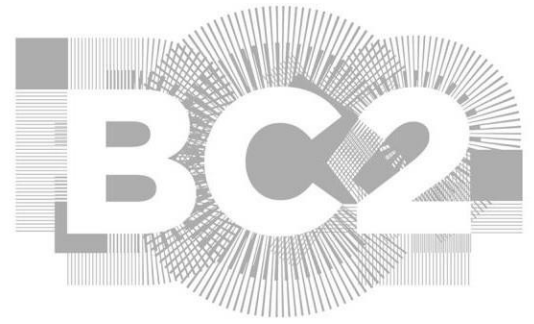




Beaconsfield



SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMMES BY-LAW  
BEAC-098

CONSOLIDATED

**WARNING: This consolidated version of the by-law was prepared for convenience of the reader and has no official value. No warranty is given as to the accuracy of the text. For all legal purposes, the reader should consult the official version of the by-law and each of its amendments.**

(BEAC-098-1) 2022-11-21  
(BEAC-098-2) 2023-06-19

NOTICE OF MOTION: May 25, 2015

ADOPTED: July 6, 2015

EFFECTIVE: September 14, 2015

**Amendments**

By-law Number	Date of Entry Into Force	Update Number
BEAC-098-1	2022-11-25	
BEAC-098-2	2023-06-21	

**THE COUNCIL OF THE CITY OF BEACONSFIELD DECLARES AS FOLLOWS:**

WHEREAS a notice of motion of the presentation of this by-law was given at a regular Council meeting called and held on Monday, May 25, 2015;

WHEREAS Draft By-law BEAC-098 entitled "By-law regarding Site Planning and Architectural Integration Programmes (SPAIP)" was adopted by resolution at the regular Council meeting held on Monday, May 25, 2015;

WHEREAS a public consultation regarding this by-law was held by Council on Monday, June 15, 2015, at 7:30 p.m.;

CONSIDERING section 145.15 of *An Act respecting Land Use Planning and Development* (R.S.Q., Chapter A-19.1);

CONSIDERING the enforcement of the modification to the Urban development plan of the Montreal Agglomeration on April 1, 2015;

CONSIDERING the article 58 of the *Act respecting land use planning and development* (R.S.Q. c. A-19.1);

On motion of Councillor P. Demers, seconded by Councillor W. Staddon and UNANIMOUSLY RESOLVED:

**THE MUNICIPAL COUNCIL OF THE CITY OF BEACONSFIELD ENACTS AS FOLLOWS:**

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(the last update of the table of content dates from the adoption of By-law BEAC-098)

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# CHAPTER 1. DECLARATORY, INTERPRETATION AND ADMINISTRATIVE PROVISIONS

## SECTION 1. DECLARATORY PROVISIONS

### 1. PREAMBLE

The preamble of the present By-law forms an integral part hereof.

### 2. SCOPE OF APPLICATION

This By-law applies to the whole territory of the City of Beaconsfield with respect to the following categories of works and constructions requiring permits or certificates of authorization pursuant to the Zoning By-law and the Permits and Certificates By-law, both as amended from time to time:

- 1° A subdivision project involving the creation of one or more than lots;
- 2° The construction of a new main building;
- 3° The replacement programme in the case of the demolition or moving of a building occupied by a use of the Housing group;
- 4° The enlargement of a main building, except if not visible from the street;
- 5° The modification of the facade of a main building, except for:
  - a) The replacement of a door or window, without any changes to the dimensions or the type of opening;
  - b) The replacement of exterior cladding by a cladding of same nature, composition, texture and colour;
  - c) The replacement of shutters for a residential building.
- 6° The modification of the colour or type of exterior roof cladding for a residential semi-detached or attached main building or within an integrated project and occupied by a use of the Housing group;

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- 7° The construction of a rooftop terrace or balcony in the front or lateral yards of a main building occupied by a use of the Housing group;
  - 8° The construction, displacement or enlargement of an ancillary building on a site adjacent to the Lake St. Louis, along Lakeshore or Beaconsfield Boulevard;
  - 9° The construction or the displacement of a fence on a site adjacent to Lake St. Louis, along Lakeshore or Beaconsfield Boulevard;
  - 10° The construction of a new sign ,the modification or the replacement of an existing sign, on a site located withinthe Beurepaire Village and shown on the plan at Appendix B “Plan of the Specific Commercial Zones”;
  - 11° The excavation or backfilling of a site;
  - 12° The installation, relocation or modification of community mailboxes.

### **3. COMPLIANCE WITH BY-LAWS**

The granting of a permit or a certificate of authorization, the approval of drawings, or inspections made by the Designated Officer, will not in any way, relieve the applicant from the full responsibility of carrying out the work or of having it carried out in accordance with this By-law, or any other applicable by-law.

### **4. VALIDITY**

The Municipal Council decrees this present By-law in its entirety as well as each part, chapter, section, sub-section, article, paragraph, sub-paragraph and line, so that if a part, a chapter, a section, a sub-section, an article, a paragraph, a sub-paragraph or a line is declared null, the other provisions of this By-law remain in force.

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## **SECTION 2. INTERPRETATION**

### **5. LAWS AND OTHER REGULATIONS**

No provision of the By-law shall be construed as having the effect of exempting a person from the application of a provincial or federal law or regulation, or of any provision in another by-law.

### **6. APPENDIX DOCUMENTS**

The plan in Appendix A entitled "Plan of the Character Areas" is incorporated into the By-law to form an integral part of said By-law.

The plan in Appendix B entitled "Plan of the Specific Commercial Zones" is incorporated into the By-law to form an integral part of said By-law.

Sheets in Appendix C entitled "Sheets of the Character Areas" are incorporated into the By-law to form an integral part of said By-law.

### **7. TABLES, DIAGRAMS AND SYMBOLS**

All tables, diagrams, symbols or any forms of expression other than the text itself which are contained in this By-law or referred to by this By-law shall form an integral part hereof.

### **8. MEASUREMENTS**

All dimensions and measurements used in this By-law are expressed in units of the Metric System (s.i.).

### **9. REFERENCES**

All references to other by-laws contained in this By-law shall be open, that is to say they extend to any changes that these by-laws may be subject to, following the coming into force of this By-law.

### **10. PRECEDENCE OF A PROVISION**

In this By-law, unless otherwise specified, the following rules apply:

- 1° In case of conflict between the text and title, the text takes precedence;
- 2° In case of conflict between the text and any other form of expression, the text takes precedence.

## 11. PRECEDENCE OF A SPECIFIC PROVISION AND A RESTRICTIVE PROVISION

In the case of incompatibility between two provisions in this By-law or between this By-law and another by-law, the specific provision takes precedence over the general provision.

In the case of an incompatibility between restrictive or prohibitive provisions in this By-law and an incompatibility between a restrictive or prohibitive provision in this By-law and a provision of this type in another by-law, the most restrictive or prohibitive provision shall apply, unless otherwise indicated.

## 12. INTERPRETATION OF SECTOR BOUNDARIES

When an area applies to a land located on either side of a public street, on a map in Appendix A or Appendix B, the delineation of such an area should not be construed as limiting, in the sense that it must include all pieces of land, regardless of their shape and size, which are contiguous with the public street or would be if they were not enclaved.

## 13. TERMINOLOGY

For the interpretation of this By-law, the words and expressions shall have the following meanings:

- 1° "Council" means the Municipal Council of the City of Beaconsfield;
- 2° "Committee" means the Planning Advisory Committee of the City of Beaconsfield;
- 3° "SPAIP" means Site Planning and Architectural Integration Programme;
- 4° "Character Area" means an area in which the buildings and properties share similar defining physical characteristics based on topography, street layout, history and age, building typology, building siting, and/or architectural style, as defined in chapter 3 of this By-law. Zone also has the meaning ascribed in section 145.16 and following of *An Act Respecting Land Use Planning and Development* (R.S.Q., c. A-19.1), for the purpose of this By-law.
- 5° Place of worship of interest: 105, Beaconsfield Boulevard, 455 Church, 70 Beaconsfield Boulevard

In the interpretation of this By-law, unless the context indicates otherwise, all words or expressions shall be given the meaning they are ascribed in the list of definitions in Chapter 11 of the Zoning By-law in effect. Any word or term not specifically mentioned in said list shall have the meaning commonly given in the dictionary to this word or term.

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## **SECTION 3. ADMINISTRATIVE PROVISIONS**

### **14. DESIGNATED OFFICER**

The management and application of the present By-law falls under the jurisdiction of the Urban Planning Service, and any person nominated by a resolution of the Council.

### **15. POWERS OF THE DESIGNATED OFFICER**

The powers of the Designated Officer are those assigned by the Permits and Certificates By-law and its existing amendments.

### **16. DUTIES OF THE OWNER, THE OCCUPANT, THE APPLICANT OR THE CONTRACTOR**

The duties of the owner, the occupant, the applicant or the contractor are those assigned by the Permits and Certificates By-law and its existing amendments.

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## **SECTION 4. PROCEDURES**

### **17. APPLICATION FOR FIRST STAGE APPROVAL**

The applicant may submit, to the Designated Officer, the proposed project, in a draft form, for first stage approval. At this stage, the Designated Officer determines whether the proposal is in general compliance with the Zoning By-Law and other applicable by-laws and whether it meets the objectives and criteria applicable to the project, as defined in Chapters 2-9.

The applicant must submit preliminary architectural plans of the proposal so that the Designated Officer can have a clear and complete illustration of the project, its siting and grading, and the site coverage on the landsite. In addition, the applicant must provide the Designated Officer with photographs of the existing conditions of the surroundings.

The first stage approval is intended to assist the applicant in the process and to correct any obvious problems with the application at the preliminary stage prior to requiring the submission of complete architectural and site plans for the project. This first stage approval is only preliminary. To be issued a permit or certificate, the applicant's proposal must be approved by Council in accordance with the procedure provided in article 20.

### **18. APPLICATION FOR A PERMIT OR CERTIFICATE OF AUTHORIZATION**

The applicant shall submit to the Designated Officer an application including the following documents and information:

- 1° The completed application form provided by the City and the prescribed fee for the respective permit or certificate of authorization. The form must either be signed by the building owner or accompanied by a letter of authorization signed by the owner;
- 2° The information required for the requested permit or certificate of authorization in accordance with the Permits and Certificates By-law;
- 3° Perspectives and / or 3D modeling (volumetric) for new construction or, in the case of an extension, the actual building allowing to visualize the project in its host environment;
- 4° Illustration and / or real colour chart specifying the materials and dimensions of a sign;
- 5° In the case of a usage corresponding to a cult category, an evaluation leading to the formulation of a statement of heritage interest;

6° The Designated Officer may request additional information depending on the nature of the site and the complexity of the project.

## **19. APPLICATION REVIEW BY THE DESIGNATED OFFICER AND THE PLANNING ADVISORY COMMITTEE**

All applications for building permits and certificates of authorization are examined by the Designated Officer to ensure compliance with the applicable by-laws. Following this review, if the application is in compliance, the Designated Officer shall refer the application to the Planning Advisory Committee.

The Planning Advisory Committee will evaluate the application in terms of the objectives and criteria applicable as provided in Chapters 2-9 of this By-law. After studying the application, the Planning Advisory Committee will give its recommendation to the Council to approve or refuse the application.

Prior to giving a recommendation to refuse the application, the Planning Advisory Committee may suggest desirable modifications to the applicant. The applicant may then present the modifications to the Council if it meets the recommendation. Depending on the extent of the suggested modifications, the Designated Officer, at his discretion, may direct the applicant to re-submit only such documents and plans that give effect to the modifications without requiring a complete new-submission.

## **20. DECISION BY THE COUNCIL**

After consulting the Planning Advisory Committee, the Council will approve the application if it is in conformity with this By-law, or, if not, the Council shall refuse the application. The resolution refusing the application shall state the reasons for such refusal.

## **21. CONDITIONS OF APPROVAL**

The applicant must:

1. Assume the costs of certain components of the plan, such as infrastructure or utility costs;
2. Present the final construction plans and pay the building permit fees within six (6) months following the adoption of the resolution, failing which the permit application shall be deemed null and void;
3. Provide the City a financial guarantee in the form of a bank draft for a natural person, or in the form of an irrevocable bank letter of credit cashable on demand for a legal person, for any application for a building permit or certificate of authorization, in accordance with the table below and as set out therein

**Table 1. Financial Guarantees**

<b>GROUPS OR CLASSES OF USAGES</b>	<b>TYPE OF APPLICATION</b>	<b>REQUIRED FINANCIAL GUARANTEE</b>
Single family (h1) or two families (h2) residence	Construction of a new main building permit	\$50,000
Multifamily residence (h3) and residential integrated project	Any application for a building permit or certificate of authorization	\$50,000 + \$2,000 per unit
Commercial (C)	Any application for a building permit or certificate of authorization	Less than 1 000 m <sup>2</sup> of total floor area: \$5,000 1 000 m <sup>2</sup> and more of total floor area: \$10,000
Institutional and recreational (INST)	Any application for a building permit or certificate of authorization	Less than 1 000 m <sup>2</sup> of total floor area: \$5,000 1 000 m <sup>2</sup> and more of total floor area: \$10,000

If the work is not completed or carried out in accordance with the approvals obtained under the applicable planning by-laws within the time period of the building permit or certificate of authorization set out in the applicable Permits and Certificates By-law, Council may enforce the guarantee and at its sole discretion

- a) Carry out the work and apply the proceeds of the guarantee to the payment of the cost of the work. To the extent that the cost of the work exceeds the amount of the guarantee, recover the difference from the applicant;
- b) Carry out the work and recover the costs from the applicant, while withholding the guarantee as a penalty;
- c) Withold the guarantee as a penalty.

