Commentaires écrits des résidents reçus

Période: 28 janvier 2020 au 28 février 2020

Notes : les informations personnelles, tels que les adresses, ont été caviardés ou retirées afin de protéger l'anonymat des résidents dans le cadre de la publication sur le site web de la Ville.

5 février 2020

Pertaining to the restructuring/reconstruction of the old armory building at the corner of Hillside Ave and Hillside lane, the existing residents of 11 Hillside Ave and several other properties including 175 Metcalfe Ave and individual housing units have the following concerns:

1. The outcry for an indoor pool and gymnasium requested since the 2017 survey to be strongly considered.

2. The level and duration of pollution and toxicity resulting from the reconstruction/ possible demolition, therefore, affecting the health and quality of life of neighbouring residents - especially those in the inner side units of 11 Hillside Ave that are in close proximity and directly facing the armory building brickwalls.

3. The structural damages that would result on the adjacent walls of the residential units of 11 Hillside Ave from the reconstruction (worse, demolition) of the old armory walls since the walls are "shared".

4. Other forms of traffic and pollution and parking issues due to influx of residents, should the old armory building be replaced by a multi-residential co-ownership property e.g. a condominium.

5. Measures taken to compensate the existing neighbouring residents for the considerably reduced quality of living affected by the possible reconstruction/ demolition of the old armory building.

10 février 2020

I think in our community, there are enough condo projects already. We need more spaces(like an indoor gym or indoor swimming pool) to let our children to play freely in their afterschool and weekends time. In our building, there are about 20 kids. Since the proposal is for an 8-story high building, we cannot imagine how long we will need to endure with traffic congestion and pollution it would cause during demolition and construction. With one-way traffic imposed on hillside lane, I cannot imagine how we could be able to function that way for at least 3 years. Thank you for your consideration!

10 février 2020

To Whom It may concern,

My name is [REDACTED], 11 hillside ave , westmount. I purchased my apartment at 2017, and was told the building in front of us , as a historical heritage , will not be tear down, but internal reconstructed ( so said the primary construction plan-"renovation plan"). So i am very surprised to hear that the plan was reformed to a 8-floor building.

Following is my concerns:

1. Light:
Our apartment have a poor lighting at present, we need to turn on the lights even during some days; i am concerning the light will getting worse after the new building is built, according to the project description, the new building may lower light not only from east but also from south ( which is our major light ); i have two kids (2 and 5 years old) who normally play at home during winter time, i really do not want they grow up in a place without sunlight;

2. Noise and dust pollution lead by the new project:
I understand any project (even the renovation plan) will lead to certain level of noise and dust pollution, but apparently the new project will have bigger impacts on it. My younger kid usually take
nap from 11 am to 2 pm everyday, as a father, i would like to try my best to defend her from been ingratiated from these noise.

3. The old building it self

Last but not the least, the old building it self is a remarkable historical heritage and landmark of our neighborhood, as a history lover, i have shown the building to my friends several times, with proud. we do hope this building can be preserved , in some way, if possible.

Thus, i would like to propose my opposing view on the new reconstruction plan of building "1-3 Hillside ave,westmount".

11 février 2020

I think that an indoor recreational center will benefit the westmount residents more since there is no indoor pool in westmount, especially in long, cold winter days.

12 février 2020

With regards to the 3 hillside avenue proposed condominium project, i do not think it would be in the residents’ best interest to have yet another condo building built. the proposed plan has several disadvantages. first, it is 8 storeys high, which will reduce sunlight even more on the east side.

second, another condo will attract more foreigners to the area, which, will be detrimental to our social circles as it could reduce overall integration with local community. third, it will congest the already small street of hillside and make for a terrible winter street. fourth, the increase in residential condos will increase noise in an otherwise quiet area. as well, the proposed plan will have the garage entrance right in wrong of the east side of 11 hillside, which makes for a bad view, congested feeling, bad airflow for the east side residents of 11 hillside. please reconsider allowing the building of a condo, and instead, building an indoor sports complexe would greatly benefit the local community. kids would have a place to do activities and connect with others. building wouldn’t be as high as 8 storeys, which will give 11 hillside residents more sunlight. if condo building is approved, it should be no high than 11 hillside, which is 3 storeys high.

