



VILLE DE | CITY OF
WESTMOUNT

SYNTHESIS OF THE CONSULTATION REPORT

YOUR WESTMOUNT TODAY



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CONTEXT

ONLINE SURVEY YOUR WESTMOUNT TODAY

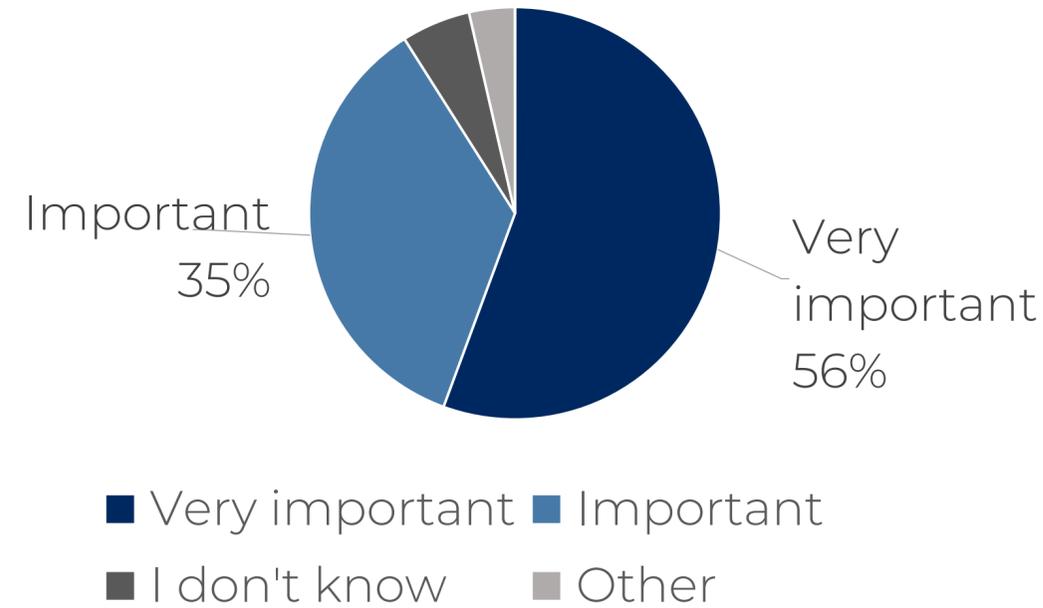


- 30 questions - 1 month to complete the survey
From Oct. 16 to Nov. 15, 2020
- 689 participants, including 424 who completed the survey (2% of the total population)
- 85% of respondents are Westmount residents, the rest work in Westmount.
- 70% of respondents said they were "satisfied" or "very satisfied" with the survey.

Age groups	Percentages	
Under 18 years	0.5 %	
18 to 29 years	2 %	
30 to 44 years	16 %	
45 to 64 years	47 %	82%
65 years and over	35 %	

ENVIRONMENT

Are the City of Westmount's Greenhouse gas reduction targets important?



Main comments from respondents

- Climate change has devastating consequences on communities, including Westmount.
- Westmount, as a wealthy community, has the responsibility and the resources to be a leader in the fight against climate change.

How do you evaluate the forest canopy in Westmount?

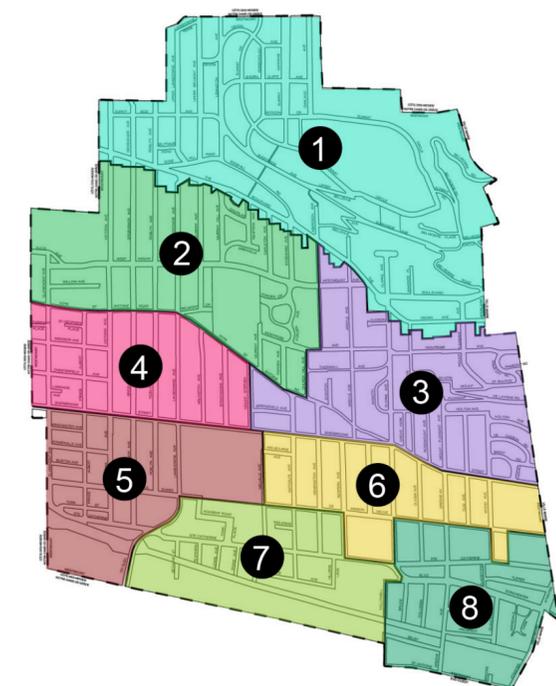
According to respondents, forest cover is generally significant in Westmount, with the exception of Districts 5 to 8 where it is often considered insufficient.

