

ANNEXE A - Commentaires sur la plateforme en ligne

APPENDIX A -
Comments from
Engage Westmount

COMMENTAIRES

Les pages suivantes présentent les commentaires laissés sur la plateforme Engage Westmount. Ces commentaires sont reproduits dans leur langue d'origine, tel qu'ils ont été rédigés.

Les seules modifications apportées concernent la confidentialité, notamment le remplacement des noms, des informations personnelles et de mentions inappropriées par le symbole «■».

I frequently travel in this sector, sometimes by foot, but mostly by car. Despite this, I FULLY SUPPORT removing space from cars, and giving it back to humans, cyclists, pedestrians, children, skateboarders. More bike paths, more pedestrian plazas, wider sidewalks. I FULLY SUPPORT making Dorchester a one-way street.

Regarding the preliminary design presented on the web site The height on the north side of dorchester are way too high max 5 stories ! It is not reflecting the beauty of the existing houses on south side of dorchester This takes away from the beauty of dorchester and turns it into a mega complex, that feel suffocating
Regarding place Gladstone, why would there be a fountain and concrete , when the area really needs green space Too much concrete . Please no more bump outs on sidewalks they are inconvenient , take away space fir parking and are unpleasant and hard to manoeuvre are ours for many of us who drive . As an aging population, yes we drive and need our cars to park and shop and be able to get to places not all of us can cycle . Please consider our aging population.

COMMENTS

The following pages present comments left on the Engage Westmount platform. These comments are reproduced in their original language, as they were written.

The only changes made concern confidentiality, in particular the replacement of names, personal information, or inappropriate or harmful words with the symbol "■".

Why is St Antoine between Atwater and Greene not included in this discussion? This street has been abandoned by Westmount for the last seven years with no consideration of the impact. This neighborhood has of lost Selby park, dealt with the noise and disruption of constant construction, and reconstruction of water mains and electrical systems. We have lived with the smell of blue Port a Potties set up beside building entrances. We have had to cross precarious poorly built ramps to get into our buildings. We have had to maneuver around construction trailers often blocking access to handicap parking spots. We lost all parking spots in an area where parking is already severely limited. There has been no consultation or plan to address resident impact and needs. We live with chronic dust and traffic exhaust fumes from the redirection of traffic from the 720 closures and now the redirection of traffic from the Contruction in Rose de Lima. It has been CONSTANT and without any adequate explanation why Westmount chose to enact these measures without any consultation or consideration of the impact. Why is this neighborhood ignored yet again?

The proposed project to the southeast of Westmount's current landscape feels like yet another unfortunate example of urban redevelopment going completely off track. The plan to construct buildings of 7-10 stories along Dorchester Avenue is a glaring misstep, as these massive structures will dwarf the homes on the south side, obstructing natural light and altering the charming scale that defines the street. This marks a continuation of past planning mistakes, such as the demolition of the beautiful row houses on the north side, which were replaced with uninspired parking lots and mismatched buildings. To repeat such an approach would further erode the identity of this historic area, making it unrecognizable. The suggestion of concrete parks and fountains, especially in the Gladstone area, is yet another misguided element of this plan. Rather than creating spaces that feel alive and integrated with nature and greenery, such designs produce a mundane and uninviting environment. A true urban green space should prioritized, such as trees, plants, and shaded areas - natural features that contribute to well-being and community engagement within Westmount.

What's especially frustrating is that residents have been clear about what they want - smaller, human-scale developments that fit with the neighbourhood and more genuine green spaces. But this plan seems to be ignoring that feedback entirely. Instead, it feels like a developer's dream of squeezing in as much density as possible without thinking about those who actually live here. This city has a chance to do something amazing here, but instead, this plan, as it stands, feels like it's prioritizing developers over residents, and its extremely disconcerting.

Do not cut the connection between Clarke and Dorchester, as this will create difficulties for residents below Dorchester and increase traffic and congestion on Greene, Saint Catherine Street, and other local streets and lanes # The most pressing problem is the south side of Ste. Catherine Street, between Atwater and Bureau en Gros. If necessary, exceptions could be made that would permit taller buildings in that location, provided that they include space to accommodate or provide services for the unhoused / poverty-stricken. However, developers may shrug this requirement off and simply pay fines for non-compliance. # Any

of the proposed locations for a pool would be welcome, even odd-shaped buildings. #Dorchester is a wide street, graced by handsome old buildings on the south side. Planning should maintain the spacious open-ness of the street, and buildings should not dwarf existing structures.

I am concerned that the heights on Dorchester are too high and not conceive with the beauty of the south side. It feels like the tall buildings will act as a barrier blocking off the south side of the street and not integrating with St-Catherine Street. Also, regarding Gladstone square, rather than having concrete public space I think what the area needs is green space. Would it be possible to change the concrete plan to agreeen plan with trees and grass.

I am pleasantly surprised by Dorchester - the only point i would bring out is that the buildings on the corner should somehow be built as to not overshadow the current townhouses - possibly indentation a few floors than push the building back for the rest of the floors - i do like that by the looks of the plans Dorchester going west seems to be one lane excellent - while the gladstone promenade is more than appreciative - using water fountains - greener and trees is totally appreciated

Le PPU est très enrichissant; j'insiste pour la fermeture de Dorchester sur Clark remplacé par un parc et pour que la voie unique qui

desservira les rues Hallowel, Bruce et Colombia soit située au Nord, côté GRC, pour végétalisme l'espace devant les maisons. Enfin, une réflexion particulière doit être menée pour intégrer davantage dans la verdure le bâtiment brutaliste de la GRC.

if possible to have more trees along Dorchester and the Esplanade area thank you

My main concerns is how all of the plans will affect traffic and parking for residents on Clandeboye and Prospect. With the change to traffic direction on St Antoine, we've seen an enormous increase in traffic cutting through Prospect and Clandeboye to skip the light at Greene. If the plan to eliminate the access to Clarke from Dorchester is implemented, the back up on Greene to the lights at Dorchester and St Catherine will be even worse, pushing more and more traffic through out small streets. This also cuts us off from access to the rest of Westmount behind what will surely be a traffic nightmare with the highway now emptying up Greene. I can't even tell where the planned indoor pool will be, but I can imagine where all the visitors will park! I notice our street names don't even appear on the documents, so it appears we are not a priority, but this plan seems to put an unfair burden on this small square of homes. DO NOT DO THIS TO US.

The esplanade - based on the sterile feel of Cabot should have more greener , more trees

and less concrete- the fountain is a definite plus - i would suggest changing the lighting to the traditional Westmount lamp post with these lights in the esplanade and on Dorchester the feel of neighborhood would be ideal - Keep the height of the buildings down should be a must under 10 stories

I have reviewed your grand plan. Kudos for this well needed initiative! I have 3 comments: 1) one direction for Dorchester; please a traffic study to assess. Not sure this is feasible judging by current flow. 2) the Gladstone area should be more green similar to Dorchester square 3) The height of the proposed buildings seem too high for the area. i.e current building corner Atwater and Dorchester is an eye sore compared to the beautiful garden homes in the same area. I would suggest lower rise to respect the current architecture.

I was not able to go to the consultation meeting but have reviewed the presentation. My main concern would be traffic flow. I believe that we need to identify very clearly the desired flow and avoid traffic taking short cuts along residential streets and alleys. Case in point: closing Dorchester at Clarke would mean there would need to be a L turn off Atwater north onto Ste Catherine to allow traffic access to Clarke and indeed Westmount village with good unobstructed flow along Ste Catherine to avoid short cuts for example up Olivier and through the lanes on the block bounded by Ste Catherine, de

M, Olivier and Clarke which is already a problem, even a safety issue.

A community sports facility that includes an 8-10 lane 25 metre pool, gym and fitness rooms will ensure a healthy Westmount community that supports the health of all its citizens from 0-99years of age. To be able to have activities day and evening for all afes will rejuvenate the area. From aquafit classes for seniors and maternity classes, Master's and Youth Swim Teams that represent our community in the ANLSL, to teaching team sports like water polo, not to mention swimming lessons (group, private and schools); ability to increase the offering of community fitness and martial arts classes for all ages. This will enrich the neighborhood but alsI the wider Westmount community.

L'arrondissement a besoin d'une piscine moderne idéalement de 50m et multifonctionnelle.

Hello,
I have a health business in St-Henri (Westmount adjacent), close to the corner of St-Jacques and Greene. I Also live in Little Burgundy close to Little Burgundy Sport Centre.
I have many clients from the southeast Westmount. I encourage people to have an active life for their health.
Although the older people are very attracted to the activities offered by Westmount YMCA, most of the time I find that families with children take their kids to swimming lessons in Little Burgundy

Sport Centre!

Le Sud Ouest is already overwhelmed by the growing population of Griffintown.

A sport facility with an indoor pool in Southeast Westmount could be very beneficial to the students of St-Leon primary school, Westmount Highschool and possibly Dawson College.

The indoor pools of Le Sud Ouest are falling apart. Piscine St-Henri has been going through renovations over many years. They provide diving lessons that are very popular. Why not have a new facility attract all those aquatic enthusiast families and provide them more opportunities to stay active and healthy all year around.

Thank you for your seriously considering this project.

For your consideration: A 50m multifunctional dividable pool, allowing for multiple activities/competitions to take place simultaneously would be ideal and appreciated by citizens.

As a 67 year old Masters swimmer at the Westmount Y, I would be thrilled to have a 50 meter pool to bring our facilities in Westmount up to the standard of other municipalities. I have been swimming with the Westmount Masters for 25 years, and have seen our team lose many members to the Cote St Luc masters club due to the small size and poor condition of our pool at the YMCA. Why not create a facility that would benefit all ages, as opposed to spending our recreation tax dollars mostly on state of the art hockey rinks? Most of us who are over 40 do not play hockey! And a pool would benefit everyone,

including schools and colleges in the area and any seniors' programs. Please consider building a pool that can compare to Cote St. Luc's or Pointe Claire's pools. We are not a poor municipality and should be able to afford this important addition to our recreation facilities.

Hello,
I believe that closing the access through Clarke is a huge mistake as there will be even more important traffic jams on Greene, both under Dorchester and between Dorchester and Sainte Catherine. Right now, cars can turn left going up Greene, these cars will stay on Greene until Sainte Catherine. As there is only room for 5-10 cars, there will be a huge traffic jam under Dorchester, even maybe starting on Saint Antoine.

I like the idea of Gladstone place/park. The greener the better. How do we make sure however that it does not because another cabot square.

A community building with indoor pool would be important, best would be to co-locate it with the private parking.

Thank you for all this work.

A 50m multifunction dividable pool, allowing for multiple activities to take place simultaneously would be great.