13 février 2020

I think it’s a beautiful project !!! Much better than that rundown scary looking building. We are looking to purchase a condo and there is a lack of inventory in the area so please get this approved guys. Thanks

13 février 2020

This residential building would be a great addition to the neighborhood, as there are not many and sufficient condos available in Westmount. As many other residents, we are thinking of downsizing in the future and would like to stay in Westmount, in a building of good quality and in a practical location. This project seems to respond to these criteria. It is of a very human size (not too high, not too many residences), spacious with indoor parking and green areas & improves the look of the environment.

We know that the actual Armoury building is not in good condition and would cost way too much to be converted in a residential building as. Moreover, this is not a very good looking building for the area. There is no reason why we should be opposed to this project.

Thank you.
This proposed condo project on 1-3 Hillside will definitely improve that area! It is a beautiful project, very elegant and fits in well with the existing buildings. I fully support this project and am happy to see improvements in our neighbourhood.

14 février 2020

My children have spent an enormous amount of time playing on the Westmount field, as youngsters. So happy that this deteriorating contaminated eye sore will be demolished, along with the removal of the hydro transformers. We are ready to downsize into this beautiful red brick condo complex. Warm and inviting, with so many plus features. Green space, quiet area, and steps away from all conveniences. The building integrates very well with Westmount’s architecture, including the neighbouring property, 11 Hillside, built in 2012. 1-3 Hillside, with it’s distinguished characteristics beautiful green space, will bring a new fresh look to the neighbourhood. Can’t wait.

15 février 2020

As a nearby resident, I would like to expressed my concerns about the proposed project for 1-3, Hillside Ave.

1) The proposed height of the building is not consistent with nearby structures. Additionally, the amount of daylight may be reduced for some residents of 11 Hillside.

2) The proposed location of the entrance to the underground garage will increase noise and reduce air quality for the residents of 11 Hillside.

15 février 2020

I am in opposition of the proposal of this new 8 story high condominium in place of the Hillside Armory building.

The previous proposition of a community center with an indoor pool would be much more beneficial to the residents of Westmount. Furthermore, the construction related to this new condominium project would not only be detrimental to my fellow residents of 11 hillside, but also diminish the general quality of life. Setting a driveway to an underground garage directly in front of our backyards is preposterous, especially since the building was considered only two years ago to have a heritage status.

We have been promised for two years a project moving towards converting the Armory into a gymnasium and indoor pool. We do not need another condo building obstructing our natural light. Please reconsider this terrible proposal and think of the benefits the indoor pool and gymnasium would give to our community and our youth.

16 février 2020

As a 25-year Westmount resident, I am happy to see a proposed condo project that supplies alternatives to older residents who want to downsize but want to remain in Westmount. Presently, there are not many choices, and this proposed project fills this gap. The location on the flats, will be an attraction for some residents, who want to avoid the dangerous hills of mid-to-upper Westmount. Furthermore, the fact that it will be a new construction is a real rarity in Westmount and much needed. I would be very interested in learning more about this project as it develops; especially, proposed prices and apartment sizes and layouts.
In terms of the actual building, it seems to provide a sophisticated and stylish new construction that blends well with the street and with Westmount architecture in general. As an added bonus, the developers will clean up the hazardous waste in and around the building and will also take care of the visual pollution of the electrical transformers. This will be a huge improvement on the armoury’s present state of disrepair.

16 février 2020
The proposed building looks elegant, it will definitely rejuvenate the neighborhood. I would definitely vote for this project.

20 février 2020
As a resident for the past 17 years, I oppose the building of eight story condominium of 37 units concerning the exceeding existing zone on Hillside street such as height, traffic and parking congestion and density.

The new building is too big for this area. People in this area need an indoor pool and gymnasium rather than a new condo. There is constant present of ambulances, taxis, and employees car for St. Margaret resident on Hillside Ave. The traffic is already too much for this narrow street.