The financial guarantee required under this paragraph shall be returned to the applicant when the work on the building permit is found to conform to the plans approved by the designated officer.

(BEAC-098-1, sec. 1 et 2)

## **22. DEADLINE TO START WORK**

The project approved by the Council must be commenced within 12 months following the date of the resolution. Otherwise, the project must be subject to a new Council resolution.

## **23. MODIFICATION OF A PREVIOUSLY APPROVED PROJECT**

Any changes to an approved project must be subject to further approval by Council, in accordance with this By-law.

However, it is possible to make minor modifications to a project that has already been approved by Council. When the Designated Officer deems that the character of the application is minor, this modification does not require approval by Council but must still be studied and signed by the Designated Officer. The following elements, enumerated in a non-exhaustive way, may be considered as minor:

- 1° Tint of a cladding material;



- 
- 2° Change in the type of exterior cladding material, provided it is similar in nature, appearance, composition, appearance texture and colour;
  - 3° Dimensions of an opening if they are less than double the approved width;
  - 4° Plant species proposed as part of the landscaping;
  - 5° Any modification to a landscaping plan;
  - 6° A reduction in the height of a building by less than one (1) metre.

## CHAPTER 2. RESIDENTIAL ZONES

### 24. SCOPE OF APPLICATION

The following objectives and criteria apply to uses of the Housing group. Depending on the type of development, some objectives and criteria might not be applicable.

### 25. APPLICABLE OBJECTIVES AND CRITERIA

The following objectives and criteria apply depending on the type of development:

OBJECTIVES	EVALUATION CRITERIA
<b>Siting</b>	
1. Propose a layout of the main building that respects the host environment.	a) The building is located so as to follow the alignment of neighbouring buildings; b) The building is located so as to preserve mature and healthy trees, especially in the front yard; c) An orientation of the façade parallel to the street is recommended.
<b>Architectural treatment</b>	
2. Propose a building with harmonious shapes and volumes.	a) The architectural treatment of a new building or extension allows a harmonious relationship mitigating a difference in height, volume and number of stories in relationship with the neighbouring buildings or buildings adjacent to another municipality; b) The width of a building must harmonize with neighbouring buildings..
3. Propose sustainable, quality architecture.	a) The building is inspired by the dominant architectural styles on that stretch of street; b) The main entrance of the building is enhanced by a distinctive architectural composition (e.g. addition of a cornice); c) Blank walls and large surfaces include architectural elements, as well as variations in colour and orientation of exterior cladding materials; d) Apparent blank walls which can be viewed from the street are to be avoided; e) Sills, stairs and access ramps integrate with the architectural composition of the building; f) On the main facade of a building, skylights and windows in the basement are not visible from the street;

OBJECTIVES	EVALUATION CRITERIA
	<ul style="list-style-type: none"> <li>g) The exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings;</li> <li>h) Exterior cladding materials and architectural components match together, in form, texture and colour;</li> <li>i) All the walls of one building which are visible from one or more streets present a harmonious architecture.</li> </ul>
<p>4. Mitigate the impact of garages on the facade of the main building.</p>	<ul style="list-style-type: none"> <li>a) A setback, in the form of a notch, is provided between an integrated or attached garage and the entire building facade;</li> <li>b) Installation of single, rather than double garage doors is recommended.</li> </ul>
<p>5. In the case of an extension, respect the architectural features of the main building.</p>	<ul style="list-style-type: none"> <li>a) The type and angle of the roof of an extension are similar to those of the building subject to the extension;</li> <li>b) The exterior cladding materials and openings of the extension are harmonious with those of the main building;</li> <li>c) Decorative elements of the main building are repeated in the extension;</li> <li>d) In the case of the extension of a split-level house or a bungalow, adding volume to the rear is preferred.</li> </ul>
<p>6. Balconies and roof terraces are integrated into the building and respect the privacy of the immediate neighbourhood.</p>	<ul style="list-style-type: none"> <li>a) Roof terraces are located in the back portion of the building and are not visible from the street;</li> <li>b) Balconies and roof terraces are located in respect of views of the private spaces of the neighbours;</li> <li>c) Balconies and roof terraces integrate into the building with the choice of colours, materials and the form proposed.</li> </ul>
<p>7. Promote the environmentally conscious use of building materials.</p>	<ul style="list-style-type: none"> <li>a) The use of "eco-responsible" building materials is favoured in a construction project or extension.</li> </ul>
<p>8. Preserve and enhance the heritage buildings identified in the Master Plan or in the document entitled "Heritage Inventory of the City of Beaconsfield."</p>	<ul style="list-style-type: none"> <li>a) When visible from a street adjacent to the site, architectural features such as siding, a crowning, an opening, a projection are preserved or restored or, if necessary, replaced according to its shape and its original appearance;</li> <li>b) Where a characteristic of heritage interest is transformed, the architectural expression and composition are respected or enhanced taking into account the original concepts or to be compatible, consistent with their value;</li> </ul>

OBJECTIVES	EVALUATION CRITERIA
	c) In the case of extension, said extension: <ul style="list-style-type: none"> <li>i) Considers the character of the building to expand: type, expression and architectural features such as siding, crownings and openings;</li> <li>ii) Considers the treatment of extensions on the same type of building in size, location from the main volume and architectural features specific to the extensions;</li> <li>iii) Respects, enhances or adapts to the architectural expression of the building or remains consistent in form and materials, in agreement with the architectural style of the building;</li> <li>iv) Considers its impact on the site and the surrounding buildings, in order to preserve or enhance the character of the site and the environment in which it is or is compatible, consistent with their value.</li> </ul>
9. Promote universal accessibility of a multifamily building.	a) Reduce the differences in height between the street and the ground floor of a building; b) Construct a driveway with gradients that are minimized and are provided with sufficient lighting.
<b>Landscaping</b>	
10. Maximize the presence of trees on the property and the quality of landscaping.	a) The construction or extension project promotes the maintenance of as many mature and healthy trees on the property; b) Landscaping provides the greatest number of new planting of hardwoods and conifers in order to increase the continuity of vegetation along streets; c) Landscaping facilitates privacy.
11. Limit the amount of mineral (inorganic) surfaces on the property.	a) The mineral surface required for access to the garage is limited to the space required for cars and pedestrians.
12. Maintain or improve views of Lake St. Louis from the public road.	a) The main building or extension and the ancillary buildings are located to maintain one or more visual access points to Lake St. Louis. b) A fence or wall is established in order to facilitate visual access to Lake St. Louis between or over low walls and fences; c) Trees and hedges are installed so as not to obstruct the visual access to Lake St. Louis. Therefore, planting of conifers or dense hedges must be avoided;

OBJECTIVES	EVALUATION CRITERIA
13. Minimize excavation and backfilling works.	<ul style="list-style-type: none"><li>a) The work allows to conserve as much as possible, the natural grade and to enhance the natural elements;</li><li>b) The work does not interfere with the natural flow of rainwater;</li><li>c) Around the trees, excavation is limited and the natural grade is maintained.</li></ul>

## CHAPTER 3. CHARACTER AREAS

### 26. SCOPE OF APPLICATION.

The following objectives and criteria apply to buildings occupied by a use of the Housing group or any use located in an ecoterritory, a mosaic of natural habitats and located in one of the Character Areas (CA) shown on the plan in Appendix A entitled "Plan of the Character Areas".

### 27. APPLICABLE OBJECTIVES AND CRITERIA

For the purposes of this chapter, the City of Beaconsfield has identified the dominant characteristics of the distinctive character areas in Appendix C entitled "Sheets of the Character Areas". The objectives and criteria for each of the distinctive character areas are presented.

These criteria and objectives apply in addition to the criteria and objectives listed in Chapter 2. In case of conflict between an objective or criteria of another chapter and an objective or criteria of this Chapter, the latter shall prevail.

## CHAPTER 4. PUBLIC AND INSTITUTIONAL ZONES

### 28. SCOPE OF APPLICATION

The following objectives and criteria apply to uses of the Institutional and Recreational group. Depending on the type of development, some objectives and criteria might not be applicable.

### 29. GENERAL OBJECTIVES AND CRITERIA

The following objectives and criteria apply depending on the type of development:

OBJECTIVES	ÉVALUATION CRITERIA
1. Create high quality architecture, as part of a minor extension project.	<ul style="list-style-type: none"> <li>a) The treatment and combination of materials provide a high quality to the building as a whole;</li> <li>b) The treatment of a wall facing a street has the same treatment as a main facade.</li> </ul>
2. Create a distinctive architecture, as part of new construction or major extension project.	<ul style="list-style-type: none"> <li>a) The architectural choice provides a strong contrast with the surrounding buildings, particularly in terms of volumetry;</li> <li>b) The walls of the building are covered with a combination of lightweight material and masonry;</li> <li>c) The architecture blends with the highly landscaped environment of Beaconsfield.</li> </ul>
3. Provide a prestigious image with quality landscaping.	<ul style="list-style-type: none"> <li>a) All parking areas are complemented by a maximum number of deciduous trees and arranged to minimize heat islands effect;</li> <li>b) The adjoining line between the public or institutional zone and the residential zone is widely and densely landscaped to minimize impacts on surrounding residences;</li> <li>c) Parking spaces reserved for active transportation are provided.</li> </ul>
4. Preserve heritage and architectural features of places of worship.	<ul style="list-style-type: none"> <li>a) The architectural treatment ensures the preservation, enhancement and restoration of architectural and landscape features of interest.</li> </ul>
5. Promote universal accessibility of public and institutional buildings.	<ul style="list-style-type: none"> <li>a) Reduce the differences in height between the street and the ground floor of a building;</li> <li>b) Construct an access with gradients that are minimized and that is equipped with sufficient lighting.</li> </ul>

OBJECTIVES	ÉVALUATION CRITERIA
6. Maintain and enhance the architectural and landscape characteristics of a place of worship of interest.	a) The intervention aims to protect the visual perspectives of a place of worship of interest ; b) The intervention aims to protect and enhance outdoor spaces preserving existing vegetation and mature trees of interest; c) The intervention must be enacted in order enhance, integrate and to allow in a future the reinstatement of its original features; d) The intervention must be carried out in the area of a lesser heritage value.

## CHAPTER 5. COMMERCIAL ZONES

### 30. SCOPE OF APPLICATION

The following objectives and criteria apply to uses of the Commercial group. Depending on the type of development, some objectives and criteria might not be applicable.

### 31. GENERAL OBJECTIVES AND CRITERIA

The following objectives and criteria apply depending on the type of development:

OBJECTIVES	EVALUATION CRITERIA
1. Create a quality homogeneous architectural ensemble.	a) The architectural style has significant points of similarity between any type of building; b) The building volumetry is in harmony with the buildings located on the same portion of the street and in the immediate environment.
2. Create superior quality architecture.	a) A blend of one or of the following materials is favoured: clay brick, natural stone and factory stained or factory painted wood; b) The treatment and combination of materials provide a high quality to the building as a whole; c) The treatment of a wall facing a street has the same treatment as a main facade.