Why do we need more green space if there are parks on all sides of the site? Could we not incorporate a green roof into the new buildings? This area needs a solution that brings more activities to the street level. Multifunction, mixed

use projects with community uses on the ground floor and with residential above will animate the street at all times of the day, making the area safer and more animated.

I have been a member of a Westmount YMCA Masters Team, winner of a number of Provincial Championships since 1997. As a member I've endured the exigencies of a garage retrofitted as a pool with all the drawbacks this entails i.e. only 5 narrow lanes, poor air ventilation & tenuous water quality. Yet despite these Westmounters who love the exercise & benefits swimming provides have perforce struggled on. We live in one of the wealthiest enclaves in Canada isn't it time we had an indoor pool that equates with that status instead of the paucity of a YMCA retrofit! This situation is a mockery of the great promise of the Participation Canada program that another Trudeau liberal government offered Canadians when ostensibly our citizens welfare was paramount! Come on time is the only thing we have too little of.

I have recently read through the public participation summary which I did not attend. I find it quite offensive (I apologise for the strong wording) that the number one item is again a pool in the southwest sector. It is stated that there is a consensus on this. I would hesitate to ask where that consensus comes, though I believe I already know. As a resident of the southwest sector for 25 years, I do not know one person who in fact wants a pool built in this area, long enough another pool built

anywhere in Westmount (which already boasts two pools). So perhaps the word consensus should be removed on that point. The residents of the southwest sector are looking for safety and clean living area. The ideas of some parks, additional residential units on north Dorchester, etc. are all ideas that I have heard expressed by residents of this area. Not a pool. Sadly, I feel, the process has been hijacked by a small group of Westmount residents, most probably not even living in the southeast sector who have been canvassing for a new pool for years now. After seeing this as the #1 priority in the survey results from earlier this year, I already felt the process was hijacked and was now not representing the true interests of the southeast sector community. I did find it also rather telling when nothing was mentioned about how a pool complex would just add another block on the northside of what should be a residential street, and nothing was discussed about traffic, noise, etc. that this new block will create. The tragedy of Dorchester can be so plainly seen when viewing the older photos of the street. What was once a beautiful residential street became an eyesore and area of decreased value when it was widened and the north side was demolished and left to basically rot for decades creating an environment where drug use, prostitution, loitering is an everyday occurrence. We residents of this area are all for a revitalisation but it truly needs to be done taking the opinions of the residents here into account. The results of an online survey that many people knew nothing about, a public participation workshop which again very few people knew about hardly would be a true representation of

the residents of the southeast sector. I believe a more thorough canvassing of the residents needs to be done to truly gage what the area needs, not a hijacked process which results in the wishes of a tiny, tiny minority of all of Westmount. Sincerely, resident of Dorchester

The latest iteration of the SE development is a blatant example of favouring developers over the esthetic and historical reality of Dorchester boulevard.

High rises greater than three stories along this stretch show no creative congruity with the current architectural gems on the south side.

The ‘Gateway’ to Westmount unfortunately becomes synonymous with the now common suburban soulless landscape.

Human architecture scale has been sold out. A shame.

Westmount is worthy of better.

Hello, I have lived in the Southeast for over 30 years, and though I no longer live there, I am shocked at what was shown on the preliminary plan. Dorchester is a beautiful street with elegant heritage homes...why would anyone think that 7-10-15 stories is acceptable? Who ever thinks this type of density suits the beauty of the street does not understand the area. The street should not have heights over 5 stories. Regarding the east side of Gladstone, rather than concrete,

what the area will need is green space. Minimum density requirements are not even an argument as density requirement are surpassed by just Alexis Nihon and Square Childrens and this does not even take into account the up coming development on St. Catherine street. PLEASE DO NOT DESTROY BEAUTIFUL DORCHESTER. Regards,

Please do not destroy Dorchester! I don't know why you think a pool is a fit for the Tupper Lots. A pool will not enhance the street, but rather take away from it. What a shame! The suggested height is ridiculous. The south side is stunning... build something livable like 4 stories on the north side. Think of quality of life....why do you want to be like Montreal? Westmount is unique...please do not make a Griffen town out of Dorchester. Go high on St. Catherine street if you must, but please, leave Dorchester elegant. Also, with all the development planned, why not incorporate green space? The area around Clarke and Dorchester does not need more green because there is already a park there and the WAG is there as well as the green space by Westmount High School. Green space will be needed by Gladstone where there is presently none.

Thank you for hearing me out.

Je suis concerné avec les hauteurs permises au coin Dorchester et Gladstone. J'aurais un building de 31m directement en face de note maison considérant le peu de retrait du bloc de

31m. Ce bloc étant même plus haut que ce que l'on retrouve sur Ste-Catherine.

La représentation visuel est trompeuse, car on voit un building représenté différent des volumes avec les hauteurs de 22 metre seulement et l'on voit toute suite qu'un building plus haut serait disproportionné par rapport au maisons victoriennes au sud de Dorchester.

J'ai l'impression que nous répétons les mauvaises décision du passé comme exemples les 3 buildings commerciaux sur Dorchester qui sont tous des erreurs d'intégrations avec le patrimoine existant.

J'aimerais que l'on limite les hauteurs des buildings sur Dorchester entre 18m et 22m qui représenterais un meilleur modulations des hauteurs en comparaisons au 22 et 31m prévu au plan.

Ladies and gentlemen,

My main concern is the height of the residential buildings on Dorchester, west of Gladstone Street.

As a 24 year homeowner facing that exact area, I find the 7 to 10 story height to be overwhelming in scale compared to all of the historic homes facing it.

The RCMP building(corner, Dorchester and Green) and the old MasterCard building (corner, Dorchester and Atwater) are prime examples of

huge urban integration and design mistakes, that we must learn from and not repeat.

The original residential design of Dorchester Street (pre-1965) had identical homes on the north side of Dorchester. Why not repeat that beautiful design with updated, 21st-century townhouses, inspired by the original Victorian look, at approx 15m (2-3 floors) in height?

Behind that we could densify with 20 m height condo buildings.

The YUL residential project is a good example of conscientious townhouse/condo, urban integration.

Please create an urban legacy worthy of Westmount's history. Thank you.

We are missing a low-key interactive children's museum, like the Children's Museum of Manhattan, where parents and nannies can spend relaxed and educational time using their annual family and caregiver pass. I wonder if any of these spaces could be used for that?

Appreciate the consultation but I am concerned about the plans. Residents of lower Westmount deserve green spaces, and a concrete plaza serves no one. It is a lazy option. I also don't understand why the height of the buildings cannot be kept to a reasonable 6 stories. This is still Westmount, not downtown. It seems to

me that City Hall has forgotten about lower Westmount. It has its own unique character, history, and tax paying residents who should have a say in their future. The plans are not forward thinking. Seems like it was sloppily thrown together. Frankly, it is insulting and threatens a community too often ignored by people who live up the hill.

Very nice looking presentation. I have concerns regarding the traffic issues once you remove the dorchester st-catherine, clarke intersection. As we experienced during the road repair this created traffic issues and made the alleys unsafe for homeowners as they were used as thruways. A much larger comment, we do not see any sort of discussion around safety, specifically with regards to the itinerant population. You do not need to look further to cabot square to get a sense of how the public space will turn out. I am not sure that it is safe for the high school and elementary school to have a sprawling itinerant population in the public space proposed (Dorchester esplanade). In stayner park it is consistent neighborhood involvement that has allowed for the park not to get overrun, with neighbors even physically detaining criminals who attempt to break into cars as we wait for the police. I don't quite understand how you would expect different results from a cabot square. The neighborhood kids are all well trained to safely cross the street, our biggest fear is them getting hassled or accosted. We provide our kids with certain paths to take home to avoid problem areas, please don't bring the problem areas to us. Trust that you will take our safety into account,

by the plans it seems there is greater concern for nice planters and gorgeous designed walkways then the safety of the residents. Love the pool...

A fifty meter pool would be a great asset to the community. As people age, activities such as swimming are crucial. Westmount would benefit from an indoor pool. I hope we can be forward thinking! Thank you.

Thank you for reminding me that I should also weigh in. I am not an expert on analyzing plans. Overall, the plan looks beautiful, especially for the young and those who who walk or bike everywhere. I love all the greenery and places to stroll. First comment: I live on Olivier, one way between St Catherine and Demaisonneuve. I usually come down Dorchester and enter the lane so I can park behind my house. Coming from the west, I cannot turn onto my street so I take Dorchester east and make a U turn so I can enter the lane from Clark. This seems unnecessary since the park by the RCMP can suffice as a green space. Another possibility would be revert to allow a left turn on to Olivier. Maybe a light with an arrow. Many years ago, 2 women were run over there and died. After that, no left turns on to Olivier. This should be remembered in any future changes. There are other possibilities that take me further away and, as you point out, it is congested. Please consider a variety of bench heights. The benches on Greene are very low if joints are creaky or muscles not so strong. We seem to have a lot of old people around (me

included) and it would be nice to encourage them to get out a bit. Sometimes the world is hostile to this possibility. One place it wasn't was Cinq Saisons where many elders met in good weather. One of the older regulars I spoke with referred to it as "the piazza." It was quite a social event for these elders to meet up there and enjoy some time together in the sun. I see that the plan creates such areas that can be a piazza for our older neighbours: accessible, comfortable seats with arms and near a coffee source. The elder piazza should be located a short distance from where a taxi can drop them off. Could there be a small reserved area that gives them priority for seating? Other than the considerations mentioned above, I think this area will be very attractive for us in Westmount and beyond our borders. Planning for aging and safe accessibility is just plain neighbourly. I will probably not be here to see the grand transformations, but many of our residents will be ready to make their own personal transformations by then. Please make sure to plan for them. These are essential considerations. I learned this the hard way.

suite à la lecture de votre communiqué , j'ai considéré que le bâti du côté nord de la rue Dorchester devrait s'harmoniser plus avec la rue existante du côté sud pour créer un environnement plus homogène formellement ; les bâtiments proposés sont morcelés de hauteurs différentes ; ce serait souhaitable de garder une hauteur moins haute à cause des maisons de la rue Dorchester qui sont de 1880 ; il faudrait favoriser l'habitation résidentielle

sur cette rue à une hauteur de six étages ; le fait de créer deux parcs et l'aménagement des rues moins consacrées aux voitures, mais plus aux piétons et aux cyclistes avec un souci de verdissement des voies publiques qui atténue le bruit et la pollution des voitures ,est souhaitable et bienvenu . en vous remerciant de tenir compte de nos remarques pour la beauté de cette rue .