District 5
39% consider the canopy to be insufficient

District 6
38% consider the canopy to be insufficient

District 7
53% consider the canopy to be insufficient

District 8
56% consider the canopy to be insufficient



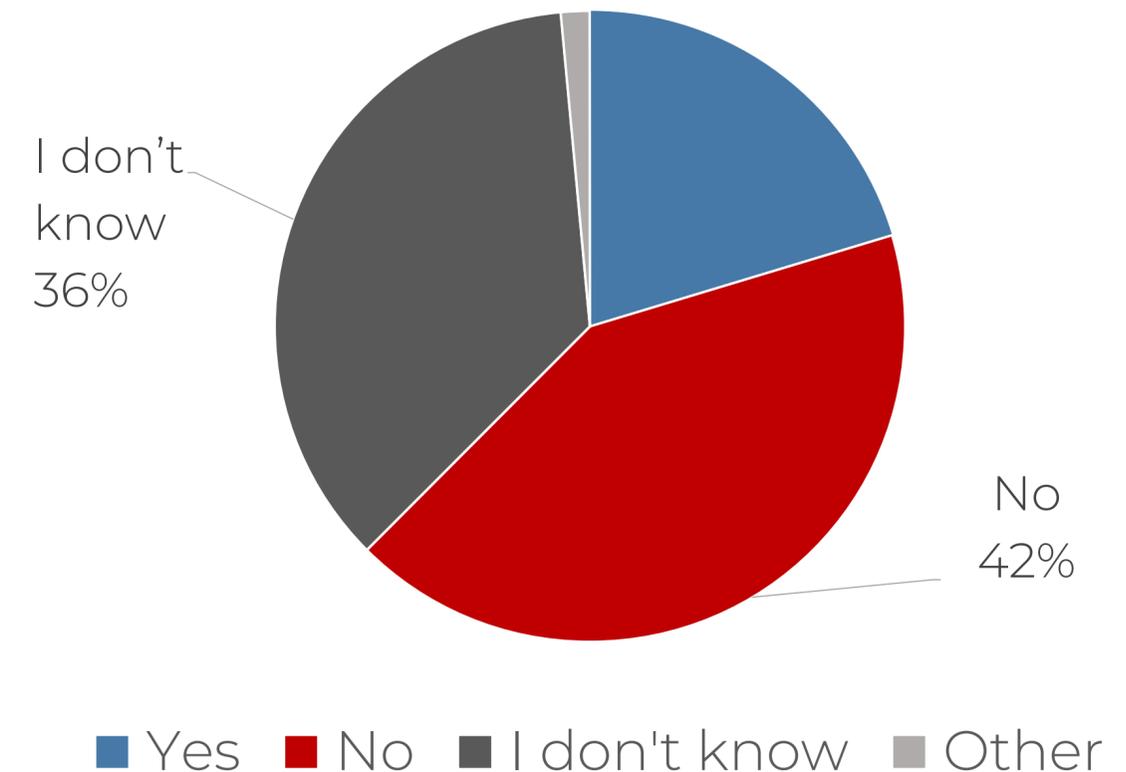
SOCIETY

HOUSING & SOCIAL FABRIC

Does the current housing offer meet the needs of Westmount's aging population?

Main comments from respondents

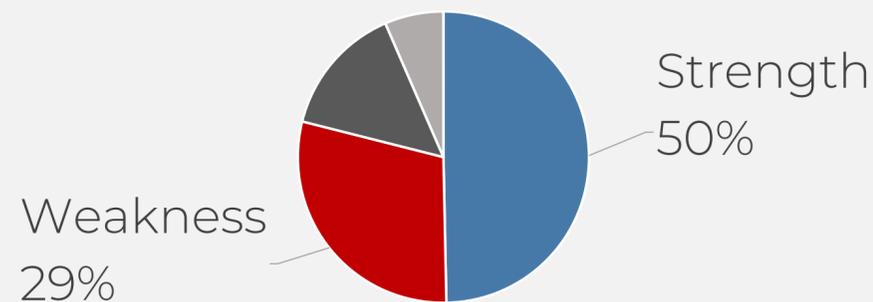
- Seniors' housing and affordable rental housing are insufficient in Westmount.
- Lack of knowledge on this subject.



SOCIETY

HOUSING & SOCIAL FABRIC

The average value of properties increased by \$500,000 between 2006 and 2016. Strength or weakness?



