

URBAN ANALYSIS

WESTMOUNT PARK

2019.10.28



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CHAPTER 1

CONTEXTUAL SETTING

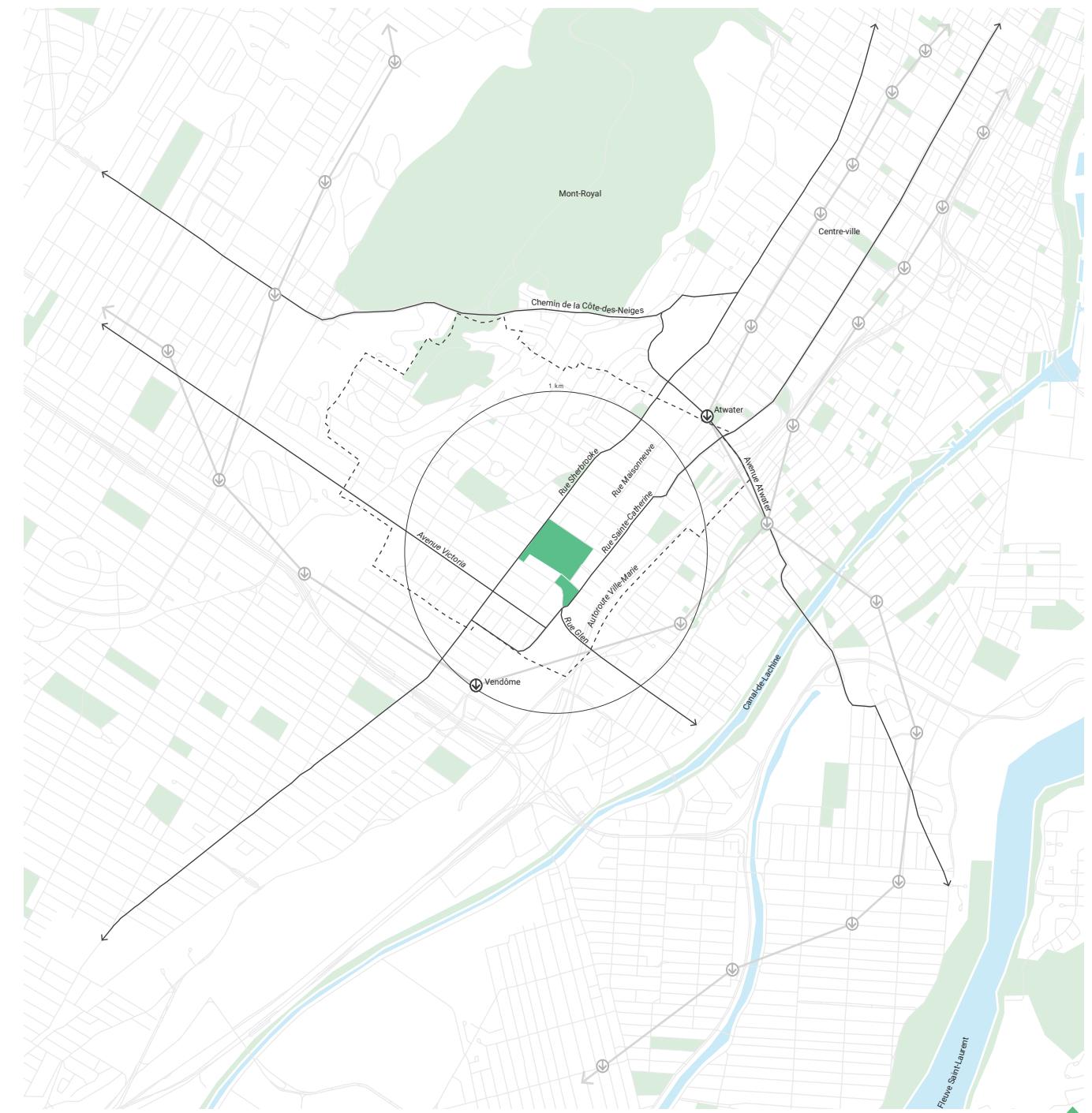
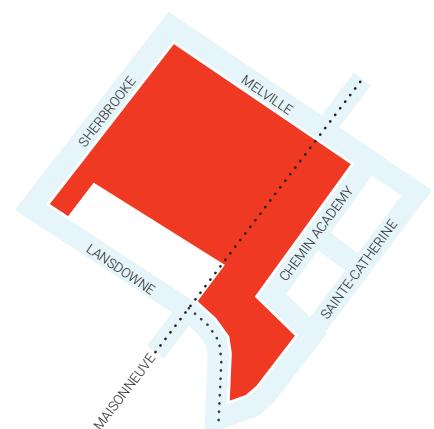
STRATEGIC LOCATION

The city of Westmount is located at the foot of Mount Royal's southern slope (west for Montrealers). Just steps from downtown Montreal, it is known for, among other things, its landscaped areas that represent an integral part of its heritage. Due to its long horticulture tradition, it boasts many parks and green spaces as well as a wooded nature reserve that contributes to highlighting the strong legacy built over the years.

FOR THE ENTIRE MONTREAL AGGLOMERATION

An enclave within the City of Montreal, the City of Westmount is surrounded by the boroughs of Côte-des-Neiges–Notre-Dame-de-Grâce, Ville-Marie, and Southwest Montreal. The Ville-Marie Expressway (A-720) that serves Montreal's downtown area from the Turcot Interchange to the Jacques-Cartier bridge, as well as Canadian National's railway corridor are located to the east of Westmount Park. Many other types of infrastructure provide access to the park via various means of transportation. Sherbrooke Street West, Route 138 (R-138), also renders the park easily accessible to the outside community. Furthermore, the park can be reached via two subway stations, namely Vendôme to the west (orange line) and Atwater to the east (green line). The Claire-Morissette bike path, which goes through the park, also connects it to the fringes of the city from Montreal West and the Notre-Dame-de-Grâce neighbourhood to Du Havre Street, in the Centre-Sud district. The park is also accessible via the Lachine Canal bike path, to the southwest via Lansdowne Avenue, Glen Road, and De Courcelle Street.

Today, Westmount Park represents not only a central location for the Westmount community, but also a prime destination for the entire agglomeration. The buzz can be associated with the park's size, facilities, number of visitors, regular and non-recurrent activities, and most of all, its historical and picturesque character that is particularly appreciated within the community.



PLAN 1 : WESTMOUNT PARK ON A MACRO LEVEL

- Road network
- Subway line
- Bike path

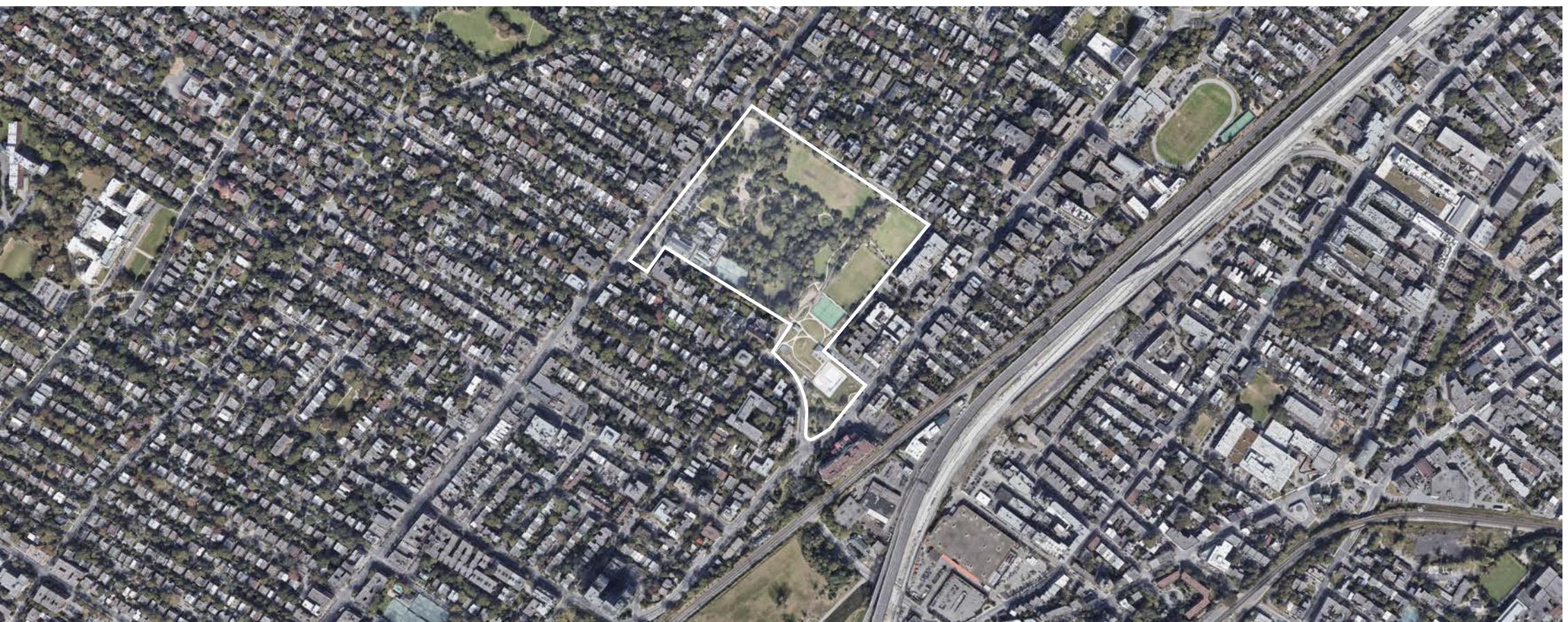
- City of Westmount limits
- Westmount Park

FOR THE CITY OF WESTMOUNT

Located in the southern portion of the city, Westmount Park is delimited by Sherbrooke Street West to the north, Melville Avenue to the east, Lansdowne Avenue to the west, and Sainte-Catherine Street West to the south. It is the second largest park in the city, after Summit Park, a 23-acre nature reserve. Although it has a smaller surface area, with its 10.6 acres, Westmount Park ranks first in terms of popularity. The fact that it is so easy to access greatly contributes to its high number of visitors within Westmount's rich natural network offering 12 parks, 22 green spaces, and a vast nature reserve.

Strategically located in the city's urban heart, the surrounding built environment and the regular street layout showcase Westmount Park. Although the sector generally consists of private homes, nearby businesses, services, office buildings, institutions, and recreational and cultural equipment ensure multi-functionality.

Recognized for its organic topography and rural character that reflect traditions associated with English-style gardens, the park boasts mature trees of different species and a body of water. Three municipal buildings are located within the park, namely the Westmount Public Library, which is connected to the Conservatory and Westmount Greenhouses, Victoria Hall Community Centre, and Westmount Recreation Centre. Sports and recreational facilities are also present and include a wading pool, a children's play area, a dog park, tennis courts, soccer and rugby fields, as well as outdoor fitness equipment. The recreation centre also hosts a multitude of sports and community facilities, all adjacent to the park. This municipal equipment and the central location of the park reinforce its pivotal role as a gathering place within the community.



Aerial photo of Westmount Park
Source : Google Earth, 2019

HISTORY

While the City of Côte-Saint-Antoine is booming, its Civic Improvement Committee suggests the development of a park, its first, in 1892. Their criteria stated that it was to be located at the heart of Westmount. Honouring the principles of the City Beautiful movement, the project aimed to offer citizens of the future City of Westmount a space to enjoy nature, to improve their health and well-being. An area within a wetland with numerous ravines and streams was chosen for the park, at the corner of Sherbrooke Street West and Melville Avenue. Although this area was not suitable for agriculture or housing construction, it offered a pastoral and romantic setting that rendered it ideal for this vocation. The park was inaugurated in 1898 in honour of Queen Victoria's Diamond Jubilee, thus inspiring its name: Victoria Jubilee Park.

Benefiting from the presence of the electric streetcar network serving Sherbrooke, Victoria, Greene, and Sainte-Catherine West Streets since 1894, the areas surrounding the park quickly became a prominent location for extending the city. In fact, in 1899, the Victoria Jubilee Hall and the Westmount Public Library opened their doors on neighbouring land, on Sherbrooke Street West. These two emblematic buildings were built by Robert Findlay, architect. The library was Quebec's first municipal library. Both buildings and the park itself became part of the memorial built for the 60th anniversary of Queen Victoria's reign.

At the turn of the 20th century, improvements were made to the park's architectural arrangement. Among these was the first sailing pond added in 1908. What's more, in 1910, the park's territory was expanded to De Maisonneuve Boulevard West (formerly Western Avenue). In 1912, the City of Westmount hires Howard Manning, an American landscape architect, to rearrange the park à la Frederick Law Olmsted, a famous landscape architect. Since, many ravines and streams have been buried and redirected to facilitate the desired park arrangement and address hygiene problems linked to the surrounding hydrographic network. The basins present today make it possible for visitors to partially see Glen Stream, which now flows underground.

To this day, the arrangement of the park grossly resembles the plan elaborated by Manning, with very few exceptions. In fact, in 1925, the park was expanded to the intersection of Lansdowne Avenue

and Sherbrooke Street West to include the Westmount Library and Victoria Hall Community Centre. A floral clock was added and has flourished during summer months since its addition. What's more, one year later, the Westmount Conservatory was erected by Lord & Burnham, the famous greenhouse manufacturer. During this same decade, many aesthetic modifications were made to the natural and picturesque aspect of the paths and plantations, rendering a more formal appearance. Bushes and grass were planted directly in the ravines and two fountains were installed. In 1963, the park was renovated by McFadzean & Everly, yielding an updated look. Paved paths were added, and the water basins were redesigned to include a waterfall and an island for ducks. Furthermore, a new children's playground was built, and a shuffleboard area was added. Finally, when De Maisonneuve Boulevard West was closed in 1985, Ron Williams, landscape architect, designed a network of bike and pedestrian paths to replace the roadway.