I was not aware of the earlier consultations sessions, but I want to register my concern about turning Ste Catherine Street into a «canyon» environment with giant buildings on small lots. In particular, as someone who lives and works in Westmount, I am concerned about the threat to the Atwater Library building, in which my office is housed. Besides the obvious overshadowing that a 25-story building would represent to the beautiful, unique, and well-used-by-the-community heritage building, my understanding is that the digging necessary to put up such a tall structure could threaten the foundation of the library, which was not meant to withstand such powerful disruptions within such close proximity. I implore the Westmount city council to reconsider increasing the maximum height of whatever will be built on the corner of Atwater and Ste Catherine.

I grew up in this area and walked to school everyday. I think that building height on Dorchester should remain low with no more than 3-5 stories with a setback. There should be increased green space to counteract all the densely built up area on St. Catherine Street. We

do not need more paved areas but green spaces with benches will make this neighbourhood more amenable to community congregating outside. A similar idea can be seen on Cote des Neiges near the Duc de Lorraine.

My main concern would be to protect green space. Therefore I would be very unhappy if the greenspace east of Westmount high was to be eliminated or somehow destroyed. I am sure developers would love to get that space. Leave the road the way it is going by this area and on to dorchester.

Did you take into account the survey done where citizens asked for a bike path on dorchester

I would like to see as much green space as possible left in its natural state. For example, the green space to the east of Westmount HS is fine as it is. We do not need a concrete gathering space to replace it. we have already lost so much of Westmount Park. Please leave nature alone.

Being out of the country for the November meeting, I can only respond to what I have received bu email. . It seems that the needs of the South of Dorchester community have not been heard. Therefore, I would start by saying that the building heights on Dorchester are too high.

The public space east of Gladstone is concrete not a GREEN space.

Lastly,.increasing the parkland by changing Clark is useless as the little green space is not used

now except as a transit point to Ste Catherine street. it isn't used now.

Returning to thr original survey, it should be noted that greening the area was the leader in wishes of the respondents followed by recreation/Swimmingof facilities.

Develop the southeast corner so it provides for a centre that induces our citizens of all ages to stay active. The most needed is an indoor pool..... aqua fitness, swim lessons, Masters programs, water polo, water walking.....all kinds of water activities. Then there can be open spaces for Tai Chi, Nia, yoga, Pilates.....many of these can be outside in summer...the accent should be on inducing activity.....and too the arts should not be forgotten like camera workshops, water colour / oil painting groups /classes...

La seule façon pour Westmount de contribuer à la lutte contre le réchauffement climatique est la densification urbaine. Cela pourrait en effet faire bénéficier à beaucoup d'habitants de Westmount du concept de la ville du quart d'heure, de la proximité des transports en commun (Atwater). Cette zone est de toute façon la plus hideuse de Westmount, possède déjà beaucoup de tours et a vu sur l'empreinte de l'ancien Hôpital pour enfants la construction de 5 tours. La construction de quelques belles tours pourrait être aussi une modeste contribution à la grave crise du logement sur Montréal, elle pourrait être aussi un moyen d'augmenter la clientèle pour les commerces rue Green

I know that you've heard calls for an indoor pool, and I've been one of the voices making such a call now for many years (receiving many promises in return), but I think it's worth reiterating that this may be the ONLY opportunity to fulfill this promise in our lifetime. This is our chance to remedy this glaring gap in Westmount's sports and recreational facilities - to leave a legacy of lifelong fitness for future generations, and to add substantial vitality to this project.

Building heights on Dorchester are too high. East of Gladstone should not be concrete in the summer it is a heat island this area should be GREEN.

No need to close Clarke to expand the existing green space which no one uses now.

Putting tall buildings on Dorchester's north side does not make sense. The architectural integrity of the south side should be maintained on the north side. We are the 5th most densely populated city in Canada, with 4861 people per square kilometer, do we need even more people? What about a little green space.....

I just received a pamphlet in the mail today suggesting that part of the Southeast project includes building additional 7-, 10- and 15-storey buildings on the north side of Dorchester. We are two of many residents living on this street who will be directly impacted by such a project

every day and we oppose adding more massive, post-modern style architecture in this area. Certainly more modest 3- or 4-storey buildings would better suit the area. As I write this and see the five symbolic buzzwords at the bottom of this participation form, I find it difficult to believe that anyone involved in planning this program truly believed that more massive condo developments would contribute to the «greening», «animation», «openness», «identity», and «community» of the area. So, a question for the developers: are they just that, buzzwords?

The best use of this space would be the construction of an indoor pool. It is frankly an embarrassment that a city like Westmount does not have one indoor pool. An indoor pool would respond to the needs of an increasingly aging population who can no longer do impact sports. It would also respond to the needs of children and residents of all ages to stay healthy and in shape. Swimming is the best sport to achieve overall wellness. We already have green spaces. Let's be bold and finally do the right thing by building an indoor pool!!! Thank-you.

Please do not allow the construction of a residential tower next to the Atwater Library. This will take away from its historic significance as well as risk the integrity of its construction. The community it serves deserves to be taken into account.

The land in question is currently home to a migrant unhoused population. If you do anything with this space, build shelter and services for the

people who are using it now. Thank you.

Terrible idea. Isn't there a better way to keep the status quo and the beauty of old buildings and parks.

Svp considering heritage value and re rot renovations to Atwater Library when à approving renovation plans kn area

Adding that number of apartments and therefore people would increase the density of the area dramatically. There must be some compromise that would better fit into the area while still providing additional housing for Westmount

I am against this project as it may be prejudicial to the Atwater Library structure.

I, as a citizen of Montreal I request that the Atwater Library remain an integral part of the neighbourhood and that its building be considered in the planning and future construction of new buildings.

I am supportive of revitalizing the neighborhood, it's a beautiful area that deserves the attention. However, I am concerned and believe that any new construction in Southeast Westmount respect the heritage value and importance of the Atwater Library and Computer Centre. I believe strongly that the Library, which just

underwent extensive and costly renovations, be considered at all times in any new construction. We absolutely do NOT need more towering residential buildings that overshadow existing and important landmarks. Thank you.

Construction of this tower threatens the structural integrity of a valued cultural institution and historical landmark, the Atwater Library. Developers should be able to guarantee they won't damage neighbouring buildings, and work with experts to ensure the architecture is harmonized with the surrounding area

Please respect the library and leave some space around it!

Please listen to the views of the Atwater Library with which I concur. Thank you.

Please respect the ongoing integrity of the Atwater Library as central to any further planning for a sustainable community.

I was hoping that Westmount would respect the heritage buildings in the area and also create an amazing indigenous center - for lodging, and welcoming. The indigenous always came to this area because of the Children's Hospital. I used to work at the Children's and feel strongly we need to make reparations to the Indigenous. There was supposed to be low income housing the five

towers, but somehow things were overlooked. Right now many of the indigenous and homeless are overflowing at the corner of Atwater and Ste Catherine's. they need a place that is welcoming, spacious, and a place that can help them heal from the past we have imposed upon them. I think it's important to do things right and put in strong guidelines, to respect the heritage buildings, the indigenous people and the people in the surrounding areas.

This is a disgrace!!! Enough of giving priority to unneeded and unnecessary condo developers and their blights of the entire downtown area! They remain unsold and unoccupied, adding nothing, diminishing heritage beauty and interesting use and enjoyment of downtown for EVERYONE!

Please do not approve anything that will compromise the structure and important cultural heritage of the Atwater Library. Over-building on properties that are too small and too close will destroy a legacy that is entering its third century of public service.

Please respect the heritage value of the Atwater library. Please re-evaluate and change the current proposal for the former Macdonald's building on St. Catherine. The horror show across the street along with the catastrophe that is Griffintown should remind you about what happens when you disregard your own rules. Make sure any new construction complements

the beauty of Westmount and respects the heritage of this gem.

Construction of yet another huge tower right next door to the Atwater Library would be a dreadful mistake.

This new proposed redevelopment should take into fact that the Atwater Library, an historic building, is right next door. Any residential units should include some low cost housing.

is essential that any new construction in Southeast Westmount respect the heritage value and importance of this gem that is the Atwater Library and Computer Centre. We respectfully request that the planning process embrace the institution as an anchor for enhancing our sector and involve their representatives in recalibrating the project.

Where can children who live here play? The construction just across Atwater Ave. did not live up to its promises. What penalties are proposed if this new structure does not live up to its promises? Last, what space is allocated for visitor parking to cope with the added traffic?

I did not participate in the consultations. It bears repeating:
Protect and promote the Atwater Library.
NO MORE HIGHRISE CONDOS
Reduce traffic and therefore parking in the area.

Do we really need more commercial space, with Alexis Nihon Plaza across the street?
Make the area safer and cleaner.

Revitalizing a city with residential buildings is usually a promising enterprise. Unfortunately, a 25 floor tower doesn't fit in with the area as it would greatly overshadow the surrounding area. It would definitely block the sun from reaching any of the green spaces in the area and it would stick out like a sore thumb. I would suggest only ten floors.
Thank you.

I don't live in Westmount but I come to Westmount regularly to participate in activities at the Atwater Library. I value the Atwater Library hugely; it not only contributes to Westmount but is a contribution Westmount makes to the rest of the city. When I come to the Library I also shop at Westmount businesses. I hope whatever new plan Westmount adopts will enhance the Library and not overshadow or undermine it.

I am a long-time supporter of the Atwater Library, as are my children and neighbors. It is the last of the Mechanics Institutes, the early attempts by people of modest backgrounds to read and educate themselves. I urge you to respect the mandate and human scale of the library. It is a beautiful building, and the programming it offers is invaluable. Protecting and conserving its beauty and authenticity and resisting the inclination to build more high-rise structures

that will overwhelm it are key to maintaining the conviviality of the area.

My concern is with the future of the Atwater Library and Computer Centre. I can only echo the concerns of Lynn Verge, the library's executive director, and its president Bruce Bolton: "While we fully support the need to revitalize the neighbourhood, we urge Westmount not to repeat the mistakes of Griffintown. We believe it is essential that any new construction in Southeast Westmount respect the heritage value and importance of this gem that is the Atwater Library and Computer Centre. We respectfully request that the planning process embrace our institution as an anchor for enhancing our sector and involve our representatives in recalibrating the project."

I am a member of both the Atwater & the Westmount Libraries. I grew up in Westmount & now live in Ville de Montreal. I am deeply concerned by the proposed tower that would be built practically on top of the Atwater Library. Any new construction in Southeast Westmount must respect the heritage importance of the Atwater Library and Computer Centre. Atwater Library representatives need to be involved in recalibrating the project--the Library has been one of the few long-term positive forces in the neighborhood and this proposal needs to encourage the library, not threaten it. Best,

I would favour a medium density project of up to

6 stories that coincides with the density along Ste Catherine St. to the north. It is imperative for all municipalities to do their utmost to alleviate the housing shortage. This is an ideal location close to public transit and commerces that should be developed with a maximum parking ratio of .5/dwelling. A mix of 10% affordable and 10% social housing should be required with the balance being a mix of market rate rental and condominium apartments.