■ Force ■ Faiblesse
■ Je ne sais pas ■ Autre

Main comments from respondents

- Positive impact of the increase on public finances, allowing the City to deliver quality services and invest in infrastructure projects.
- The increase makes the city less accessible, diverse and sustainable.

Half of the **tenants*** spend more than 30% of their income on housing. Strength or weakness?

- The **majority of respondents (50%) consider it a weakness** and many mention the negative effect on housing affordability.
- Others feel that living in Westmount is a choice and that there is a cost associated with quality of life.

There was an error in the survey question. The survey stated that half of the residents were spending more than 30% of their income on housing, while it was tenants who were spending more than 30% of their income on housing in Westmount. The results are therefore an inaccurate representation.

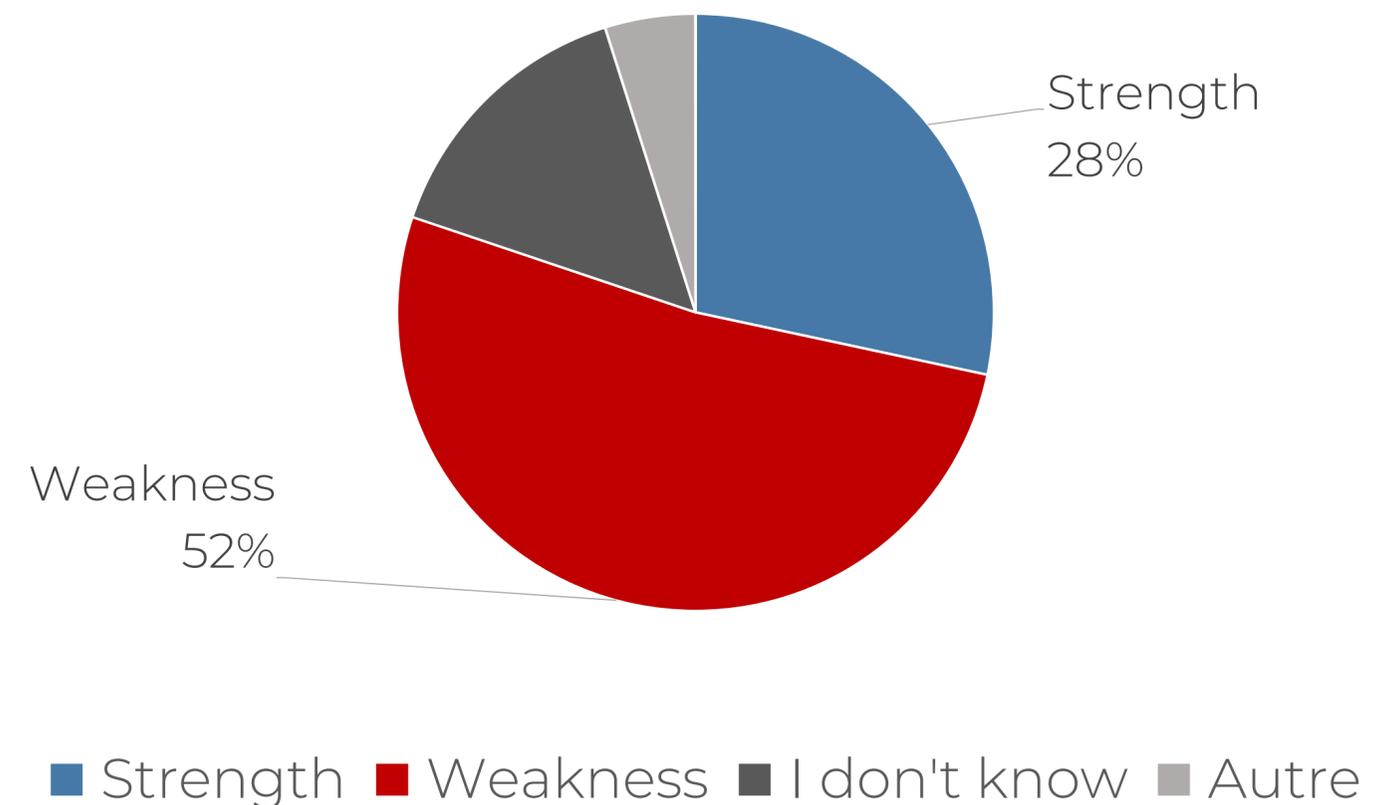
SOCIETY

HOUSING & SOCIAL FABRIC

The number of renter households is declining, while the number of homeowner households is increasing. Strength or weakness?