OBJECTIVES	EVALUATION CRITERIA
3. Provide a prestigious image by the use of quality landscaping.	<ul style="list-style-type: none"> <li>a) All parking areas are complemented by a maximum number of deciduous trees of large deployment and arranged to minimize heat islands effect;</li> <li>b) The adjoining line between the commercial and the residential zone is widely and densely landscaped to minimize the impact of the commercial zone on the surrounding residences;</li> <li>c) Parking spaces reserved for active transportation are provided.</li> </ul>
4. Promote universal accessibility of commercial buildings.	<ul style="list-style-type: none"> <li>a) Reduce the differences in height between the street and the ground floor of a building;</li> <li>b) Construct an access with gradients that are minimized and that is equipped with sufficient lighting.</li> </ul>

### 32. OBJECTIVES AND CRITERIA SPECIFIC TO THE BEAUREPAIRE VILLAGE

In addition to the criteria and objectives set out in Article 31, the following objectives and criteria apply to properties located in Beaurepaire Village and identified on the plan of Appendix B as "Specific Commercial Zones":

OBJECTIVES	EVALUATION CRITERIA
1. Create an homogeneous architectural ensemble.	<ul style="list-style-type: none"> <li>a) The architectural style has significant points of similarity between all types of buildings;</li> <li>b) The volumetry of the building is in harmony with the buildings located on the same section of the street;</li> <li>c) The buildings are located so as to favour front yard landscaping.</li> </ul>
2. Create superior quality architecture.	<ul style="list-style-type: none"> <li>a) A blend of one or of the following materials is favoured: clay brick, natural stone and factory stained or factory;</li> <li>b) Their treatment and layout provide a high quality to the building as a whole.</li> </ul>
3. Front yards should include quality landscaping.	<ul style="list-style-type: none"> <li>a) Parking spaces are not highly visible from the street;</li> <li>b) The front yard consists of a high proportion of landscaping in relation to existing landscaping. A portion of the front yard can be converted into an outdoor terrace. The latter should be layed out on the existing grade.</li> </ul>

### 33. OBJECTIVES AND CRITERIA SPECIFIC TO BEACONSFIELD SHOPPING CENTRE

In addition to the criteria and objectives set out in Article 31, the following objectives and criteria apply to the properties located at Beaconsfield Shopping Centre and identified on the plan of Appendix B as "Specific Commercial Zones":

OBJECTIVES	EVALUATION CRITERIA
1. Create an architectural ensemble of high quality to reflect the image of the City of Beaconsfield.	<ul style="list-style-type: none"> <li>a) The cladding material used for all buildings is composed of a high proportion of earth-coloured clay brick and a high proportion of glass;</li> <li>b) The treatment of a wall facing a street has the same treatment as a main facade;</li> <li>c) No loading dock or waste container may be visible from a street and must be fully concealed by a wall of the same material as the main building.</li> </ul>

OBJECTIVES	EVALUATION CRITERIA
<p>2. Impart a prestigious image at the entrance of the City of Beaconsfield through high quality landscaping in order to minimize the impacts of parking.</p>	<p>a) Parking areas shall be complemented by a maximum of trees and evergreen shrubs;</p> <p>b) The line of the adjoining property next to a residential zone is widely and densely landscaped to minimize the impact of the commercial zone on the surrounding residences;</p>
<p>3. The whole shopping centre should provide a user-friendly image.</p>	<p>a) In the case of a shopping centre where access to shops is via outside, sidewalk and urban furniture are provided in continuity along the shop entry points;</p> <p>b) Outdoor spaces are planned for the development, when suitable to the commerce, of an outdoor terrace or an outdoor square allowing consumers to rest. The mini-square or the terrace is designed so that at least ten people can sit;</p> <p>c) In the case of a shopping centre where access to shopping areas is via the inside of the centre, an indoor mini-square or atrium is laid out to allow consumers to rest. The mini-square or the atrium is designed so that at least ten people can sit.</p>

## CHAPTER 6. COMMERCIAL SIGNS IN THE BEAUREPAIRE VILLAGE

### 34. SCOPE OF APPLICATION

The following objectives and criteria apply to the construction of a new sign or the modification or replacement of an existing sign, on a site located inside the Beaurepaire Village and shown on the plan at Appendix B “Plan of the Specific Commercial Zones”. Depending on the type of development, some objectives and criteria might not be applicable.

### 35. OBJECTIVES AND CRITERIA

The following objectives and criteria apply depending on the type of development:

OBJECTIFS	CRITÈRES D'ÉVALUATION
1. The sign must blend with the architectural style and the size of the building.	a) The implementation of the sign must integrate with the components and details of the building architecture.
2. The sign must take into account his environment.	a) The sign must integrate with its environment and therefore create an harmonious visual environment; b) Integration of the sign will have to respect the building size, the scale of the road and building alignments; c) The sign must be installed as to not obstruct the visibility of another sign.
3. The sign design must give a style, a personality, a cachet or an atmosphere to Beaurepaire's Commercial Sector within the “Green Village” concept.	a) The sign must be of quality; b) The shape of the sign and the conception will have to show creativity in respect to the rules of the art; c) The colour of the sign must harmonize with the building facade and with the colour of adjacent signs and adjacent buildings.

## CHAPTER 7. CADASTRAL OPERATIONS

### 36. SCOPE OF APPLICATION

The following objectives and criteria apply to any cadastral operation involving the creation of one or more lots throughout the territory of the City.

### 37. OBJECTIVES AND CRITERIA

The following objectives and criteria apply:

OBJECTIVES	EVALUATION CRITERIA
1. Produce a subdivision project adapted to the context and enhancing the site and the street.	a) The size and shape of the lot are based on its peculiarities (topography, soil type, vegetation cover, etc.); b) The size and shape of lot are suitable for uses that will be carried out; c) The size and shape of the lot are based on existing lots in the area; d) The frontage of the lot shall promote the establishment of a building whose main facade frames and enhances the street; e) The configuration of the lot, orientation and shape respect the existing lot pattern and the pace of implementation of the surrounding buildings.
2. Produce a subdivision project maximizing the conservation of woods, wetlands and inland waterways in the light of their ecological value.	The cadastral operation within an eco-territory: a) Aims to create a sustainable ecological corridor of high biodiversity around Rivière à l'Orme; b) Create a recreational corridor linking Beurepaire Station to the L'Anse-à-l'Orme Nature Park ; c) Maintains the hydrological regime and improves water quality of Rivière à l'Orme; d) Encourages the development of ecological and recreational corridors to link the river banks, woods, wetlands and inland waterways; e) Promotes the maintenance in its natural state, of the riverbank protection zone.
3. Enhance and ensure the protection and preservation of architectural and landscape features of a place of worship of interest.	a) The cadastral operation aims to protect the visual perspectives of the place of worship from the street.

## CHAPTER 8. EXCAVATION OR BACKFILLING OF A SITE

### 38. SCOPE OF APPLICATION

The following objectives and criteria apply to any operation aimed at backfilling or clearing land across the territory of the City.

### 39. OBJECTIVES AND CRITERIA

The following objectives and criteria apply:

OBJECTIVES	EVALUATION CRITERIA
1. Enhance the natural topography of the land covered by the operations of backfilling or excavation.	a) The proposed finished grade renews as much as possible existing soil levels prior to the project; b) Where the proposed grades have significant differences with existing grades, these differences must be justified by the constraints of the drainage of the land or adjacent site that preclude the full compliance with the current topography; c) Around trees, backfilling is limited and the natural grade is maintained.
2. Minimize impacts on neighbouring properties.	a) The proposed finished grades avoid construction of retaining walls; b) Finished grades projected along the property boundaries are adjusted to adjacent grade levels; c) When the natural topography of the existing property is highly varied, projected finished grades aim to create grades to allow the implementation of quality landscaping and to prevent disruptions to the natural drainage of adjacent properties; d) Projected finished grades do not increase the amount of storm water directed towards neighbouring properties.

## CHAPTER 9. COMMUNITY MAILBOXES

### 40. SCOPE OF APPLICATION

The following objectives and criteria apply to installation, modification or removal of a community mailbox (CMB) throughout the territory of the City.

### 41. OBJECTIVES AND CRITERIA

The following objectives and criteria apply:

OBJECTIVES	EVALUATION CRITERIA
1. Ensure the safety of motorists, pedestrians and cyclists.	<ul style="list-style-type: none"> <li>a) The implementation of a CMB must be done as far as possible from an intersection;</li> <li>b) The location of a CMB should avoid areas located within a school zone or too close to a lay-by zone of a school;</li> <li>c) Site selection must take into consideration user safety by avoiding a site on a sharp curve or whose slopes impede visibility;</li> <li>d) The approaches of a CMB shall be provided with enough shoulder to allow motorists to safely stop their vehicle;</li> <li>e) The CMB should be implemented on the side of the street where there is a sidewalk;</li> <li>f) The CMB should be located as far away as possible from a dedicated lane for right turns;</li> <li>g) The CMB should be located under a street light;</li> <li>h) The CMB should be avoided on one-way streets whose paved surface width is less than 6 metres;</li> <li>i) The CMB should be preferably positioned on the side of the right-of-way of the street corresponding with the direction of traffic of the evening rush hour.</li> </ul>
2. Minimize the visual impact of CMBs.	<ul style="list-style-type: none"> <li>a) The location of a CMB should be favoured in the right-of-way of the street adjacent to a secondary lateral yard of a property;</li> <li>b) A CMB should not bear more than 60 boxes per site;</li> <li>c) The sites covered by the CMB installation must be distributed uniformly and fairly throughout the City's territory;</li> <li>d) The flooring beneath a CMB and its access must be made of durable surface material and quality such as textured concrete;</li> </ul>

OBJECTIVES	EVALUATION CRITERIA
	<p>e) In the absence of a sidewalk, the CMB is to be installed as far back from the street as possible, all while avoiding impeding the flow of a storm drainage ditch and favouring its positioning under a street light;</p> <p>f) The cladding should be made of an anti-graffiti material.</p>
3. Facilitate accessibility of municipal infrastructure.	<p>a) Avoid positioning the CMB over any public utility equipment or within a municipal servitude;</p> <p>b) Ensure sufficient clearance to facilitate maintenance of the street.</p>
4. Facilitate the maintenance of sites occupied by a CMB.	<p>a) The CMB should be securely and permanently anchored to the ground with steel supports;</p> <p>b) Shoulders adjacent to a CMB must be equipped with concrete curbs of sufficient length to prevent encroachment by motorists on the unpaved portion of the right-of-way of the street.</p>



## CHAPTER 10. FINAL PROVISIONS

### 42. REPLACEMENT

The present By-law shall replace, for all purposes of law, the By-Law No. 727 and its amendments.

### 43. COMING INTO FORCE

This By-law shall come into force according to law.

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MAYOR

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CITY CLERK



APPENDIX A: PLAN OF THE CHARACTER AREAS



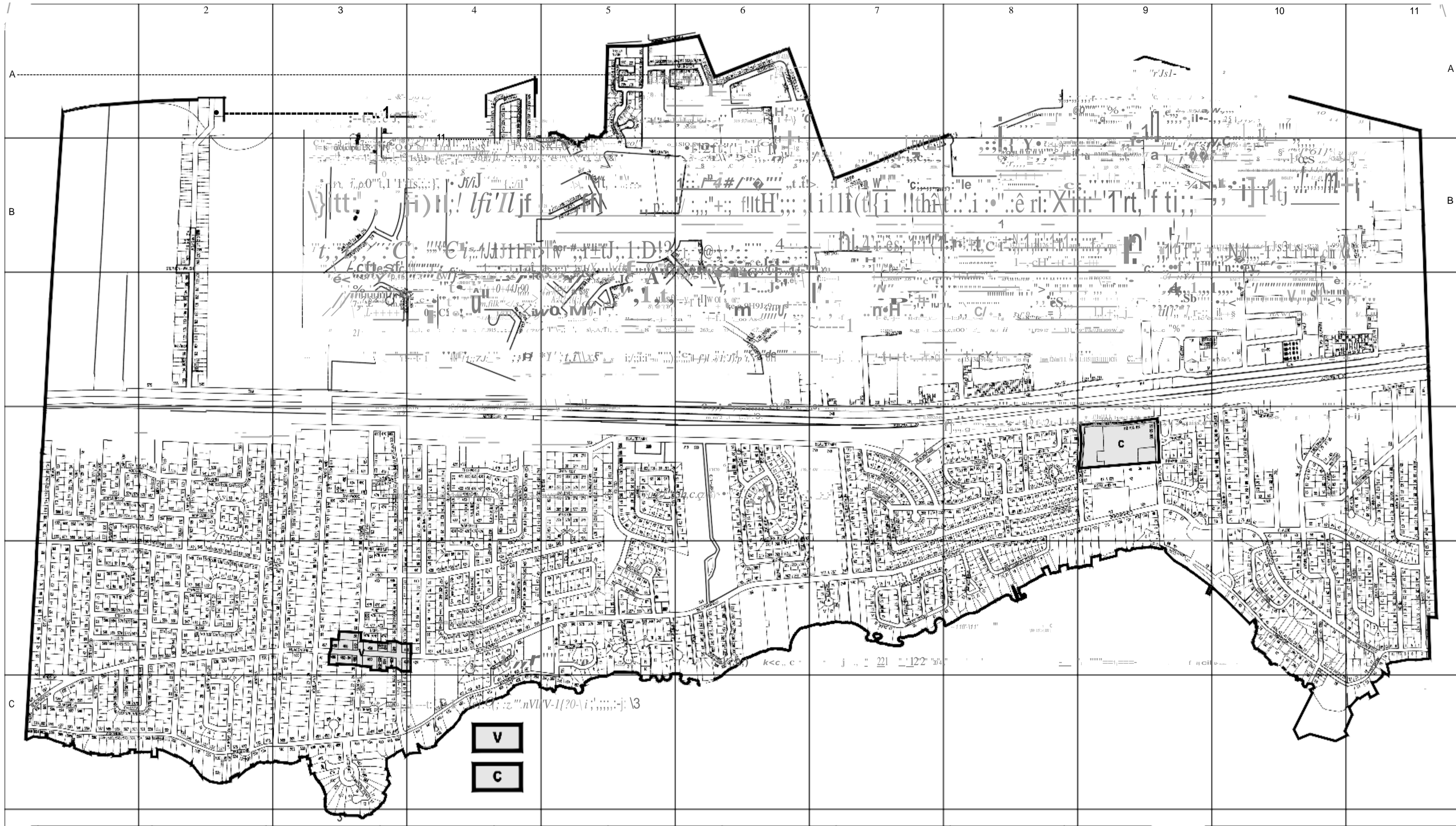




**APPENDIX B: PLAN OF THE SPECIFIC COMMERCIAL ZONES**







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$$= \frac{1}{\sqrt{2\pi}} \int_{-\infty}^{\infty} x^2 e^{-\frac{1}{2}x^2} dx$$

$$= 0$$

$$\frac{1}{\sqrt{2\pi}} \int_{-\infty}^{\infty} x^2 e^{-\frac{1}{2}x^2} dx = 1$$







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Village Beaurepaire  
Centre commercial Beaconsfield