There are so many high rise buildings at the corner of Tupper and Atwater streets. Do we need another one? What of the Atwater Library - will it be obscured, its structure damaged, or will it lose its community and social importance?

As a Quebec author I respectfully support Atwater Library and Computer Centre in its objection to the proposed 25 storey residential structure adjacent to its heritage building. Please reconsider. Thank you.

It appears to me that Westmount's Urban Planning Programme is ignoring the far more urgent need to to make immediate plans to rebuild the stretch of empty and decaying buildings along Ste-Catherine immediately west of the corner of Atwater. The buildings have been crumbling away for a number of years and painted over with hideous graffiti. Many of us wonder why such dangerously dilapidated eyesores have been left to decay while real estate in Westmount continues to be valued in

the millions.

We are concerned that this project would not only overshadow the Library, recently renovated at a cost of \$5 million, but also threaten its structural integrity. While we fully support the need to revitalize the neighbourhood, we urge Westmount not to repeat the mistakes of Griffintown. We believe it is essential that any new construction in Southeast Westmount respect the heritage value and importance of this gem that is the Atwater Library and Computer Centre. We respectfully request that the planning process embrace our institution as an anchor for enhancing our sector and involve our representatives in recalibrating the project.

Such a development would be so out of proportion to the area, moreover the very overdone development of the former MCH property was already very insensitive to the surroundings, as this proposalis.

I am strongly against the coonstruction of the 25-story residential tower at the southwest corner of Atwater and Ste.-Catherine Street in Wstmt, QC. Why? Because it would compromise the foundational/structural integrity of the adjacent Atwater Library.

As a resident of St. Henri I often walk up Atwater avenue to the Atwater Library and to Alexis

Nihon Plaza and Green Avenue for shopping. I think that the 25storey building on the corner of St. Catherine street and Atwater avenue and just besides the library would be a great mistake. I am curious what is the reasoning behind this concept, especially considering the scale of the surrounding buildings.
Architect (retired)

I love that my city has beautiful old buildings that bear witness to social history. Please develop the area to preserve buildings such as the Atwater Library and the Grey Nun’s establishments. Milton Parc is a fascinating historical blend. You can do it! Please don’t repeat Griffintown.

I do not like the proposed solution for renovating the area at the corner of Ste-Catherine and Atwater. What is needed is a building of about five stories that is social housing. It should, in my opinion, small apartments for those who are homeless as well as low rent larger apartments for families who cannot afford the exorbitant rents of the high rises in the neighborhood.

Je soutiens le point de vue exprimé par monsieur Bruce Bolton et madame Lynn Verge de la bibliothèque Atwater.

Please respect the historic and beautiful Atwater library that would completely be overshadowed by the construction of an excessively high and modern building. Thank

you.

I would hope the concerns expressed by those involved with the Atwater Library be respected. And the value of the heritage and structure of the Atwater Library would be considered and incorporated into the planning and development of this new Westmount project.

The planned 25 storey buiding on the corner of Ste Catherine and Atwater is out-of proportion to the rest of the area and should not be allowed to go forward. It will be an eyesore and monstrosity like the National Bank building at Place D’Armes in Old Montreal which spoils the ancestry of the other buidings.

The attention to the eyesore that the former McDonalds has become for several years is most overdue and welcome. However,I sincerely hope that this project will not be to the detriment of the iconic and beloved Atwater Library. A neighbourhood landmark that has lived longer than any of us have done. Thank you for caring.

I support the Atwater Library’s Board’s request to ensure that the Building’s physical and historical presence is obvious & not overshadowed by towering neighbouring structures.

Please include leadership staff in all phases of plannng for the project at Atwater & Ste.

Catherine Streets. The library has been a significant part of my adult life for many decades and benefitted the generation before me.

Please do not allow another high rent tall condo to be built near the Atwater library. This will do nothing to alleviate homelessness. Find NGOs that build social housing. give them tax breaks(e.g. Habitat for Humanity). Keep project low rise. Don’t want to create more wind tunnel and build to the highest environmental standards. Should be a showpiece to the world for what can and should be done

I respectfully request that the planning process embrace Atwater Library and Computer Centre as an anchor for enhancing its sector and involve its representatives in recalibrating the project.

La largeur du Boulevard Dorchester ET sa bande de verdure et arbres DOIVENT DEMEURER LA MÊME. Également, pour le Boulevard Dorchester, nous ne voulons PAS d’immeubles de 7, 10 et 15 étages: ceci va DÉTRUIRE le style architectural distinctif du cote sud où sont présents de MAGNIFIQUES MAISONS PATRIMONIALES. Les futurs bâtiments ne doivent pas dépasser trois étages pour protéger le charme et l’intégrité de notre quartier. Merci.

I totally support the position of the Atwater

Library to have its premises and surrounding area respected in any development planning. I would encourage that the City take serious consideration in improving the life conditions of the street population at the corner of Ste Catherine and Atwater streets

There is no question that the area is in dire need of re-vitalization; however, this should NOT impact the Atwater Library in any way. It is a cultural heritage building that provides multiple services to the community at large. Any decision taken should be extremely cautious about impending changes for the area and especially the Atwater Library.

Please, please don’t build a 25 story complex at Ste. Catherine and Atwater! It is important to keep the heritage of Westmount and to permit only those projects that do not overshadow other historical buildings in the area (i.e., Atwater Library). It is important that the integrity of the library be preserved and any building projected should guarantee that no harm is done to the library and its underpinnings.

One of the attractions of living in Westmount is the wide variety of heritage buildings located therein. I would strongly encourage that the historic nature of the Atwater Library be incorporated into the proposed plan- it truly is one of the founding working class educational organizations in the Montreal community - the Mechanics Institute. - the Alcan building on

Sherbrooke stands out in my mind - though there too the very high buildings - which seem to be very fashionable now in most major cities - Mexico City, New York, Toronto, all of which I have visited recently - will clearly destroy the 'Westmount' ambience and turn us into just another place where monster buildings overshadow the historic shorter ones - by the way, what has happened with St Stephen's - with a decaying lot because the development fell through. Will that enhance our city? A more modest plan would be more likely of success, and not as disfiguring.

I am a member of the Atwater library and a future resident of Westmount and I want to voice my concern about the impact of new construction on the library building. This includes aesthetic and physical impacts. Are these being taken into account?

I fully support the Atwater Library's position on this.

Without prejudice, density projects on Dorchester should be limited to no more than 5-storey buildings at best!! All our beautiful heritage homes will otherwise be over shadowed by these monsters and we will all lose the sunshine in the afternoon! We should have seniority on this decision, since we live on this street (house has been there since 1896) and had purchased our home knowing that it would seemingly be protected in Westmount from

such atrocious projects!! Westmount stands for preservation of heritage and this is NO WAY to do so if this project moves forward with 10- or 15-storey buildings!! From the potential wishful no more than 5-storey buildings the City is considering putting there, it is imperative to respect the style of the street, and not erect buildings that would clash with the current architecture and tower over us... You can push «density» living projects to St-Catherine, as that street already encompasses height in buildings there to meet your "density" quota if there is such a thing. Reduce lighting on Dorchester would be greatly appreciated, by also adding the typical Westmount street lampposts and not those current industrial ones please! Also cut traffic down on Dorchester and make it a "Grande Dame" of a boulevard, so that only people living there use this street to go into the Stanley Park enclave or down to Hallowell avenue!! One lane would be great with tons of greenery!! We appreciate you taking the time to listen to our comments. The City had already made the error of destroying the north side of Dorchester way back when... Please don't make this mistake again by adding steel or glass giants to add further insult to injury on Dorchester, which is a residential area for other folks that fail to understand this! We are after all the "entrance" to Westmount from the east. Let's beautify it as oppose to making it the same old same old as Montreal would like you to do!!

It is absolutely critical the structural integrity of the historic Atwater Library be a top priority of ANY future development of the south-east

corner of St. Catherines and Atwater. This is a no-brainer and quite alarming the City of Westmount would even consider placing its own heritage in jeopardy!

I think the planned height for the former McDonald's site at Atwater and St. Catherine St. Is far too high and should be much lower. It should respect the size and scale of the adjacent Atwater Library.

The proposed huge, tall building project at Atwater & St Catherine is a terrible idea... vis a vis the historical Atwater Library right next door. It will destroy sunlight to the library, a 2 story structure. Plus the library is beautiful & would be almost 'buried'. DON'T DO IT!!

I am a long time member of the Atwater Library and worked for fifteen years as an Educational Advisor at Dawson College. I also know the Southeast area as a former resident of lower Westmount. Although I am now retired, Alexis Nihon Plaza and the old Forum are still my go to places for shopping and entertainment. That said, I think the area in real need of revitalization is the south side of Ste. Catherine Street between Atwater and Wood. An architecturally interesting and modern development there that combines commercial and residential units should be your focus. I'm sure you are tempted (or being pressured) to permit a high-rise

condo development on the corner of Atwater and Ste-Catherine given what has been built on the site of the former Children's Hospital; however, I think it would be more appropriate to think of the entire block between Atwater and Wood (south side) as an integrated project with buildings no higher than eight or ten stories. You could achieve the same density without creating a monstrosity. The rest of the southeast area should really be left alone.

Please redirect your imaginings to VALUE the present architectural outlay which respects the human scale by providing an equal BALANCE of existing building heights. Historic Griffintown has vanished, you well know, encroached upon by the very same «development» that is now targeting this Atwater sector. It's plain sense, if development there must be, to RENOVATE ALREADY EXISTING BUILDINGS, the heights which do NOT threaten the integrity of human scale of the area which almost alone, ensures the health and wellbeing of those who work, shop, eat, rest, play, pass by, be entertained and LIVE in this beautiful, airy, ONE OF A KIND historic ATWATER area.

The destruction and transformation of the Children's Hospital into huge towers has already changed the whole area and the addition of another tower just across the street will not add anything good to our neighborhood and it will hide and dwarf our library. Is it so difficult to build something at man's height, some nice 3 or 4 storey building that would reinforce and heighten

our library ??

I concur that a proposal for 25-storey tower on the south west corner of Ste-Catherine Street & Atwater Avenue and would adversely affect the pleasing proportion of the Atwater Library...if this deliberation cannot be successfully thwarted, then at least the new tower must be set back from Atwater the same distance from the street as the Library, thus respecting a sense of light and space on this important corner !!

So many of us LOVE the Atwater Library. I cannot improve upon this statement put out by the Library itself: «Please ensure that new construction harmonizes with the Atwater Library's beautiful heritage building, which is designated Category 1 by the City of Westmount, and a National Historic Site by the Government of Canada.

I'm very concerned about the threat that this project poses on the Atwater Library Building. If possible, I'd like to know more about this and vote against any possible damage to the library. It is the heart of our community.