Since, most of these new additions have remained, and the new Westmount Recreation Centre was added. It includes a municipal pool, two indoor skating rinks, and community rooms. Several tennis courts were also added, along with numerous soccer fields, all in the southeast sector of the park, along Academy Road. In 2010, the 150-year-old weeping willow that kept the basin's islet cool fell and had to be cut. This major change in the park's landscape greatly affected the sector's sought-after ambiance. Because of the park's natural and bucolic aspect, an integral part of its arrangement since it first opened, the death of such an old tree represents an important loss in the park's history. That is why parts of this tree were kept and used to create outdoor furniture set in the same spot in honour of the majestic willow's long life.

WESTMOUNT PARK



Westmount Park cannon, 1941.
Source : Poirier, Conrad, 1912-1968. - 18 juin 1941, Bibliothèque et Archives nationales du Québec - P48,S1,P6363



Stone bridge, 1939.
Source : Poirier, Conrad, 1912-1968. - 8 juin 1938, Bibliothèque et Archives nationales du Québec - P48,S1,P2973



Exhibition of a crashed German aircraft, 1941.
Source : Poirier, Conrad, 1912-1968. - 3 juin 1941, Bibliothèque et Archives nationales du Québec - P48,S1,P7063

THE SAILING POND



The very first sailing pond, 1938.
Source : Poirier, Conrad, 1912-1968. - 4 juin 1938, Bibliothèque et Archives nationales du Québec - P48,S1,P2984



Angling competition in one of the park's basins, 1938.
Source : Poirier, Conrad, 1912-1968. - 16 juillet 1938, Bibliothèque et Archives nationales du Québec - P48,S1,P2321



The location of the old sailing pond converted to water games, 2019.

THE VICTORIA JUBILEE HALL COMMUNITY CENTRE



The Victoria Jubilee Hall Community Centre at time of construction, 1899.
Source : The Valentine & Sons' Publishing Co. Ltd, 1281, Bibliothèque et Archives nationales du Québec - CP 023455 CON



Reconstruction Victoria Jubilee Hall Community Centre after fire.
Source : (Québec (Province)), Bibliothèque et Archives nationales du Québec - CP 5381 CON

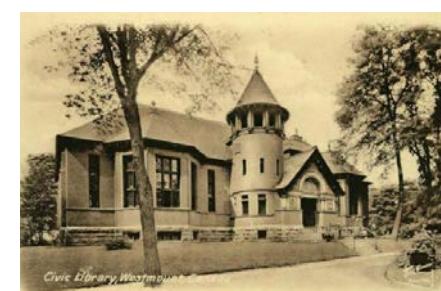


Victoria Hall Community Centre today, 2019.

WESTMOUNT LIBRARY



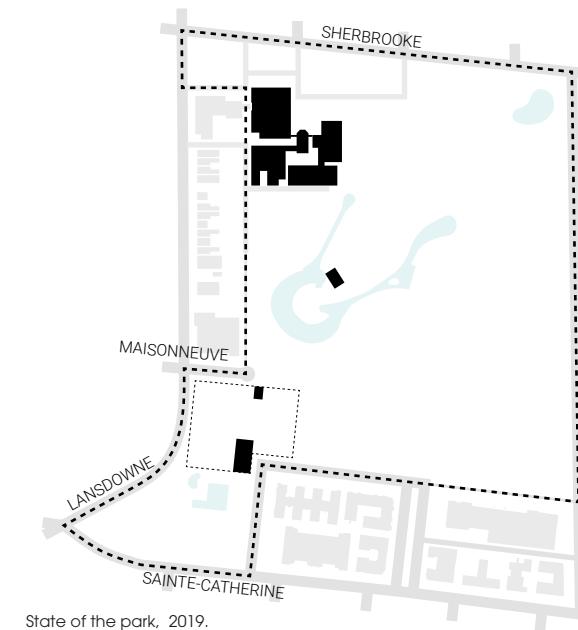
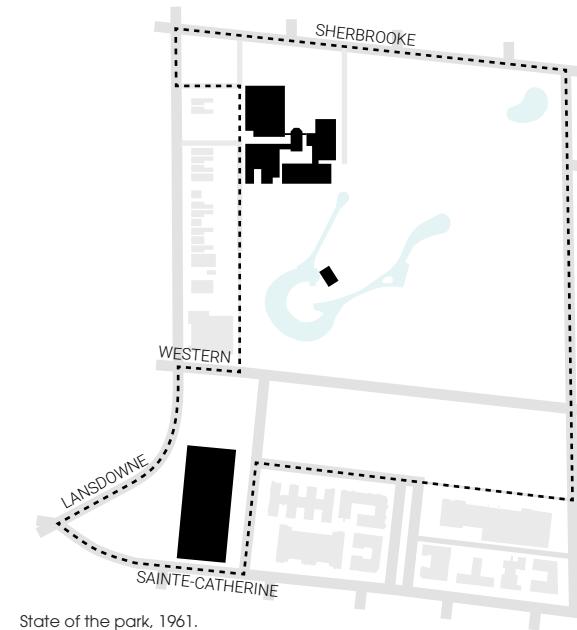
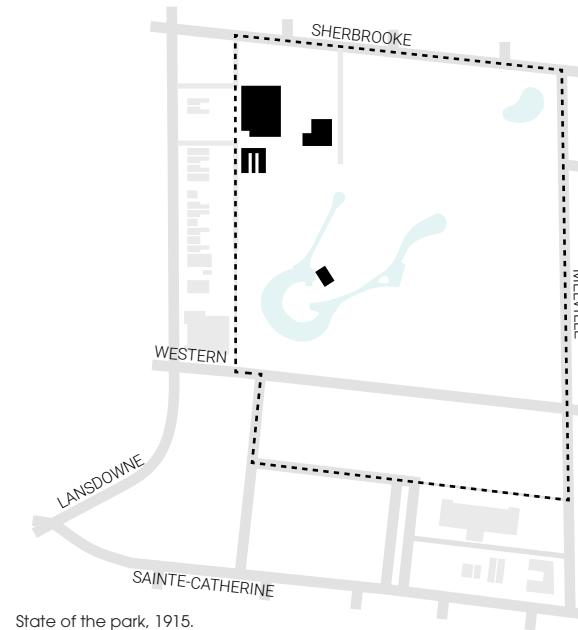
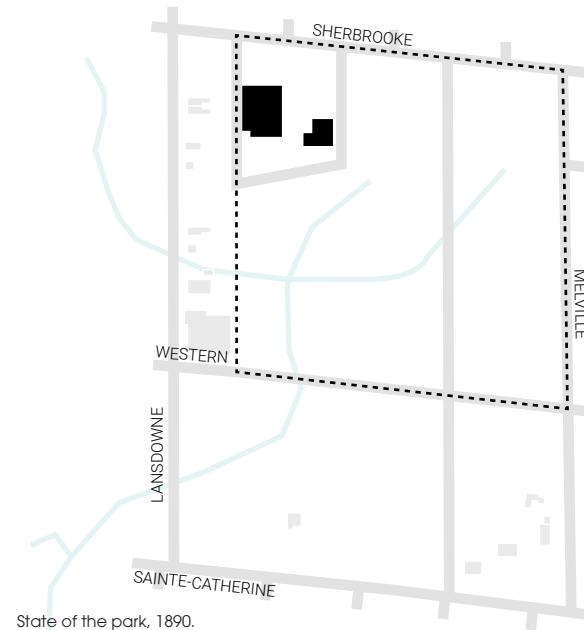
Westmount Library during its construction, 1899.
Source : (Québec (Province)), entre 1903 et 1906, Bibliothèque et Archives nationales du Québec - CP 3137



Westmount Library after its expansion, 1911.
Source : Rice Studio Limited, entre 1910 et 1920, Bibliothèque et Archives nationales du Québec - CP 023419



Westmount Library today, 2019.



1 PARK OPENING

1890 : The Village of Côte-Saint-Antoine becomes a city following its high rate of demographic growth.

1892 : The Côte-Saint-Antoine Improvement Committee proposes a park development project and the land located at the intersection of Sherbrooke Street West and Melville Avenue is chosen for the park's localization.

1893 : Sherbrooke Street West is extended between Claremont Avenue and Atwater Avenue.

1894 : City-wide electrification of the streetcar network, namely on Sherbrooke Street West, Victoria Avenue, Greene Avenue, and Sainte-Catherine Street West.

1895 : The City of Côte-Saint-Antoine is renamed and becomes the City of Westmount.

1898 : Park opens under the name of Victoria Jubilee Park, in honour of the Diamond Jubilee (60th anniversary) of Queen Victoria's coronation.

1899 : Opening of Victoria Jubilee Hall, Westmount's first community centre.

1899 : Opening of Westmount Library, Quebec's first public library.

2 EXPANSION

1908 : The first sailing pond is added.

1910 : Park is expanded to De Maisonneuve Street West.

1911 : Expansion of Westmount Library.

1912 : Howard Manning, trained by Frederick Law Olmsted, redesigns the park giving it a picturesque Victorian style. Streams and ravines are channelled.

1913 : Construction of Westmount Park Elementary School.

3 MODERNIZATION

1924 : A fire destroys the Victoria Jubilee Hall Community Centre.

1924 : Expansion of the Westmount Library.

1925 : Opening of new Victoria Hall Community Centre, located in the same spot as the former community centre.

1926 : Expansion of the park to the intersection of Lansdowne and Sherbrooke Street West.

1926 : The floral clock makes its first appearance in Westmount Park during summer months.

1927 : Construction of the Westmount Conservatory by Lord & Burnham.

1936 : Modernization of the Westmount Library.

1960 : Refurbishment of the Westmount Park pond.

1967 : The Centennial Monument is erected.

3 REQUALIFICATION

1985 : The portion of De Maisonneuve Boulevard West that runs through the park is closed.

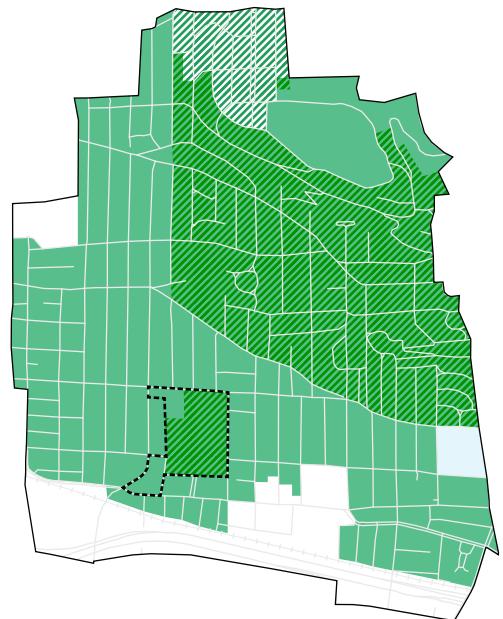
1995 : Renovation of the Westmount Library.

1998 : Restoration of the Victoria Hall Community Centre.

1999 : Both the Victoria Hall Gallery and the pedestrian path between Westmount Library and the Victoria Hall Community Centre open.

2004 : Restoration of the Westmount Conservatory.

PLANNING FRAMEWORK

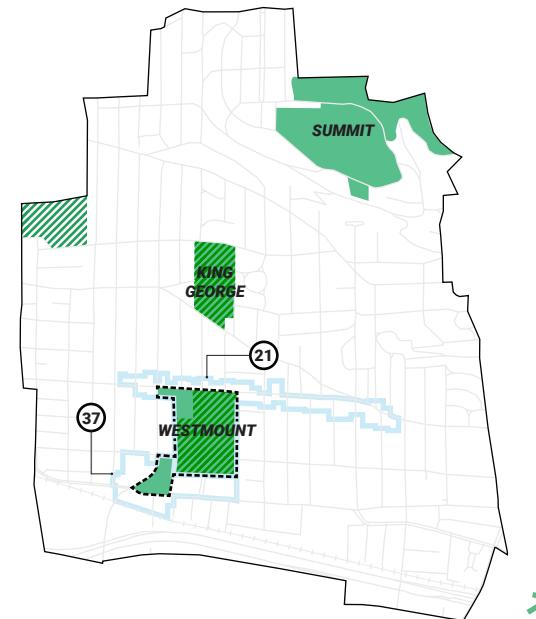


PLAN 2: LAND USE DEVELOPMENT PLAN

- Heritage sector with exceptional value
- Area of archeological interest

MONTREAL AGGLOMERATION LAND USE AND DEVELOPMENT PLAN (REGULATION N°RCG 14-029)

The Montreal agglomeration land use and development plan, entered into force on April 1, 2015, presents the site in a heritage sector with exceptional value (harmonious formal and functional character, recognized as an important historical witness) and in an area of archeological value (heritage that represents Montreal history).



PLAN 3: URBAN PLAN

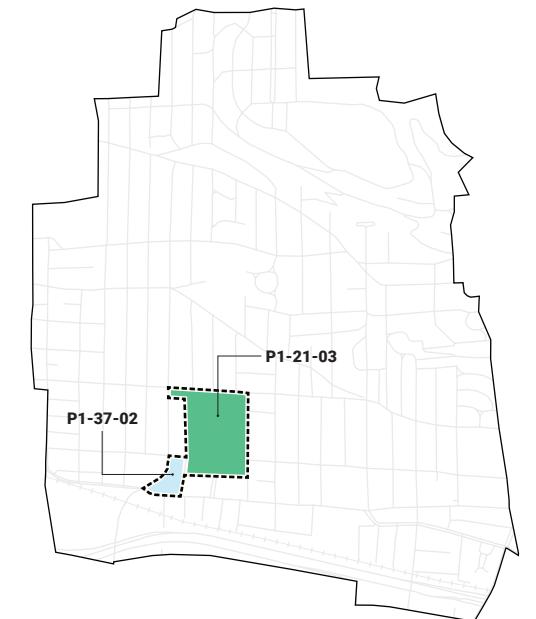
- Municipal park
- Area of archeological interest having strong potential

CITY OF WESTMOUNT URBAN PLAN (REGULATION N°1493)

The City of Westmount's urban plan, entered into force on September 2, 2014, involves three large municipal parks, including Westmount Park (plus Summit Park and King George Park). The document also mentions that local parks and other public spaces are in "generally good condition and well maintained, but interventions may be necessary to improve certain equipment" (page 15). Consequently, Westmount Park's master plan is directly linked to this municipal direction.