PRÉLIMINAIRE 30 AVRIL 2015

REGLEMENT/ BY-LAW • 727-22  
ANNEXE/ SCHEDULE • A

**BEACONSFIELD**

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<b>A</b> Azerlin Blvd Acorn Ridge Acre Road P-lac-Corbière Alancroft Crescent Alancroft Road Aton Drive Fallon Place Amherst Road	<b>B</b> Birch Crescent Biscoyne Avenue Bishop Street Bisley Street Bolton Avenue Brim Avenue Brenwood Road Breton Woods Brighton Drive	<b>C</b> Chesnut Street Chiltern Avenue Church Street Circle Road City Lane Clarendon Crescent Claude Street Concord Street Connemara Crescent	<b>D</b> Dunlop Road Dunlop Crescent Dunlop Drive Dunlop Gate Dunlop Street Dunlop Drive	<b>E</b> Epping Road Essex Road Evergreen Crescent Evergreen Drive Fairview Crescent Fairview Drive Fairview Drive	<b>F</b> Fleming Road Fleming Crescent Fleming Drive Fleming Gate Fleming Street Fleming Drive	<b>G</b> Green Road Green Crescent Green Drive Green Gate Green Street Green Drive	<b>H</b> Holland Road Hampshire Crescent Hampshire Road Hansen Avenue Harrow Road Harrow Gate Harrow Street Harrow Drive	<b>I</b> Ipswich Avenue Ipswich Crescent Ipswich Drive Ipswich Gate Ipswich Street Ipswich Drive	<b>J</b> Jupiter Avenue Jupiter Crescent Jupiter Drive Jupiter Gate Jupiter Street Jupiter Drive	<b>K</b> Kipling Avenue Kipling Crescent Kipling Drive Kipling Gate Kipling Street Kipling Drive	<b>L</b> Lakewood Road Lakewood Crescent Lakewood Drive Lakewood Gate Lakewood Street Lakewood Drive	<b>M</b> Maitland Avenue Maitland Crescent Maitland Drive Maitland Gate Maitland Street Maitland Drive	<b>N</b> North Avenue North Crescent North Drive North Gate North Street North Drive	<b>O</b> Oak Avenue Oak Crescent Oak Drive Oak Gate Oak Street Oak Drive	<b>P</b> Pine Avenue Pine Crescent Pine Drive Pine Gate Pine Street Pine Drive	<b>Q</b> Queen Avenue Queen Crescent Queen Drive Queen Gate Queen Street Queen Drive	<b>R</b> Riverside Avenue Riverside Crescent Riverside Drive Riverside Gate Riverside Street Riverside Drive	<b>S</b> Sage Avenue Sage Crescent Sage Drive Sage Gate Sage Street Sage Drive	<b>T</b> Terra Avenue Terra Crescent Terra Drive Terra Gate Terra Street Terra Drive	<b>U</b> Union Avenue Union Crescent Union Drive Union Gate Union Street Union Drive	<b>V</b> Village Avenue Village Crescent Village Drive Village Gate Village Street Village Drive	<b>W</b> Windsor Avenue Windsor Crescent Windsor Drive Windsor Gate Windsor Street Windsor Drive	<b>X</b> Xenia Avenue Xenia Crescent Xenia Drive Xenia Gate Xenia Street Xenia Drive	<b>Y</b> York Avenue York Crescent York Drive York Gate York Street York Drive	<b>Z</b> Zephyr Avenue Zephyr Crescent Zephyr Drive Zephyr Gate Zephyr Street Zephyr Drive
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01:00	Arlinton Crescent Ashly Road Ashton Place Avondale Place Colmar Avenue	A5, A6, B6 D10 A1, A4, B1, B4 B9	Codillac Street Carlton Road Car-mers Avenue Des Carples Road Ces.J Crescent	Daleside Place Devon Road Deric Road Dal.Jhr1 Ramf	Fledfare Crescent Fledfare Avenue Florningo D-ive	Highgate Hillete Hillete	Highridge Road Hilgate Hillete	Liberty Road Lincol Drive Lord Street	le-va-J Avenue Lightdale Street Ifo-hdirr Avenue 110thgate	Robn Avenue Rockhill Crescent Rosedale Avenue Rowan Avenue Royal Avenue Rutland Road	Sycamore Street T	Woodside Foad y	87, C7		
02:00	Finswood Avenue Eacon Hill Road	B9, B10, B11, C9, C11	Collr Street Collr Drive	East Gables Court Eastbourne Avenue	Gobes Cou-t Gorison Lane	Highgate Hillete Hillete	Highridge Road Hilgate Hillete	Liberty Road Lincol Drive Lord Street	le-va-J Avenue Lightdale Street Ifo-hdirr Avenue 110thgate	Robn Avenue Rockhill Crescent Rosedale Avenue Rowan Avenue Royal Avenue Rutland Road	Sycamore Street T	Woodside Foad y	87, C7		
03:00	Esconfield Bl-d Esconfield Court Escaupotre Crive Eerksire Avenue Eermado Drive Eerwick Crve Ee-hill Drive	B3-8, D3-10, E10-11 D7, 7 D1-10, C1 A5, A6, B5 B8 A8, A10 B10	Centennial Avenue Charnily Place Chornwood Road Churwell Crescent Checco Crescent ChASIPR Road	East Gables Court Eastbourne Avenue	Gobes Cou-t Gorison Lane	Highgate Hillete Hillete	Highridge Road Hilgate Hillete	Liberty Road Lincol Drive Lord Street	le-va-J Avenue Lightdale Street Ifo-hdirr Avenue 110thgate	Robn Avenue Rockhill Crescent Rosedale Avenue Rowan Avenue Royal Avenue Rutland Road	Sycamore Street T	Woodside Foad y	87, C7		
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**CARTE DES ZOES**  
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**SPECIFIC CORVIERIALES**  
**ZOES MAP**

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**APPENDIX C: SHEETS OF THE CHARACTER AREAS**








# 1 – DEVON-YORK

## DOMINANT CHARACTERISTICS






DEVELOPMENT CONTEXT	
<p>This character area includes properties located on the west end of the City, north of Beaconsfield Boulevard. It is characterized by the presence of a single type of house, the Prairie-type bungalow, built on medium-sized and well-wooded lots. The average date of construction of properties is catalogued as 1955.</p> <p>The lots are large, rising to 1,100 square metres in area. The rural atmosphere which characterizes the area in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of roads.</p>	
REFERENCE BUILDINGS	
<p>57 Devon 61 Devon 66 Devon</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on an orthogonal north-south street grid.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u> Construction relatively close to the street. Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u> Garages are attached or integrated to the main building. Sheds are located in the back yard.</p>	
Landscaping	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great natural canopy.</p>	
BUILT ENVIRONMENT	
Building type	



APPENDIX C: SHEETS OF THE CHARACTER AREAS  
1 - DEVON-YORK

<p><u>Dominant:</u> Bungalow, Prairie style.</p>	
<p><u>Minoritary:</u> Cottage "split-level". Two-storey cottage.</p>	
<p><b>Layout</b></p>	
<p><u>Layout form:</u> Rectangular layout or in "L". Building wider than deeper.</p>	
<p><u>Height:</u> One or two storeys, with a low foundation.</p>	
<p><u>Roofing:</u> Two or four-sloped. Low and horizontal lines.</p>	
<p><u>Balconies and projections:</u> Porches and covered decks, offering a view on nature.</p>	

APPENDIX C: SHEETS OF THE CHARACTER AREAS  
1 - DEVON-YORK

<b>Cladding materials</b>	
<p><u>Walls:</u> The walls are panelled with a mix of boards fixed as level siding or with masonry. The building volumes on the ground floor are covered by only one dominant cladding material.</p>	
<p><u>Roof:</u> Asphalt shingle (dominant).</p>	
<b>Facade treatment</b>	
<p><u>Ornmentation:</u> Simple and adapted to the building architectural style.</p>	
<p><u>Openings:</u> Type of windows: casement, hung or combined. Window proportions: wider than tall. Doors: solid, glass or embossed, with or without transoms. Door frames: simple (board).</p>	 <p>Casement windows</p>  <p>Hung windows</p>



	 <p>Glass Door with a transom glass</p>  <p>Solid embossed door</p>
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**SPECIFIC OBJECTIVES AND CRITERIA**





OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place and its dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the dominant architectural style in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the dominant cladding materials in the sector;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>

## 2 – MIDLAND-BRENTWOOD-LAKEVIEW


### DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>The majority of houses in this character area were built in the 1950s, while some of them date back to 1948 and even 1929 on Lakeview Boulevard, one of the oldest streets in Beaconsfield.</p> <p>This area is strewn with medium sized houses and lots which were built in various styles. A gentle slope crosses the south from Beaurepaire Boulevard and along Midland Avenue. Therefore, some homes, particularly those located west of Midland and north of Hillside, are built on small hills overlooking their neighbours who live across the street. The rural atmosphere which characterizes the area in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of roads.</p> <p>Lot sizes vary across the character area. Most of the lots vary between 835 and 930 square metres; some of these lots account for only 560 square metres and others, generally older properties, can exceed 1,765 square metres.</p>	
REFERENCE BUILDINGS	
<p>63 Lakeview                      138 Carlton                      583 Maplebrook</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on a mix of an orthogonal north-south street grid and an organic street pattern.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                      Construction relatively close to the street.                      Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u>                      Garages are attached or integrated to the main building.                      Sheds are located in the back yard.</p>	



<b>Landscaping</b>	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great natural canopy.</p>	
<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u>                  Two-storey Cottage.                  Bungalow, Prairie style.</p>	 <p style="text-align: center;">Cottage</p>  <p style="text-align: center;">Bungalow, Prairie style</p>
<b>Layout</b>	
<p><u>Layout form:</u>                  Rectangular layout or in "L".                  Building wider than deeper.</p>	
<p><u>Height:</u>                  One or two storeys.</p>	

<p><u>Roofing:</u>                  Primary volumes have two or four-sloped roofs with slopes not exceeding 6/12.                  Slopes are symmetric.</p>	 <p>Two-sloped roof</p>  <p>Four-sloped roof</p>
<p><u>Balconies and projections:</u>                  Integrated porches, decks or balconies.                  Balcony railings in front of the buildings are classic and lightly garnished.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u>                  Walls are panelled with masonry, with aluminium and vinyl as additional material.                  Masonry details are sober and without any architectural setting.</p>	
<p><u>Roof:</u>                  Asphalt shingle.</p>	

Facade treatment	
<p><u>Ornmentation:</u>                      Simple and adapted to the building architectural style.                      Lateral and rear facades have a similar ornamentation than the main facade.</p>	
<p><u>Openings:</u>                      Type of windows: casement, hung or combined.                      Window proportions: square or rectangular.                      Doors: solid, glass or embossed, with or without transoms.                      Door frames: simple (board).</p>	 Casement windows  Hung windows  Door with a transom  Embossed solid door




**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place and its dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses cladding materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>






# 3 – CHELSEA-REDFERN-LAURIER

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>This character area is located at the southwest end of Beaconsfield, bordering Baie d'Urfé and forms a small triangle between Clarendon, Redfern and Chelsea as well as a portion of the south side of Beaconsfield Boulevard. Houses in this area were built mainly between 1960 and 1965. A small number of houses have been replaced by new buildings of larger dimensions.</p> <p>Lot sizes are very imposing (about 27 x 35 metres) on average being 1,100 square metres and featuring throughout a number of trees at maturity, both deciduous and coniferous. The properties are separated by hedges or fences or by a single row of mature trees. The rural atmosphere which characterizes the area in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road.</p>	
REFERENCE BUILDINGS	
584 Chelsea	
URBAN PATTERN	
Continuous urban pattern structured on an organic street layout.	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                      Construction relatively close to the street.                      Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u>                      Garages are attached or integrated to the main building.                      Sheds are located in the back yard.</p>	
Landscaping	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great natural canopy.</p>	

<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u> Canadian style cottage.</p>	
<p><u>Minority:</u> Neo-clonial cottage.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout or in "L". Building wider than deeper.</p>	
<p><u>Height:</u> One or two storeys.</p>	
<p><u>Roofing:</u> Two-sloped, oriented toward the street.</p>	