21 février 2020
Dear PAC,
How thrilled was I to read the news in the Independent about the conversion of the hideous Hillside armory into a new condo building!!
For 11 years of living directly across the Westmount athletic grounds(on Hallowell St) I have looked at a deteriorating dark building consisting of a bad patchwork of brickwork, a huge ugly transformer, old broken windows, graffiti and to be perfectly honest, just a massive, ugly building that brings no beauty whatsoever to the area!
I so welcome the developers vision of the new building that is harmonious with other buildings on Hillside not to mention a smaller footprint than the existing building and much needed vegetation to that barren dark street corner!
There have been other conversions of buildings in Westmount over the years and I am praying the PAC gives thumbs up to this project that will definitely make the neighborhood I live in more attractive!

23 février 2020
I sincerely hope that the planned condominium project on Hillside will not be approved. My wife and I live in Westmount due to the sense of community it provides and I believe it's low density is one of the major contributors to this. I totally agree with two comments mentioned in the Independent concerning this project. The first Ms Goh’s Comment re turning Westmount into the next Griffintown and secondly the comment which mentions that this area is already a nightmare. I also think that the developer’s excuse that they were not aware of the building’s condition is weak given that due diligence is part and parcel of a developer’s skill set.

24 février 2020
Dear members of the Urban Planning Committee,
This is [redacted] I would like to voice my concerns about the proposal for the high condo building at 1-3 Hillside Avenue.

1. According to the proposal, it seems the driveway of the underground garage of 1-3 Hillside Avenue is just along the small backyards of current 11 Hillside Avenue. It means the noise and the fumes of the cars will be released directly to their neighbours’ small backyard and bedrooms as well. The pollution will adversely affect the health of the residents of 11 Hillside Avenue, especially the young kids and the seniors.

2. I am not sure what the exact height of a 8-story condo is, but I am sure it will be much higher than the current building. And there are no setbacks on the side facing 11 Hillside though there is some setbacks on other sides of it. My condo is attached to the current building at 1-3 Hillside, and I doubt what a small piece of sky I can see with a massive 8-story building standing straightly in front of my connected living room wall.

3. Privacy of the residents of both 11 and 1-3 Hillside Avenue is another key issue to consider for the developer. The windows of my two bedrooms will be opposite to the windows of bedrooms/living rooms or maybe kitchen if the new building has been done as the current proposal.

In summary, I believe the proposed design has little consideration of life quality of both residents living in 11 and 1-3 Hillside Avenue and I ask for your close attention.

Thank you very much for your consideration and attention!

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24 février 2020

It’s good thing to respect the human scale of the neighbourhood. It’s a good idea to listen to the neighbour concerns and people in general. I want to express my support to Miss Sue Goh and her work for the community. Thanks

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25 février 2020

The project makes a great deal of sense and would certainly enhance the neighbourhood. The existing structure is an eyesore. The land should be put to good use. It is a residential area with several 8 story building in the neighbourhood. From what we have been shown the building fits in the neighborhood and would add much sought after condos on the flats in Westmount.

It has my full support. I've been a resident of westmount for 27 years,

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26 février 2020

1. There is no justification for this being a SCAOPI Project. There are no encumbrance or conditions of the site which prevent the developer from achieving its current zoning. The demolition has been presumed to be approved in this proposal.

2. There are no benefits to the community to warrant any increase to the height or density.

3. It seems that the projects is driven by the Planning Program rather than a detailed analysis of warranted increases in a detailed analysis of the other provisions of the SCAOPI Bylaw. Yes the project leaves a green-space to the South..the permitted density of this portion could be considered to be allowed on the balance of the site. With the clarification at the PAC meeting that the Mechanical
penthouses were left out of the calculations, the variance exceeds even the stated objective of 2x the
density and 4x the height permitted under the current zoning.

4. This is not a small project on very narrow streets and as proposed, concern must be addressed wrt
visitor parking, deliveries, service vehicles for which no provision has been made.

5. Any construction above the 3rd floor should be of a lighter material such as champagne aluminium
and glass. All brick makes the building oppressive.

