior approval of a site planning and architectural integration program.

Additional criteria applicable to the Cedar Avenue Area

38. Within the Cedar Avenue Area, in addition to the criteria established in Article 31, conformity of a site planning and architectural integration program to the objectives set in Article 30 shall be assessed according to the following criteria:

1. The building should be sited in an organized manner according to an obvious geometry with its neighbours.
2. A building of similar height and width as the neighbouring structures should be set back the same distance from the street as the predominant set back of other buildings on the street. A flat roof building or addition is not considered as harmonizing with the streetscape of Cedar Avenue.
3. A flat roof building or addition is not considered as harmonizing with the streetscape of Cedar Avenue.
4. Turrets and other curvilinear volumes, except bow windows, should not be considered as harmonizing with the streetscape of Cedar Avenue.
5. A building with a larger volume than the neighbouring structures should only be accepted if:
 - i) the lot or landsite is larger than the average in the Cedar avenue area;
 - ii) the building is set further back from the street and from the side property lines to align its perceived height or width with that of its neighbours;



- iii) the building is broken into smaller volumes by means of recesses and projections or other architectural strategies.
- 6. For a new building, use of materials identical to those already used on Cedar Avenue is not compulsory; however, the size of the elements of the wall and roof materials should be at scale with those used on the neighbouring properties.
- 7. For an extension other than a greenhouse, use of wall or roof materials other than those of the building being extended should be avoided.