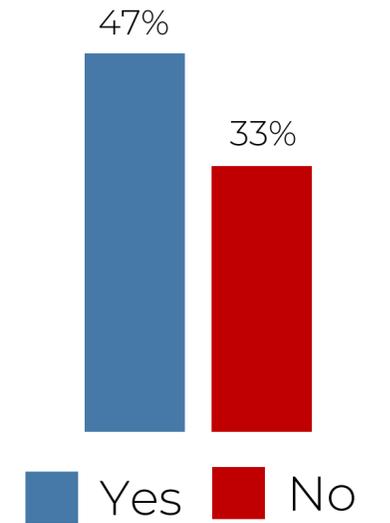
Main comments from respondents

- The decline in the number of renter households is accelerating Westmount's transition to a place for only the wealthy.
- Importance of maintaining an offer of rental housing for seniors and young families.
- Private property offers many benefits to the community, including better maintenance, a sense of belonging, increased security and more involvement in municipal affairs.

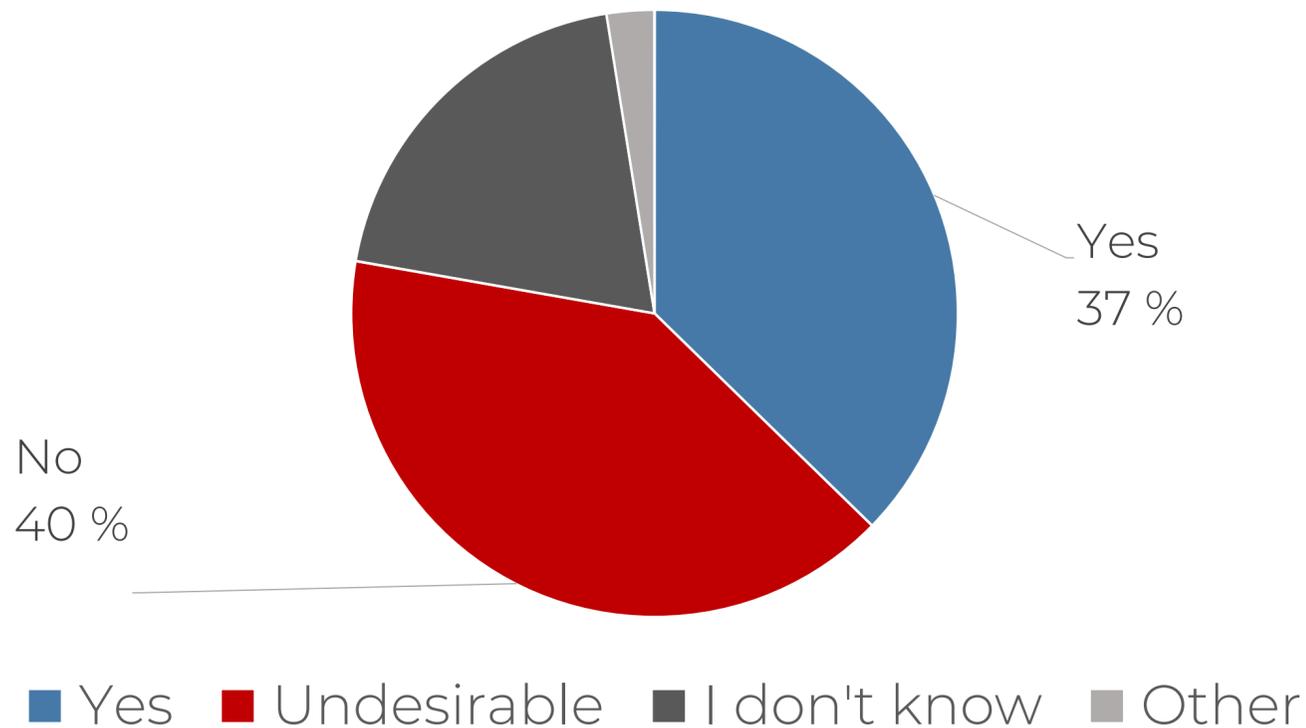


HOUSING & SOCIAL FABRIC

Should Westmount increase its social and affordable housing offer? The majority said yes and many mentioned that it would make the City more inclusive and diverse. But what target should we be aiming for? Opinions are divided.



Should Westmount aim for 30% social and affordable housing?



Main comments from respondents

- Target in contradiction with Westmount's identity and unrealistic, given the availability and cost of land.
- Importance of such a goal as a means of encouraging diversity, inclusion and sustainability in Westmount.
- **Target of 10% or 20% would be more realistic.**
- Impact of social housing on property values.
- Lack of knowledge on the subject.