6. The design of the masonry portion of the building would be well served to take advantage of certain
key elements of the original design by the use of tall narrow multi floor windows and spandrels. The
profile at the top of the 3rd floor in the form of the original Armoury to soften the transition. Additional
masonry detailing costs virtually nothing in brick, in lieu of the "token remnants" of the original building
as proposed. The balconies, albeit shown in 2 different versions should be all glass.

7. The justifications for demolition as detailed in the report are woefully over estimated as being
reasonable cause for demolition. The lower "live load capacity" of the 5 existing mezzanines are being
demolished. The masonry repairs as shown are normal wear to any brick building with inadequate
sills. The large repairs shown at the top of the building were likely due to equipment replacement.

8. The validity of the landscaping on the upper floors, due to depth of soil, water and drainage are
suspect.

9. The non commitment to any particular LEED standard implies that some of the small technical items
such as toilets, faucets, etc may be accommodated as stated (which are all part of the pending NBC
anyway) but there are many other measure to achieve a category which should be investigated and
encouraged, like drainage retention tanks, recycled water for the gardens, etc.

10. Not having a canopy to protect the stairs and ramp access to the building should no longer be
acceptable in our society, let alone a snow and ice melting system.

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28 février 2020

I wish to offer my support to this high quality proposal. I believe the proposed building is well suited to
the street and would not disrupt the character of the street. It very much respects the high standards of
our well preserved City of Westmount. The proposed building would be a truly beautiful addition to the
neighbourhood.

Certain citizens are concerned that the height of the building would obstruct their easterly views of
downtown. I feel they should have far more serious concern for the massive Children’s Place project at
Atwater and Dorchester. There is a serious demand for housing in our city. I am especially concerned
for our aging population and for the many single or small households. Many who have grown up in
Westmount would very much like to remain in the community where they have roots. This project helps
meet the demands for such housing. It also makes provisions for travel by sustainable means; foot, 
bicycle, bus, metro. It is ideally located to nearby bus routes and metros.

28 février 2020

The community needs an indoor pool and gymnasium for the residents and daycares so the children
of westmount can benefit - a condo building brings nothing beneficial to the community and will cause
traffic and dust and pollution and a host of other problems during construction and beyond.

Nombre total des commentaires écrites sur le site web : 22
Nombre de lettre reçue : 1
Dear members of the Urban Planning Committee,

I would like to voice my opposition to the proposal for an 8-storey high condominium building on the site of the Hillside Armoury (1-3 Hillside Avenue) on the bases that:

- It is the not the best use that can be made of this site;

- Many characteristics of the proposed building, notably its height, its close proximity to the 11 Hillside building, and the location and design of the driveway leading to the door of the underground garage will greatly diminish the quality of life of existing residents.

A little bit of history

When it was announced in March 2017 that the Armoury had been sold to a developer for 3 million dollars, I was relieved to learn that it was zoned for a 3-level multi-family unit that would conform to its “heritage status”, which, as you know, means that the architectural integrity and heritage character of the neighbourhood must be maintained.

Subsequently, on September 19 2017, the City of Westmount published the results of a survey asking residents about the possibility of building an indoor pool, with maybe a gymnasium. 81% of the 1343 respondents supported the idea!

At the October 16 2019 AGM meeting of 11 Hillside, co-owners had surprise guests: representatives of the developer came to present their condominium building project and attempted to win our support for their proposal. What a shock and a rude awakening this was. For the last 2 years, we were under the impression that the City of Westmount was moving towards converting the Armoury into an indoor pool and gymnasium.

Needless to say, it will be a huge disappointment if this condo building proposal is accepted.

On January 13 2020, I voiced my concerns about the future of the Amoury building at the City Hall meeting. The audience was informed that no proposal had been received regarding the Armoury building and we were reassured that the needs and quality of life of the existing residents would be prioritized over any new private residential development when considering the fate of this site.