<p><u>Balconies and projections:</u>                  Integrated porches, decks or balconies.                  Some garages are projecting from the main volume.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u>                  Ground floor walls are panelled with masonry, with aluminium and vinyl as additional material.                  Masonry details are sober and without any architectural setting.</p>	
<p><u>Roof:</u>                  Asphalt shingle.</p>	
<p><b>Facade treatment</b></p>	
<p><u>Ornamentation:</u>                  Simple and adapted to the building architectural style.                  Lateral and rear facades have a similar ornamentation than the main facade.</p>	
<p><u>Openings:</u>                  Type of windows: casement or hung.                  Window proportions: square or rectangular.                  Doors: solid (dominant), glass or embossed, with or without transoms.                  Door frames: simple (board) and shutters.</p>	 <p style="text-align: center;">Casement windows with shutters</p>

	 <p>Hung windows with shutters</p>  <p>Glass door</p>  <p>Solid door</p>
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**SPECIFIC OBJECTIVES AND CRITERIA**



OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place as well as its dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> </ul>

OBJECTIVES	EVALUATION CRITERIA
	<p>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</p> <p>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</p>








# 4 –LAKEVIEW-LAKESHORE WEST

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>This character area includes properties located north of the western portion of Lakeshore, but also the properties located on Lakeshore, Madsen and Angell, south of Beaconsfield Boulevard. Many of the houses that are among the oldest of Beaconsfield are located here and include old farm houses and summer houses belonging to the old resort area, popular at the end of the Nineteenth century. Many houses have been built since the 1960s. It is also a changing area in which transformations are encouraged.</p> <p>The lot size varies considerably: smaller on Lakeshore and larger on Lakeview, Madsen and Angell. They are also well wooded, with a large number of deciduous and coniferous trees and shrubs. The rural atmosphere which characterizes the area in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road. The one-way traffic on Lakeshore, combined with the recreational pathway along the waterfront, contribute to enhancing the landscape of this street.</p>	
REFERENCE BUILDINGS	
<p>554 Lakeshore                  597 Lakeshore</p>	
URBAN PATTERN	
<p>Lakeshore country road.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Varies following the path of the Lakeshore. Generally, the main buildings are more distant from the street compared to those located on the south side of Lakeshore.</p>	
<p><u>Ancillary buildings:</u>                  Garages are attached or integrated to the main building. Sheds are located in the back yard.</p>	

<b>Landscaping</b>	
<p>Classic and picturesque landscaping concept, including monumental paved driveways, planted with trees and sometimes circular, ornamental fences and low walls along the street. Mature trees providing great canopy.</p>	
<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u> Cottages and villas.</p>	
<p><u>Minority:</u> Bungalows and farm houses.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout or in "L". Building wider than deeper.</p>	
<p><u>Height:</u> One or two storeys, with a low seating.</p>	

<p><u>Roofing:</u> Two or multiple-sloped (dominant).</p>	
<p><u>Balconies and projections:</u> Porches and covered decks, offering a view on the nature.</p>	
<b>Cladding materials</b>	
<p><u>Walls:</u> The walls are panelled with a mix of boards fixed as level siding, naturel stones or masonry. The walls above the ground floor are covered with light materials (dominant).</p>	
<p><u>Roof:</u> Asphalt shingle (dominant). Cedar shakes (minority). The projections on the facade (e.g.: bow windows) are covered with sheets.</p>	
<b>Facade treatment</b>	
<p><u>Ornamentation:</u> Simple and adapted to the building's architectural style.</p>	



Openings:

Type of windows: casement or hung, separated with mullions. Roof dormers or shaped as "dog seated".

Window proportions: 1 H + 1/2 W of the Height.

Doors: solid, glass or embossed, with or without transoms.

Door frames: simple (board).



Casement windows



Hung windows



Glass door






Solid door





**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place as well as its dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located based on the treatment of Lakeshore;</li> <li>b) The architecture of ancillary buildings incorporates the architectural features of the main building, such as roof slopes and materials;</li> <li>c) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>d) The construction or expansion project incorporates the dominant volumetry elements in the sector;</li> <li>e) The property includes landscaping reminiscent of those present in the sector. For example, planted monumental driveways are preferred where the context so permits;</li> <li>f) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of natural and unprocessed materials is preferred.</li> <li>g) The construction, expansion or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>h) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>i) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>





# 5 – ANGELL-MADSEN

## DOMINANT CHARACTERISTICS

DEVELOPPEMENT CONTEXT	
<p>This character area is located west of Beaurepaire Village. Most houses in this area were built between 1952 and 1954, although some date back to the late 1950s and 1960s and a few were added in the 1980s.</p> <p>Lot sizes are relatively uniform from one end to the other in this large area, although lots are of greater dimensions approaching the lake. In the southern section of Beaconsfield Blvd., lots vary between 1,250 and 1,300 square metres. North of Beaconsfield Blvd., most lots are about 880 square metres. The majority of the lots have trees at maturity, both deciduous and coniferous. The properties are separated by hedges or fences or by simple rows of mature trees. The rural atmosphere which characterizes the zone in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road.</p>	
REFERENCE BUILDINGS	
<p>103 Angell 113 Madsen</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on a mix of orthogonal north-south street grid and an organic street layout.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u> Construction relatively close to the street. Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u> Garages are attached or integrated to the main building. Sheds are located in the back yard.</p>	
Landscaping	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great natural canopy.</p>	

BUILT ENVIRONMENT	
Building type	
<p><u>Dominant:</u>                      Bungalow, Prairie style.                      Cottage, "Four Square" style.</p>	 <p style="text-align: center;">Bungalow, Prairie style</p>  <p style="text-align: center;">Cottage, "Four Square" style</p>
Layout	
<p><u>Layout form:</u>                      Rectangular layout or in "L".</p>	
<p><u>Height:</u>                      One or two storeys.</p>	
<p><u>Roofing:</u>                      Two-sloped or multiple-sloped.                      Low and horizontal lines.</p>	 <p style="text-align: center;">Two-sloped roof</p>



	 <p data-bbox="1062 491 1205 516">Four-sloped roof</p>
<p data-bbox="293 674 509 699"><u>Balconies and projections:</u></p> <p data-bbox="293 705 613 730">Integrated porches, decks or balconies.</p> <p data-bbox="293 737 753 783">Garages are projecting or have a setback from the main volume.</p> <p data-bbox="293 789 743 835">Balcony railings in front of the buildings are classic and lightly garnished.</p>	
<p data-bbox="293 993 464 1018"><b>Cladding materials</b></p>	
<p data-bbox="293 1087 350 1113"><u>Walls:</u></p> <p data-bbox="293 1119 753 1188">Walls are panelled with masonry, with the following additional materials: aluminium, vinyl and other materials simulating boards fixed as level siding.</p> <p data-bbox="293 1194 743 1241">Masonry details are sober and without any architectural setting.</p>	
<p data-bbox="293 1423 342 1449"><u>Roof:</u></p> <p data-bbox="293 1455 428 1480">Asphalt shingle.</p>	



Facade treatment	
<p><u>Ornamentation:</u>                      Simple and adapted to the building's architectural style.                      Lateral and rear facades have a similar ornamentation than the main facade.</p>	
<p><u>Openings:</u>                      Type of windows: casement or hung.                      Window proportions: square or rectangular.                      Doors: glass or embossed, with or without transoms.                      Door frames: simple (board) and shutters.</p>	 <p data-bbox="1047 873 1214 898">Casement windows</p>  <p data-bbox="1068 1215 1193 1241">Hung windows</p>  <p data-bbox="992 1558 1273 1583">Glass door / windows with shutters</p>

**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction project, extension or modification respects the character of the place and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>

# 6 – LAKESHORE WEST




## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>Many of the houses that are among the oldest of Beaconsfield are located along the western portion of Lakeshore and include old farm houses and summer houses belonging to the old resort area popular at the end of the Nineteenth century. Many houses have been built since the 1960s. It includes fine examples of neo-Tudor architecture (590 Lakeshore) and significant yards reminiscent to the great properties of the English countryside. Additional features beautiful contemporary insertions, as the Snyder House (410 Lakeshore).</p> <p>The lots are generally extensive and well wooded, with a large number of deciduous and coniferous trees and shrubs. The rural atmosphere which characterizes the zone in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road. The one-way traffic combined with the recreational pathway along the waterfront contributes to enhancing the streetscape. The boat launch areas were built at the location of the park which is advantageously layed out along the shores of the lake. Viewpoints of the water are available through the properties but also in parks at the waterfront and in the boat launch areas.</p>	
REFERENCE BUILDINGS	
<p>590 Lakeshore 410 Lakeshore</p>	
URBAN PATTERN	
<p>Lakeshore country road.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u> Variable following the proximity of Lake St. Louis.</p>	
<p><u>Ancillary buildings:</u> Some properties have detached garages in the front yard.</p>	







<b>Landscaping</b>	
<p>Picturesque landscaping concept, including monumental paved driveways, planted with trees and sometimes circular, ornamental fences and low walls along the street. Mature trees provide great natural canopy.</p>	
<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u> Cottages and villas.</p>	
<p><u>Minority:</u> Bungalows and farmhouses.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout or in "L". Building wider than deeper.</p>	

<p><u>Height:</u> One or two storeys, with a low foundation.</p>	
<p><u>Roofing:</u> Two-sloped or multiple-sloped (dominant).</p>	
<p><u>Balconies and projections:</u> Balconies and projections are more frequent facing Lake St. Louis. Generally, on the street side, only intimate porches are found, in harmony with the facade and protecting from the weather.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u> Walls are panelled with a mix of natural cedar shingles, boards fixed as level siding, natural stones or stucco.</p>	

	
<p><u>Roof:</u> Asphalt shingle (dominant). Slate shingle (minority).</p>	
<p><b>Facade treatment</b></p>	
<p><u>Ornamentation:</u> Simple and adapted to the building's architectural style.</p>	





<p><u>Openings:</u> Type of windows: casement or hung, separated by mullions. Window proportions: 1 H + 1/2 W of the Height. Doors: solid, glass or embossed, with or without transoms. Door frames: simple (board).</p>	 <p>Casement windows</p>  <p>Hung windows</p>  <p>Glass door</p>  <p>Solid door</p>
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**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located based on the topography and views of Lake St. Louis;</li> <li>b) The architecture of accessory buildings incorporates the architectural features of the main building, such as roof slopes and materials;</li> <li>c) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>d) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>e) The property includes landscaping reminiscent of those present in the sector. For example, planted monumental driveways are preferred where the context so permits;</li> <li>f) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of natural and unprocessed materials is preferred.</li> <li>g) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>h) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>i) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>





# 7 – THOMPSON POINT

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>This distinctive character zone is located at the western end of Beaconsfield and is also called "Pointe à Guenette". Some distance from Lakeshore, it forms a small point of land that extends into Lake St. Louis. Many of the houses that are among the oldest of Beaconsfield are located there, including 13 Thompson Point, an old farm house "listed" by the Government of Quebec and other farm houses and summer residences belonging to the old resort area popular at the end of the Nineteenth century.</p> <p>The sensation of entering an enclave is reinforced by the presence of gateways at some distance from the main portion of Lakeshore. The character area is divided into two distinguishing sections. The northern section, whose addresses bear the name Lakeshore, is grouped around a common green area with a tennis court. This green space serves as a park for use by residents of the Point. The southern section is a short dead end on the edge of the water, the addresses of which bear the name of Thompson Point. The rural atmosphere which characterizes the zone in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road. We can offer views of the water from points between several properties.</p>	
REFERENCE BUILDINGS	
<p>13 Thompson Point 474 Lakeshore 476 Lakeshore 478 Lakeshore</p>	
URBAN PATTERN	
<p>Subdivision project around a central island, ending with a dead end.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u> Varying following to the central island and Lake St. Louis.</p>	
<p><u>Ancillary buildings:</u> Some properties have detached garages in the front yard.</p>	

<b>Landscaping</b>	
<p>Picturesque landscaping concept, including monumental paved driveways, planted with trees and sometimes circular, ornamental fences and low walls along the street. Mature trees providing great natural canopy.</p>	
<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u> Cottages et villas.</p>	
<p><u>Minority:</u> Farm houses.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout or in "L".</p>	
<p><u>Height:</u> Two storeys, with a low foundation.</p>	






<p><u>Roofing:</u>                  Two-sloped or multiple-sloped (dominant).</p>	
<p><u>Balconies and projections:</u>                  Balconies and projections are more frequent facing Lake St. Louis. Generally, on the street side, only intimate porches are found, in harmony with the facade and protecting from the weather.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u>                  Walls are panelled with a mix of natural cedar shingles, boards fixed as level siding, natural stones, masonry or stucco.</p>	 



<p><u>Roof:</u> Asphalt shingle.</p>	
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**Facade treatment**

<p><u>Ornamentation:</u> Simple and adapted to the building architectural style.</p>	
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<p><u>Openings:</u> Type of windows: casement or hung, separated by mullions. Window proportions: 1 H + 1/2 W of the Height. Doors: solid, glass or embossed, with or without transoms. Door frame: simple (board).</p>	 <p>Casement windows</p>  <p>Hung windows</p>  <p>Glass door</p>
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**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located based on the central island and views over Lake St. Louis;</li> <li>b) The architecture of accessory buildings incorporates the architectural features of the main building, such as roof slopes and materials;</li> <li>c) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>d) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>e) The property includes landscaping reminiscent of those present in the sector. For example, planted monumental driveways are preferred where the context so permits;</li> <li>f) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of natural and unprocessed materials is preferred.</li> <li>g) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>h) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>i) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>