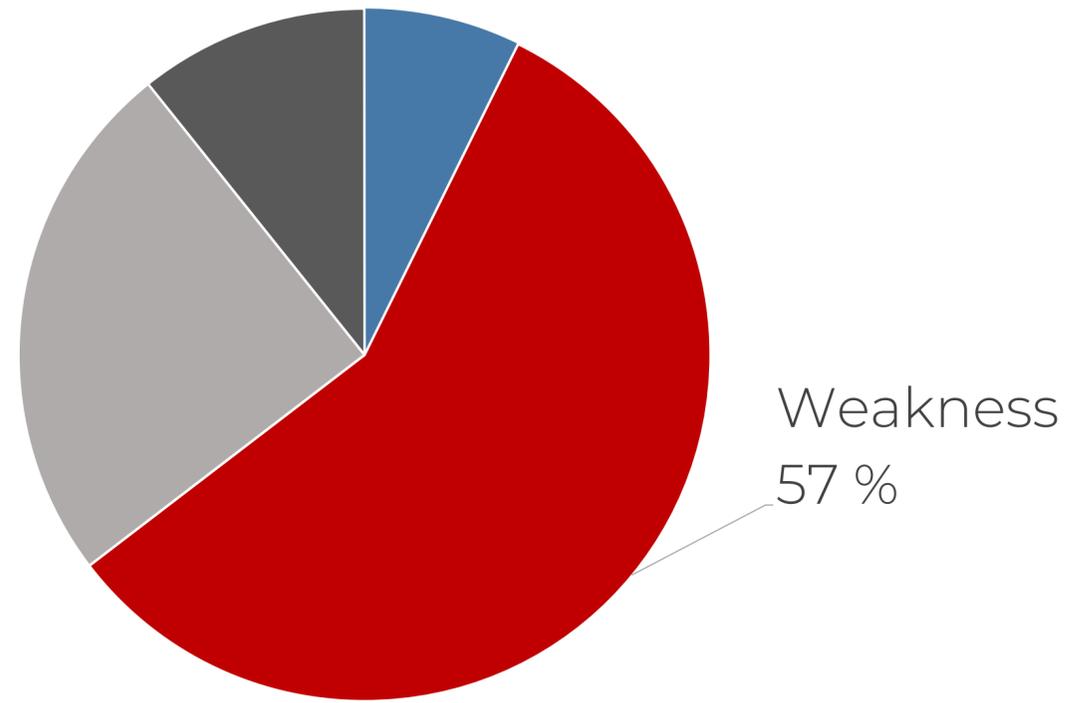


VEHICLES

Westmount residents have more vehicles and larger vehicles than the regional average. Strength or weakness?

Main comments from respondents

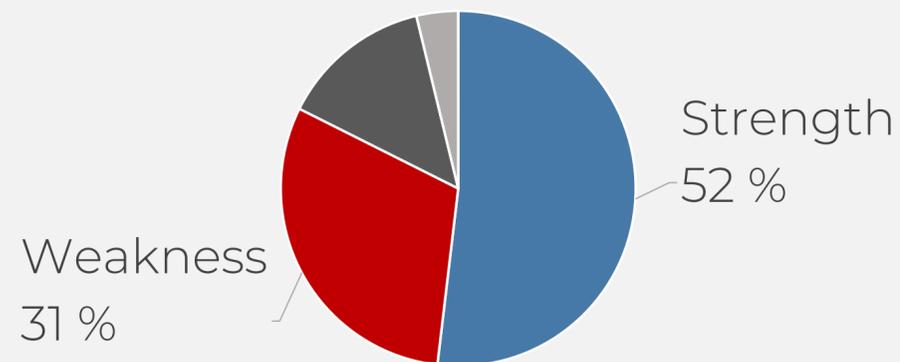
- Many issues related to cars mentioned, including air pollution (GHGs), noise, pedestrian and bicycle safety, the amount of public space used by parking lots, the space required for large vehicles on small streets or one-way streets, and investments to maintain road infrastructure.
- The type, number and size of vehicles are personal choices.
- The number and size of vehicles reflects Westmount's geography, relative wealth and resident status.



- Strength
- Weakness
- I don't know
- Other

SHOPS AND LOCAL SERVICES

Bars are not permitted in Westmount. Strength or weakness?



■ Strength ■ Weakness
■ I don't know ■ Other

Main comments from respondents

- Bars tend to disrupt the tranquility of a neighbourhood, which is inappropriate for a residential, family-friendly city.
- Westmount could benefit from a small microbrewery, bistros, pubs or wine bars, as these establishments would rejuvenate the city.

