

Reviewed and deferred pending resubmission.

The following documents, stamped received January 15 2019, were tabled:

- a) A technical section of the exterior wall at the junction of the 4th and 5th floor;
- b) A cross-section through the property;
- c) A longitudinal section through the property;
- d) A typical interior layout plan (for information);
- e) An engineer's letter explaining the approach for the renovations and structural upgrades;
- f) A written confirmation from a mechanical engineer that the allocated spaces for the mechanical units is appropriate.

In addition, the following documents were included in the file:

1. The detailed minutes from the public presentation held on December 11, 2018;
2. The minutes from the Transportation Advisory Committee meeting held on December 11, 2018;
3. The compilation of the written comments received by the City.

The Committee notes that the main concerns expressed by the community are related to: the location and layout of the garage entrance on Claremont Avenue, the impact of the additional number of cars requested within this application, the impact of the additional mechanical units and the demolition and reconstruction of the 5th floor.

The following comments were noted:

1. The Committee is of the opinion that the presented existing building has a significant historical value due to its architecture, history and context. The Committee recognizes that the 5th floor was not part of the original composition. The Committee has thus no objection in principle to the demolition and the reconstruction of the 5th floor.
2. The impact studies on traffic and the addendum for the additional cars demonstrate that the overall traffic impact of the project is very low. The traffic management with a bi-color light system is an acceptable solution for the entrance and exit on Claremont Avenue. The minute from the Transportation Advisory Committee of December 11, 2018 is noted.
3. The technical section of the exterior wall at the junction of the 4th and 5th floor raises two comments: The first comment is related to the material: the concrete panels covered with stone are not acceptable. A revised section must be submitted showing true stone panels anchored to the new structure. The second comment is related to the insulation of the original brick wall. Technical information must be submitted to understand how the proposed insulation will not compromise the original walls, manages humidity and deals with thermal shock.
4. An acoustic study signed by an acoustic engineer demonstrating conformity of the mechanical units to the municipal By-law must be submitted for analysis and approval prior to the issuance of the permit.
5. The Committee is of the opinion that the restoration and the conservation of the existing building as well as the layout of the site are the main cultural and social components of the project.

In addition to the comments made, a preliminary evaluation grid has been prepared and is attached with the present minutes.

Achievement level in light of assessment criteria

	General assessment criteria	No	Low	Moderate	High	Fully	N/A	Remarks
1	The proposal considers the general volume, height, siting and density of the existing constructions on the land as well as their integration into the built environment ;				x			The existing building does not integrate in the surrounding context. The project and the proposed extension take this reality into account, minimizing the impact on the surrounding built environment. The reconstruction of the 5th floor is acceptable. The recessed rooftop structure improves the project and makes its conversion viable.
2	For a proposal to alter or transform a construction of heritage value, care and effort is demonstrated in the conservation and enhancement of the heritage character-defining elements ;		x					The conservation effort in the proposed interventions is reflected in the enhancement of the character defining elements. However, some doubts persist on the construction details of the exterior walls (material and insulation) and require clarification to reassure the committee about the sustainability of the original composition of the wall.
3	The redevelopment proposal includes the conservation of a building of heritage value ;					X		The integration of the extension with the existing building is acceptable.
4	The proposal results in an enhancement of the immovable and the neighbouring sectors with a refined and adapted landscaping, while also providing a superior construction quality ;					X		The architectural treatment and the proposed landscaping enhance the building and its surroundings.
5	The proposal considers the impact on the urban environment, namely in terms of sunlight, wind, noise, emanations, lighting, water run-off, the reduction of heat islands and traffic ;					x		The project is designed to limit impacts on the urban environment.

Achievement level in light of assessment criteria								
	General assessment criteria	No	Low	Moderate	High	Fully	N/A	Remarks
6	The criteria of ecological design and the integration of sustainable, environmental features are integrated in the design process in accordance with LEED principles ;			X				The transformation and upgrading of the building allow the integration of ecological design features which improve the project.
7	The proposal's functional organisation (access, security, automobile traffic, accessory buildings, parking) is of quality;					X		The proposal takes into account its surroundings and minimizes impacts on the neighborhood.
8	The proposal seeks a balance between individual and collective interests in such a manner so as to avoid one being advanced to the disadvantage of the other ;				X			The redevelopment of the site maintains a balance between individual and collective interests.
9	The cultural and social components offer advantages to the community ;					x		The project proposes the rehabilitation of an underutilized site and of a heritage building. The addition is respectful to the existing context. The project features the creation and maintenance of a public space and a vehicle parking spot for a car sharing system. Both components will be built and maintained by the applicant in perpetuity and accessible to the community.

- Applicable to all above criteria: All concerned parties (owners, neighbour, City) are able to benefit from an improvement upon the current situation or at the very least not experience any additional inconvenience