# 8 – CONCORD-HALFORD




## DOMINANT CHARACTERISTICS

DEVELOPPEMENT CONTEXT	
<p>This character area has a fairly high level of homogeneity, even while the majority of houses were built between 1970 and 1975, using the same model. Indeed, on Concord and part of Halford and Edgewood, there are two variants of a cottage models, the volume of the double garage is located at the foreground of the main facade or on the side of the latter. The roof also has two variants, either mansard or two-sloped.</p> <p>Lot sizes are relatively uniform from one end to the other of this character area. The properties are separated by hedges or fences or by simple rows of mature trees. The rural atmosphere which characterizes the zone in question is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road.</p>	
REFERENCE BUILDINGS	
<p>415 Halford                  419 Concord Drive                  420 Edgewood</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on an organic street layout.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Construction relatively close to the street.                  Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u>                  Garages are attached or integrated in the main building.                  Sheds are located in the back yard.</p>	

<b>Landscaping</b>	
<p>Classic suburban landscaping concept, including a paved driveway and mature trees providing great natural canopy.</p>	
<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p>Cottage.</p>	
<b>Layout</b>	
<p><u>Layout form:</u>                  Rectangular layout or in "L".                  Building wider than deeper.</p>	
<p><u>Height:</u>                  Two storeys.</p>	
<p><u>Roofing:</u>                  Two-sloped or mansard.</p>	<div style="display: flex; flex-direction: column; align-items: center;">  <p>Two-sloped roof</p>  <p>Mansard roof</p> </div>



<p><u>Balconies and projections:</u> Integrated porches, decks or balconies. Garages show an important projection from the main structure of the building (dominant). Garages are attached to the main structure of the building (minority).</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u> Walls are panelled with masonry, with aluminium and vinyl as additional material. Second level walls are panelled with boards fixed as level siding. Masonry details are sober and without any architectural setting.</p>	
<p><u>Roof:</u> Asphalt shingle.</p>	
<p><b>Facade treatment</b></p>	
<p><u>Ornamentation:</u> Simple and adapted to the building's architectural style. Lateral and rear facades have similar ornamentation than the main facade.</p>	
<p><u>Openings:</u> Type of windows: casement. Window proportions: square or rectangular. Doors: solid, glass or embossed, with or without transoms. Garage doors: with splices. Door frames: simple (board).</p>	 <p style="text-align: center;">Casement windows</p>

	 <p>Glass door</p>  <p>Solid door</p>  <p>Garage doors</p>
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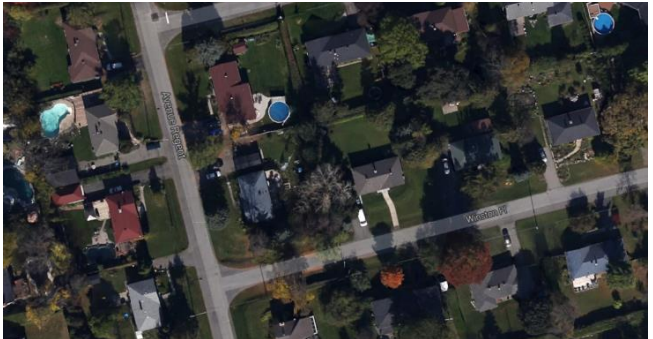

**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the industry. The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> </ul>

OBJECTIVES	EVALUATION CRITERIA
	<ul style="list-style-type: none"><li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li><li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li><li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li></ul>






# 9 – CIRCLE-REGENT



## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>The properties occupying this character area were built in the 1950s and 1960s. Among the inventoried property, the oldest dates from 1952 and the most recent from 1961. The majority of the identified lots vary between 745 and 930 square metres. However, there are some larger properties up to 1,400 square metres.</p> <p>This area is characterized by a degree of homogeneity regarding the lot size and volumes of the houses. The impression that this zone forms an enclave comes from the fact that access to Circle from Beaconsfield Boulevard is rather limited. In itself, Circle is a subzone made up of a few lots of larger dimensions, wedge-shaped, whose characteristics differ slightly.</p> <p>In general, throughout the character area, the uniformity that is evident in the setbacks and the scale of the houses as well as in the landscape elements which are often at maturity, highlights the harmony provided by different viewpoints. The rural character is suggested by the absence of sidewalks, the presence of ditches and ill-defined limits of the road. A few high spots and some curved streets help to create a more interesting visual impact.</p>	
REFERENCE BUILDINGS	
<p>5 Circle                  150 Regent</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on an orthogonal north-south street grid.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Construction relatively close to the street.                  Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u>                  When present, garages are small and attached to the main building and are small in size. Sheds are located in the back yard.</p>	



<b>Landscaping</b>	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great natural canopy.</p>	
<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u> Bungalow, Prairie style.</p>	
<p><u>Minority:</u> Two-storey cottages (Circle).</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout or in "L". Building wider than deeper.</p>	
<p><u>Height:</u> One-storey (dominant).</p>	

<p><u>Roofing:</u>                  Two-sloped and multiple-sloped.                  Pediment on the main facade.</p>	
<p><u>Balconies and projections:</u>                  In the front yard: small integrated porches, decks or balconies.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u>                  Walls are panelled with masonry, with aluminium and vinyl as additional material.                  Masonry details are sober and without any architectural setting.</p>	
<p><u>Roof:</u>                  Asphalt shingle.</p>	
<p><b>Facade treatment</b></p>	
<p><u>Ornamentation:</u>                  Simple and adapted to the building's architectural style.                  Lateral and rear facades have similar ornamentation than the main facade.</p>	

<p><u>Openings:</u>                  Type of windows: casement.                  Window proportions: square or rectangular.                  Doors: solid, glass or embossed, with or without transoms.                  Door frames: simple (board).</p>	 <p style="text-align: center;">Casement windows</p>  <p style="text-align: center;">Solid door with a window</p>
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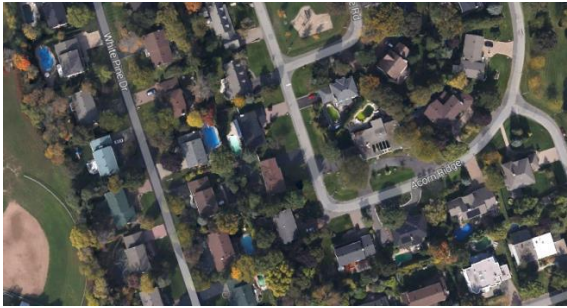


**SPECIFIC OBJECTIVES AND CRITERIA**


OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector. An extension to the back yard or the back portion of the building is favoured;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>







# 10 – WHITE PINE-HIGHRIDGE

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>The properties of this character area were mostly built in the 1960s. It is a kind of enclave situated between the City Lane Park and the Beaconsfield High School facilities. There are also several parks and some houses grouped around a common green space. The rural atmosphere is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road.</p> <p>Some houses feature a more contemporary architectural approach that is expressed differently, either by the handling of volumes and outdoor appearance, or by the use of a single type of material.</p>	
REFERENCE BUILDINGS	
<p>39 Wildtree                      46 White Pine                      265 Shore</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on an organic street layout.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                      Construction relatively close to the street.                      Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u>                      Garages are attached or integrated to the main building.                      Sheds are located in the back yard.</p>	
Landscaping	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing a great natural canopy.</p>	

BUILT ENVIRONMENT	
<b>Building type</b>	
<p><u>Dominant:</u> Two-storey cottage.</p>	
<p><u>Minority:</u> Bungalows.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout. Building wider than deeper.</p>	
<p><u>Height:</u> One or two storeys.</p>	
<p><u>Roofing:</u> Two-sloped or multiple-sloped. Mansard roof (minority). Flat roof (minority).</p>	
<p><u>Balconies and projections:</u> Integrated porches, long decks and balcony.</p>	

<b>Cladding materials</b>	
<p><u>Walls:</u>                      Walls are panelled with masonry, with a mix of boards fixed as level siding.                      Masonry details are sober and without any architectural setting.</p>	
<p><u>Roof:</u>                      Asphalt shingle.</p>	
<b>Facade treatment</b>	
<p><u>Ornamentation:</u>                      Simple and adapted to the building's architectural style.                      Lateral and rear facades have similar ornamentation than the main facade.</p>	
<p><u>Openings:</u>                      Type of windows: casement or hung.                      Window proportions: square or rectangular.                      Doors: solid, glass or embossed, with or without transoms.                      Door frames: simple (board).</p>	 <p>Hung windows</p>  <p>Solid door</p>

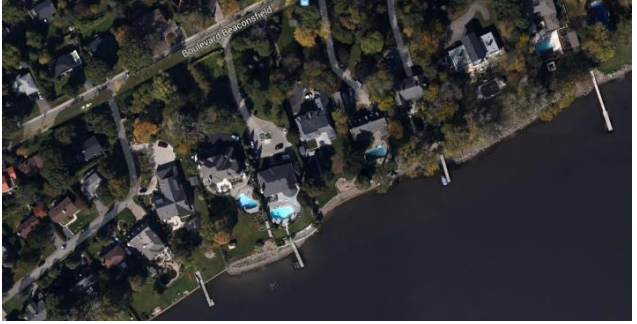

**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector; An extension that respects the original building is favoured;</li> <li>d) In the case of a building with contemporary architecture, asymmetry of the roof is favoured;</li> <li>e) The property includes landscaping reminiscent of those present in the sector;</li> <li>f) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>g) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>h) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>i) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>







# 11 – BEACONSFIELD BOULEVARD CENTRE

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>This character area is divided into two parts: Part 1 is located between Ashton Place to the west and Gables Court to the east; Part 2 is located between East Gables Court to the west and St. Charles to the east.</p> <p>The properties found in this area date back to 1940. It should be noted that a number of these old houses have been replaced by more contemporary homes. Large lots are predominant and vary between 3,160 and 6,225 square metres. The lots are deep and range from Beaconsfield Boulevard to the shores of the lake.</p> <p>The houses are usually built near the lake, leaving generous front setbacks that create the impression that the road runs along a park or green space. Although the distance between the road and the lake is considerable, it is possible to see the lake between the houses. The houses are generally of imposing size and display various styles.</p>	
REFERENCE BUILDINGS	
<p>120 Beaconsfield                  246 Beaconsfield</p>	
URBAN PATTERN	
<p>Lakeshore country road.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Varies following the path of the Lake St. Louis .</p>	
<p><u>Ancillary buildings:</u>                  Some properties have detached garages in the front yard. The garages can also be integrated to the main building, with an “L” layout.</p>	



<b>Landscaping</b>	
<p>Picturesque landscaping concept, including monumental paved driveways, planted with trees and sometimes circular, ornamental fences and low walls along the street. Mature trees providing great natural canopy.</p>	
<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u> Cottages and villas.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout or in "L". Building wider than deeper.</p>	
<p><u>Height:</u> Two storeys.</p>	
<p><u>Roof:</u> Multiple-sloped.</p>	

<p><u>Balconies and projections:</u>                  Balconies and projections are more frequent facing Lake St. Louis. Generally, on the street side, only intimate porches are found, in harmony with the facade and protecting from the weather.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u>                  Walls are panelled with masonry or natural stones, with a combination of boards fixed as level siding.</p>	
<p><u>Roof:</u>                  Asphalt shingle.</p>	
<p><b>Facade treatment</b></p>	
<p><u>Ornamentation:</u>                  Simple and adapted to the building's architectural style.</p>	
<p><u>Openings:</u>                  Type of windows: casement or hung, separated by mullions.                  Window proportions: 1 H + ½ W of the Height.                  Doors: solid, glass or embossed, with or without transoms.                  Door frames: simple (board).</p>	 <p style="text-align: center;">Casement windows</p>




**SPECIFIC OBJECTIVES AND CRITERIA**



OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located based on the topography and views of Lake St. Louis;</li> <li>b) The architecture of accessory buildings incorporates the architectural features of the main building, such as roof slopes and materials;</li> <li>c) Garages where the volume is in front of the main body of the building have doors hidden from the street;</li> <li>d) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>e) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>f) The property includes landscaping reminiscent of those present in the sector. For example, planted monumental driveways are preferred where the context so permits;</li> <li>g) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of natural and unprocessed materials is preferred.</li> <li>h) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>i) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>j) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>