OPEN QUESTION (388 responses)
What shops or services are missing in Westmount?

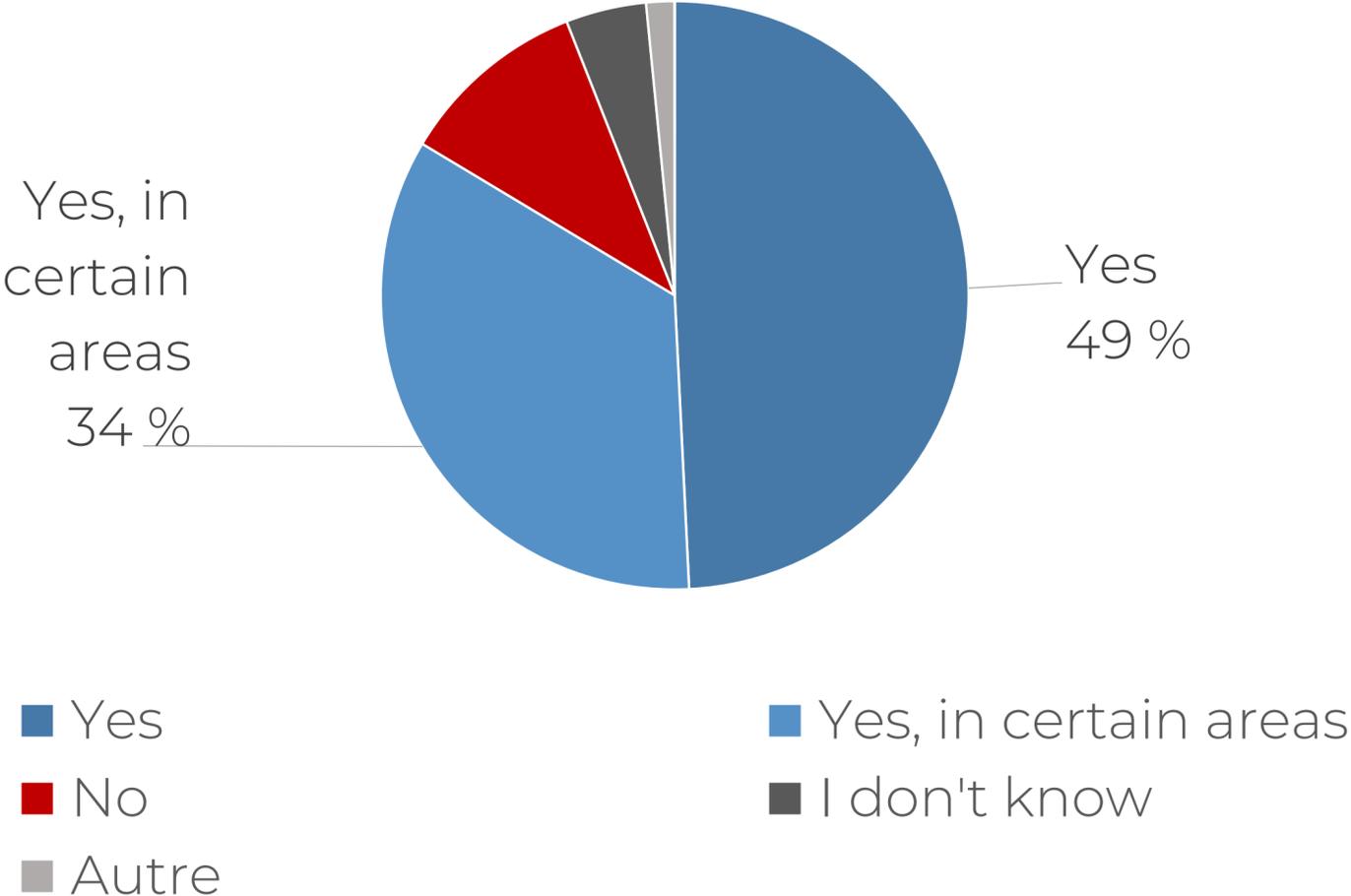
- Independent restaurants and cafés with outdoor terraces **(20% of responses)**
- Commercial rents are a hindrance to the viability of businesses **(9% of responses)**
- Lack of diversity in shops and services **(7% of responses)**
- Bookstores **(6% of responses)**
- Bars, bistros, pubs and wine bars **(6% of responses)**
- Affordable stores **(6% of responses)**

The above responses represent just over 50% of the total responses.