The site is also located in heritage sector 21 (Sherbrooke and Westmount Park), but the relevant guidelines appear to target only the surrounding built heritage.

The park is also located in a sector of archeological interest with great potential. It is stipulated that special attention must be paid to the protection of remains during excavation activities and whenever general work is performed.

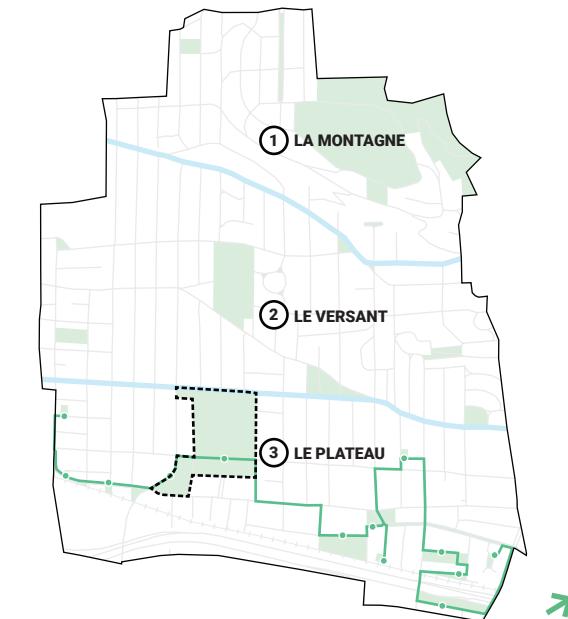


PLAN 4: REGULATION CONCERNING ZONING

- Zone P1-21-03
- Zone P1-37-02

REGULATION CONCERNING CITY OF WESTMOUNT ZONING (REGULATION N°1303)

The City of Westmount's zoning plan places the park in zones P1-21-03 and P1-37-02 which solely authorize use as a "community park".



PLAN 5: PARK AND GREEN SPACES MASTER PLAN

- Trails
- Westmount Park

WESTMOUNT PARK AND GREEN SPACES MASTER PLAN

The City of Westmount's park and green spaces master plan was written in 2010 to "establish a precise goal and define priorities surrounding urban planning for all Westmount green spaces" (page 3). The plan divides the city's territory into three sectors and includes a guided tour of each one, indicating attractions. Each attraction is accompanied by a description and a brief explanation of its history.

Westmount Park is part of the "Le Plateau" sector, described as the most dense, urban, and mixed sector of Westmount. Thirteen locations are identified in the guided tour, offering the population a wide range of landscapes and programs.

THE NEIGHBOURHOOD

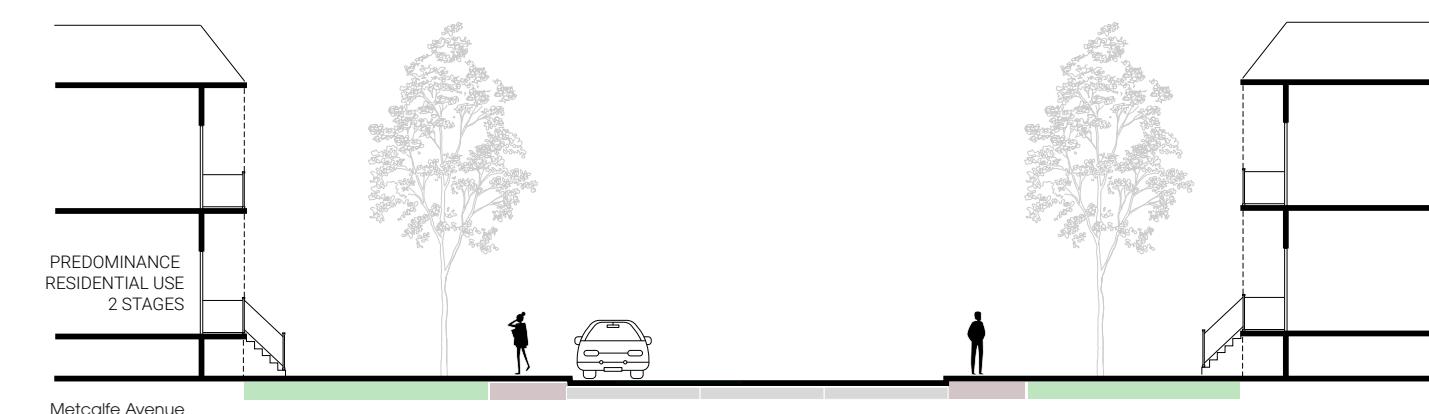
STREET TYPOLOGY



① LOCAL STREET

The neighbourhood that hosts Westmount Park is composed of a variety of local streets with a residential character, most of which run north-south. The geometric conception of this type of street generally involves two sidewalks, on either side of the street, a lane reserved for parking, and two traffic lanes.

A wide and dense canopy covers all these streets and accentuates their local and private character. In fact, the narrowness of the streets, the presence of this large canopy, and the various details that are present (sidewalk extensions, front lawns, speed bumps, etc.) help slow cars down, reduce traffic, and, in turn, ensure residents make their street their own.



2 COLLECTOR STREET

A single collector street was targeted within the neighbourhood, De Maisonneuve Boulevard West. This boulevard, which is interrupted near Westmount Park, links many neighbourhoods to both the east and the west. With its mainly residential character, this boulevard offers dense living conditions with the punctual presence of many large multi-floor residential projects.

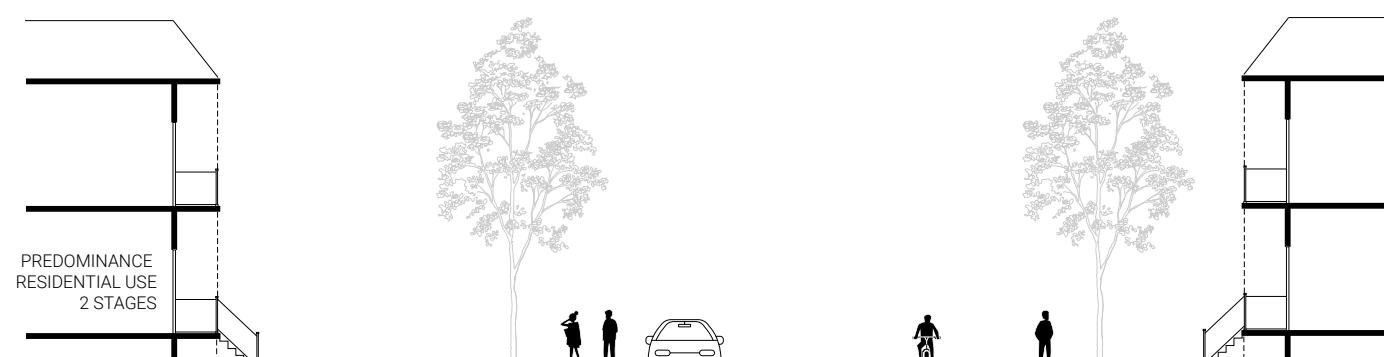
In terms of its geometric conception near Westmount Park, De Maisonneuve Boulevard West is composed of two sidewalks on either side of the roadway and a bidirectional bike path delimited by markings on the ground and bollards installed at regular intervals. A parking lane and a traffic lane complete this boulevard's geometry. Given the reduced amount of traffic lanes, traffic is less present. This helps preserve the residential character of this boulevard.



De Maisonneuve Boulevard
Source : Google Earth, 2019



De Maisonneuve Boulevard
Source : Google Earth, 2019



De Maisonneuve Boulevard

3 ARTERIAL STREET

Sainte-Catherine Street West and Lansdowne Avenue were identified as arterial streets, considering the traffic, roadway width, and the different elements of which they are composed. The width of the roadway is approximately 13 metres on Sainte-Catherine Street West and 12 metres on Lansdowne Avenue. In general, both streets are quite busy, with the frequent passage of heavy trucks and buses and its multitude of users. The destinations they serve are metropolitan in nature and make it possible to open the neighbourhood up to the rest of the city.

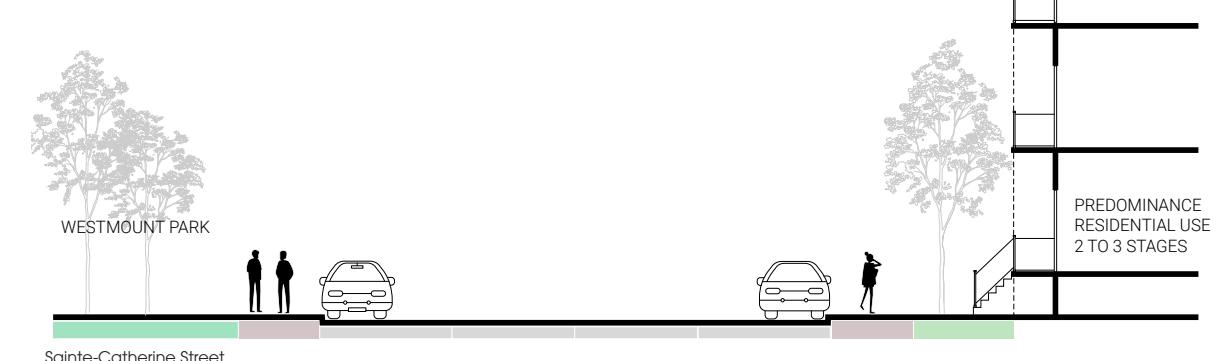
In terms of Sainte-Catherine Street West's geometric conception, the right of way is composed of two sidewalks on either side as well as four traffic lanes during rush hour. Outside of rush hour, these lanes are reduced to allow for two on-street parking lanes.



Sainte-Catherine Street
Source : Google Earth, 2019



Lansdowne Street
Source : Google Earth, 2019



4 MAIN STREET

Located right at the northern limit of Westmount Park, Sherbrooke Street West plays the role of a main street. With its east-west orientation, this street opens to the entire Island of Montreal and leads to a multitude of destinations. It is one of Montreal's main traffic routes, and Westmount Park benefits from its proximity since the park's main entrance is on Sherbrooke Street West.

Near Westmount Park, Sherbrooke Street West is composed of two sidewalks on either side of the street, four traffic lanes and two on-street reserved parking lanes. It represents a high traffic sector, particularly during morning and evening rush hour.



Sherbrooke Street
Source : Google Earth, 2019



Sherbrooke Street
Source : Google Earth, 2019

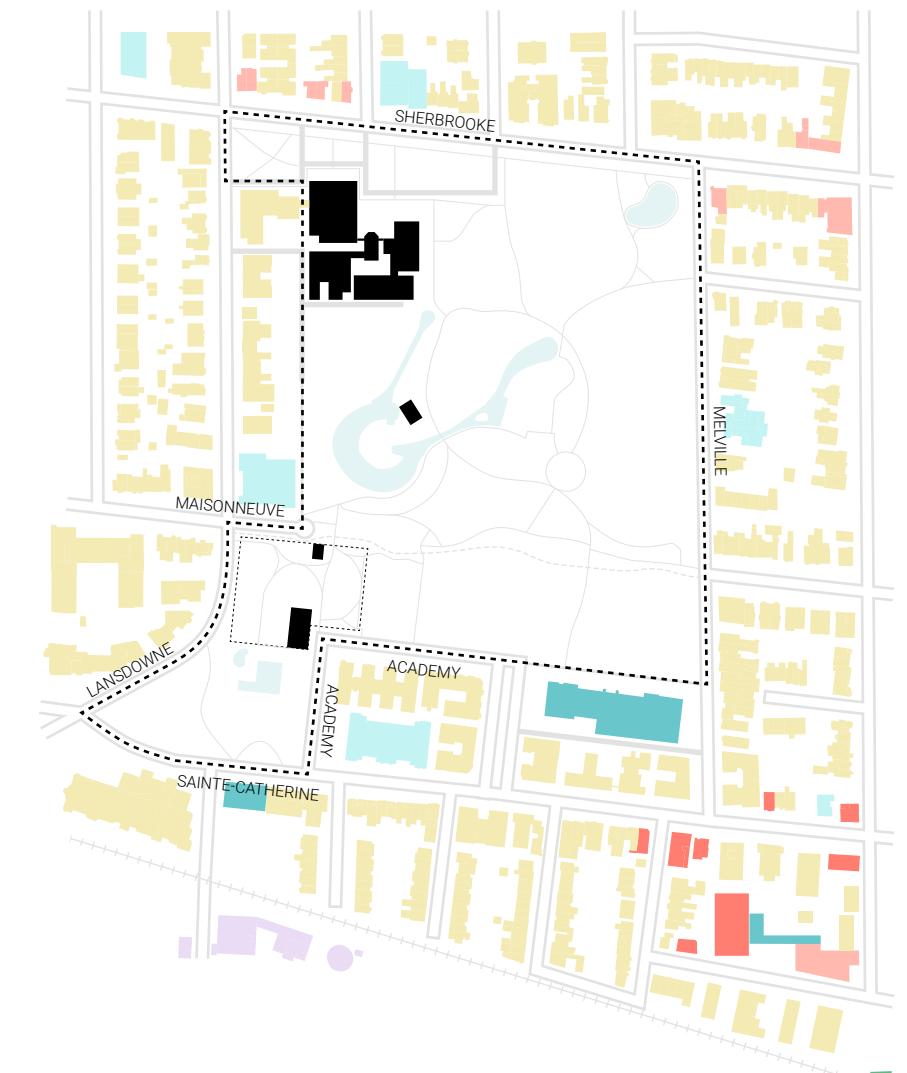


BUILT ENVIRONMENT

Westmount Park is located at the heart of a well-established residential neighbourhood composed of townhouses and apartment buildings. The character of these buildings is present on both main and secondary arteries, respectively Sherbrooke Street West and Sainte-Catherine Street West.