# 12 – GABLES COURT – EAST GABLES COURT

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>This character area comprises two geographically separated sub-zones, but whose similarities justify their grouping. The areas extending between Beaconsfield Boulevard and the lake are similar in scale to the entire housing stock and offer the sensation of entering a private enclave due to the presence of access doors and the strong sense of belonging of its residents.</p> <p><u>Gables Court</u></p> <p>Gables Court has 55 properties whose construction date is between the early to mid 1950s. It includes a fair amount of English cottages with gabled roofs ("Gable") coated with stucco and wood. Most lots listed vary between 560 and 930 square metres; however, some lots are considerably larger and reach 2,415 square metres.</p> <p>Gables Court is a vast cul-de-sac that is characterized by its private aspect and proximity to the Lakeshore. The feeling of being in the presence of a community grouped in a confined space is enhanced by the access doors at the entrance, the relatively homogeneous appearance of the properties, the presence of community facilities (swimming pool and tennis court) and by a continuous fence erected along Beaconsfield Boulevard which efficiently hides the properties. Within this enclave, one can see the lake between the houses and the rural atmosphere is created by the absence of sidewalks and poorly defined limits of the road.</p> <p><u>East Gables Court</u></p> <p>East Gables Court has 34 properties in its confines. The size of the identified lots varies between 700 and 975 square metres; however, some lots are considerably larger due to the irregular layout of the site.</p> <p>East Gables Court is a crescent-shaped enclave characterized by privacy provided by a screen at the entrance and by its proximity to the Lakeshore. The grade of the properties near Beaconsfield Boulevard is considerably higher than that of the street, which helps to strengthen the private character of the area. The lakeside properties are flush with the street although the lake views are somewhat obstructed by fences between the properties. The types of houses are more varied and the feeling of isolation less pronounced than Gables Court. The outline of the properties is strongly emphasized by using hedges or fences. The rural atmosphere is created by the absence of sidewalks and poorly defined limits of the road.</p>	
REFERENCE BUILDINGS	
<p>7 Gables Court                  43 Gables Court                  19 East Gables Court</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on an organic street layout.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Construction relatively close to the street.                  Constructions are aligned with surrounding buildings.</p>	



<p><u>Ancillary buildings:</u>                  Garages are attached or integrated to the main building.</p>	
<p><b>Landscaping</b></p>	
<p>Picturesque landscaping concept, including monumental paved driveways planted with trees, with ornamental fences and low walls along the street. Mature trees providing great natural canopy.</p>	
<p><b>BUILT ENVIRONMENT</b></p>	
<p><b>Building type</b></p>	
<p><u>Dominant:</u>                  English cottage.</p>	
<p><b>Layout</b></p>	
<p><u>Layout form:</u>                  Rectangular layout or in "L".</p>	
<p><u>Height:</u>                  Two storeys, with a low foundation.</p>	

<p><u>Roofing:</u>                  Four-sloped or with gables.</p>	
<p><u>Balconies and projections:</u>                  Generally, on the street side, only intimate porches are found, in harmony with the facade and protecting from the weather.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u>                  Walls are panelled with a mix of boards fixed as level siding, natural stones, masonry or stucco.</p>	
<p><u>Roof:</u>                  Asphalt shingle.</p>	
<p><b>Facade treatment</b></p>	
<p><u>Ornementation:</u>                  Simple and adapted to the building's architectural style.</p>	

Openings:  
Type of windows: casement or hung, separated with mullions.  
Window proportions: 1 H + ½ W of the Height.  
Doors: solid glass or embossed, with or without transoms.  
Door frames: simple (board).



Casement windows



Glass door



Solid door with a window



Garage door




**SPECIFIC OBJECTIVES AND CRITERIA**






OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector. For example, planted monumental driveways are preferred where the context so permits;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of natural and unprocessed materials is preferred.</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>








# 13 – ST. JAMES

## DOMINANT CHARACTERISTICS

DEVELOPEMENT CONTEXT	
<p>This character area includes properties built mainly in the 1960s. The majority of lots in this area are between 930 and 1,250 square metres. However, there are a small number of larger lots up to 2,090 square metres.</p> <p>This area is characterized by the scale of houses that is uniform, comprising mainly one-storey houses. The relief, although relatively flat, is particular because of the strong presence of mature trees and poorly defined limits of the road. The rural atmosphere is also enhanced by the absence of sidewalks and the presence of ditches. The streets are curved; St. James and St. Charles offer picturesque views of the St. James Park and the lake.</p>	
REFERENCE BUILDINGS	
<p>79 Lakeshore 82 Beaconsfield</p>	
URBAN PATTERN	
<p>Lakeshore country road. Continuous urban pattern structured on an organic street layout (St.James).</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u> Construction relatively close to the street. Building facade are not strictly parallel to the street. Buildings are more or less aligned on the neighbours, due to the street pattern.</p>	
<p><u>Ancillary buildings:</u> Garages are attached or integrated to the main building. Sheds are located in the back yard.</p>	
Landscaping	
<p>Picturesque landscaping concept, including monumental paved driveways, planted with trees and sometimes circular. Mature trees providing great natural canopy.</p>	

<b>BUILT ENVIRONMENT</b>	
<b>Building type</b>	
<p><u>Dominant:</u> Two-storey cottages and villas.</p>	
<p><u>Minority:</u> Bungalow, Prairie style.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular layout or in "L". Building wider than deeper.</p>	
<p><u>Height:</u> Two storeys (dominant).</p>	
<p><u>Roofing:</u> Two-sloped and multiple-sloped.</p>	
<p><u>Balconies and projections:</u> Porches and covered decks, offering a view on nature.</p>	

<b>Cladding materials</b>	
<p><u>Walls:</u> Ground floor walls are panelled with natural stones or masonry. Second floor walls are panelled with boards fixed as level siding.</p>	
<p><u>Roof:</u> Asphalt shingle.</p>	
<b>Facade treatment</b>	
<p><u>Ornamentation:</u> Simple and adapted to the building's architectural style.</p>	
<p><u>Openings:</u> Type of windows: casement or hung, separated with mullions. Window proportions: H + 1/2 W of the Height. Doors: solid, glass or embossed, with or without transoms. Door frames: simple (board).</p>	 <p>Casement windows</p>  <p>Hung windows</p>

	 <p>Glass door</p>  <p>Solid door</p>
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**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of adjacent buildings, where the context so warrants;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the industry; The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>












# 14 – OLD CHURCH-LAKESHORE

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>This character area includes properties intimately linked to the history of Beaconsfield. There are old farm houses and residences dating from the time when Beaconsfield was a holiday resort retreat area in the late Nineteenth century. Le Bocage Site ("The Grove") was developed around the house Paul-Urgèle-Valois (26 Lakeshore), a neo-classical house built in 1810 which was later transformed into a neo-Gothic house bonded with a vineyard. Neogothic cottages were added between 1877 and 1890. More recently, more contemporary residences were built there, especially on the side of Lake St. Louis.</p> <p>In short, this area is characterized by diversity in lot sizes as well as in the types and styles of homes. It includes several houses among the most characteristic of Beaconsfield, including very old houses, "Victorian" style timber frame traditional houses, as well as more typical suburban houses. Old Church has the charm of a country road conferred by the strong presence of mature trees combined with perspectives overlooking the wood frame "cottages" conforming to the meandering road. Lakeshore stands out by its picturesque views of the lake and by the diversity of styles in homes. The rural atmosphere is also enhanced by the absence of sidewalks and poorly defined limits of the road.</p>	
REFERENCE BUILDINGS	
<p>19 Lakeshore                  27 Lakeshore                  29 Lakeshore                  38 C Lakeshore</p>	
URBAN PATTERN	
<p>Lakeshore country road.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Varies following the proximity of Lake St. Louis.                  Buildings are more or less aligned on the neighbours, due to the street layout.</p>	
<p><u>Ancillary buildings:</u>                  Garages are detached, attached or integrated to the main building. Sheds and detached garages are located in the rear and back yards.</p>	 <p>Detached garage</p>

	 <p data-bbox="1062 468 1198 491">Attached garage</p>
<p><b>Landscaping</b></p>	
<p>Picturesque landscaping concept, including monumental paved driveways planted with trees and sometimes circular, with ornamental fences and low walls along the street. Mature trees providing great natural canopy.</p>	
<p><b>BUILT ENVIRONMENT</b></p>	
<p><b>Building type</b></p>	
<p><u>Dominant:</u> Two-storey cottages and villas.</p>	
<p><u>Minority:</u> Bungalows and farm houses.</p>	
<p><b>Layout</b></p>	

<p><u>Layout form:</u>                  Rectangular layout or in "L".                  Building wider than deeper.</p>	
<p><u>Height:</u>                  One or two storeys, with a low foundation.</p>	
<p><u>Roofing:</u>                  Two-sloped and multiple-sloped (dominant).</p>	
<p><u>Balconies and projections (properties along the Lake):</u>                  Balconies and projections are more frequent facing Lake St. Louis. Generally, on the street side, only intimate porches are found, in harmony with the facade and protecting from the weather.</p> <p><u>Balconies and projections (other properties):</u>                  Porches and covered decks, offering a view on nature.</p>	
<p><b>Cladding materials</b></p>	
<p><u>Walls:</u>                  Walls are panelled with a mix of natural cedar shingles, boards fixed as level siding, natural stones, masonry or stucco.</p>	
<p><u>Roof:</u>                  Asphalt shingle (dominant).                  Cedar shingle or metal sheets minority).</p>	 <p style="text-align: center;">Asphalt shingle</p>

Facade treatment	
<p><u>Ornamentation:</u>                      Simple and adapted to the building's architectural style.</p>	
<p><u>Openings:</u>                      Type of windows: casement or hung, separated with mullions.                      Window proportions: 1 H + 1/2 W of the Height.                      Doors: solid, glass or embossed, with or without transoms.                      Door frames: simple (board).</p>	 <p>Casement windows</p>  <p>Hung windows</p>  <p>Glass door</p>  <p>Solid door</p>






**SPECIFIC OBJECTIVES AND CRITERIA**




OBJECTIVES	EVALUATION CRITERIA
<p>The construction, modification or extension project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located based on the topography and views of Lake St. Louis;</li> <li>b) When there is creation of a new lot, it is facing Lakeshore (perpendicular to it);</li> <li>c) The architecture of ancillary buildings incorporates the architectural features of the main building, such as roof slopes and materials;</li> <li>d) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>e) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>f) The property includes landscaping reminiscent of those present in the sector. For example, planted monumental driveways are preferred where the context so permits;</li> <li>g) The construction, extension or modification project uses the cladding materials dominant in the sector. The use of natural and unprocessed materials is preferred.</li> <li>h) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>i) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>j) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>

# 15 – JASPER-PILON

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>The majority of inventoried properties in this character area were built between 1952 and 1953. There are small "cottage" style houses displaying one type of predominant material and devoid of garages attached to the house. The majority of identified lots vary between 835 and 930 square metres. The rural atmosphere is created by the absence of sidewalks, the presence of ditches and ill-defined limits of the road.</p>	
BÂTIMENTS DE RÉFÉRENCE	
<p>53 Jasper                  102 Fairlawn</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on a north-south orthogonal street grid.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Construction relatively close to the street.                  Constructions are aligned with surrounding buildings</p>	
<p><u>Ancillary buildings:</u>                  When built, garages are attached or integrated to the main building. Sheds are located in the back yard.</p>	
Landscaping	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great natural canopy.</p>	

BUILT ENVIRONMENT	
<b>Building type</b>	
<p><u>Dominant:</u> Cottages, Four Square style.</p>	
<p><u>Minority:</u> Bungalows, Prairie style.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Square and small.</p>	
<p><u>Height:</u> One or two storeys.</p>	
<p><u>Roofing:</u> Two-sloped or four-sloped (dominant). Mansard roof (minority).</p>	

<p><u>Balconies and projections:</u>                  Porches and covered decks, offering a view on the nature.                  Garages have a distinct volume.</p>	
<b>Cladding materials</b>	
<p><u>Walls:</u>                  Ground floor walls are panelled with masonry, with aluminium and vinyl as additional material. Second floor walls are panelled with boards fixed as level siding. Masonry details are sober and without any architectural setting.</p>	
<p><u>Roof:</u>                  Asphalt shingle.</p>	
<b>Facade treatment</b>	
<p><u>Ornamentation:</u>                  Simple and adapted to the building's architectural style.</p>	
<p><u>Openings:</u>                  Type of windows: hung.                  Window proportions: 1 H + 1/2 W of the Height.                  Doors: solid, glass or embossed, with or without transoms.                  Door frames: simple (board).</p>	 <p style="text-align: center;">Hung windows</p>





	 <p>Glass door</p>  <p>Solid door</p>
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**SPECIFIC OBJECTIVES AND CRITERIA**






OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector; The extension is set in the back yard or using a major setback from the main facade;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the industry;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>

# 16 – BEACON HILL

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>The Beacon Hill neighbourhood was developed in the 1960s. It contains mainly the type of construction of one or two-storey cottages and a few "split-level" type cottages. The buildings have several types of cladding materials of different colours, which generates diversity and a unique identity for each building. Typically, the ground floor is covered with brick or stone and the second floor is vinyl or aluminum siding. The absence of sidewalks, presence of ditches, the large number of mature trees and the quality of the landscaping, create a rural atmosphere and a countryside lifestyle.</p>	
REFERENCE BUILDINGS	
<p>113 Beacon Hill 150 Beacon Hill 135 Chartwell 116 Creswell 180 Epping 182 Epping</p>	
URBAN PATTERN	
<p>Hybrid urban pattern halfway between the orthogonal grid and curvilinear road network characterizing American postwar suburbs. A typical organization of lots, all while providing picturesque character to the area.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u> Layout relatively close to the street. Constructions are aligned with surrounding buildings. Exceptions: on corner lots, alignment is variable; the building line generally follows the curves present in the street pattern.</p>	
<p><u>Ancillary buildings:</u> When present, garages are attached or integrated to the main building. Sheds are located in the back yard.</p>	
Landscaping	

