

## Minutes of the meeting of the Planning Advisory Committee

### **May 7, 2019:**

Erik Marosi declared a conflict of interest and left the meeting.

Conrad Peart chaired the public presentation held on May 7, 2019 at 8:30 am, following the publication of a notice on April 16, 2019.

During this public portion of the PAC meeting, the applicant was represented by Catherine Desjardins, Project Manager for CSDM; Martin Troy from Marosi Troy architects; landscape architect Sophie Robitaille from Robitaille Curtis; and the transportation and traffic engineer Jean-François Rouillon from Stantec.

The presentation order to the public and PAC members was as follows:

- Mrs. Desjardins presented the administrative background of the expansion project.
- Mr. Troy presented the architectural argument behind his design and the elements that characterize it.
- Mrs. Robitaille presented the landscaping project and planting.

There was a question period for the members followed by a period of questions and comments for the public.

The audio recording of this meeting can be consulted [here](#).

The first analysis and deliberation of the Committee will be held at its meeting of June 4, 2019.

### **June 4, 2019:**

E. Marosi declared a conflict of interest and left the meeting.

Reviewed and deferred pending a revised proposal. The PPCMOI's proposal was partially reviewed by the Committee and deferred pending a revised proposal.

Given that this analysis is a first overview of the project, which is expected to evolve, and deals mainly with volumetric elements, the Committee postpones the development of the PPCMOI evaluation grid.

#### Volumetric

Although the proposal has been subdivided to deconstruct its volume, the Committee is of the opinion that the main volume is too articulated and wishes to see a simplified form. It is of the opinion that the one-story vestibule in the schoolyard, at the junction of the existing, would benefit from integrating into the volume of the "junction" between the new and the existing, wall-clad curtain. This revision would also simplify the architectural treatment.

Although the use of glass in is not allowed for large surfaces in residential buildings, the committee considers that the glass mass of the library fits in an acceptable way considering the contemporary and institutional nature of the project.

It is noted that the reduction of the height of the glass mass at the rooftop level could considerably increase the surface area of this educational terrace.

Since the mechanical housing must not be visible from the public way, the south elevation (p.32 "Enlargement École Saint-Léon de Westmount" 2019-05-07) attempts to illustrate this principle.

However, no dimension or context (street, sidewalk) is given to determine the point of reference for the viewpoint.

After reading the sun studies, the Committee considers that the proposed project has minimal shading impacts on neighbouring properties.

### Night lighting

In order to mitigate light pollution, the Committee asks that measures to mitigate the negative effects of light spillage be introduced. The light emitted by the glass mass of the library and any security lighting in the yard should be studied to that effect.

### On-site traffic and parking

The project could offer interesting traffic management opportunities on site, however the Committee considers that these opportunities have not been explored sufficiently. While 9 parking spaces are required by regulation, the new project offers 20 (or 21, a coordination is required on pages 22, 50, 61). A reduction in the number of parking spaces would make it possible to include a protected drop-off and loading area for school buses (or to improve the greening rates). This approach would minimize the increase in traffic on Kitchener and Clarke Avenue related to the school expansion. It is noted that the location of the school is well served by public transit (metro and buses).

### Revision

The next iteration should include a table of content to facilitate the reading of the documents and should take into account the comments made. Concerning the 52% reduction of hard surfaces with high albedo: the method of calculation must be revised to establish a ratio calculated on the whole lot: 1) current situation, without the expansion (existing condition) and 2) after, for the proposed project.