I share the concerns that the structure of the library building may be impacted by the construction of a 25 story building next to it.

I entirely support this request to review Westmount's Special Planning Program.

I am concerned by the plan to allow the construction of a 25 story building next to the Atwater Public Library which houses not only the library but other social and community services as well.

I am very concerned about the plans you have recently unveiled for a 25-storey building near the historic Atwater Library building. I join many others in asking you to change plans in such a way that will respect the integrity, the survival, and the appeal of this important cultural and historic site, which is the heart of English-speaking literary culture in Quebec.

please do the right thing and limit the height of this tower to preserve the safety of the library and the integrity of the neighborhood.

Please don't allow construction of that huge project as it will endanger the Atwater Library structure which is a heritage building and a wonderful asset to the area.

The corner of Atwater and Ste Catherine should NOT be used for a high building. That corner is adjacent to the Atwater library and its grounds and across the street from Cabot square. That corner should be more green space or maybe community gardens. The south side of Ste Catherine is run down, with most building

bordered up. Redevelop it, by all means, but don't increase the height of the buildings. Develop it for subsidized housing, for community activities - maybe a day care, maybe a drop in center. The planning info talked of a swimming pool, but I couldn't figure out where it will go.

I support the Atwater Library in their respect for the integrity of the Atwater library building , and the respect due to the surrounding area.

I am strongly opposed to the construction of a 25 storey tower that could jeopardize the structural integrity of the Atwater Library, an historic site. I also think a building of this height is better suited to Downtown than to tranquil Westmount. As a senior, I find it hard enough walking in that area on windy days, and tall buildings are known to increase wind velocity.

While I fully support the need to revitalize the neighbourhood, I urge Westmount not to repeat the mistakes of Griffintown. I believe it is essential that any new construction in Southeast Westmount respect the heritage value and importance of this gem that is the Atwater Library and Computer Centre (ALCC). I respectfully request that the planning process embrace this institution as an anchor for enhancing the sector and involve ALCC representatives in recalibrating the project.

I'm extremely concerned about the proposed

plan to build a 25 story building next to the Atwater Library. As the oldest subscription library in Canada and an important community hub, the Atwater library forms an irreplaceable component of the Westmount Community. I visit the library frequently and value the services and resources it offers, including writing workshops and lectures. I would be extremely dismayed if the City of Westmount authorized any building project that might jeopardize the integrity of this venerable institution and the enjoyment of its many users.

Sincerely,

As a Westmount resident who appreciates the heritage structure housing the Atwater Library (and its services), I share the concerns of Atwater Library spokespeople tht loosening height restricting in the development area adjacent to the library will undermine its structural integrity and its overshadow an important historic building. In general, tall structures in Westmount have been bad ideas whenever approved--even Mies Van der Rohe can't make them fit our neighborhoods. Why are we considering going in that direction again? Sincerely,

Please reconsider the potential damage to the Atwater Library from your planned 25-storey development at Ste Catherine and Atwater. I am a very concerned user of the Atwater Library.

The building height at corner of Ste Catharine &

Atwater next to the Atwater library should be no more than 10 storeys.
Best- leave the Indigenous friendship centre & other vulnerable people in their building on that land as thanks for us taking Indigenous land. Otherwise we are moving

I am 100% AGAINST the of building a 25-storey tower which would over-shadow the Atwater Library.

I had the same problem with a house I used to live in as they built a condo with 60 units to the right of it. It caused a lot of problems. I am with you!

I would be interested in the ongoing evolution of this project. I retired from my architectural career in 2017, having participated in projects in the area under consideration.

For the record, I was a participating professional as (A) Project Architect for the conversion of the site of the Mother House of the Congregation of Notre-Dame into the Atwater Campus for Dawson College (B) Project Manager for one year during the restoration of the Atwater Library (C) Project Architect for the restoration of St. Stephen's Church at the corner of Dorchester and Atwater (sadly not completed due to church closure by the Anglican Diocese of Montreal: a sad history that I believe was a tragic decision for both the church community and for the City of Westmount), (D) Architect for the restoration of the former bank building facing Greene Avenue

on Ste Catherine Street for Mme.Henrietta Antony, (E) Project Architect for the office tower, No. 2 Place Alexis Nihon and subsequently rebuilding of a new office tower at No. 1 Place Alexis Nihon following the major fire, also for the Alexis Nixon Corporation. (F) Architect for the Papachristidis Shipping Company in Westmount Square.

À titre de future propriétaire à Westmount, en janvier 2025, j'émets l'opinion que le développement de ce secteur devrait favoriser le maintien de la mise en valeur des bâtiments patrimoniaux adjacents tels que la bibliothèque Atwater.

I am very concerned about the integrity of the Atwater Library, next door to the proposed tower. It is a beautiful and much used library, by all the community. I go there frequently for books, events and amazing talks and services. A 25 storey neighbour would swamp this jewel.

I fully support the need to preserve the Atwater Library and Computer Center. It is a valuable community and city resource for information, workshops about writing and many other events. It provides a venue for local theatre groups to show the world what they do. This is a relatively cost-free source of pleasure and enrichment of community engagement, not just for westmount, but for many far and wide who know about the QWF. Many of the events are conducted in English and FRench.

I support the integrity of the Atwater Library as a significant and historical institution. I therefore do not support any large scale construction that threatens that integrity.

I fully support the board of directors of the Atwater Library in their request for the planning process to embrace the Library as an anchor for enhancing their sector and involve their representatives in recalibrating the project. The Library is a vital part of that area.

I support preserving the integrity of the Atwater Library at all cost.

The new building proposed must be far enough away that the structure of the Atwater library building will not be damaged. Everything must be done to protect the building during construction.

Please modify your plans to take into consideration the social importance of the Atwater Library - and its structural integrity as well. It is a heritage site and any new development should harmonise with the Atwater Library.

I am wary that overdeveloping this area will have a negative impact on the Atwater Library next door. The Atwater Library is a landmark institution that provides education, lectures, exhibitions, and support to the community. It has also been the headquarters of the Quebec

Writers' Federation for over 3 decades, an organisation crucial to the Francophone and Anglophone literary culture of Quebec. I hope the importance of maintaining the Atwater Library as a cultural institution will be taken into account as development discussions continue.

The Atwater Library is a treasure in the community in relation to its architecture, its history and its numerous services. The area needs revitalization and there are several sites for moderately sized buildings. No project should be accepted that could potentially damage the library building.

Please don't allow construction of that huge project as it will endanger the Atwater Library structure which is a heritage building and a wonderful asset to the area.

I would like to express my dismay over the proposed construction of a high rise next to Atwater Library.

Such a project would detract from the heritage nature of the Library's architecture; it would overly densify an area that has seen the addition of too many high rises around Cabot Square. More green space, trees, and low rise, elegant buildings please!

Please don't build a skyscraper beside or behind our much-loved and much-used Atwater library.

I'm concerned about the plan for a multi-level building located next to the Atwater Library. Montreal does not have a good track record for heritage preservation. Let's show a better example in Westmount!

I agree with the leadership of the Atwater Library that the project should not go ahead in its current form. I agree with their recommendation that «the planning process embrace the Library as an anchor for enhancing the sector and involve the Library's representatives in recalibrating the project.»
Thank you.

I truly believe that modern concrete towers do not belong in this location. The homes across and around from the proposed sites are historic, well kept and beautiful greystone (and/or brick). The suggestions are exactly what happened years ago when concrete replaced most of the beautiful greystones along both sides of Dorchester and Rene Levesque. (Eg near Hallowell, near Greene at Dorchester and beyond going East. Low rise construction would be much more suited than high rises. They would blend very well with south side of Dorchester. As well the light would not be diminished as it would by higher rise buildings. Doesn't Westmount have the final say? The architects can easily blend them into the existing designs. As far as a tower next to the Atwater Library this is also a heritage building. Yes there will certainly be damage to it.

Just having Dorchester redone this past summer has resulted in a crack across my living room ceiling which was not there prior to construction. I hope some sense of responsibility will come to those who will have the final say. Unfortunately I am not so optimistic!

Although I'm not a Westmount resident, I am perhaps a pseudo-resident as I enjoy the Park, Victoria Hall and all the beautiful amenities that Westmount has to offer, as well as being a member of the Atwater Library. Projects of this grandeur strike terror in my heart as they are usually done not for the benefit of the community but the benefit of so-called developers whose profit margins increase along with the size of the project. The Atwater Library has legitimate concerns about the tower being proposed on the corner. Are these concerns being addressed? Or are they being blind-sided by the dollar signs that get in the way. Not only will it be unsightly, but increase wind tunnels in that area and definitely create other problems related to the construction of such a big building, in particular those mentioned by the Library. Please think about these consequences and put more care into the neighbourhood and those people who use it, residents or not. Thank-you.

Hello,
I am very concerned about the Atwater library. Please do not approve the construction of a 25

story building on the adjacent lot. (Because it could jeopardize the structural integrity of the library)

Thanks!
■, Victoria Ave. resident

As an ex volunteer at the Atwater Library, I hope that this project does not interfere with the library's UNIQUE structure!

I fully support the position taken by the Atwater Library regarding any future high rise construction nearby.

I object very strongly to the proposal to construct a 25 story building on the southwest corner of Atwater and Ste-Catherine next to the Atwater Library. Please try to consider the heritage value of the Library and the potential damage that construction of such a building could cause to the Library and don't consider only the potential property tax income such a building might provide to Westmount.

I am worried about the future of Atwater Library building and the Quebec Writer's Federation office inside this building if the 25-floor office tower is built next door. Atwater Library is a heritage building. It would be awful if the integrity of this landmark were threatened, and if the aesthetics of the street were diminished or destroyed by hasty development projects. Please protect this little library and the building it

occupies.

The Atwater Library building is an historic and aesthetic delight in an area that is becoming very bland architecturally with the recent high-rise buildings that have little interest visually at ground level. I feel it would be a great shame to «lose» the Library by having a 25-storey building overshadow it.

Hopefully the integrity of this historic building will be maintained.

Westmount City must do everything in its power to protect the integrity of the Atwater Library building when construction takes place. Any damages to The Atwater Library is the responsibility of The City of Westmount and should be put in writing before start of construction.

This project will obscure the old and beautiful architecture of the library. Pedestrians passing by this street will have difficulty finding the library building they love, where they can spend a few hours relaxing reading after a long day of work. in the city there are already too many high-rise buildings, empty, why build more??

I fully support the concerns of the Atwater Library regarding the proposed residential development. Hopefully the City of Westmount

will take all the necessary precautions to ensure the preservation of the structural integrity of the Atwater Library.