<p>Classic suburban landscaping concept, including a paved car driveway, mature trees of large size and more or less developed earthworks.</p>	
<p><b>BUILT ENVIRONMENT</b></p>	
<p><b>Building type</b></p>	
<p><u>Dominant:</u> Two-storey cottage and bungalow.</p>	
<p><u>Minority:</u> Split-level cottage.</p>	
<p><b>Layout</b></p>	
<p><u>Layout form:</u> Rectangular or in the form of an "L".</p>	
<p><u>Height:</u> One or two storeys.</p>	
<p><u>Roofing:</u> Both sides often perforated with dormers.</p>	

<p><u>Balconies and projections:</u> Integrated porches, decks or balconies, creating a link between the main entrance and garage and providing continuity in the facade line.</p>	
<b>Cladding materials</b>	
<p><u>Walls:</u> The walls of the ground floor are mostly covered with masonry (stone or brick). The walls of the second floor are covered with vinyl siding or aluminum. Masonry details are sober and without any architectural setting. The colour of material is varied.</p>	
<p><u>Roofs:</u> Asphalt shingles.</p>	
<b>Facade treatment</b>	
<p><u>Ornamentation:</u> Simple and adapted to the architectural style of the building.</p>	
<p><u>Openings:</u> Type of windows: casement, bow window. Window proportions: rectangular. Doors: full, glass or embossed. Garage doors: treated with bevells. Door frames: simple frame.</p>	<div style="text-align: center;">  <p>Casement window</p>  <p>Bow window and an embossed half-glass door</p> </div>








**SPECIFIC OBJECTIVES AND CRITERIA**




OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings and the curves of the street pattern;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector; The extension is set in the back yard or using a major setback from the main facade;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses cladding materials dominant in the sector. The base of a building will be paneled masonry and use of supple materials on the second floor is favoured.</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>

# 17 – JAMES-SHAW



## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>Located in the northwest corner of Beaconsfield, the James-Shaw character area is bordered to the east by the Northwest character area, to the north by the boundaries of Beaconsfield, to the west by Farm No. 7 and to the south by Alice-Carrière.</p> <p>All properties have frontage on James-Shaw. A pedestrian path is provided between Elizabeth and James-Shaw.</p> <p>The lots are usually of medium size, averaging 850 square metres. The sinuous outline of James-Shaw allows for larger lots that can reach 995 square metres.</p>	
URBAN PATTERN	
<p>Continuous urban pattern structured on an organic street grid.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u>                  Construction relatively close to the street.                  Constructions are aligned with surrounding buildings.</p>	
<p><u>Ancillary buildings:</u>                  Garages are integrated to the main building and have a habitable room above them. They are located with a setback from the main building facade. Sheds are located in the back yard.</p>	
Landscaping	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great natural canopy.</p>	

BUILT ENVIRONMENT	
<b>Building type</b>	
<p>Two-storey cottage.</p>	
<b>Layout</b>	
<p><u>Layout form:</u>                  Rectangular or square layout.</p>	
<p><u>Height:</u>                  Two-storeys.</p>	
<p><u>Roofing:</u>                  Multiple-sloped with steep slopes.</p>	
<p><u>Balconies and projections:</u>                  Projections such as bow windows, dormers and others similar elements giving an aesthetic rhythm to the facade.</p>	 <p style="text-align: center;">Eaves above the main entrance</p>

	 <p style="text-align: center;">Bow windows</p>
<b>Cladding materials</b>	
<p><u>Walls:</u>                  Walls are panelled with masonry, stone or a combination of the two. Aluminium, stucco and wood are mostly used for decoration elements.</p>	
<p><u>Roof:</u>                  Asphalt shingle.</p>	
<b>Facade treatment</b>	
<p><u>Ornamentation:</u>                  Simple and adapted to the building's architectural style. Some properties have great details: decorative arrows, corner turrets, chimney caps, etc.                  Lateral and rear facades have a similar ornamentation than the main facade.</p>	 <p style="text-align: center;">Decorative arrows</p>  <p style="text-align: center;">Columns</p>



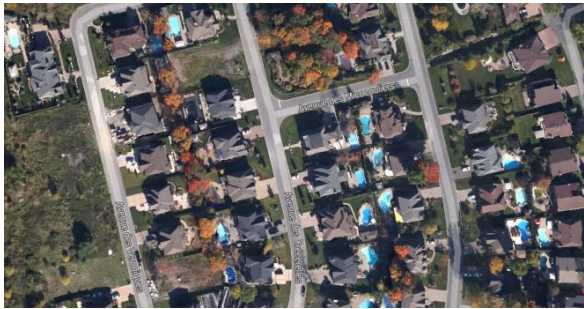


<p><u>Openings:</u> Type of windows: casement, bow window, transom. Window proportions: square or rectangular. Doors: solid, glass or embossed, with or without transoms. Garage doors: with splices. Door frames: simple (board).</p>	 <p>Solid door / casement windows</p>  <p>Transom</p>
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**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the place and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the industry; The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>




# 18 – DES VÉRONIQUES ET DES CRÉCERELLES

## DOMINANT CHARACTERISTICS

DEVELOPMENT CONTEXT	
<p>Located at the northwest end of Beaconsfield, the character area is bordered to the east by the James-Shaw distinctive character area, to the north by the boundaries of Beaconsfield and Kirkland, to the west by Angell Woods (Lot No. 2 927 965) and to the south by the former Fresh Meadows Golf Course (Lot No. 1 418 791).</p> <p>Future properties that will be part of the character area will be served by Des Véroniques and Des Crécerelles. The area will be accessible by James-Shaw.</p> <p>The lots are generally large in size, averaging 1,500 square metres. The lots bordering the wooded area are larger than the average lot in the sector. Thus, the land area decreases gradually as one leaves Angell Woods.</p>	
URBAN PATTERN	
<p>Continuous urban pattern structure on an organic street grid.</p>	
SITE	
Building footprint	
<p><u>Setbacks and alignment:</u> Construction relatively close to the street. Constructions are aligned with surrounding buildings</p>	
<p><u>Ancillary buildings:</u> Garages are integrated to the main building and have a habitable room above them. They are located with a setback from the main building facade. Sheds are located in the back yard.</p>	
Landscaping	
<p>Classic suburban landscaping concept, including paved driveways and mature trees providing great canopy.</p>	

BUILT ENVIRONMENT	
<b>Building type</b>	
<p>Cottage.</p>	
<b>Layout</b>	
<p><u>Layout form:</u> Rectangular or square layout.</p>	
<p><u>Height:</u> Two storeys.</p>	
<p><u>Roofing:</u> Multiple-sloped, with steep slopes.</p>	
<p><u>Balconies and projections:</u> Projections such as bow windows, dormers and others similar elements giving an aesthetic rythm to the facade.</p>	



Cladding materials	
<p><u>Walls:</u> Masonry and stone are used as cladding materials on all facades. Materials are earth-toned and present a variety of textures and colours from a property to another in an alternating fashion. One cladding material is used in the same proportion on all walls of the same building.</p>	
<p><u>Roof:</u> Asphalt shingle.</p>	
Facade treatment	
<p><u>Ornamentation:</u> Simple and adapted to the building's architectural style. Lateral and rear facades have a similar ornamentation than the main facade.</p>	
<p><u>Openings:</u> Type of windows: casement, bow window, transom. Window proportions: square or rectangular. Doors: solid, glass or embossed, with or without transoms. Garage doors: with splices. Door frames: simple (board) and mullions.</p>	 <p style="text-align: center;">Casement windows / bow windows / transoms</p>  <p style="text-align: center;">Solid door</p>

**SPECIFIC OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
<p>The construction, extension or modification project respects the character of the area and the dominant characteristics.</p>	<ul style="list-style-type: none"> <li>a) The main building is located respecting the alignment of neighbouring buildings;</li> <li>b) The construction or extension project is inspired by the architectural style dominant in the sector and in the identified reference buildings;</li> <li>c) The construction or extension project incorporates the dominant volumetry elements in the sector;</li> <li>d) The property includes landscaping reminiscent of those present in the sector;</li> <li>e) The construction, extension or modification project uses the cladding materials dominant in the sector; The use of a small-format clay brick, distinguished from neighbouring residences is favoured;</li> <li>f) The construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured;</li> <li>g) The elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector;</li> <li>h) Interventions indicate their era and can derogate from certain dominant characteristics in the sector, where the context allows.</li> </ul>

# 19 – ANGELL WOODS ECOTERRITORY AND MOSAICS OF NATURAL HABITATS

## DOMINANT CHARACTERISTICS

CONTEXT	
<p>Located at the northwest end of Beaconsfield, the character area corresponds to the territory of Angell woods and is bordered to the east by the character area Des Véroniques and des Crécerelles, to the north by the limit of Kirkland and the highway 40, to the west by the industrial park of the city of Baie d'Urfé and south by Elm Street and the Canadian Pacific Railroads right of way.</p> <p>A mosaic of natural habitats is also present in the quadrilateral formed by Celtic, Highway 20, 310 Beaurepaire and the Prince cul-de-sac.</p> <p>Angell Woods is part of the eco-territory of Rivière à l'Orme and has a unique flora and fauna including several rare plant species. Amongst these, two species of trees, hackberry and the black maple, and a shrub, the American bladdernut. Because of its large area and the presence of mature trees, woodland represents a unique habitat for many wildlife species including the brown snake, an endangered species, and many birds of prey.</p> <p>This remarkable wood of 80 hectares consists mainly of mature deciduous trees some of which are centuries old.</p> <p>The Angell Woods has several terrestrial and wetland forest communities, some of which are centuries old. In total, more than 200 plant species have been recorded.</p> <p>Among the forest group identified, there are maple-hickory, the ash-red, the poplar and cottonwood, poplar sumac as well as herbaceous and shrub wasteland. Fars land is mainly located at the southern edge of Angell Woods which has a certain ecological importance for maintaining the biodiversity of Angell Woods.</p> <p>Wetland forest consists of silver maple and red ash swamp. These are located at the northern limit of Angell Woods. The presence of this important wetland and its tributaries supply water in part to the Rivière à L'orme present in the ecoterritory of Rivière à l'Orme..</p>	
SPECIFIC OBJECTIVES AND CRITERIA	
OBJECTIVES	EVALUATION CRITERIA
<p>1. Maximize the siting of a building comprised within a mosaic of natural habitats in order to enhance and protect its biodiversity.</p>	<p>a) The building footprint and landscaping must be carried out so as not to compromise the water supply of the natural habitat;</p> <p>b) The positioning of the building must minimize tree felling and encroachment into wetlands.</p>
<p>2. Realize a project maximizing the conservation of woods, wetlands and inland waterways taking into account their ecological value.</p>	<p>The project within an eco-territory:</p> <p>a) Aims to create a sustainable ecological corridor high in biodiversity around the Rivière à l'Orme;</p> <p>b) Creates a recreational corridor linking Beaurepaire train station to the L'Anse-à-l'Orme Nature Park ;</p>

	<ul style="list-style-type: none"> <li>c) Maintains the hydrological regime and improve water quality of the Rivière à l'Orme;</li> <li>d) Promotes the development of ecological and recreational corridors to link the river banks, woods, wetlands and inland waterways;</li> <li>e) Promotes the protection of the riverbank in a natural state,</li> </ul>
<p>3. Ensure the conservation of trees located within a Metropolitan wood and forest corridor so as to maintain its ecological connectivity.</p>	<ul style="list-style-type: none"> <li>a) The construction or extension of a building must be made in order to maximize the conservation of wood taking into account their ecological value;</li> <li>b) The construction or extension of a building must minimize tree felling and keep species which is of a high ecological value.</li> </ul>
<p>4. Ensure the preservation of woods, wetlands and inland waterways for operations of backfilling or excavation.</p>	<p>The excavation or backfilling project within an eco-territory:</p> <ul style="list-style-type: none"> <li>a) Maintains the hydrological regime and improves water quality of the Rivière à l'Orme;</li> <li>b) Must not compromise the water supply of a natural habitat;</li> <li>c) Aims to create a recreational an ecological corridor linking embankments, woods, wetlands and inland waterways;</li> <li>d) Helps maintain the riparian zone in a natural state;</li> </ul>
<p>5. Produce a subdivision project maximizing the conservation of woods, wetlands and inland waterways in the light of their ecological value.</p>	<p>The cadastral operation within an eco-territory:</p> <ul style="list-style-type: none"> <li>a) Aims to create a sustainable ecological corridor high biodiversity around L'Orme River;</li> <li>b) Create a recreational corridor linking Beaufort Station to the L'Anse-à-l'Orme Nature Park ;</li> <li>c) Maintains the hydrological regime and improves water quality of L'Orme River;</li> <li>d) Encourages the development of ecological and recreational corridors to link the river banks, woods, wetlands and inland waterways;</li> <li>e) Promotes the maintenance in its natural state, of the riverbank protection zone.</li> </ul>