The neighbourhood is also strongly marked by the presence of Westmount Park School, located within the park. It is the only elementary school in the neighbourhood. Other major institutions are present in the neighbourhood, such as the Royal Montreal Regiment Reserve, the Montreal Oral School for the Deaf, and many places of worship, such as the Serbian Orthodox Church, Westmount Park United Church, and Westmount Baptist Church. The space occupied by these institutions within the neighbourhood and around Westmount Park demonstrates and accentuates the importance of the park and the components that surround it.

A few businesses complete the Westmount Park neighbourhood's portrait, mainly convenience stores located along the sector's two main arteries, Sherbrooke Street West and Sainte-Catherine Street West.



PLAN 7: BUILT ENVIRONMENT

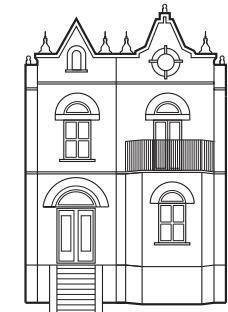
- - - Study site
- Bike path
- Pedestrian path

- Residential
- Institutional
- Offices and service
- Schools and CPE
- Commercial
- Industrial

1 RESIDENTIAL BUILDINGS

The residential area located around the perimeter of the park is composed of buildings of different styles, sizes, and orientations. In fact, the neighbourhood is somewhat eclectic, presenting a wide range of residential typology. Dominant architecture types include a marked presence of eclectic Victorian-style homes whose main characteristics involve highly articulated volumes, irregular roofing, along with different types of openings and ornaments. The neighbourhood is rich in history. Since it has evolved and adapted to different architectural styles, a Victorian-style building can harmoniously blend with a building with a Tudor-Revival, Queen-Anne, boomtown, or modern style.

The neighbourhood is mainly composed of townhouses. This is particularly true on local streets that are perpendicular to the main streets, whereas along arteries, the residential area is interspersed with multi-floor buildings with varying styles. On Sherbrooke Street West for example, several old apartment buildings reconverted into multi-unit residential buildings are present and offer a remarkable perspective due to their overall effect and the quality of their architectural conception. On Sainte-Catherine Street West, modern 5 and 10-floor buildings complete the built environment within the sector.



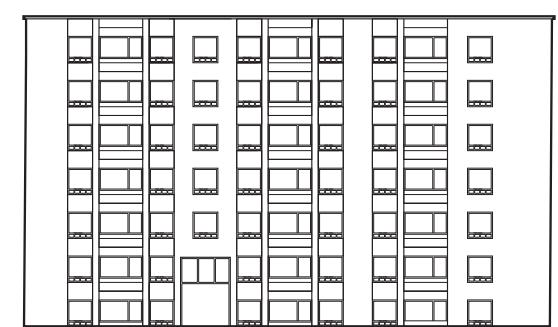
Victorian house



Boomtown House



Apartment building



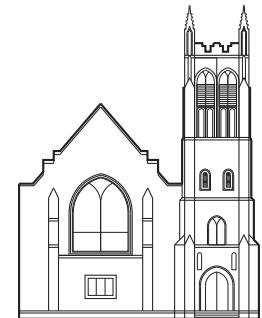
Modern apartment building

2 INSTITUTIONAL BUILDINGS

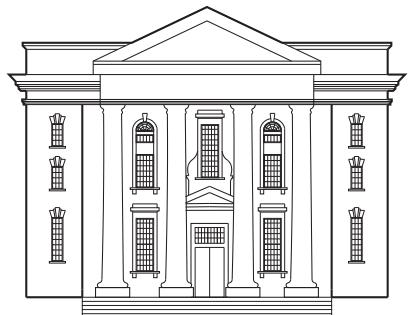
Numerous buildings around the perimeter of Westmount Park have an institutional character, if we consider the small surface area occupied by the neighbourhood. We note the presence of three places of worship within the neighbourhood's limits. First, there is the Westmount Park United Church and the Serbian Orthodox Church. Both were built per the purest neo-Gothic tradition. There is also the Westmount Baptist Church, whose Beaux-Arts classic architecture is often attributed to institutional buildings.

In terms of government institutions, we must note the presence of the Royal Montreal Regiment Reserve, which houses an infantry regiment of the Primary Reserve of the Canadian Army. The building is located on Sainte-Catherine Street West and blends perfectly with its environment. Its Tudor Revival architecture and fortified towers represent traditional characteristics of armouries built in the interwar period. The building's large scale reflects the important function bestowed upon it.

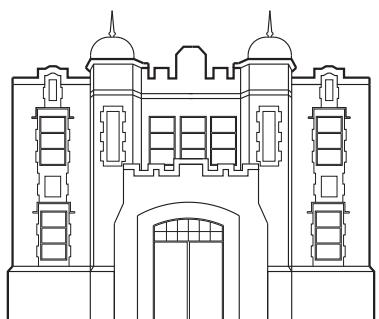
As for municipal institutions, we must note the presence of two schools and one early childhood centre (CPE). The Montreal Oral School for the Deaf and Westmount Park School are both located near Westmount Park and contribute to its reach. Westmount Park School, due to its proximity to the park, represents a predominant and major element within the neighbourhood. It is an influential spot and a destination for the sector's inhabitants. Its neo-Gothic architecture, height, and size make for an impressive building.



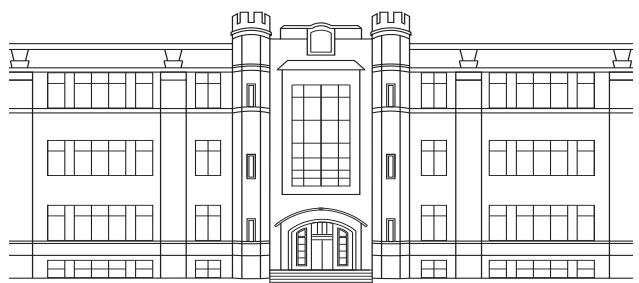
Westmount Park united church



Westmount Baptist Church



Royal Montreal Regiment



Westmount Park school

❸ COMMERCIAL BUILDINGS

As previously illustrated, the neighbourhood is mainly composed of buildings used for residential and institutional purposes. Few spaces are devoted to commercial purposes. Mostly located along Sherbrooke Street West, the few businesses that serve the sector are mainly local shops: pharmacy, caterer, restaurant, convenience store, etc. These businesses all occupy the ground floor of a building and offer direct interaction with the street. In fact, they are all located on a street corner to accentuate this interaction.



Business on Sainte-Catherine Street
Source : Google Earth, 2019

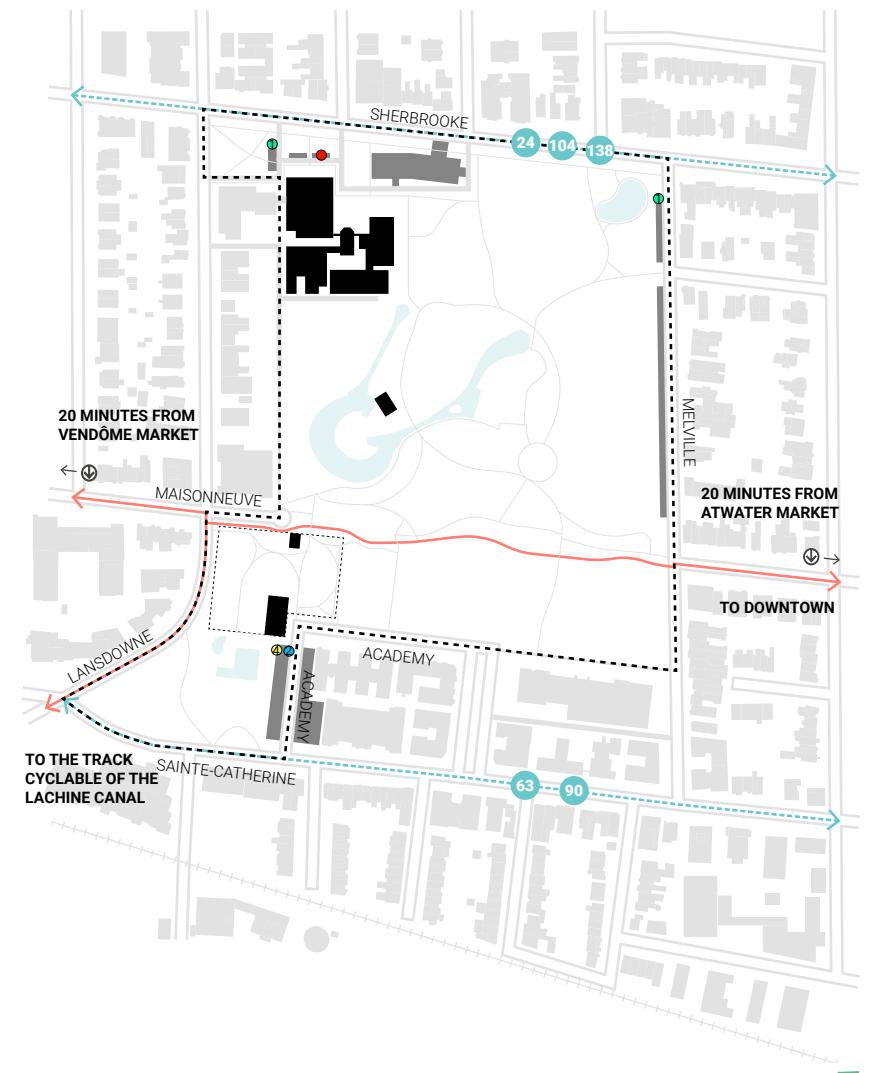


Business at the intersection of Sainte-Catherine and Metcalfe
Source : Google Earth, 2019



Business at the intersection of Sainte-Catherine and Abbott
Source : Google Earth, 2019

MOBILITY



PLAN 8: MOBILITY

- - Study site
- Bike path
- Pedestrian path

- Bus lines
- Charging stations
- Communauto parking spaces
- Bixi station
- Carpooling

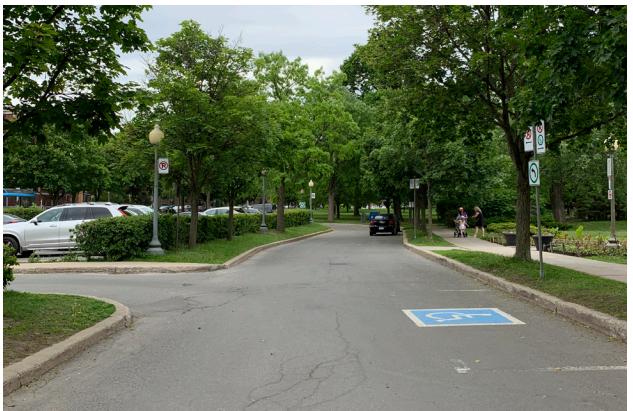
1 VEHICULAR TRANSPORTATION

For car travel along the east-west road axis, the park is accessible via three important traffic routes, namely Sainte-Catherine Street West, Sherbrooke Street West, and De Maisonneuve Boulevard West, the continuation of the latter being divided by the park.

Motorists travelling along these axes have access to parking areas that are strategically located near the park. First, the temporary parking area (2 hours authorized between 8:00 a.m. and 5:00 p.m.) located at the intersection of Academy Road and Sainte-Catherine Street West offers 57 parking spaces, 2 of which are dedicated to vehicles requiring charging stations. Two parking spaces are reserved for people with disabilities and 4 parking spaces are reserved for car pooling.

A set of parking areas also lines Sherbrooke Street West, offering approximately 55 parking spaces, 4 of which are reserved for people with disabilities and only 1 that is reserved for Communauto car sharing users. The parking area located in front of the Westmount Public Library is, for the most part, not free. It is also only for temporary use, for punctual stops not exceeding 15 minutes.

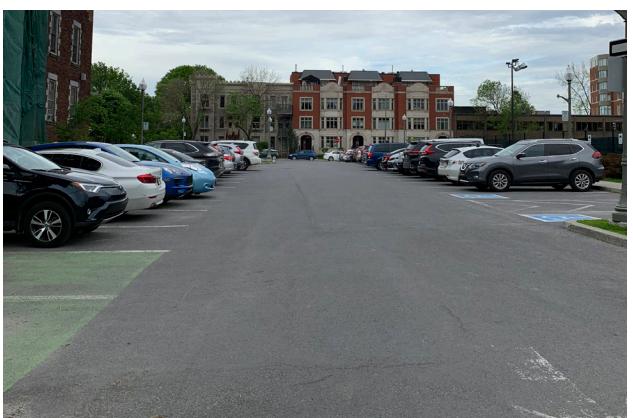
Finally, a strip of on-street parking spaces on Melville Avenue, between Sherbrooke Street West and De Maisonneuve Boulevard West, offers approximately 48 parking spaces, 3 of which are reserved for people with disabilities and one that is reserved for Communauto car sharing users.



Sherbrooke Street parking area



Melville Avenue parking area



Academy Road parking area

2 PUBLIC TRANSPORTATION

The park is conveniently located between two green line subway stations, namely the Vendôme Station to the west and Atwater station to the east. The distance between both subway stations and Westmount Park is 1.4 km, representing a 20-minute walk.