I am very concerned after reading an article in the Montreal Gazette regarding the concerns about the Atwater Library, its heritage building and worries about how the actual construction could compromise the library's foundation and the way a 25 storey development would overwhelm this beautiful structure. Surely a smaller structure at the corner of Ste. Catherine and Atwater would take these concerns into consideration, or preferably, a small green space at that corner would solve this problem.

As an employee of the Atwater Library, I am expressing my concern regarding the potential construction of the 25-storey tower to be built right next to our Building. As this threatens the heritage building as a whole, it also threatens my employment and my staff's. Operating with a lean budget, us staff cannot afford to lose our employment, the Library, that we so protect. While I understand the City's vision, I look forward to the consideration of our plea.

Aucun investissement ne sera pertinent dans ce quadrillataire près d Atwater et Ste-Catherine tant qu il n' y aura pas de projets pour loger les sans -abris et aider les amérindiens qui se retrouve au square Cabot. Il faut trouver une solution pour les aider et cela aidera aussi les commerçants,restaurants et résidents du coin

I have very grave concerns about the proposal to construct a 25 story highrise building adjacent to the Atwater Library, based on what was published in the Montreal Gazette today, December 13, 2024.

Westmount is a charming section of Montreal and that's why people choose to live here. The Gazette described the planned 26 story building as a behemoth, aside from the unsettling of the foundation of the Atwater Library - a venerable . Why must every space be occupied by a building? Westmount is unique in its architecture and uncrowding of buildings. It is not Montreal and we don't want it to become similar to Montreal . We enjoy the open spaces and emotionally, physically and mentally need these spaces.

I am greatly concerned that the historic Atwater Library, a recognized heritage building, would be greatly compromised by this proposed development. A transparent assessment and consultation must take place to ensure the Atwater Library is not endangered by this proposed development.

I like a lot of features of the proposed arrangement. The addition of more green spaces, bike paths and traffic calming measures. I prefer that the new public facility would be

located near Gladstone rather than immediately behind Atwater Library. The area behind Atwater Library would be a good location for a park. I prefer that the proposed 15 story high rise buildings be 10 floors. I prefer that the proposed 25 story high rise be 15 floors.

Densification of the area will primarily have the effect of making it less livable, less human-centred. The Atwater Library provides a template from which to build human-scaled development. If you choose to permit development of the area, keep the scale low. Would your citizens want a 25-storey building by the Westmount Library? Why permit one beside the Atwater Library?

Why don't we just outlaw air bnbs instead of putting up more skyscrapers at the cost of destroying beautiful old buildings, as a way of easing the housing crisis?

Dorchester Curve:
Having participated in both public consultations it seems that opinions vary greatly around the design of the Dorchester curve. Today, the curve design pulls traffic towards Dorchester rather than diverting it to Saint-Catherine St., a commercial by-way, which should carry significantly more traffic. Traffic on Dorchester needs to be calmed which can be accomplished by squaring and displacing the Dorchester curve east of it's current location. This would have the desirable effect of reducing flow-though traffic (given it's Y configuration) and provide

a more residential feel for the residents on Dorchester Blvd. Between May and September of 2024 the west-end of Dorchester was under repair. The curve was squared-off, with traffic flow limited due to the construction work. This proxy demonstrated very limited traffic impact as drivers simply used Ste Catherine St as the main thorough-way. I believe that removing the Dorchester curve and re-invigorating Dorchester-Clark Park with a new refreshed design, will provide more green-space, make the area inviting and a destination.

Escarpment:

It is inconceivable that Westmount would consider 7 story buildings along the North edge of Dorchester Blvd. This seems to be repeating the mistakes of the past with the RCMP building representing a considerable eye-sore. The North facade of Dorchester should harmonize (height, design and building materials) with the heritage homes along it's southern border.

These are critical decisions and can not be rushed. Many citizens in the district feel as if the consultations are merely check-box items and that Westmount will move forward without further consultation. I would recommend that Lemay present to Westmount citizens the 1-2 designs being considers before any final decisions are rendered. Perhaps our district should have the right to vote on the final design before proceeding to give everyone a voice.

The construction of a 25-storey residential tower immediately adjacent to the Atwater Library is totally unnecessary, will be completely out of place with adjacent buildings, does not respect

the heritage of the library, and will make the wind tunnel created by Westmount Square worse. We need more low income housing; the tower you propose is no doubt going to be luxury condos or unaffordable apartments.

Please take into consideration the distinct architectural heritage of Westmount with any new building proposal, especially around the iconic Atwater Library. Retain and preserve the heritage architecture at all costs.

Je crains pour la sécurité de l'édifice Atwater Library à proximité de ce projet de développement. Comment est-ce que l'édifice historique de la bibliothèque sera-t-elle protégée?

Atwater Library & computer center is not only of upmost importance to Westmount, but to the many hundreds of people outside the Westmount perimeter.
Keep "that gem" alive!

Buildings too high. Reduce height allowance of buildings.

I believe it is essential that any new construction in Southeast Westmount respect the heritage value and importance of the architectural gem that is the Atwater Library and Computer Centre. I respectfully request that the planning process embrace the Atwater Library as an anchor for

enhancing the sector and involve representatives of the institution in recalibrating the project. Doing so will help to ensure that new construction harmonizes with the Atwater Library's beautiful heritage building, which is designated Category 1 by the City of Westmount, and a National Historic Site by the Government of Canada.

Please do NOT build an enormous high-rise building right near the tiny precious Atwater Library. I am already disgusted by the five monstrous high-rise condo towers that went up a few years ago, across the street from the library, on the former site of the Children's Hospital. We need breathing space! Thank you.

The Atwater Library is a lovely, newly restored historic community facility on the northwest corner of Atwater and Tupper. As a low-rise building with an interesting facade, set back from Atwater Ave, it offers a welcome visual relief from the overpowering, sterile high rises on the old Children's Hospital site and the unremarkable high-rise residential building at the southeast corner of St Catherine and Lambert Closse and the unsuccessful re-make of the Old Forum. Anything built on the old McDonald's site should follow the set-back and height of the Atwater Library to allow a gradual upsweep from Cabot Square to the west. Crowding and overpowering the Atwater Library would be a monumental urban planning disaster. Westmount can and must do better than that.

If they take down the old McDonald's where would the help be for the people in need . There is an area a bit farther that they can build their 25 story building

Please do not allow for a canyon of towers to be built that will leave the beautiful Atwater Library in their shadows. This building and all that it represents is a rare architectural gem in that area and should be highlighted rather than obscured by development in the area.

I am a citizen of Westmount, an architect and a Board member of the Atwater Library. On all levels I find the Lemay report lacking in the understanding of the uniqueness of Westmount. Of most concern is the height proposal for Ste Catherine and especially at the corner of Atwater.

There's no question that area, especially Ste-Catherine St., must be improved, however I am deeply concerned by the proposed series of towers along Ste-Catherine, and particularly the proposed 25-storey tower on the site immediately adjacent to the Heritage Atwater Library. The tower at the corner does not consider the library as an asset to incorporate in the planning of the PPU nor support one of the key aims of the report «to ensure that the new buildings fit into the surrounding urban context while preserving local architecture in keeping with the rest of Westmount.»

Clearly the height of the proposed buildings

should be reduced to better harmonize with the buildings in the neighbourhood, specifically the Atwater Library.

I strongly ask that the city revisit the approach to the densification proposed by Lemay report. We need to see a direction that is based on densification on a human scale, rather than a generic, quantitative model of condo towers. To cite the December 14, 2024, Heritage Montreal newsletter "Any densification envisaged in this area must be balanced, respectful of human scale and the needs of the local community, while enhancing the heritage and identity of the neighborhood..."

This library is more than a just heritage building. It plays an essential role in the collective life of the neighborhood and beyond. I am stressing the importance of designing a PPU that preserves not only the architectural integrity of this emblematic site, but also its presence in the urban landscape and its function as a space serving the community.

I believe that integrating the Atwater Library as an anchor in the design of the PPU would strengthen the overall proposal for the south-east sector and the city of Westmount as a whole. It is an opportunity not to be overlooked. Given the importance of this report and the many critical responses to it, it is the time to step back and re-evaluate the approach taken for the densification of the area. I believe that with some additional time and input a more creative approach can be realized, one that will strengthen and support the uniqueness of Westmount.

I attended the recent PC meeting. There were a lot of unanswered questions essential to providing quality feedback.

I believe that the Cabot Square high rise development has not been a success, so why would we need another across the street? In addition , it will dwarf the Atwater Library which is a beautiful heritage building and part of the DNA that Westmount needs to protect.

The impact of additional traffic on that corner will exacerbate the already unmanageable rush hour traffic. I have heard that the Montreal City wants to make Ste Catherine East of Atwater a pedestrian area further augmenting traffic jams on the west side.

The placement of this 25 story building beside the Atwater Library will not achieve the Westmount entrance pillar that the architects and Westmount hope to create. It will end up being another generic overpriced, half empty residential and retail building.

I share the concerns of the Atwater Library & many Westmounters. Highrises close to the heritage library building are totally inappropriate. The adjacent building - slightly higher in a similar brick- could serve as a template which would blend much better into the streetscape. Another suggestion would for a be to have stepped lower floors with a setback so that the library does not feel so dwarfed.

"Every World Heritage property needs protection and management arrangements for activities outside the property, including their immediate

setting. Buffer zones are one commonly used means to achieve this protection, conservation and management"

Unesco guidance document
<https://whc.unesco.org/>

I protest most strenuously the outrageous plan to allow developers to put up a 25 story building next to the Atwater Library. It would be totally out of scale in that space, to the detriment of the Atwater Library, a Heritage Canada Historic building. The Library provides essential services to both Westmount and surrounding populations. The proposed development would overwhelm this beautiful building and affect the present quality of its services to the many who abuse it. A building in keeping with the scale of those on the south side of St. Catherine Street and Tupper Street would be more acceptable and make much more sense. Helgi Soutar, 2 Westmount Square
This badly thought out and planned project must

The proposed heights of buildings are still TOO HIGH. A great divide will be created by the size and category of the buildings in the PPU-ousting a very charming (with old world character) area of Westmount affectionately called SODO (South of Dorchester).

The height of buildings on the north side of Dorchester should descend from the current building at Atwater of 6 stories down to 4 (or less) then to 2 stories once Greene Avenue is reached. The proposed 10 to 7 stories is a terrible idea!

The new buildings on the south side of Ste Catherine at Atwater should descend from 20 stories to 10 then 7 (or less) to the current 2-story existing Royal Bank of Canada building at Greene. If these new buildings can have fewer stories facing Ste Catherine, that would be ideal. In the past, they seem to have had the wherewithal to, for the most part, do this on the north side.

The size and style of the buildings drawn up impact the "old world" charm the area should retain. There is nothing visually Westmount about what is being envisioned. That is a problem. The uniqueness of the area is at risk.

Instead of broadening the "Westmount character" to its borders, they are broadening the downtown character of "nouveau" Cabot Square into Westmount!

