



Heritage

Important definitions

HISTORIC PLACE

a structure, building, group of buildings, district, landscape, archaeological site or any other place in Canada officially recognized for its heritage value

HERITAGE VALUE

the aesthetic, historical, scientific, cultural, social or spiritual importance or significance to past, present or future generations. The heritage value of a place rests on its character-defining elements such as materials, form, location, spatial configurations, uses, and cultural connotations and meanings

CHARACTER-DEFINING ELEMENTS

materials, form, location, spatial configurations, uses and cultural connotations or meanings that contribute to the heritage value of a place and that must be protected to safeguard its value

Reference: City of Westmount

Regulatory Framework Heritage

The Land Use Planning and Development Plan for the Urban agglomeration of Montreal names a number of heritage guidelines that the City of Westmount must follow.

GUIDELINE 1

Protect and enhance areas of heritage value on the basis of their character-defining elements and interest

GUIDELINE 2

Protect and enhance buildings and places of worship of interest

GUIDELINE 3

Promote the enhancement, protection and development of large institutional properties

Planning Advisory Committee (PAC)

PAC plays a key role in the protection and preservation of Westmount's architectural heritage. As an advisory committee, it recommends the approval or refusal of permit applications reviewed by City Council, in accordance with the Site Planning and Architectural Integration Programme (SPAIP) bylaw.

Local Heritage Council (LHC)

Established in 2016, the LHC provides recommendations to City Council on matters relating to the application of the Cultural Heritage Act, such as the designation of a historical place or the identification of intangible elements of heritage value. The LHC also carries out cultural heritage awareness projects.

Westmount's Master Plan

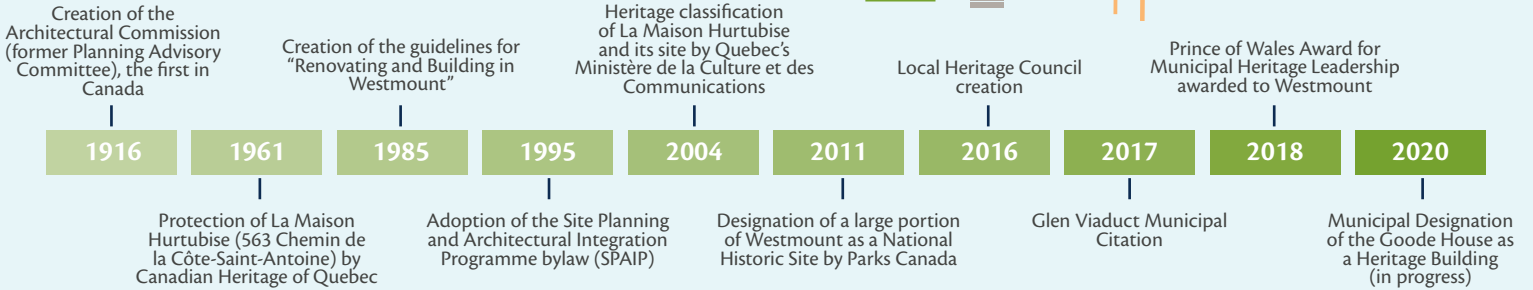
The Urban Planning Programme is a planning document that sets out the vision and broad guidelines for development. The preferred approach is that of maintaining built and natural assets using regulatory and zoning tools that promote protection and discourage land speculation and demolition. In this way, the City ensures that construction in Westmount is appropriate and of high quality.

Demolition bylaw

To avoid irreversible losses, the Demolition bylaw requires a building in an area of special interest to have its heritage value assessed before it can be demolished. In Westmount, any demolition of more than 50% of a building is subject to the Demolition bylaw. Applying for a demolition permit is a public process and must be approved by the Demolition Committee. Any demolition involving a building of outstanding heritage value (Category 1*) is subject to the bylaw.