In terms of bus lines, the park is accessible via lines 24, 104, and 138 in circulation on Sherbrooke Street West. On the latter, two bus stops are located by the park, including one at the intersection of Lansdowne Avenue and Strathcona Avenue. Saint-Catherine Street West, along the south portion of the park, is served by lines 63 and 90, with stops located at the intersection of Lansdowne Avenue and Place Park Street.



Bus stop at the intersection of Lansdowne Avenue and Strathcona Avenue



Bus stop at the intersection of Lansdowne Avenue and Place Park Street



Vendôme metro station

③ ACTIVE TRANSPORTATION

The on-site bidirectional bike path that goes through the park ensures a continuous flow of cyclists coming from either end of De Maisonneuve Boulevard West. This same bike path also connects to the bike path located at the intersection of Lansdowne Avenue, which in turn connects to the Lachine Canal bike path to the south of the study area.

The park is also served by the BIXI bicycle sharing system. There is a station in the north portion of the park, near the Victoria Hall Community Centre, where 15 docks are offered. Traditional bike racks are present in the north portion of the park, once again near the community centre and, to the south, near the Westmount Recreation Centre as well as around Westmount Park School.



Bike rack



Bixi station



Bike path

SOCIO-DEMOGRAPHIC PROFILE

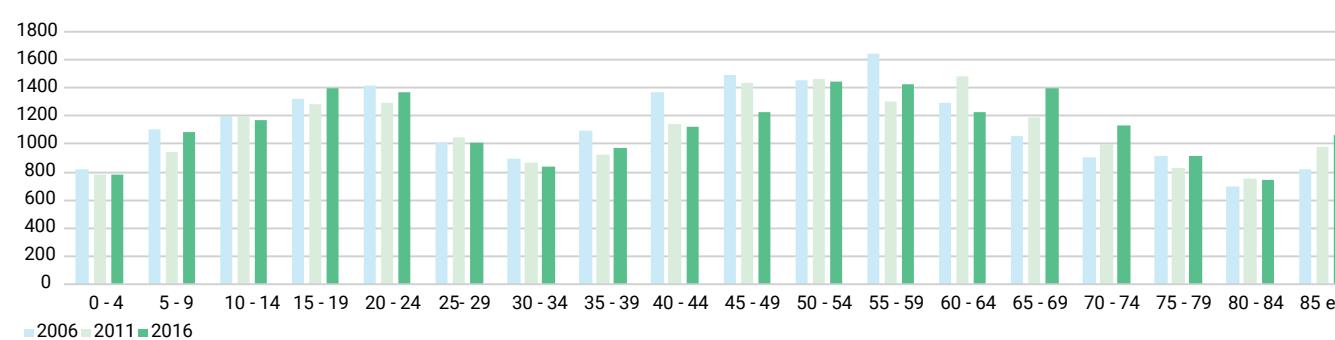
The Westmount population increased by 1.9% from 2011 to 2016 to reach 20 312 citizens. The 0 to 14-year-old age group represents 15% of the Westmount population, whereas the 65-year-old and older age group represents more than one quarter of the population. The median age is 46.7 years old, compared to 39.1 years old for the entire Montreal agglomeration.

The City of Westmount includes 8 685 households, of which 35% are composed of a single person. 5 345 families occupy the territory and, of the latter, 3 190 are families with a child or children.

The Westmount population is rather well-off, with a median family income of \$162 455. The university graduation rate (bachelor's degree or higher) is also quite high since it is above 60%. As for the language, 76.4% of the population speaks both official languages, whereas 20.1% speaks English only and 2.6% speaks French only.

16.3% of Westmount citizens work within the city whereas 77.4% of the active population must travel to another place of employment, within the Montreal agglomeration. Their commute to their place of employment represents, in 25% of the cases, less than 15 minutes. Travel by car represents the means of transportation most used by the population to reach their place of employment, since 54.8% of citizens drive to work. 21.7% of residents use public transportation, 18.3% walk, and 3.9% ride their bicycle.

EVOLUTION IN THE DISTRIBUTION OF AGE GROUPS WESTMOUNT - BETWEEN 2006 AND 2016

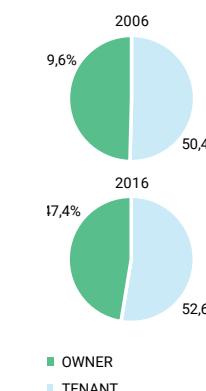


The City of Westmount presents significant aging of its population

METHODOLOGY

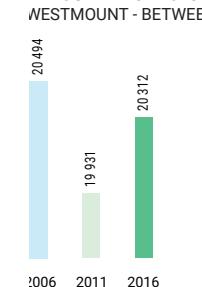
Data for 2006, 2011 and 2016 are from Statistics Canada censuses and put into perspective trends across the City of Westmount.

HOME OWNERSHIP WESTMOUNT - BETWEEN 2006 AND 2016



Over the course of the last 10 years, the City of Westmount experienced a 2.2% decrease in its proportion of home-owning households.

DEMOGRAPHIC EVOLUTION WESTMOUNT - BETWEEN 2006 AND 2016

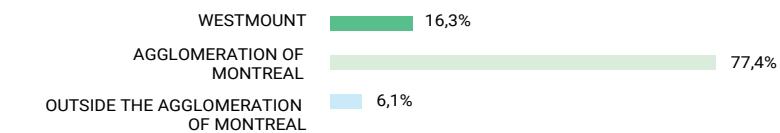


A 1.9% increase over 5 years

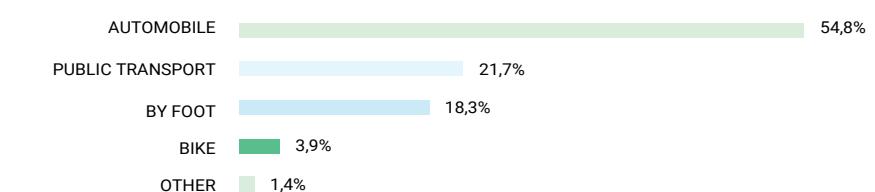
MEDIAN AGE - 2016

WESTMOUNT	AGGLOMERATION OF MONTREAL
46.7 ANS	39.1 ANS

DESTINATION OF THE HOME-WORK JOURNEY WESTMOUNT - 2016

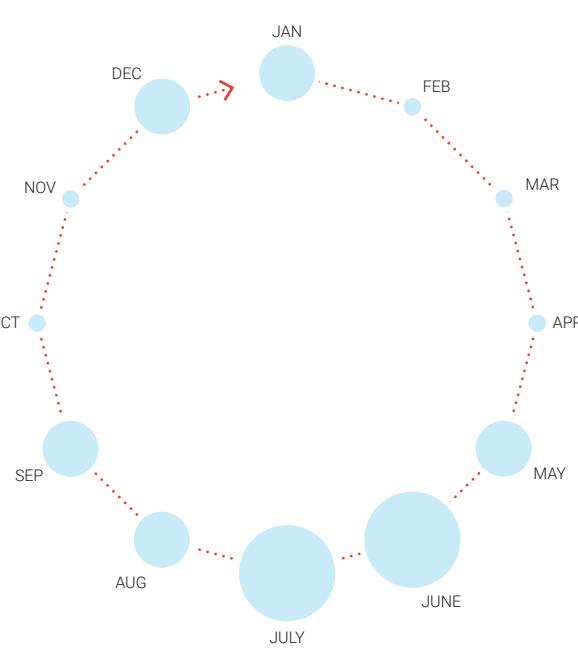


MAIN MODE OF TRANSPORTATION TO WORK WESTMOUNT - 2016



ACTIVITIES, FESTIVITIES, AND COMMEMORATION

Westmount Park hosts a multitude of events throughout the year, especially during summer months. Its strategic position along with the space and facilities available within the site make the presentation of various punctual and seasonal activities possible. These events rally the local population and citizens from the surrounding area.



CALENDAR OF EVENTS AND ATTENDANCE
(2019)

❶ COMMUNITY ACTIVITIES

The Victoria Hall Community Centre and the Westmount Public Library contribute to keeping visitors within the adjacent park. Rooms at the Victoria Hall Gallery are used as public spaces for artistic and community activities. The Westmount Library also presents several cultural events throughout the year. These activities contribute to the community's vitality and foster a sense of belonging associated with both their city and their park among Westmount citizens.

Beyond the Victoria Hall Community Centre and the Westmount Public Library, to the southeast, we also have the Westmount Recreation Centre, a recent sports and community complex that offers a wide range of activities for residents of all ages. These types of infrastructure make hosting various sports activities possible and contribute to fostering a healthy and active lifestyle among citizens by encouraging them to participate in sports activities. Punctual sporting events and tournaments are organized throughout the year. It is busier during summer months, since many activities disappear during winter to be presented indoors and return in the spring. A few outdoor skating rinks are set up in a handful of other parks within the city. However, Westmount Park no longer has an outdoor skating rink for winter due to maintenance problems and a low attendance ratio.

❷ FESTIVITIES

Many citizens gather for Fête nationale du Québec and Canada Day celebrations, since many activities and forms of entertainment are presented. Among the other major events, there is the Summer Concert Series, which provides the public with the opportunity to discover a variety of music genres and local artists. The Westmount Family Day, another important annual event that announces the official start of summer, brings neighbourhood families together. Shakespeare in the Park and Movies in the Park represent park traditions and are presented each summer. Many other events that bring the park to life are also organized throughout the year. During winter, the park's activity program hibernates to return with its usual buzz as soon as spring has sprung.

❸ COMMEMORATION

The City of Westmount offers various means to commemorate a deceased person or a historic event. The commemorative bench program, which replaces the commemorative tree program, is available for those who wish to maintain the memory of a loved one who lived in Westmount. The applicant rents, for a period of ten years, a public bench located in certain green spaces around the city, such as Westmount Park. An engraved plaque with the desired inscription and bearing the name of the deceased person is fixed to the bench. At the end of the 10-year period, the plaque is removed and given to the owner who may decide to renew the rental if desired.

Collectively, the Centennial Monument erected in 1967 at the intersection of Sherbrooke Street West and Melville Avenue symbolizes the 100-year association between the City of Westmount and the local military unit, the 34th Combat Engineer Regiment. This monument is composed of 12 stones arranged in a half-circle bearing the coat of arms of the ten provinces and two Canadian territories of the era. A 15-metre mast stands tall in the centre, proudly waving a Canadian flag attached to its highest point.

Commemoration represents a considerable dimension of Westmount Park's arrangement. It is present through many aspects such as the benches, trees, and commemorative monuments, but also through more discrete elements, such as fallen tree branches used to create outdoor furniture or, behind the initial idea that led the City to build a park to honour Queen Victoria's Diamond Jubilee.



CHAPTER 2

PHYSICAL ANALYSIS

TOPOGRAPHY



PLAN 9: TOPOGRAPHY

- - Study site
- Light Green Ground level low
- Dark Green Ground level high

Located beneath Mount Royal, Westmount Park offers a generally flat topography composed of certain raised areas creating rhythm and enabling the use of various components. In general, the park's topography varies between 38.70 metres at its lowest point and 51.70 metres at its highest point. The difference between these levels is approximately 13 metres. As illustrated in Figure 9, the park's highest point is located near Sherbrooke Street West and Melville Avenue, whereas the lowest point is near the basin and the space that includes the Recreation Centre located at the intersection of Sainte-Catherine Street West and Lansdowne Avenue. In certain areas, the park's topography varies. Among these, we must note the perimeter of the children's water game basin, the floral clock, the embankment on the south side, on the east end of the bike bath within the site, and the embankment located between the children's water game basin and the large central loop, which also represent some of the park's highest points. The park has other lower points, such as the alley located north-east of the Westmount Park United Church and the bridge located next to the service building.

As previously demonstrated, the park presents topography variations in certain areas and the resulting slopes of these arrangements are classified as gentle, average, and steep. Among the arrangements having a gentle slope between 0 and 12%, we must note the park's paths, the large grassy plains, the sports fields, and the recreational building's green roof. A large proportion of the park is therefore classified as having a gentle slope which facilitates traffic for all types of users and the practice of sports. Arrangements classified as having a slope between 33 and 100%, considered steep, include the embankments near the different basins, the zones on either side of the path adjacent to the service building, and park limits to the west and to the north of the soccer field. Zones having an average slope (12 to 33%) are generally transition zones between arrangements where gentle or steep slopes are present.

