

**Minutes  
Planning Advisory Committee**

**SPECIAL MEETING**

**Held November 24<sup>th</sup>, 2021  
By videoconference**

<b>PRESENT</b>	
<b>PAC MEMBERS</b>	<b>ADMINISTRATION MEMBERS</b>
<input checked="" type="checkbox"/> Demers, Clément, architect, urban planner & resident	<input checked="" type="checkbox"/> Cropas, Youki, Urban Planning Advisory
<input checked="" type="checkbox"/> Gersovitz, Julia, architect, resident & chairman	<input type="checkbox"/> Larue, Michel, Assistant Director General
<input checked="" type="checkbox"/> Hayes, Samantha, architect & resident	<input checked="" type="checkbox"/> Jodoin, Nathalie, Assistant-Director UPD
<input checked="" type="checkbox"/> Karasick, Brian, urban planner, resident & acting chairman	<input checked="" type="checkbox"/> Poulin Julie, Drafting and analysis Agent
<input checked="" type="checkbox"/> Peart, Conrad, Councillor	
<input checked="" type="checkbox"/> Soiferman, Gerald, architect et resident	

<b>CONFLICT OF INTEREST</b>			
<b>Member</b>	<b>File</b>	<b>Left the meeting</b>	<b>Rejoined the meeting</b>
Gersovitz, Julia	CCUS 21-11-24.02 3555 St-Antoine Selby Campus inc.	N/A	3:00 p.m.
Karasick, Brian	CCUS 21-11-24.10 61 Thornhill Guy Yiping	5:55 p.m.	N/A

**1. OPENING OF THE MEETING**

Opening of the meeting at 2:07 p.m.

**2. ADOPTION OF THE AGENDA**

The agenda was adopted as presented.

<b>Agenda</b>	
<b>Planning Advisory Committee SPECIAL MEETING November 24<sup>th</sup>, 2021 By Videoconference</b>	
<b>1. OPENING OF THE MEETING</b>	
<b>2. ADOPTION OF THE AGENDA</b>	
<b>3. FILES SUBJECT TO SPAIP (PIA) BY-LAW</b>	
<b>CCUS 21-11-24.01</b>	<b>2021-00073 – PIA 2021-00042 – Exterior Renovations ZHAO TIJIE <a href="#">16 PL. BRAESIDE. / Lot # 1584401 / Cat. II-2</a></b>
<b>CCUS 21-11-24.02</b>	<b>2021-00809 – PIA 2021-00040 – Addition over 40 square meters SELBY CAMPUS INC. <a href="#">3555 ST-ANTOINE / Lot # 5064118 / Cat. II-36</a></b>
<b>CCUS 21-11-24.03</b>	<b>2021-01172 – PIA 2021-00040 – Signage MARC TOPOROWSKI <a href="#">4897 SHERBROOKE / Lot # 1580946 / Cat. II-20</a></b>
<b>CCUS 21-11-24.04</b>	<b>2021-01185 – PIA 2021-00060 – Swimming pool &amp; Landscaping JAMES DAVID COHEN <a href="#">49 ABERDEEN. / Lot # 1584067 / Cat. I-6</a></b>
<b>CCUS 21-11-24.05</b>	<b>2021-01201 – PIA 2021-00007 – Exterior Renovations JOHN ANTHONY LUZIO <a href="#">26 HOLTON / Lot #2626279 / Cat. II-12</a></b>

(Cont'd)

Agenda

Planning Advisory Committee  
SPECIAL MEETING  
November 24<sup>th</sup>, 2021 at 2:00 p.m.  
By Videoconference

