

Minute of the meeting of the Planning Advisory Committee held on February 26th, 2019.

The following documents, stamped received February 21, 2019, were tabled:

- A revised wall section

- A proposal of professional services from CLEB, building envelope consultants.

The Committee has noted that the wall composition of the 5th floor has been revised to eliminate the concrete panels, as requested in the previous meeting of the PAC, and that the proposal of professional services from building envelope consultants confirms that the project managers have taken the necessary steps to ensure that the construction of the new wall will not affect the durability of the composition of the original wall.

Furthermore, the Committee has commented on the architectural treatment of the 5th floor cornice at the junction of the existing building and the addition:

In order to minimize the break of the transition between the original volume and the addition, visible on the side façades, the contemporary stone cornice of the addition should be extended to the existing building.

The SCAOPI is favorably recommended to Council with the following conditions:

- a) finalize an agreement on the outdoor spaces available to the community of the Building, so that the latter may be made available to the public in perpetuity;
- b) determine, in consultation with the City's arborist, the species of trees to be planted both on the Immovable and on the public domain within the framework of the project;
- c) apply the conditions of sections 1, 2, 4 and 5 of Schedule B of By-law 1257 to Regulate rock excavation and blasting operations in the City of Westmount, to the present application;
- d) submit architectural working drawings and a construction management document, for analyses by the Board of Inspection and the Planning Advisory Committee, prior to the issuance of the building permit;
- e) review the site design, to allow the integration of a service area to facilitate the collection of garbage and recyclables, and to submit this new design to the prior approval of City Council;

It is noted that an evaluation table is prepared and attached to the present minute.

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.
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