Better use can be made of this site

When the survey results were released in 2017, many of my neighbours and I were thrilled with the idea of having an indoor pool and gymnasium. There are many families with young kids living within this community, and they have nowhere to release their bountiful energy during the lengthy fall and winter months. An indoor pool with a gymnasium would be perfect for physical activities opened to everyone, but, especially for those geared towards young kids, enabling and enhancing the mental, physical and emotional health and wellbeing of these residents. There are no indoor swimming pools nor indoor sport facilities accessible to kids in this area.

In addition, having a swimming pool close to the Westmount Highschool, St. Leon elementary
school and surrounding daycares could be advantageous to our children and youth, allowing the schools to offer the students new options in terms of physical education.

To quote the 2017 survey, please allow our responses to guide you in making decisions that are wise, responsible, considerate, sensitive and compassionate in meeting the needs of existing residents for urban planning projects.

We are attracted to live in Westmount because of its human scale and gracious living conditions. We can increase the density of residential housing, but not at the rate that it would mean turning Westmount into the next Griffintown, in which condos are popping left, right and center.

**Negative impacts to the quality of life of existing residents brought about by some characteristics of the proposed building**

First of all, the height of the proposed building exceeds greatly the 3-level multi-family zoning of the site. At 8 storey, it is more than twice the permitted height! It is disproportionately high compared to 11 Hillside, the building right next to it and to which it would be attached, and also the neighbouring buildings along Hillside Avenue.

Currently, the residents of 11 Hillside living next to the Armoury can enjoy a bit of blue sky when they are out on their balcony or small backyard. If the proposed project is accepted, they will be facing a 26-metre or 85 feet high wall a mere 8 metres away, preventing them from ever seeing the sky.

The proposal mentions that the building is designed with setbacks at the fifth and sixth level on some of its sides to make it appear narrower. There are no setbacks on the side facing 11 Hillside! Somehow, it seems important to the developer to make sure the new building appear less massive to the people running on the High school's track and field, but not to the residents living 25 feet away!

It is claimed that it will not affect the amount of sunlight available to residents of 11 Hillside. I beg to differ. The Armoury wall has few windows and grants exceptional privacy to its neighbours. In contrast, the new building, covered with numerous huge windows, which, combined with its close proximity to 11 Hillside condo building, will force residents of both buildings to cover their windows at all times in order to protect their privacy, thereby, reducing the amount of natural light reaching inside their homes to nothingness. Hardly a win-win situation.

**In a nutshell: it is not reasonable for the proposed building to be so massive, being so close in proximity to 11 Hillside**

Next, the design of the driveway to the underground garage appears to have been done with little consideration to its neighbouring residents.

The section leading from the wall adjacent to 11 Hillside Ave to the door of the garage is uncovered. This means cars will ride along the small backyards of current 11 Hillside Ave residents. The noise emitted will bounce off the walls of the new building towards their neighbours and the fumes of the cars will be released in the almost enclosed area formed by
the surrounding walls of the new building and 11 Hillside. Such noise and pollution will adversely affect residents of 11 Hillside. At the very least, the driveway needs to be completely covered, or relocated to another side of the new condo building.

Imagine 2040. Already there are struggles to keep our environment, health and wellness green. Allowing a project of such magnitude to be executed in this already congested residential area, living conditions and the quality of life for its existing residents are bound to deteriorate, let alone our health.

With its closest neighbouring residents sharing the same wall or less than 15 feet away from the massive work, we are looking at minimum of 24 to 36 months of pain and suffering and loss of quality of life for the surrounding neighbours – given the weather conditions, construction vacations and all other unforeseeable circumstances that could arise. In addition to that, we would have to endure traffic and noise pollution, as well as exhaust fumes from cars getting in and out of the garage thereafter, from this new condo building.

**In conclusion,** the City of Westmount should seize this opportunity to equip our community with facilities such as an indoor pool/gymnasium/activity centre that would cater to the needs of its residents and neighbouring schools and daycares. It would greatly enhance community living in this area. Imagine 2040.

Should the city decide to build residential dwellings, it should be done on a smaller scale.

Thank you very much for your kind consideration and attention.

Yours sincerely,

Sue Goh

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