- |                  |   |
|------------------|---|
| CCUS 21-11-24.06 | 2021-01312 – PIIA 2021-00098 – Windows & Doors<br>JEAN-PIERRE GIROUARD<br><a href="#">451 VICTORIA / Lot # 1581358 / Cat. II-16</a>   |
| CCUS 21-11-24.07 | 2021-01318 – PIIA 2021-00062 – Windows & Doors<br>2021-01366 – PIIA 2021-00062 – Exterior Renovations<br>NANNE LOUW<br><a href="#">36 CHURCH HILL / Lot # 1583079 / Cat. II-6-E</a> |
| CCUS 21-11-24.08 | 2021-01321 – PIIA 2021-00057 – Addition accessory building over 40 sq. meters<br>ANTHONY AMIEL CAMUS<br><a href="#">55 BELVEDERE CIRCLE / Lot # 1584678 / Cat. II-2</a>             |
| CCUS 21-11-24.09 | 2021-01351 – PIIA 2021-00067 – Windows & Doors<br>MARIA DEL PILAR CORTES-NINO<br><a href="#">18 GRENVILLE / Lot # 1582986 / Cat. II-5</a>   |
| CCUS 21-11-24.10 | 2021-01468 – PIIA 2021-00049 – Windows & Doors<br>GUO YIPING<br><a href="#">61 THORNHILL / Lot # 1583714 / Cat. II-6-E</a>  |
| CCUS 21-11-24.11 | 2021-01486 – PIIA 2021-00093 – Signage<br>6405312 CANADA LTD, (CROMWELL MGT)<br><a href="#">4868 SHERBROOKE O. / Lot # 1581234 / Cat. I-20</a>                                      |

4. CLOSING OF THE MEETING

3. FILES SUBJECT TO SPAIP (PIIA) BY-LAW

- CCUS 21-11-24.01 2021-00073 – PIIA 2021-00042 – Exterior renovations  
ZHAO TIJIE  
[16 PL. BRAESIDE. / Lot # 1584401 / Cat. II-2](#)

CONSIDERING the provisions of *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (SPAIP)* and that this request meets the objectives and criteria;

CONSIDERING that in limited cases, additions to non-character-defining parts of the building, if any, could be considered if they are carefully designed and those additions would not detract from the original building;

CONSIDERING that the project harmonizes with the character of the original building;

**For these reasons, IT IS MOVED:**

1. That the above preamble forms an integral part of this notice;
2. That the Planning Advisory Committee give an **favourable** opinion to council concerning the request filed under *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (S.P.A.I.P.)* for the addition of a garage with a terrace on top from which a staircase leads into the backyard, according to the drawings prepared by Robert Dupuis, architect, as well as the specifications and technical details prepared by "Royalty Portes et Fenêtres", all identified in the following annex:

**2021-00042**

**CARRIED UNANIMOUSLY**

**CCUS 21-11-24.02 2021-00809 – PIIA 2021-00040– Addition over 40 square meters  
SELBY CAMPUS INC.  
[3555 ST-ANTOINE / Lot # 5064118](#)**

CONSIDERING the provisions of *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (SPAIP)* and that this request meets the objectives and criteria;

CONSIDERING that a building permit has been issued in 2011 for the project “Jardins Westmount”;

CONSIDERING that in limited cases, additions to non-character-defining parts of the building, if any, could be considered if they are carefully designed and those additions would not detract from the original building;

CONSIDERING that the submitted addition uses the characteristic features established by the initial project "Jardins Westmount" and that the new elements are in keeping with the character of said initial project;

CONSIDERING that the new brick as well as other architectural features and finishes match the appearance of the original as closely as possible, in colour, shape, texture and pattern;

CONSIDERING that the proposed doors and windows are in keeping with the building;

CONSIDERING that the landscaping at the rear of the property provides a vegetated and accessible area to manage stormwater runoff;

**For these reasons, IT IS MOVED:**

1. That the above preamble forms an integral part of this notice;
2. That the Planning Advisory Committee give an favourable opinion to council concerning the request filed under *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (S.P.A.I.P.)* for the modification of and addition to the existing building on the side away from the street to create a residential multi-family complex in keeping with the “Jardins Westmount” project authorized in 2011 as well as a landscaped rear yard, according to the drawings submitted by “Neuf architects” and “EVOQ architecture de paysage”, all identified in the following annex:

**[2021-00040](#)**

**CARRIED UNANIMOUSLY**

**CCUS 21-11-24.03 2021-01172 – PIIA 2021-00054– Signage  
MARC TOPOROWSKI  
[4897 SHERBROOKE / Lot # 1580946 / Cat. II-20](#)**

Deferred to confirm the dimensions of the awning above ground and to clarify the integrated design concept of the building signs.