① FLORAL CLOCK



③ BANK



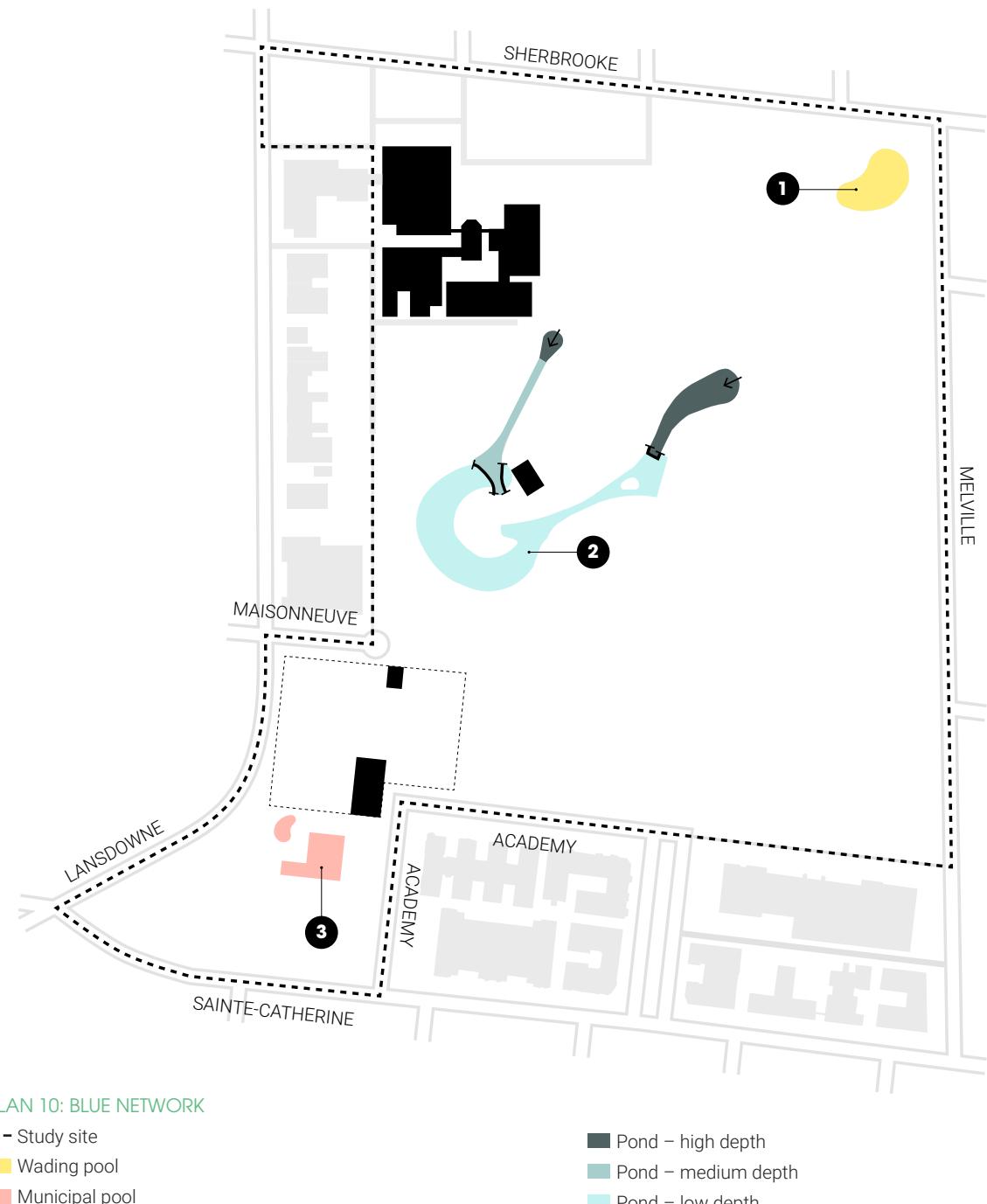
② WADING POOL



④ GREEN ROOF



BLUE NETWORK



Westmount Park offers different types of water points for various categories of users. Generally, the park includes a municipal pool, a wading pool, and a basin. These elements are strategically placed within the park to adequately fulfill the needs of each category of users. Thus, the wading pool is a continuation of the children's play area as it is located right next to it. The basin lies in the centre of the park and fosters relaxation, introspection, tranquility, and contemplation among visitors, since it's in perfect harmony with the park's natural environment. The municipal pool is inserted among the many services offered by the Westmount Recreation Centre.

The Westmount Park Basin is divided into three sections. There is the deep pond which flows into a second pond that is shallower. This second pond flows into a very shallow pond from which an islet is formed. This bucolic space located in the centre of the park is one with nature thanks to the arrangements that are present: waterfalls, island, paths, relaxation and contemplation area. The outdoor municipal pool (20 metres by 25 metres), which can host sports competitions, offers a maximum capacity of 350 people, 8 corridors with a depth varying between 1 and 2 metres, and a diving section having a depth of 3.5 metres complete with diving platforms. This pool is part of the Westmount Recreation Centre which was inaugurated in 2013. It includes two skating rinks, three multi-use rooms, a youth centre, a green roof, a community space, a community coffee shop, and administrative offices.

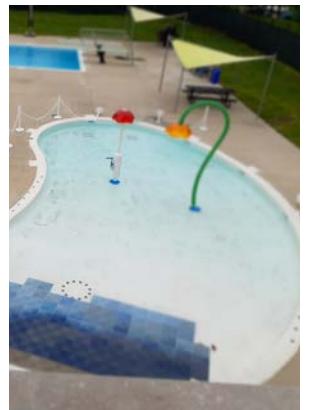
① WADING POOL



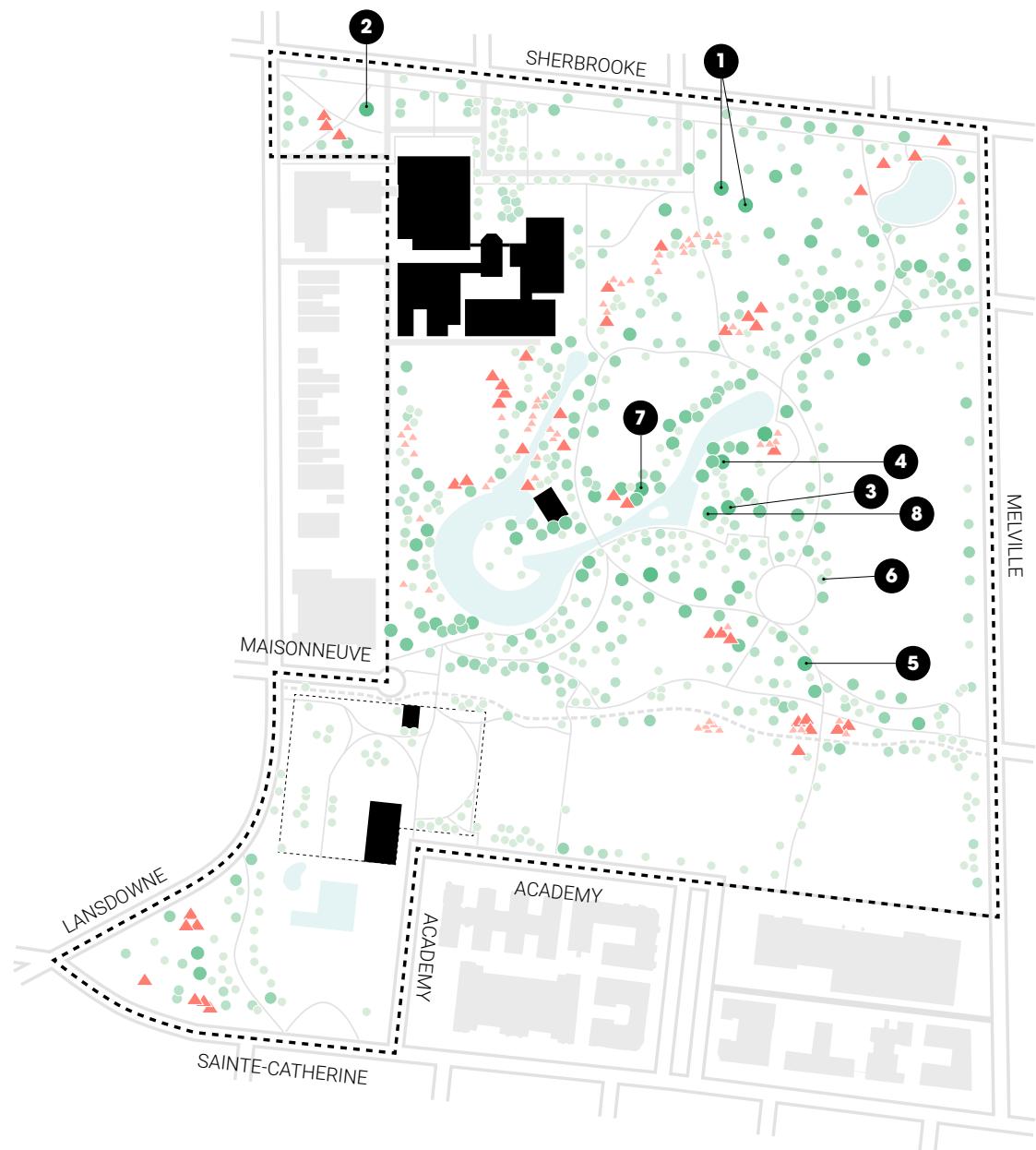
② POND



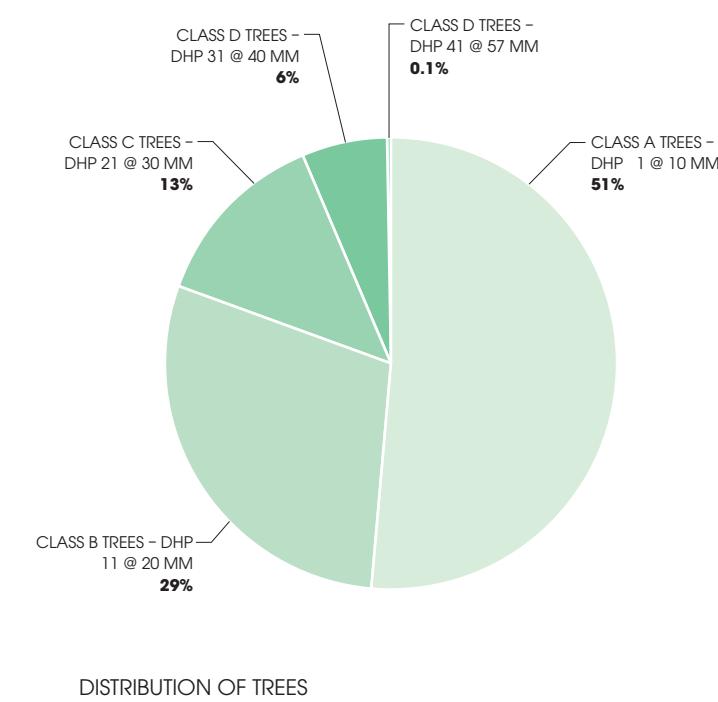
③ MUNICIPAL POOL

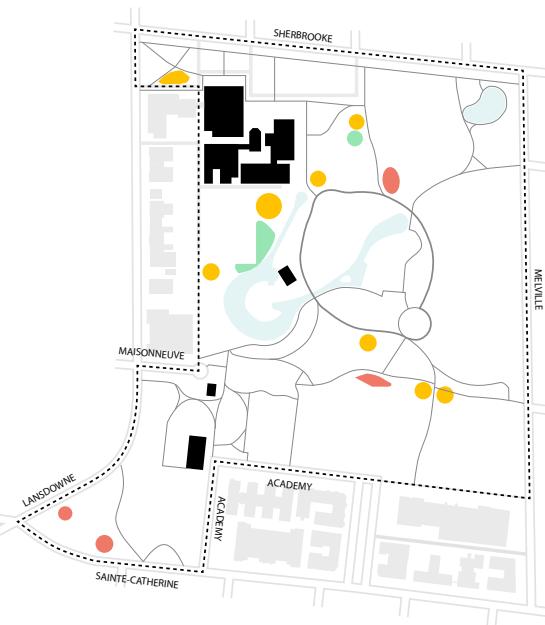
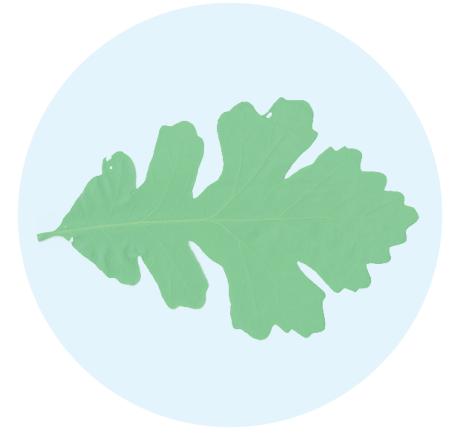
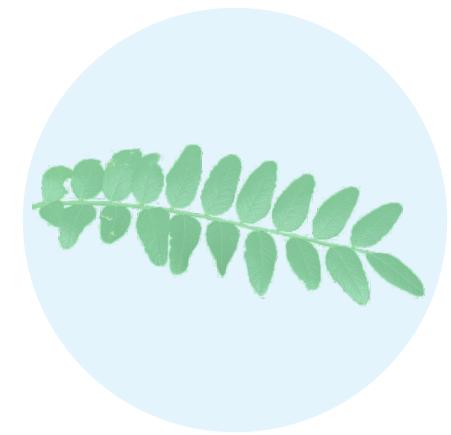
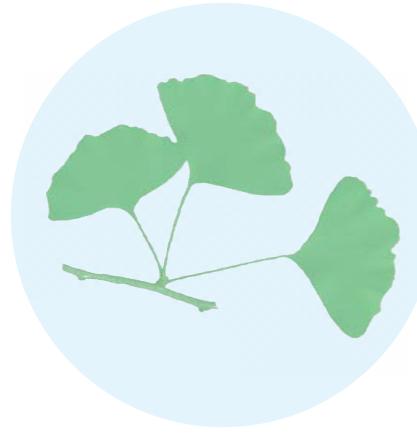


GREEN NETWORK



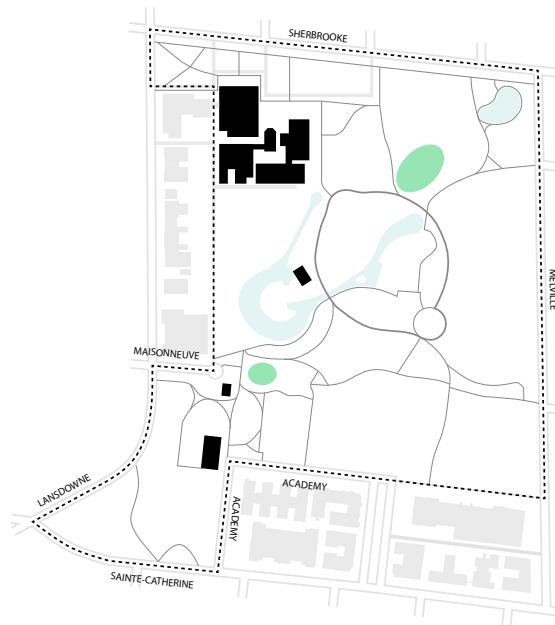
Westmount Park's green network is composed of mature trees of different species and varying sizes. In fact, five typologies of deciduous trees and two typologies of coniferous trees were documented. The concentration of trees is accentuated close to the central basin and becomes less important close to the main arteries that delimit the park. What's more, the park's paths are all delimited by the presence of these trees, creating a canopy that provides shade that renders the surrounding spaces much cooler during summer months. Among the important typologies identified, many tree families were characterized: coniferous trees, ginkgos, gleditsias, quercus trees, remarkable trees, rosaceae, salix trees, and tilias. The concentration of these tree families within the park is illustrated on the following plans which facilitates a better understanding of the location of the trees in various spaces.