SHOPS AND LOCAL SERVICES



Should Westmount consider more temporary public spaces, beyond the Covid-19 pandemic, in order to revitalize the commercial districts?

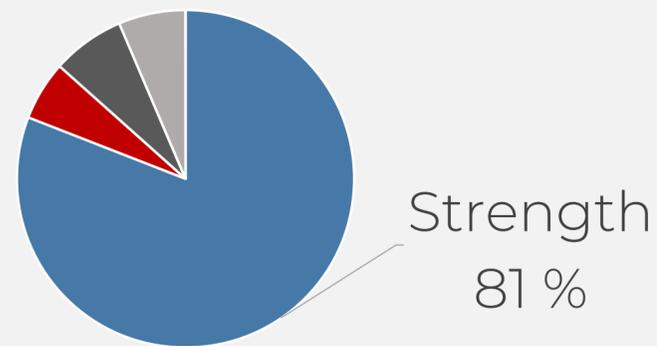


Main comments from respondents

- The temporary installations in the summer of 2020 were a great success, especially on Greene Avenue.
- Future temporary installations should be on Greene and Victoria Avenues, and should not occupy parking spaces unless it is compensated for.
- Temporary installations or terraces must leave enough space to walk on the sidewalks.

IDENTITY & HERITAGE

Half of the housing in Westmount was built before 1945. Strength or weakness?



■ Strength ■ Weakness
■ I don't know ■ Autre

Main comments from respondents

- Older homes are of high quality, they provide an architectural and aesthetic character to the city and create a sense of belonging.
- However, these are built with materials that are sometimes obsolete, expensive and difficult to restore.
- Older dwellings are often not easily accessible for people with reduced mobility.

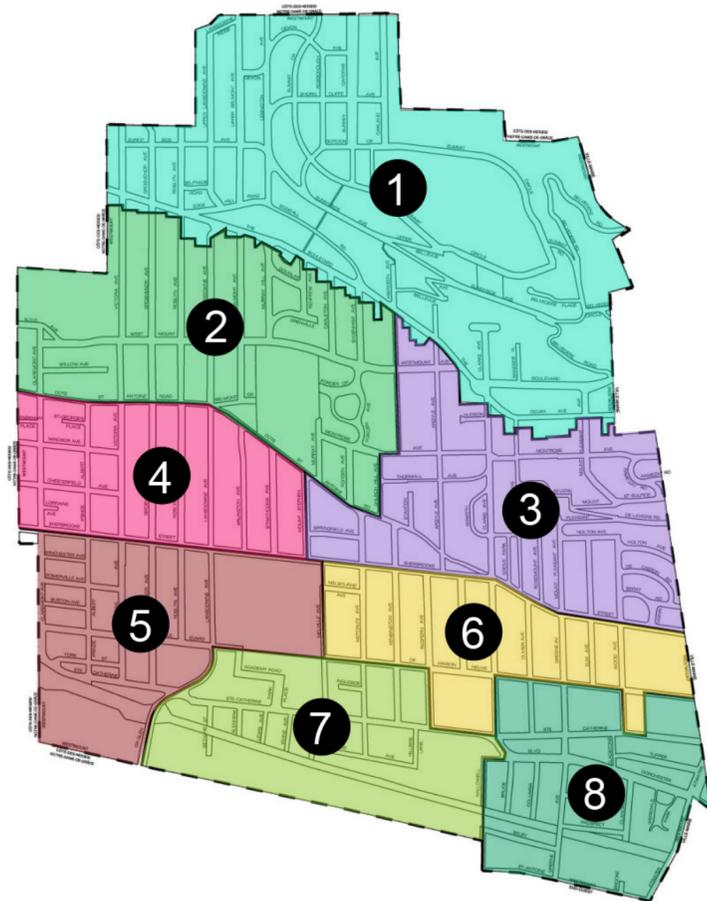
Does the construction of new buildings threaten Westmount's identity?

Most respondents (72%) think it does not, but efforts to integrate new buildings into the landscape should be made.

URBAN FORM AND DESIGN

What types of housing should be prioritized in each district?

IDENTITY & HERITAGE



District	Detached/semi-detached single-family homes	Row houses	Duplexes	Low-rise complexes	Complexes 3-5 floors	Complexes 9 floors and up
1	71 %	11 %	7 %	5 %	5 %	2 %
2	63 %	15 %	11 %	5 %	4 %	1 %
3	56 %	18 %	12 %	8 %	5 %	1 %
4	48 %	21 %	14 %	10 %	6 %	1 %
5	29 %	22 %	17 %	16 %	12 %	3 %
6	32 %	21 %	17 %	16 %	12 %	4 %
7	24 %	20 %	16 %	18 %	16 %	5 %
8	23 %	20 %	15 %	18 %	17 %	7 %

TRANSPORTATION & MOBILITY

How would you rate the availability of parking in Westmount?