**CCUS 21-11-24.04 2021-01185 – PIIA 2021-00060 – Swimming pool & Landscaping  
JAMES DAVID COHEN  
[49 ABERDEEN. / Lot # 1584067 / Cat. 1-6](#)**

Deferred in order to clarify the proposed modification to the topography in accordance with the objectives and criteria of the regulation.

**CCUS 21-11-24.05 2021-01201 – PIIA 2021-00007 – Exterior renovations  
JOHN ANTHONY LUZIO  
[26 HOLTON / Lot #2626279 / Cat. II-12](#)**

Deferred in order to further define the proposed harmonization of the new guardrails with the objectives and criteria of the regulations.

**CCUS 21-11-24.06 2021-01312 – PIIA 2021-00098 – Windows and doors  
JEAN-PIERRE GIROUARD  
[451 VICTORIA / Lot # 1581358](#)**

CONSIDERING the provisions of *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (SPAIP)* and that this request meets the objectives and criteria;

**For these reasons, IT IS MOVED:**

1. That the above preamble forms an integral part of this notice;
2. That the Planning Advisory Committee give an favourable opinion to council concerning the request filed under *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (S.P.A.I.P.)*, for the replacement of basement windows on the front façade according to the technical details submitted by “Pella Portes et Fenêtres”, all identified in the following annex:

**2021-00098**

**CARRIED UNANIMOUSLY**

---

**CCUS 21-11-24.07 2021-01318 – PIIA 2021-00062 – Windows and doors  
2021-01366 – PIIA 2021-00062 – Exterior renovations  
NANNE LOUW  
[36 CHURCH HILL/ Lot # 1583079 / Cat. II-6-E](#)**

Deferred in order to obtain clarification on the replacement of the French doors and the materiality of the existing windows.

**CCUS 21-11-24.08 2021-01321 - PIIA 2021-00057 - Addition accessory building over 40 sq. meters  
ANTHONY AMIEL CAMUS  
[55 BELVEDERE CIRCLE / Lot # 1584678 / Cat. II-2](#)**

Deferred in order to clarify the harmonization approach according the objectives and criteria of the regulation.

**CCUS 21-11-24.09 2021-01351 – PIIA 2021-00067 – Windows and doors  
MARIA DEL PILAR CORTES-NINO  
[18 GRENVILLE/ Lot # 1582986 / Cat. II-5](#)**

Deferred in order to clarify the proposed window divisions and the door transom according the objectives and criteria of the regulation.

**CCUS 21-11-24.10 2021-01468 – PIIA 2021-00049 – Windows and doors  
GUO YIPING  
[61 THORNHILL / Lot # 1583714 Cat. II-6-E](#)**

Deferred in order to clarify the proposed windows' division and style according to the objectives and criteria of the regulation.

**CCUS 21-11-24.11 2021-01486 – PIIA 2021-00093 – Signage  
6405312 CANADA LTD, (CROMWELL MGT)  
[4868 SHERBROOKE O. / Lot # 1581234 / Cat. I-20](#)**

CONSIDERING the provisions of *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (SPAIP)* and that this request meets the objectives and criteria;

CONSIDERING that the sign located inside the shop is not subject to the requirements of *By-law No. 1305 on Site planning and architectural integration programmes (SPAIP)* and is excluded from the application;

CONSIDERING that a signage strategy for all businesses of the building has been submitted and approved under file No 2017-01576 and that the signs submitted comply with said strategy;

**For these reasons, IT IS MOVED:**

1. That the above preamble forms an integral part of this notice;
2. That the Planning Advisory Committee give an favourable opinion to council concerning the request filed under *By-law No. 1305 of the City of Westmount on Site planning and architectural integration programmes (S.P.A.I.P.)* for the installation of a projecting sign and a façade sign according to the details and specifications submitted by “Jones Sign”, all identified in the following annex:

**2021-00093**

**CARRIED UNANIMOUSLY**

---

**4. CLOSING OF THE MEETING**  
Meeting ended at 6:05 p.m.

---

**Julia Gersovitz**  
Chairman

---

**Nathalie Jodoin, OAQ**  
UPD Assistant Director