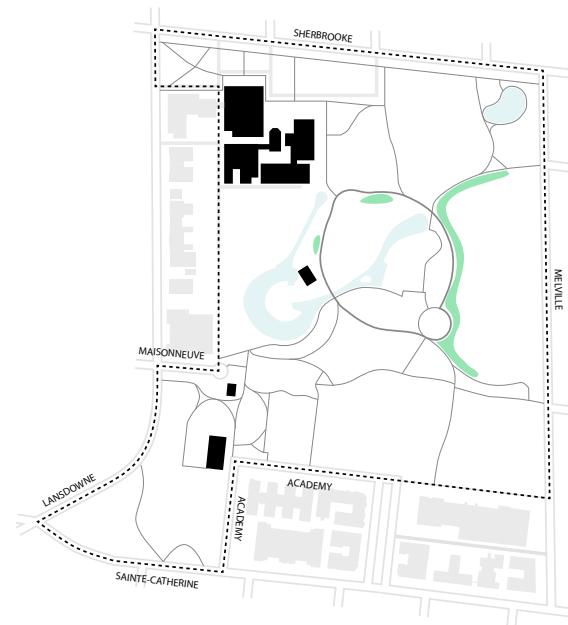
CONIFEROUS TREES

- *Picea glauca*
- *Picea pungens*
- *Picea pungens Glauca*
- *Pinus nigra Austriaca*
- *Pinus resinosa*
- *Pinus sylvestris*
- *Thuja occidentalis*
- *Picea abies*



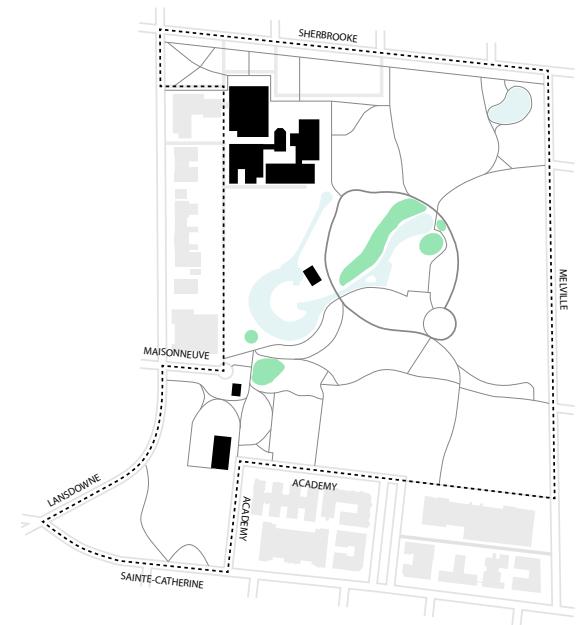
GINKGOS

- *Ginkgo biloba*



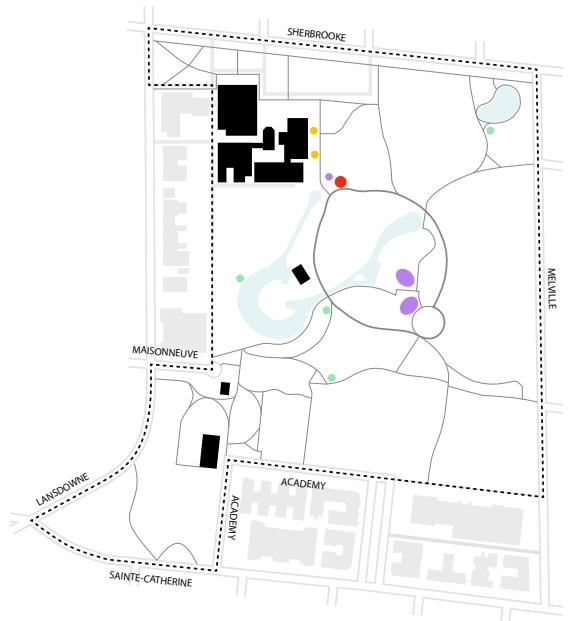
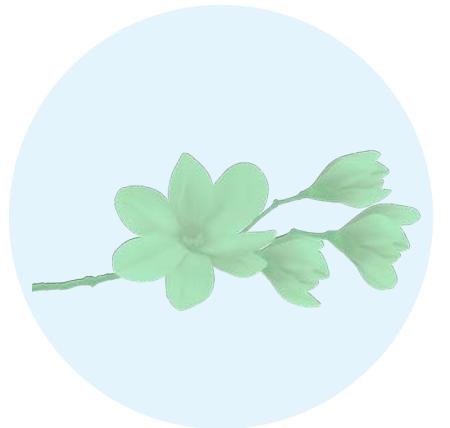
GLEDTISIAS

- *Gleditsia triacanthos Inermis*



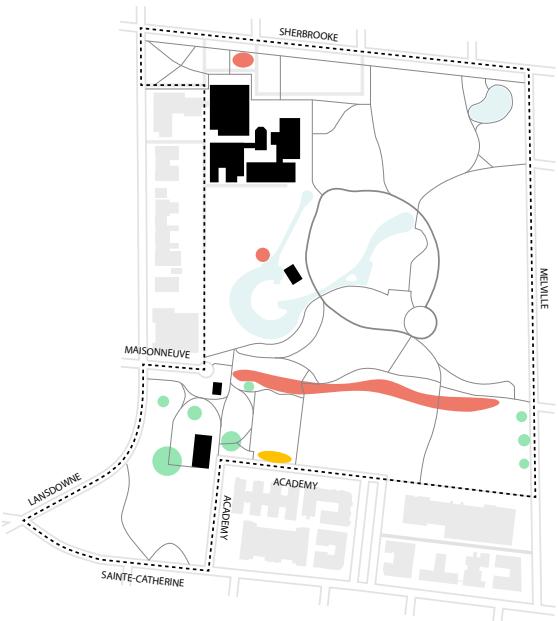
QUERCUS TREES

- *Quercus alba*
- *Quercus macrocarpa*
- *Quercus palustris*
- *Quercus robur*
- *Quercus rubra*



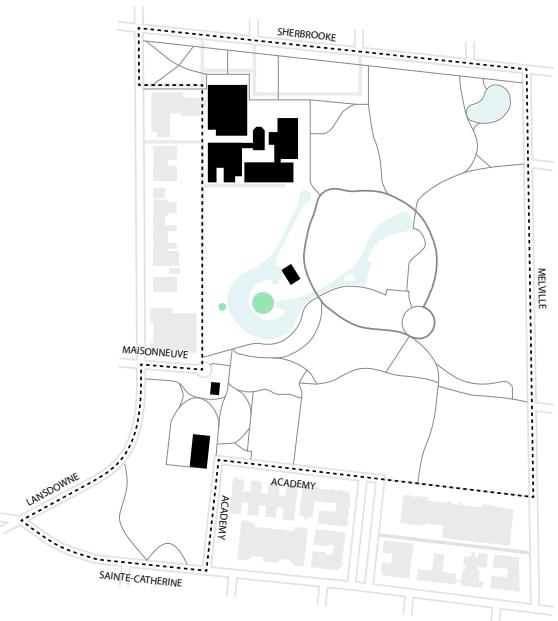
REMARKABLE TREES

- Magnolia sp.
- Catalpa speciosa
- Metasequoia glyptostroboides



ROSACEAE

- Malus sp.
- Amelanchier canadensis
- Pyrus communis Savignac



SALIX TREES

- Salix alba
- Salix alba Tristis



TILIAS

- Tilia americana
- Tilia cordata

CIRCULATION



The park is composed of a multitude of winding pedestrian paths that provide diversity. In fact, the many paths and multiple connecting points throughout the park provide pedestrians with the possibility of selecting a route suiting their needs. The paths were designed in a way that makes it possible to walk from one end of the park to the other in a quick and efficient manner or, on the other hand, enjoy a long contemplative walk around various park attractions.

Desire paths are also present within the site, making the habits of park visitors who do not use the paths designed for pedestrians easy to identify. These paths that are organically improvised by pedestrians are located around the central pond. It is believed that these new walking paths provide additional points of view on the water source while representing shorter walking distances compared to the use of the actual walking trails.

A bike path penetrates the entire park on its east-west axis, connecting the extremities of De Maisonneuve Boulevard West. The bike path is part of the site and offers bidirectional lanes. It runs along the pedestrian paths, making it possible for cyclists to exit the path to explore the park using the other types of paths that are available.

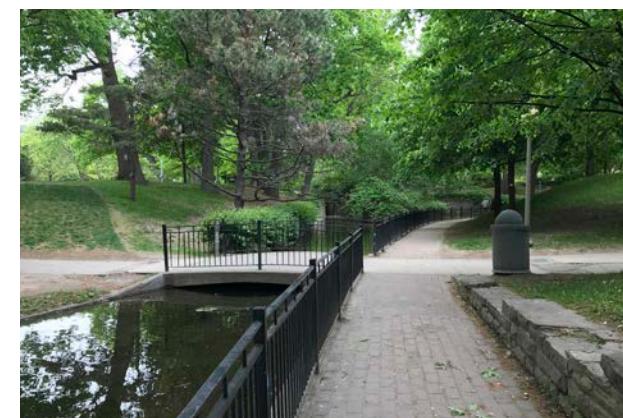
① BIKE PATH



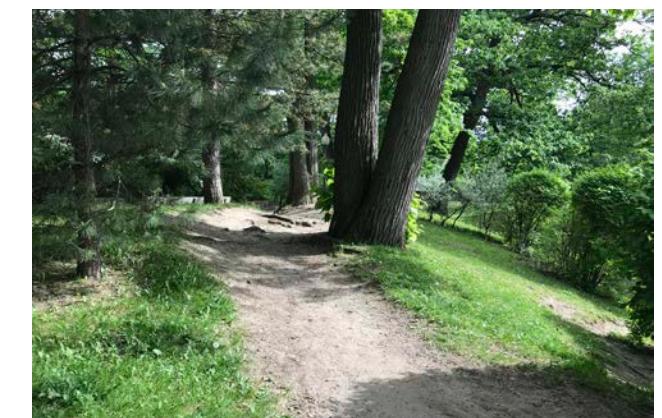
② MAIN PATH



③ SECONDARY PATH



④ NATURAL PATH



THE BUILT ENVIRONMENT



PLAN 13: BUILT ENVIRONMENT

- - Study site
- Building
- Underground network



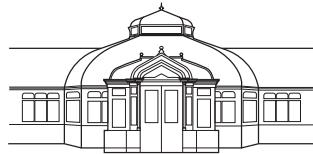
① VICTORIA HALL COMMUNITY CENTRE

The original Victoria Hall building was built in 1898 by Robert Findlay, architect. It was destroyed by a fire in 1924. The current building was erected and opened in 1925 in the same location as the previous one, by Hutchison and Wood, architects. It was built in stone, unlike the first building which was made of brick, and boasts Gothic architectural details. Important renovation and restoration work were performed in 1998 by Fournier, Gersovitz and Moss. The City of Westmount uses this building as a meeting space and for social activities. Courses and concerts of all kinds are also presented at the Community Centre.



② WESTMOUNT PUBLIC LIBRARY

Erected in 1899, it was Quebec's first public library. This project was set forth in honour of Queen Victoria's Diamond Jubilee. Facing Sherbrooke Street West and located next to the Westmount Conservatory and the Victoria Hall Community Centre, the Westmount Public Library is an integral part of the park since its expansion in 1926. Over the years, this centennial building underwent many restoration and expansion phases, namely in 1911, 1924, 1936, and 1995. Since 1999, the Westmount Library is attached to the Victoria Hall Community Centre. When the Victoria Hall Gallery was built, it became a pedestrian link between the two buildings. However, this link remains inaccessible to this day due to work that must be performed at the Westmount Conservatory. On the other hand, the library is open to the population and offers a multitude of activities for adults and children.



③ WESTMOUNT CONSERVATORY

The Westmount Flower Conservatory was built in 1927 by Lord and Burnham as an addition to the greenhouses present since the beginning of the 20th century. Facing Sherbrooke Street West, near the intersection of Lansdowne Avenue, they are located between the Westmount Public Library and the Victoria Hall Community Centre. Since 1999, this building is linked to the Victoria Hall Community Centre via the new art gallery. In 2004, the Beaupré and Michaud firm was hired to restore the Conservatory to its original state. The structure, which weakened over the years, was replaced, as were numerous elements found to be in poor condition. A few new details were added, such as a contemporary basin and a wooden bridge that hangs over it.

Since 2015, this building is closed to the public, since it requires a complete renovation. For safety reasons, access to the building is forbidden until its restoration is completed. The City of Westmount hopes to complete the necessary work in upcoming years so that the population and visitors can rediscover this site and to ensure that its built heritage is conserved.



④ SANITARY BUILDING

A sanitary building exists in the wooded portion at the park's centre. The red brick building faces the lake. The City of Montreal's fire insurance plan published by Charles E. Goad Co. and the Underwriter's Survey Bureau demonstrate that this building was present in 1926, but not in 1915. Its construction date can therefore be estimated to be around 1920. The use of exterior sheathing materials like those used for the library, such as red brick, can confirm that its construction period resembles that of the latter, namely the beginning of the 20th century. Exemplifying the architectural style of the surrounding built environment, its generous size depicts the City of Westmount's wealth.



