

PROVINCE OF QUÉBEC  
CITY OF BEACONSFIELD

BY-LAW NO. BEAC-052

BY-LAW AMENDING THE MASTER PLAN IN ORDER TO INTEGRATE  
PLANNING GUIDELINES TO THE ANGELL WOODS AREA'S DETAILED  
PLANNING SECTION

Adopted at the regular meeting of Council held on  
Monday, June 14, 2010

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At a regular meeting of the municipal council of the City of Beaconsfield, held in the Council Chamber, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, June 14, 2010 at 8:00 p.m.

WERE PRESENT: His Honour Mayor David Pollock and Councillors Michael Montagano, Karin Essen, Wade Staddon, Brian Ross, Roy Baird and Rhonda Massad.

WHEREAS a draft by-law entitled « By-law amending Beaconsfield's master plan in order to integrate planning guidelines to the Angell Woods area's detailed planning section » was adopted at Council's regular meeting, duly called and held on Monday, June 14, 2010, at 8:00 p.m.;

WHEREAS a notice of motion of the presentation of this by-law was given at the regular meeting of Council duly called and held on .....

WHEREAS a public consultation meeting on the said draft By-law was duly called and held on .....

On motion of Councillor W. Staddon, seconded by Councillor R. Massad and UNANIMOUSLY RESOLVED;

**The municipal council of the City of Beaconsfield enacts as follows:**

**ARTICLE 1** Section 3.4.1 of Chapter 3 of the Borough of Beaconsfield in the City of Montreal Master Plan, which constitutes the Beaconsfield Urban Plan by Decree 968-2005 concerning the reconstitution of the City of Beaconsfield, (G.O.Q. Part 2 no 44 of 2-11-2005, p. 6 288), is modified by the following:

« 3.4.1 Angell Area

**Context**

Covering some 1,3 km<sup>2</sup>, the Angell Area constitutes an exceptional forest ecosystem - Angell Woods - considered one of the key components of the Rivière à l'Orme eco-territory, as identified on the map titled « Zones développables et contraintes au développement dans le bois Angell (Beaconsfield) Écoterritoire du corridor écoforestier de la rivière à l'Orme ». (*Developable Zones and constraints to development in Angell Woods (Beaconsfield) Eco-territory of the Rivière-à-l'Orme ecoforest corridor*). The Angell Area is also formed of wetlands, a disused former golf course and an institutional property. The area is partially crossed by Lakeview Boulevard.

The City of Beaconsfield favours the complete protection of the Angell Woods and its integration within the City-wide network of large green spaces. Negotiation with landowners, and, if necessary, acquisitions, can be considered. The Angell area is also a part of the l'Anse-à-l'Orme City-wide Detailed Planning Area (see Chapter 4 of Part 1 of the Montréal's Master Plan).

Confined between Highways 20 and 40, the Angell area is not easily accessible. Only Woodland Avenue offers direct access from the south, crossing Highway 20 and the railroad tracks. Because of the configuration of the interchange and the grade crossing do not permit high-volume traffic. The area is well served by the commuter system, however, and benefits from easy access to Beaufort station via Elm Street.

The establishment of a pedestrian and bikeway link between the Angell area and the Lakeshore Road heritage and scenic route in the Beurepaire Village axis will permit residents to access the l'Anse-à-l'Orme and Cap-Saint-Jacques nature Parks.

## Strategic Planning orientations

- Protect Angell Woods and its ecological components;
- Allow insertions in harmony with nature;
- Allow residential development where the 1<sup>st</sup> priority is environmental preservation;
- Ensure safe and pleasant access to green spaces and community facilities.

## Planning principles and strategic vision

- 1- Identify locations within Angell area that are suitable for conservation:
  - a. Protection of the EFE (exceptional forest ecosystem): Sugar Maple grove and Bitternut Hickory;
  - b. Complete prohibition of any kind of intervention in any difficult to develop enclave (see purple section on the map in appendix);
  - c. Application of the protection principles to the shore and littoral of the Rivière à l'Orme: the protection strip must be 30 metres wide;
  - d. Prohibition of any intervention within a distance of 10 metres of a wetland;
  - e. Prohibition of cutting and filling works within the perimeter of wetlands.
- 2- Build a pedestrian and bikeway link connecting Lac des Deux Montagnes and Lac Saint-Louis through Angell Woods and the l'Anse-à-l'Orme and Cap Saint-Jacques nature parks (locations to be determined);
- 3- Design the road network to favour safe pedestrian and cyclist movements and facilitate access to the public transportation network while discouraging through traffic (locations to be determined):
  - a. Building of eco-forest corridors leading to the train station (North-South axis) and of sufficient width to support a large surface of vegetation.
- 4- Control the urban development in order to harmonize with the natural environment of ecological interest:
  - a. Protection of the canopy with a minimum of tree felling and protection of existing trees on the site;
  - b. Prohibition of felling the following trees: Common Hackberry and Black Maple, and other rare and protected species;
  - c. Relocation of rare and endangered species (according to the latest list of endangered or vulnerable plants in Québec, from the Ministère du Développement durable, Environnement et Parcs).
- 5- Exercise architectural control with site planning and architectural integration regulations to ensure the homogeneity of building volumes and the quality of design and environmental protection:
  - a. Minimize land occupation density with a landsite coverage coefficient of 10% on the whole territory, which amounts 5 dwellings per hectare;
  - b. Location of buildings on the land for minimal impact on the natural environment;
  - c. Reduce hard surfaces as much as possible;
  - d. Building constructions shall lead to a LEED certification;

- e. Urban development must be conceived under ecological management practices for rainwater following the Low Impact development Technologies approach (LID);
- f. Require the integration of the principals of sustainable development for every new project:
  - Optimal performance in matters of energy consumption;
  - Universal accessibility;
  - Protection and development of the canopy;
  - Integrated management of residual matters;
  - Integration of bicycle racks and any other equipment that encourages green transportation and the use of collective transportation.
- g. For all new construction projects, focus on the integration of construction and maintenance techniques' that contribute to reduce the energy consumption and environmental impact of buildings.

## The detailed soil usages

The Angell Area is located inside the large usage area « residential» of the Urban Plan. Because this large area leaves a very large margin of manoeuvrability in the definition of usages and other authorised norms, a finer redrawing is essential to establishing clear guidelines. These will induce thereafter modifications to the necessary urban planning rules to the transposition of orientations.

Modifications to certain zone limits may be required to permit the necessary adjustments concerning usages, implementation or the grid. The plan for the detailed soil usages for the Angell area is illustrated on the map "Affectation des sols" (*soil usages*). The plan foresees 2 types of detailed usages. The conservation and residential areas are redrawn according to their location in the urban fabric, either in relation to one or the other of the north-south or east-west axis of the applicable territory. This specification allows for a certain uniformity of normative dispositions according to the urban fabric.

Typology of detailed usage areas for the Angell Area.

### **Habitation usage « H » :**

The habitation area usage confirms the existing and preferred predominantly residential function in the sectors identified as such in the detailed usage plan. This usage may also authorise other functions compatibles with the residential function, and permits normative dispositions, including for the following purposes:

- identify the type of authorised buildings as well as the minimum and maximum number of housing units per building;
- specify the norms according to the management of acquired rights.

### **Parks and Public spaces usage « P »:**

The park and green space areas are to confirm the parks and public spaces vocation of the areas concerned by this usage. This is thus the only authorised type of usage, as well as certain related usages such as pedestrian paths, interpretation, and nesting areas. »

**ARTICLE 2** This By-law shall come into force as provided by law.

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**MAYOR**

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**CITY CLERK**