Reference: City of Westmount

History of Heritage Protection in Westmount



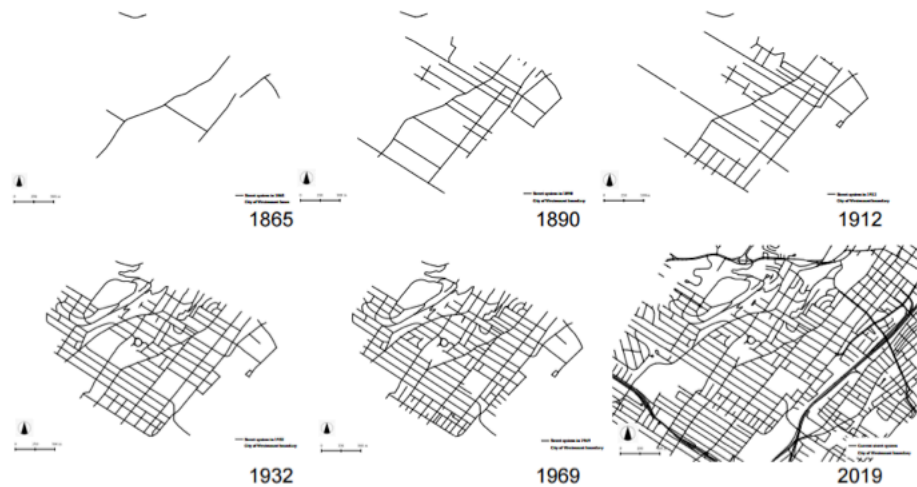
Evolution of Westmount's heritage

ARCHAEOLOGICAL HERITAGE

Two archaeological sites have been identified within the boundaries of Westmount: Aboriginal burials dating from the prehistoric period and La Maison Hurtubise.

Reference: Westmount Urban Heritage Assessment

WESTMOUNT'S URBAN EVOLUTION



Reference: Westmount's Typo-Morphological Portrait

FOUNDING PATH OF HISTORICAL INTEREST

According to several authors, the Côte-Saint-Antoine road follows an ancient native trail. Today, it retains a bucolic character with its sinuous layout and some rural constructions from the early 18th century (Maisons Hurtubise and Décarie).

Reference: Westmount Urban Heritage Assessment

WESTMOUNT AND ITS BUILT HERITAGE

Westmount's built heritage is mainly composed of single-family homes, built according to the following development:

- Some rural houses erected from the 18th century to the middle of the 19th century
- Country estates, villas and cottages built between 1845 and 1900 to enjoy the country landscape
- Townhouses and more isolated bourgeois houses, built between 1885 and 1900
- Semi-detached brick homes and eclectic prestige residences dating from 1900-1915
- Some townhouses and semi-detached houses from 1915 to 1940
- Prestigious houses adopting historical styles, built between 1920 and 1945. There are also, to a lesser extent, multi-family dwellings, public buildings and places of worship of heritage interest.