Please know that the attention to a much-needed revitalization, increase in housing, and community infrastructure is highly appreciated. The green spaces and public squares, the community indoor pool, and broader sidewalks with trees to encourage pedestrian traffic for businesses with terraces are all wonderful ideas but I highly recommend that the proposed heights of buildings are reduced and old architecture styles (and materials) are integrated into the style of many of the new buildings added to the area.

To quote a neighbour "There is something so acutely valuable about the feeling one experiences as they enter Westmount. It is like a sigh of relief one feels entering this unique neighbourhood with visible pride and attention to detail in the well-kept homes and gardens of

architectural gems- rare in the newly developed areas of Montreal. A feeling of community is palpable and extremely welcoming." Let us not dilute this amazing quality our city is fortunate to exude.

The height of any new proposed buildings should be in harmony with the houses on Dorchester and south of Dorchester. Otherwise, residents of SODO will be unnecessarily isolated. Also, the line of sight towards the mountain will be seriously comprised - which is most unfair to residents of that sector.

I just read the opinion piece in December 16th, 2024 Montreal Gazette. I think they are right.
<https://www.montrealgazette.com/opinion/op-eds/article617830.html>

Absolutely do not approve of the proposed work. The proposed building will destroy green space and block light from the houses along dorchester in the south side . It would be a blight .

I find the plan totally unacceptable. It is way too massive in height. Why, when westmount said the children's tower development was way too dense are they are now wanting to do the same. Why such high towers. Will there be a school. Or space for Dawson. I am completely against the proposed plan.

Not to mention stating that we have till December 30 to answer. It's a busy time for many.

The Atwater Library is not only a heritage building and a pillar of the community but holds the offices of the Québec Writers Federation, of which I am a member. The Imagine Westmount Southeast project did not consult meaningfully with the owners of the building, which, far from being a mere «little library,» is a vital community space that already exists and already brings the neighbourhood together. At the minimum, the high rise being planned must be placed a greater distance away from the building to avoid compromising its structural integrity. Those responsible for the building would then have to pay for the careless mistakes made by developers. Better to avoid that entire situation before it has a chance to arise.

Julia Gersovitz, Officer of the Order of Canada and Fellow of the Royal Architectural Institute of Canada, is absolutely correct in her dissent from the published plan. Let's hope Westmount pays attention to her spot on analysis of the nature and needs of Westmount's street planning.

Modernist architecture is only appealing to other modernist architects. The beauty of Westmount lies in its heritage buildings. You will permanently destroy the true value of the neighborhood if you fill it with the same glass boxes as those found in Griffintown, Calgary, Toronto or.... Anywhere. Yes Dorchester needs to be narrowed and those awful parking lots filled. But "towers in a parc" are places where crime is likely, meant to be

driven past at high speed. No one walks through Griffintown and says "This is so charming and beautiful". They do in Westmount. Please keep it that way. Please do not repeat the awful mistakes of the 1960s, with the same tired ideas from that era. Your legacy will instantly become a regrettable one.

The Atwater Library is a magnificent building of Montreal Heritage .It has been consistently improved upgraded and maintained over the years. I am particularly concerned about the damage that the construction activity proposed in the Lemay Report places on this beautiful architectural treasure and important community hub. It would introduce the likelihood of placing the library at high risk to permanent structural damage.

Please be sure to respect the heritage and boundaries of the Atwater library. Thank you.

I share the concerns cited below.
■

(From Atwater Library:)
CALLS for HUMAN-SCALE REDEVELOPMENT OF WESTMOUNT SOUTHEAST: We are very happy to see that former Westmount Mayors Peter Trent and Karin Marks as well as Julia Gersovitz and other distinguished architects have written an op-ed piece in today's Gazette denouncing the report of Westmount's

consultants which calls for a 25-storey building next to ours. H ritage Montreal is also calling for redevelopment of the area around the Atwater Library in ways that highlight our role as a hub of community life and respect the exceptional architecture of our building.

I would prefer a low rise(max 8 storeys)building along Ste. Catherine St opposite Alexis Nihon Plaza. Hi-rises can lead to more social isolation rather than community connection which many of these people need.

I vote no to the proposed 25 storey tower. No, no, no !

Westmount is known and loved for its warm community character and interesting architecture. A high rise building is not in character and will overshadow the beautiful buildings in this area. I strongly believe that we should keep our buildings at human scale.

I share the concerns raised by Julia Gersovitch and Peter Trent . I also worry for the Atwater Library . The project needs to fit the space

We do not need another 25 story tower in the area. The development at the former Children's Hospital is enough of a monstrosity. We would like to preserve the area around the Atwater Library not to damage it.

Having read the alternative plan put forward in The Montreal Gazette published on Tuesday December 17,2024 , I find their vision much more in keeping with the sense of community I have enjoyed while living on Bruce Avenue for forty years . I urge the Westmount city council to reject the Lemay proposal .

I do not agree with Westmount City's new plan that includes the high rise. It will spoil the entire neighborhood. The proposal that was printed in the Gazette newspaper of December 17 by Julia Gersovitz, Karin Marks and Peter Trent is a much better plan in every way. Please consider it seriously.

Doesn't look very Westmount family friendly to me. Seems more like an extension of downtown. I vote no thank you.

25 storie building is so wrong for that corner. The library's structure is endangered , sunlight disappears, human aesthetics are crushed. Please reduce the scale to fit in with the neighbourhood.

I disagree with the proposal to permit a 25-storey building adjacent the historic Atwater Library. This change will drastically alter the character of this street corner and dwarf the library, contributing to a less than positive appearance

for this area of Westmount.

Thank you to those who are doing so much to protect our fragile history.

I have already expressed my opposition to the high rise buildings being proposed near the heritage Atwater Library. That opinion has been brilliantly (and historically) reinforced by the article in the Gazette by Julia Gersovitz and Peter Trent--the last blatter being est mayor of Westmount; we can thank him for much that is best in our city from demerger to the brilliantly renovated library, done in the 1990s under his direction (not as mayor). I hope the current council will respect and adopt the plans and arguments in this essay--but at least cancel the Lemay project, devastating to our community. <https://epaper.montrealgazette.com/article/281500756850401>

The city of Westmount is already one of the densest cities in Canada, and according to the 2021 survey more dense than Montreal. We do not need more highrises in the city, particularly in the southeast sector, and particulaly next to the Atwater library. We need spaces to engage in social activities and moderate rise buildings that are family and senior friendly. We need an indoor swimming pool and other recreational sites in this sector as well. The citizens of this sector and adjacent sectors have made that plain in the consultations. The current council and mayor should pay attention to their citizens in this

sector and not to developers. A25 story tower is NOT a good idea. We need spaces that are on a human scale and encourage socializing. Take to heart the open letter in the Gazette by two former mayors, and a lauded architectural/ city planner. They are definitely on the right track.

The article in todays Gazette sums up all of my feelings about this silly recommendation. Marks and Trent know what we need not high rising building, We need help cleaning up this area and families living there would do the job not office towers that empty out each night.

In the Gazette this morning, I read with interest the article written by Julia Gersovitz as well as former mayors Marks and Trent. I was already disquieted by the Lemay vision for this sector that was recently published. The reasoning and vision of the article today resonated with own. I hope that the current administration will reconsider their view and develop a plan more in keeping with the character of the city. We can see the results of developer driven urban planning (c.f. Griffintown, MCH site). Let's not duplicate these errors in Westmount.

This is the first I heard about redevelopment that includes a 25 storey building next to Atwater Library's historic building. That's a jolt! Heritage Montreal's proposal is very attractive--thinking about the current community and into the future. Honoring the historic Library history, it's mandate and it's real life building!

environment.

I am very much against the plan to develop the southwest corner of Atwater and Ste-Catherine. The project would overwhelm the architectural integrity of the Atwater Library and would contribute to the growing urban bleakness of that area.

There should be a height restriction on new construction for that area in keeping with other buildings on the westerner side of that area of Westmont/Montreal. Haven't we learned anything from those monstrosity of new buildings on the old Children's Hospital site.?

I wish to express my absolute opposition to the high density high rise nature of the Lemay proposals currently under consideration by the Council. It flies in the face of Westmount tradition of low rise housing and modest apartments respecting traditional streetscapes. Jane Jacobs would spin in her grave over such proposals. In addition I find it dubious that companies involved in making money such as Lemay are so centrally involved in the planning process. Please do no do this.

Its all about the quality of life. Westmount is a quality place and in changing it from a (basically) residential town to a commercial one, I don't see any benefit for the residents in doing so. Only the developers will gain.

As a past Chairman and President of the Atwater Library, I have a vested interest in retaining the modest configuration of the south-west area, particularly that around the ALCC. I wholeheartedly support the initiative of the Trent/Marks/Gersovitz committee to denounce any "demolish quality, replace with tax revenue". In the event that such a hi-rise becomes a reality, I would suggest the following additions be included in any specification:-

- All visible exterior must be entirely in quarried stone, and quality in appearance
- 20% of the land must be green space at the front of the building
- 1 paring space for each 150m² of rentable space
- underground access to the Métro
- citizen's committee to approve building specifications and architecture, and to police the application of all laws

I am now in my 90s but I chose to retire to the south-west corner of Québec where I live quietly, but I still have a fond attraction for my home of 4 generations, and I am proud to help support the cause of the Trent/Marks/Gersovitz committee.

Respectfully,



Rockburn, Qué.

There are better ways than skyscrapers to «revitalise» the area more in keeping with the prevailing character of the city. Think style, elegance, heritage!

I prefer 6 to 8 story buildings in the area. Multi

use: mixed housing, apartments and single family homes, commercial (owned by local businesses if possible) area beside Atwater Library should be parkland to be used by Library for public.

In planning for a new building adjacent to the Atwater Library I hope and trust that the city of Westmount will demand that any such structure will not tower over, nor obscure the sight lines to this valuable heritage building. Rather one hopes that any new building will be in architectural harmony with the library as well as other buildings nearby.

Tall towers are overwhelming. I rarely go downtown these days due to the psychological impact these thoughtless, inhuman-sized structures have on my psyche. Between the Atwater metro crammed full of bodies and the outside streets crammed with ugly columns, I prefer to stay away from these monstrosities that inspire little ■.

Please put a stop to this mad redevelopment. Cabot Square is already surrounded by unattractive buildings. This is bad urban planning.

There are already too many monstrous sun-blocking highrise buildings in the Atwater area. 'Eyesores' that do not foster community spirit. Who are the people buying into these giant Real Estate Corporation projects, I wonder?

Transparency please.
Respectfully submitted.

Please don't introduce high-rise buildings. Maintain the character of our neighborhood and reduced density.

The Library Has My Full Support.