Zones	Results (rounded)		
	Sufficient	insufficient	Not applicable
Homes	76 %	18 %	5 %
Workplaces	27 %	8 %	65 %
Shops and services	59 %	36 %	4 %
Green spaces	76 %	18 %	6 %
Infrastructure and sports facilities	62 %	24 %	14 %
Schools and daycares	42 %	27 %	31 %
Places of worship	52 %	17 %	31 %

How would you rate the quality of the pedestrian and cycling infrastructure in Westmount?

Infrastructures	Results (rounded)		
	Adequate	Inadequate	Not applicable
Piétonnières	88 %	12 %	<1 %
Cyclables	57 %	21 %	21 %

URBAN FORM
AND DESIGN

INFRASTRUCTURES & PUBLIC SPACES

Should Westmount increase the number of parks or green spaces?

62% of respondents would like to see the amount of green space increased in Westmount, while 37% consider the existing amount of space sufficient.

Main comments from respondents

- Parks and green spaces are Westmount's main asset.
- Parks and green spaces need better maintenance.

Do you agree with the following statements?

Statements	Reponses (rounded)	
	Agree	Disagree
I feel safe in my city	97%	3%
Green spaces are abundant	93%	7%
Green spaces are well maintained	78%	22%
The streets are welcoming enough for me to enjoy walking around	92%	8%
Public spaces are generally clean	86%	13%
Schools and daycares are close to my home	72%	4%
Sports and recreation facilities are accessible and sufficient in quantity	69%	23%
Local businesses and services meet my daily needs	76%	23%
The shopping experience in Westmount is fun and dynamic	62%	35%
Westmount is a dynamic city	75%	24%
Westmount is a good city for youth and young families	79%	13%
Westmount is a good place to live and grow old	94%	5%
Westmount is welcoming and diverse	65%	30%
Westmount is welcoming for people with reduced mobility or a disability	27%	32%

*I don't know/not applicable category is not represented in the table.

INFRASTRUCTURES & PUBLIC SPACES

OPEN QUESTION (389 responses)
What is missing in Westmount in terms of
infrastructure and public spaces?

- Better maintenance of existing infrastructure and public spaces **(23% of responses)**
- Indoor public swimming pool **(13% of responses)**
- Safety of active transportation infrastructure **(8% of responses)**
- Green space and additional trees **(7% of responses)**
- Universal accessibility of infrastructures and public spaces **(6% of responses)**
- More sports facilities and playgrounds **(6% of responses)**

The above responses represent just over 60% of the total responses.



IN 3 WORDS

ACCORDING TO RESPONDENTS,
THESE ARE THE 3 WORDS OR
GROUPS OF WORDS THAT MOST
REPRESENT WESTMOUNT TODAY.



PRIVILEGED LIVING ENVIRONMENT

16%

GREEN SPACE

15%

HERITAGE

14%





CONCLUSION

HIGHLIGHTS

After the analysis of the results and **more than 7700 comments** by consultant **Transfert, Environnement et Société**, here is what the respondents particularly expressed.

01.

The quality of life and services in Westmount were mentioned extensively by respondents. The notion of balance between the quality of municipal services and the amount of taxes paid is very important.

02.

Respondents appreciated the survey. They would like more exercises like this one, but more concise, and they would like to be better informed to make the most of their participation. They expect high quality documentation and information from the City.

OVERALL

HIGHLIGHTS (SUITE)

ENVIRONMENT

03.

There is a consensus among citizens regarding the importance of municipal environmental leadership, especially in the fight against climate change.

SOCIETY

04.

Several respondents believe that there are some barriers to diversity and accessibility in Westmount. Therefore, they would like to see the city do its fair share in addressing these realities.

ECONOMY

05.

Many respondents felt that there is an urgent need for action on retail vacancies and types of businesses to ensure the vitality of commercial arteries.

06.

Many respondents felt that existing problems need to be addressed first

- Repair/maintenance of infrastructure and public spaces **(23% of responses)**
- Indoor public pool **(13% of responses)**.

07.

Many respondents called for greater flexibility and simplification of project and renovation approvals.

08.

Many respondents raised the importance of mobility-related infrastructure and called for improved transit, traffic control and speed measures. While parking is considered sufficient by the majority, many feel that the number of available spaces should be maintained.