⑤ WESTMOUNT RECREATION CENTRE

With a total surface area of 8 270 m², the Westmount Recreation Centre, located at the corner of Sainte-Catherine Street West and Lansdowne Avenue, boasts numerous sports, community, and administrative facilities. This expansive complex, inaugurated in September 2013, offers two underground, NHL size skating rinks making many on-ice activities, such as hockey, figure skating, and public skating possible. It also offers a 20 metre by 25 metre outdoor pool complete with a universal access ramp, a wading pool, and three multi-use rooms that host fitness classes. Beyond its sports facilities, it also houses a youth centre, a community space, and a community coffee house. The sports and recreation services' administrative offices are also in this building.

In addition to having won numerous awards across Canada, the Westmount Recreation Centre obtained gold LEED certification from the Canada Green Building Council in March 2015. The complex's architecture takes advantage of the site's topography with its underground facilities and melts into the décor with its green roof. The latter contributes to 60% of the site being covered with green spaces. The natural light is maximized in offices and common spaces due to the presence of glass facades and the materials used, such as red brick, result in the building's integration in the surrounding built environment. Rainwater is treated in the retention basin before it is absorbed by the ground. The vegetation creates a visual and acoustic buffer from traffic. All these characteristics yield a sustainable and innovative cutting-edge building for the City of Westmount.

URBAN FURNITURE

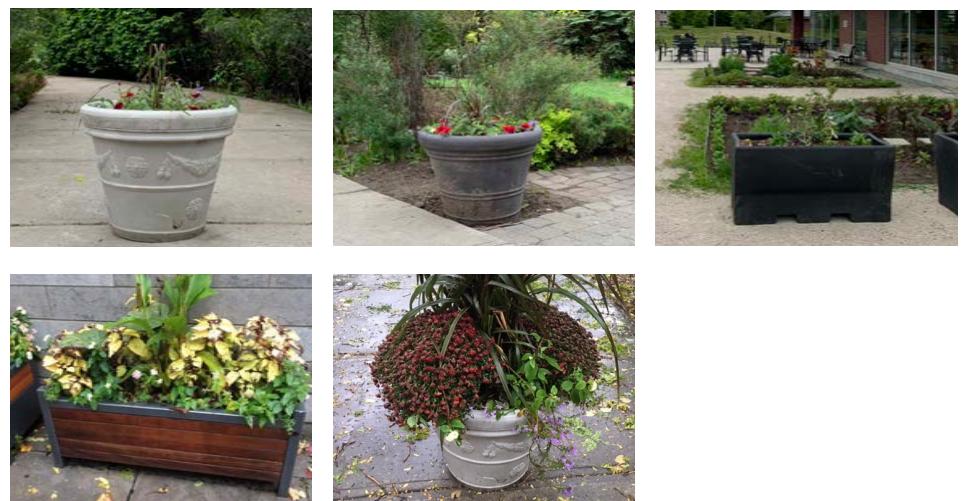
BENCHES



SCULPTURE AND INTERPRETATION PANEL



FLOWER BOXES



TABLE



LIGHTING



PROGRAM



PLAN 14: PROGRAM

- - Study site
- Parking area
- Recreation area

- Children's play area
- Sports field
- Pool

1 TENNIS COURT (HAR-TRU CLAY)



2 TENNIS COURT (PAVED)



3 SOCCER FIELD



4 SOCCER/RUGBY FIELD



5 MUNICIPAL POOL



6 POND



7 RECREATION CENTRE



8 DOG PARK



9 GAZEBO ZONE



10 BIKE PATH ACCESS



11 RESTING AREA



12 LIBRARY SPACE



13 CHILDREN'S PLAY AREA



14 WADING POOL



15 NARRATIVE PROMENADE



16 TRAINING EQUIPMENT





CHAPTER 3

QUALITATIVE ANALYSIS

METHODOLOGY

The qualitative part of the analysis respects the methodology established by the Gehl Institute and is based on three tools developed for the observation of a public space. This method makes comparing observations linked to users, movement, and activities presented at a given location possible for different times during the week. More precisely, it helps define the way people use public spaces and provide a better understanding of the relation between these spaces and public life. These tools were adapted to create a more precise instrument that specifically targets the object of the research.

Thus, observations in the field were spread over three different periods: weekday mornings, weekday afternoons, and weekends.

First, the census of people present at Westmount Park was taken per age group. The goal of the evaluation was to understand the types of people who visit the park per age group. Five categories were defined for the comparison study, ranging from 0 to 65 years old.

Secondly, a movement analysis was carried out to evaluate means of displacement within the park. For this exercise, all displacements within the park had to be observed and total results had to be recorded to obtain a global portrait of mobility.

Finally, an analysis of stationary activities was conducted by studying different zones. The goal of this observation was to evaluate the areas that are most visited by the population. This analysis also made highlighting the least popular and underused areas of the park possible.

① CENSUS PER AGE

0 - 4 YEARS OLD	5 - 14 YEARS OLD	15 - 24 YEARS OLD
25 - 64 YEARS OLD	65 YEARS OLD AND OLDER	

② CENSUS OF PEOPLE IN MOTION

WALKERS	OTHER ACTIVE DISPLACEMENTS
1. WALKING	1. CYCLISTS
2. JOGGING	2. SKATEBOARDS
3. WALKING WITH DOG	3. SCOOTERS
4. WITH TECHNICAL AID	
5. TRANSPORTED	

③ SPACES VISITED

STATIONARY ACTIVITY LOCATIONS	
1. WADING POOL AND CHILDREN'S PLAY STRUCTURES	6. TENNIS COURTS (CLAY)
2. GREEN ROOF	7. POND
3. AQUATIC CENTRE	8. WOODED SECTOR
4. SOCCER/RUGBY FIELDS	
5. TENNIS COURTS (HARD SURFACE)	9. BIKE AND PEDESTRIAN PATHS
TRANSIT AREAS	

TOOLS

① CENSUS PER AGE

AGE	RANK OF THE GROUP ACCORDING TO OBSERVATIONS	NOTES (1 BEING THE MOST REPRESENTED GROUP)
-----	---------------------------------------------	-----------------------------------------------

0-4 years old

5-14 years old

15-24 years old

25-64 years old

65 years old and older

② CENSUS OF PEOPLE IN MOTION

CATEGORIES	AMOUNT	NOTES
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WALKERS

Walking

Jogging

Walking with dog

With technical aid

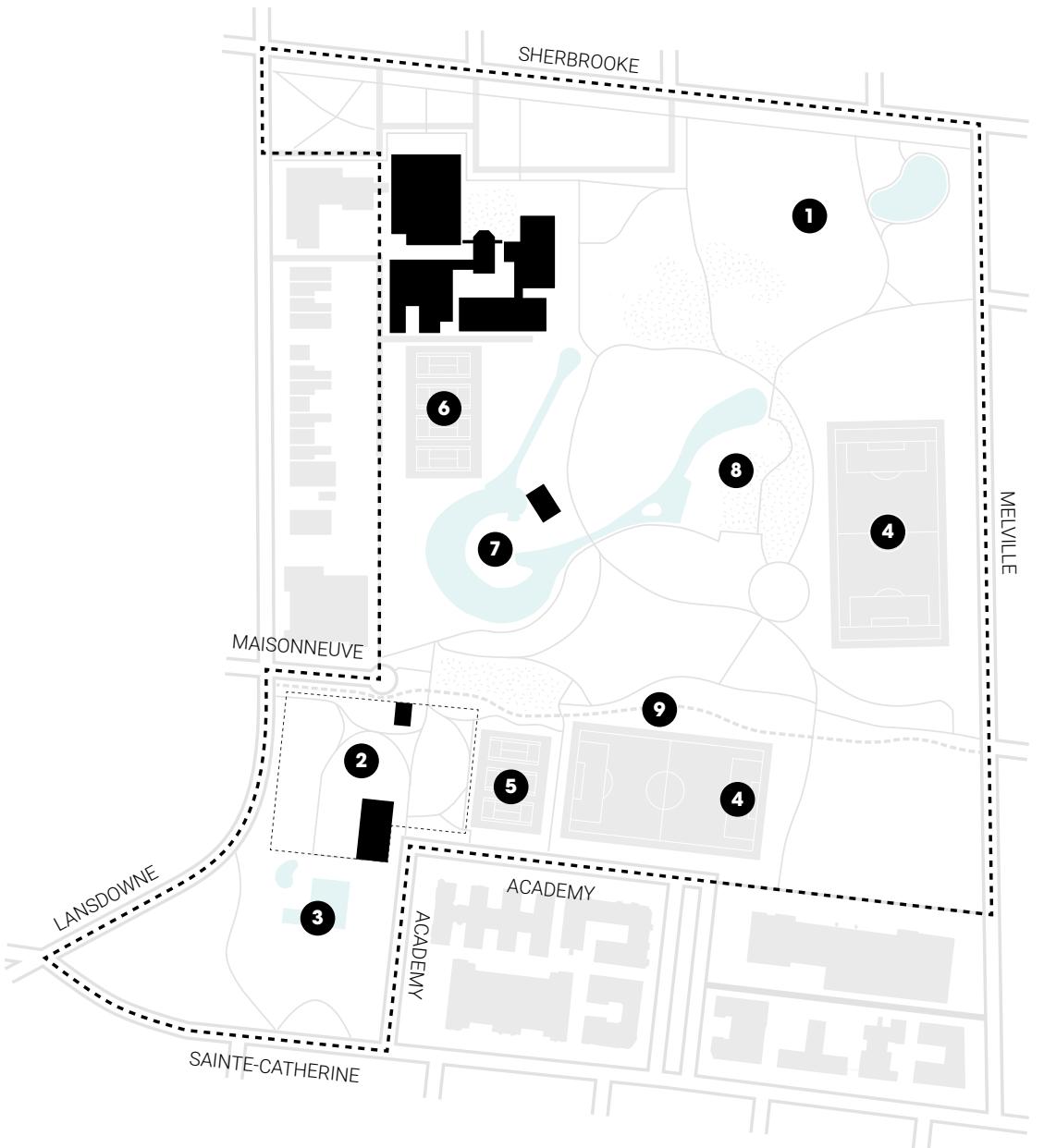
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OTHER ACTIVE DISPLACEMENTS

Cyclists / Skateboards / Scooters

3 SPACES VISITED

ZONES	AMOUNT	RANK	AGE AND GENDER	NOTES
STATIONARY ACTIVITIES				
Wading pool and children's play structures				
Green roof				
Aquatic centre				
Soccer/rugby fields				
Tennis courts (hard surface)				
Tennis courts (clay)				
Pond				
Wooded sector				
TRANSIT AREAS				
Bike and pedestrian paths				



PLAN 15 : SPACES VISITED

- | | | |
|-----------------------------------------------|---------------------------------|------------------------------|
| 1. WADING POOL AND CHILDREN'S PLAY STRUCTURES | 5. TENNIS COURTS (HARD SURFACE) | TRANSIT AREAS |
| 2. GREEN ROOF | 1. TENNIS COURTS (CLAY) | 4. BIKE AND PEDESTRIAN PATHS |
| 3. AQUATIC CENTRE | 2. POND | |
| 4. SOCCER/RUGBY FIELDS | 3. WOODED SECTOR | |

FINDINGS

1 WEEKDAY MORNINGS

DATE	FINDINGS
Thursday, June 13 th 2019	<ul style="list-style-type: none"> - The park is mostly visited by the elderly who make use of the urban furniture available throughout the park; - Certain park visitors use the pedestrian paths to walk their dog; - The bike path is very busy in a north-easterly direction. Adults ride their bike to work;
TIME 8h15 - 9h30 AM	
WEATHER CONDITIONS AND TEMPERATURE (° C) Cloudy, 18 °C	

- FINDINGS**
- Children from the elementary school are present on the sports field (Space 4) during their gym class;
 - 50% of the clay tennis courts (Space 6) are used.

2 WEEKDAY AFTERNOONS

DATE	FINDINGS
Monday, June 10 th 2019	<ul style="list-style-type: none"> - Many children accompanied by their parents are present, along with seniors; - The park is visited by many teenagers and young adults; - Seniors are present and walk along the pedestrian paths or rest on the benches; - Most cyclists using the bike paths are not park users and simply use the bike path to go through the park; - The pedestrian paths are mostly used by those going through the park; - The dog park is very popular and, consequently, many displacements involving dogs are present; - The soccer fields (Space 4) are used by students of Westmount Park Elementary School and for soccer tournaments;
TIME 4h00 - 5h00 PM	
WEATHER CONDITIONS AND TEMPERATURE (° C) Cloudy, 27 °C	

3 WEEKENDS

DATE	FINDINGS
Monday, June 30 th 2019	<ul style="list-style-type: none"> - Most park users are young children accompanied by their parents or young adults; - Pedestrian paths are very busy and used by many park users; - Many children are present along the pedestrian paths on bikes or scooters; - Many parents walk in the park, accompanied by their children in strollers; - On hot days, the aquatic facilities (Space 3) are very popular among children and adults; - The banks of the pond (Space 7) are highly coveted for picnics and relaxation, some even venture into the water; - The tree canopy is very appreciated on sunny days, many sit in the shade available in the wooded area (Space 8);
TIME 2h00 - 3h00 PM	
WEATHER CONDITIONS AND TEMPERATURE (° C) Sunny, 30 °C	

- FINDINGS**
- The wading pool and children's play structures (Space 1) are used by numerous children and, consequently, are surrounded by parents;
 - Soccer and rugby fields (Space 4) are very busy during soccer tournaments;
 - The bike path (Space 9) is used less than on weekdays.

