

# 9. Large sites of institutional character and places of worship of heritage interest

*Large sites of institutional character and places of worship are an integral part of the richness of the City of Westmount's architectural and cultural heritage. These sites have been structuring elements for community development and the urbanization of Westmount. Projects involving such sites must be in keeping with their heritage aspect and with their meaning for the local community.*

## 9.1 Large sites of institutional character

Large sites of institutional character are distinguished by the monumentality of their architectural expression and by their integration into the surrounding urban fabric. They are also characterized by generous landscaping and exterior design to reflect their institutional character. These sites bear important witness to the history of urban development. Two large sites of institutional character, Dawson College and Marianopolis College, are located in the territory of the City of Westmount. Both sites were initially religious institutions before making the transition to educational institutions. This subsequent use respects the specific characteristics of those sites.

Interventions concerning large sites of institutional character must ensure that the architectural features of the buildings, their height and siting, and the landscape features, of the site are all preserved.

Projects involving a change of use, the construction or enlargement of a building, a subdivision or any modifications of a built or landscape feature of heritage interest must respect the historical and symbolic values, as well as the importance for the community associated with the large site and must, in accordance with a heritage evaluation, ensure the following:

- a) respect for building volume and siting of a building or group of buildings on the site;
- b) respect for the architectural characteristics and facades composition of a building;
- c) conservation, enhancement and restoration of characteristic components and decoration;
- d) integration, affirmation and reversibility of contemporary interventions;
- e) protection of perspectives and views on a building or on its defining elements contributing to its overall character;
- f) enhancement and protection of outdoor spaces and landscape features;
- g) public access to the green spaces and the natural environments adapted to the vocation.

The modification or demolition of a built or landscape feature of heritage value of a large site of institutional character must demonstrate, further to a heritage evaluation that such modification is restricted to the parts of least heritage value, is intended to enhance the overall character of the site and is mandatory because it would be impossible to:

- a) establish the proposed new occupancy without modification, after submitting an exhaustive study of the possible configurations of implementation of that use in the building;
- b) revise or otherwise redistribute the applicant's preliminary plan to fully adapt it to the large site of institutional character;
- c) find another more suitable alternative occupancy.

## 9.2 Places of worship of interest

The territory of the City of Westmount has 13 places of worship of interest. They are an integral part of the City's cultural heritage. The uniqueness of such sites and buildings require specific care.

Subdivision projects, changes in use, the conversion or re-conversion of buildings on such sites must ensure the preservation of special architectural and landscape features and not compromise the historical or symbolic value of the site. All projects and developments on such sites must satisfy, in accordance with a heritage evaluation, the following criteria:

- a) conservation, enhancement and restoration of architectural and landscape features of interest;
- b) protection of perspectives and views on the place of worship;
- c) protection and enhancement of the outdoor spaces to be preserved;
- d) integration, affirmation and reversibility of contemporary interventions.

A proposal to establish a new occupancy involving the modification or demolition of an architectural or landscape feature must demonstrate that such interventions are restricted to the parts of least heritage value and are intended to enhance the place of worship and its location.



Saint-Léon Church



Westmount Seventh-day  
Adventist church