



Shops and Services

Westmount's commercial offer

The City's commercial and service offer is mainly concentrated around Sherbrooke Street and is divided into two main areas:

WESTERN AREA – Victoria Avenue and Sherbrooke Street: distinguished by a commercial offering that caters to local residents (known as a traditional commercial offering)

EASTERN AREA – Greene and Sainte-Catherine Streets: distinguished by a commercial offering that caters to local residents on Greene Street and an urban commercial area (shopping center) on Sainte-Catherine, which attracts shoppers from beyond the City

Apart from these two areas, the rest of Westmount is mainly residential, with few local shops and services.

Map Westmount's Land Use

Légende
Legend

- Résidentiel - Unifamilial
Residential - Single family
- Résidentiel - Bi ou multifamilial
Residential - Bi-family or multiple family
- Commercial de voisinage
Neighbourhood commercial
- Commercial urbain
Urban commercial
- Grandes institutions
Large institutional facilities
- Conservation
Conservation
- Utilitaire
Utilitarian
- Parc municipal
Municipal park



Reference: City of Westmount

Neighbourhood shopping Victoria Village and Greene Avenue

Victoria Street and Greene Avenue, respectively in the east and west parts of the city, are traditional shopping streets, where businesses are mostly visited by local residents. Both streets include local and specialized shops and services, including:

- Personal, health or professional care services
- Coffee houses and restaurants, giving the area a vibrant activity, especially in the summer

Urban shopping center Sainte-Catherine Street

The section of Sainte-Catherine Street between Atwater and Greene differs from other commercial streets in Westmount in the following ways:

- Denser and taller buildings
- The presence of a shopping center and office towers
- High population density



This area has a strong urban character that includes a mosaic of old and modern buildings. Currently, there are many vacant premises.

Vacant premises Future commercial offering

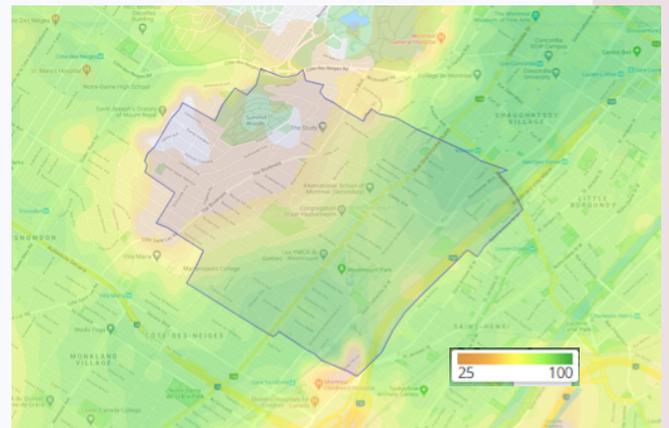
For several years now, traditional commercial streets have been facing vitality issues. The presence of numerous vacant commercial premises is only one of the most apparent consequences. Online shopping, rising taxes and commercial rents and the preponderance of car travel are possible explanations for this situation. Westmount is not immune to this trend, particularly on Sherbrooke and Sainte-Catherine streets.

Walkability

Westmount has a Walk Score of 77, making it a very walkable city. However, as the map below shows, there are clear differences between the northern and southern areas of the City.

The Walk Score system measures the pedestrian potential of a city or address by giving it a score. This is given according to the distance to be walked to reach the various shops and services. The higher the score, the quicker residents can move between local points of interest.

Walk Score®	Description
90-100	Paradis du marcheur Les courses quotidiennes n'exigent pas de voiture.
70-89	Très propice à la marche La plupart des courses peuvent se faire à pied.
50-69	Plus ou moins propice On peut se rendre à pied à certains services publics.
25-49	Dépendance à la voiture On peut se rendre à pied à quelques services publics.
0-24	Dépendance à la voiture Presque toutes les courses exigent une voiture.



Reference: walkscore.com

Regulatory Framework

AGGLOMERATION GUIDELINES

The Land Use and Development Plan for the Urban Agglomeration of Montréal stipulates a number of guidelines that Westmount must follow:

Guideline 1

Preserve, consolidate and diversify business activity in a perspective of complete living environment

Guideline 2

Promote the development of a living environment that respects local specificities

ZONING

Westmount's zoning bylaw aims to concentrate commercial activity in specific areas. Its purpose is to avoid the spread of businesses and thereby enhance the vitality of commercial streets.

Changes in zoning over time have given certain acquired rights to a few commercial occupations. This is the case, for example, for several premises located on Sherbrooke and Sainte-Catherine Streets, which are technically in a residential zone.

OCCUPANCY TYPE

Commercial activities and services are permitted in commercial areas as per the zoning bylaw. However, certain occupations, such as restaurants, are restricted to a fixed number in some areas to ensure commercial diversity.

Bar establishments and tourist accommodations are prohibited in Westmount. Allowing this type of commercial offering could possibly stimulate certain areas of the city, by bringing in a mix of consumers.

NUMBER OF ISSUED PERMITS

Over the past five years, 283 permits have been issued for commercial occupancies. The number of issued permits has been stable since 2018.

Permit Type: Commercial Occupancies						
	2016	2017	2018	2019	2020	Total 5 yrs
Number of issued	61	71	49	51	51	283