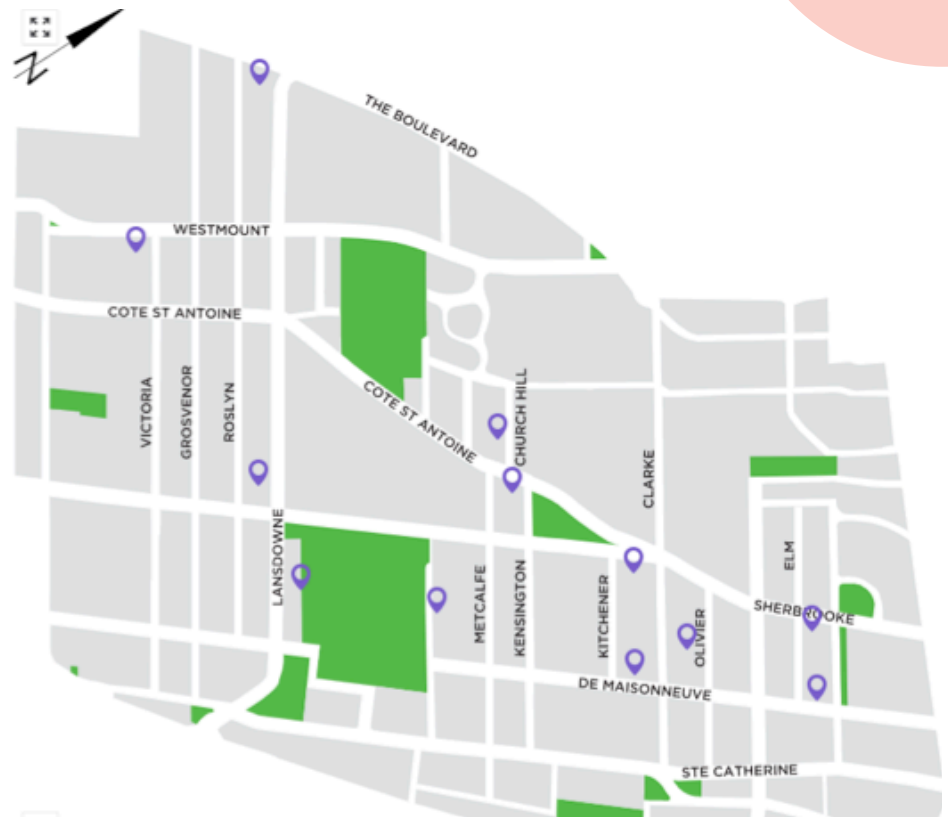
INSTITUTIONAL AND RELIGIOUS HERITAGE

Large institutional properties and places of worship form an integral part of Westmount's rich architectural heritage. There are 13 places of worship of heritage interest within the City's boundaries. Subdivision projects, changes of use, transformation or conversion of buildings on these sites must ensure the preservation of specific architectural and landscape features and not compromise the historic or symbolic value of the site.

The ongoing Places of Worship Project is an innovative initiative to seek, in collaboration with each congregation, new uses for underutilized spaces in places of worship.

Map – Places of Worship of Heritage Interest

- Ascension of our Lord Church
- Bethel Gospel Chapel
- Church House of Prayer for all Nations
- Congrégation Shaar Hashomayim
- Serbian Orthodox Church
- Mountainside United Church
- Saint-Léon-de-Westmount Church
- St. Matthias Anglican Church
- Temple Emanu-El-Beth Sholom
- Westmount Baptist Church
- Westmont Park United Church
- Westmount Seventh-Day-Adventist Church



Reference: City of Westmount

Heritage Sectors and Building Categorization

Westmount has approximately 4750 housing units built before 1945, or nearly 61% of the total number of units. The age of the housing stock and the architectural quality of these buildings mean that a large number of buildings have heritage value. Each building is then assigned one of the following four categories: exceptional, important, interesting or neutral, which determines the possible types of intervention. The territory is also divided into 39 heritage sectors, whose buildings share common physical and historical characteristics.

EXCEPTIONAL (Category I*) – 45 private residences

Buildings belonging to category 1* are considered exceptional and are distinguished from Category 1 buildings by the remarkable nature of their architectural value:

- Buildings of historical value
- Major works from renowned architects and builders
- Exceptional examples of a particular style
- Examples of beautiful construction (refinement of details and materials)
- Buildings forming an important architectural ensemble

IMPORTANT (Category I) – 1 366 buildings

- Buildings of historical value
- Major works from renowned architects and builders
- Exceptional examples of a particular style
- Examples of beautiful construction (refinement of details and materials)
- Buildings forming an important architectural ensemble

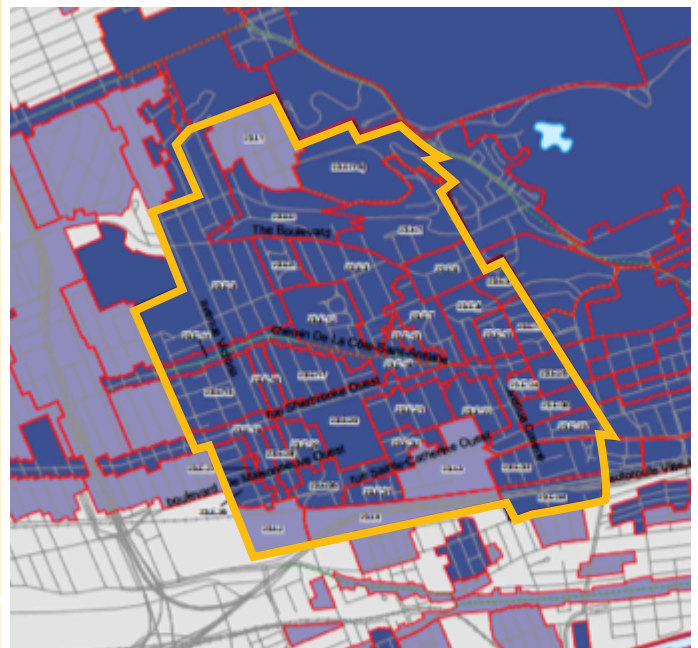
INTERESTING (Category II) – 3 342 buildings

- Important buildings, but not to the same degree as Category I buildings
- Humbler buildings that still offer a significant contribution to the City’s specific character (by their scale, materials or age)

NEUTRAL (Category III) – 356 buildings

- Buildings with less architectural value than Category II buildings, or buildings with a neutral value that are less than 40 years old

Westmount Urban Heritage Assessment



Source : Ville de Westmount

Reference: Beauré-Michaud Study (1988)