I totally agree that there should be human level development, not skyscrapers next to the Atwater library.

While I like Ms. Gersovitz' different perspective, I believe the criticisms are overblown of the proposed project as the sky did not fall when the Alexander project was built on the site of the old children's hospital. Focus should be on cost and sustainability. Incorporate the existing library into the project if necessary to preserve the architecture.

The proposed 25-storey building just next to the historic, and heritage, Atwater Library will destroy the beauty and welcome that the library offers to all. No matter how it is constructed, 25 storeys are cold and uninviting, except for those who choose to live there. Please revise these plans and allow Atwater Library to stand alone and not be surrounded by steel, concrete and glass.

No high rises are suitable to Westmount, particularly towering over and around the Atwater Library. Let's keep Westmount human scale.

The city of Westmount is already one of the densest cities in Canada, and according to the 2021 survey more dense than Montreal. We do not need more highrises in the city, particularly in the southeast sector, and particulaly next to the Atwater library. We need spaces to engage in social activities and moderate rise buildings that are family and senior friendly. We need an indoor swimming pool and other recreational sites in this sector as well. The citizens of this sector and adjacent sectors have made that plain in the consultations. The current council and mayor should pay attention to their citizens in this sector and not to developers. A25 story tower is NOT a good idea. We need spaces that are on a human scale and encourage socializing. Take to heart the open letter in the Gazette by two former mayors, and a lauded architectural/ city planner. They are definitely on the right track.

The Atwater Library is very important cultural and educational center with a beautiful architecture that should not be overshadowed by yet another high-rise condo building.

As a longtime member of the Atwater Library, and regular donor & user, I support the informed position taken by two former mayors of Westmount & other interested parties who

all signed a joint letter published in today's Gazette...■

I concur with the writers of the Opinion piece in the Montréal Gazette (December 16, 2024) that Westmount needs accommodation for families, and it should focus on housing them in «>>four-to seven-storey apartment buildings, with three and four bedrooms, terrasses and intimately scaled play spaces at street level.>>> This scale would not overshadow the Atwater Library and Computer Centre, a heritage building designated Category 1 by the City of Westmount, and a National Historic site by the Government of Canada.
Read more at: <https://www.montrealgazette.com/opinion/op-eds/article617830.html#storylink=cpy>

I cannot imagine yet another high-rise building in the area- especially at corner of Ste. Catherine and Atwater - wind tunnel as one awaits the light to cross the street, wait for bus and also dwarfing a heritage building, adding to ugliness that the uninviting Cabot Square. Please do NOT do this!

I would like to register my strong opposition to any plan to build to a height of 25 storeys at the corner of Atwater and Ste.-Catherine, or, indeed, anywhere in Westmount. Such buildings, even when well set back from the street impose a brutalism that is quite at odds with the quality of life we all aspire to. To build such an entity in proximity to the

Atwater Library would be an act of vandalism.

Since the Atwater Library is a heritage site. Any development may be detrimental to its future moving forward!

Are the consultants serious about their proposal of 25 stories adjacent to the Atwater Library? Or is it just gamesmanship to recommend 25 so that everybody breathes a sigh of relief when they backtrack to 13? The makeover all of Westmount truly needs is a new mayor and a less compliant council.

The new building beside the Atwater Library should not be more than 3 or 4 stories tall and architecturally should be complementary to the design elements of the Atwater Library.

Although I do not condone the way it was done , I wholly agree with the opinion piece in the December 17 issue of the Montreal Gazette. Notwithstabding Ms Gersovitz’s expertise, the opinions of Mayors Trent and Marks, as well as the other architects and planners who signed the letter should be taken into account.

I am a former resident of the south side of Dorchester Blvd, between Greene and Clandeboye and am very familiar with the area. It certainly needs some attention. I have been made aware of the plans for the area and feel including a 25 story tower next to the Atwater

Library is not a positive addition. Across Atwater you already have a building which is far too big for the area with its subsequent increase and traffic and lack of cohesiveness with the surrounding buildings. Furthermore, the construction of such a tower so close to the Atwater Library could compromise it’s structure. I lived in Westmount for most of my life and always appreciated the City safeguarding the the historic architecture of the buildings and hope you will continue to maintain this vision.

its so complex, I dont know how to answer. keep the accessibility and warmth without all the high sturctures.

This project should not even have been proposed. The City and its council have a duty to protect the neighborhood and prevent the disfiguring the environment and to prohibit the building of high rise.

I thought the article by Atwater Library on its concerns made very good points, as did the article by Peter Trent and Karin Marks. The heritage, neighbourhood and green components of the plan must be carefully considered.

As published in The Montreal Gazette December 16,2024

Damage from poor planning can affect a neighbourhood for generations. The south-

east sector of Westmount is a case in point. In 1960, Westmount City Council embarked on a disastrous rethink of the area bounded by Clarke Avenue, St. Catherine Street, Atwater Avenue and the railway tracks. As a start, from St. Catherine to Dorchester Boulevard, city blocks of perfectly viable houses were reduced to rubble. The street pattern was interrupted, creating dead-ends and traffic arteries.

We can only be grateful that citizen action halted this ill-conceived renewal scheme. Otherwise, the parking lots that exist along and north of Dorchester would have extended down to the railway tracks and wiped out all the small-scale housing that defines the north-south streets from Clandeboye to Hallowell Avenues.

Now Lemay has produced a plan that resuscitates the intentions of the 1960s plan, including the construction of high-rise towers, either plunked down arbitrarily, or lining St. Catherine Street.

Instead, we propose a counter-vision that creates a sense of place and leans into Westmount’s strengths: its residential charm, human scale, landmark buildings, tree canopies and gardens. This would accommodate families, housed in four- to seven- story apartment buildings, with three and four bedrooms, terraces and intimately-scaled play spaces at street level. Our vision reconnects this sector into the fabric of our city. It is based on simple principles.

First, this sector must accommodate a greater density than the area to its south or west. This needs to be calibrated to repair the rupture with the surrounding residential neighbourhood. Higher density in itself cannot be an objective,

because it rarely produces welcoming spaces. Consider as an example, the Montreal Children’s Hospital redevelopment. In 2017, the City of Westmount publicly opposed the project, stating: “In our view, this project turns its back on heritage, adds no real green space, and does nothing to attract young families. And above all, the buildings proposed are egregiously too tall...massive modern behemoths whose very height causes them to thumb their noses at any remaining older low-rise buildings.”

Yet Westmount City Council is now poised to embrace a similar design and density within its own territory.

Second, this sector has valuable heritage buildings, like the Atwater Library, that deserve protection. They deserve enhanced settings and new neighbours compatible in scale. In contrast, the Lemay study states that developers often view heritage buildings as ‘constraints’, and “prohibitive to real-estate projects”. The illustrations showcase examples of façadism, where only the façades of a heritage building are wallpapered onto a much bigger building.

Third, this sector should be re-integrated into the existing street grid. Reduce the width of Dorchester to calm traffic, provide more square footage for buildings and accommodate greenery.

Fourth, the sector needs streets lined by appropriately scaled buildings, shaded by trees. Westmount streets below The Boulevard are composed of closely spaced houses and apartment buildings, differing slightly in scale, and all contributing to the streetscapes. This idea must be at the forefront of the planning process.

Finally, public parks, which are costly to build and maintain, should be planned judiciously. In an area rich in public green spaces immediately south of Dorchester, there is no demonstrated need for another civic space. This just forces other parts of the sector to take greater density and higher buildings. Lemay's civic spaces would be forecourts to the private towers that surround them. A comparison is the podium of Westmount Square. Is that an inviting public space? Public spaces should belong to all.

Lemay's proposals, which laud the "great redevelopment potential" of this area, are a wholesale renunciation of Westmount's traditional low-rise, dense urban environment. Instead, we need to seize this opportunity to create a community, fostering spaces and places for families. Nothing less is acceptable. Julia Gersovitz, Officer of the Order of Canada, Fellow of the Royal Architectural Institute of Canada, professor at McGill's School of Architecture, and former chair of Westmount's Planning Advisory Committee.

Karin Marks, former mayor of the City of Westmount

Peter F. Trent, former mayor of the City of Westmount

Annmarie Adams, Fellow of the Royal Architectural Institute of Canada, professor at McGill University's School of Architecture
Samantha Hayes, architect, former member of Westmount's Planning Advisory Committee
Rosanne Moss, architect, Fellow of the Royal Architectural Institute of Canada
Sophie Robitaille, landscape architect .
Conor Sampson, architect

Save Atwater Library at its current location and preserve its heritage status.

A vital part of our community, open to all and very welcoming.

I concur with the views expressed by Lynn Verge and Bruce Bolton in their letter of December 6, as well as those presented by Peter Trent et al in their article published in the December 17 issue of The Gazette. I believe that an alternative to the 25 story tower that is being proposed must be considered.

I totally agree with the opinion piece in today's gazette written by Trent, Marks, and Gersovitz, who appreciate the scale of Westmount buildings as well as ones with heritage designation.

Please do not build high rise towers in this project. The new buildings can be the same height as the buildings closer to Greene. Please do not ruin this area! If you want to know why, look at the Children's Hospital across the street, which is a DISASTER!!! Thank you, ■

Hi

Did you get my message recommending Julia Gersovitz as an architect to be involved in enhancing the block of Atwater, St Catherine De Maisonneuve & Greene Ave? This is my second note to you. First, you have to find a solution for the homeless wandering around that whole

area making it scary to walk anywhere especially in the evening. They are in every corner and alleyway. I hope that you take advantage of this extremely experienced heritage architect who has great abilities to enhance the area.

Just for the record, 25 stories next to the library is WAY TOO HIGH!

Why does greed always dictate what developments are chosen, rather than common sense and respect for those already living in the area? A denser population is of no advantage to this already densely populated area, with inadequate green space.

I agree with the article in the Gazette of December 16 by Julia Gersovitz, Karin Marks and Peter Trent. I strongly encourage city council to reject the Lemay plan and to adopt the suggestions that the writers make in the article.

The unsightly towers of the former Children's Hospital are an example of poor urban planning (and payoffs). The towers are blocking the view of Mount Royal and it should not be allowed to continue further in Westmount.

The area needs development but not highrise towers. Time to get another design by some other architectural firm. A good example of a project with multi purpose space is the Place Gare Viger next to Old Montreal. Check out the sources, go for a visit.

The Atwater Library & Computer Centre is an important establishment which serves the local and wider community with its range of services and facilities. In addition, it is located in a beautiful, impeccably maintained, heritage building that enhances not only the experience of those that use it but also the surrounding neighbourhood.

Any new development in the locality must respect the character of this institution and its historical value and not allow it to be swamped by new developments surrounding it. It is without question necessary to revitalise the surrounding area, however, this process must treat the library building with the respect it deserves and which the community demands, and to this end, I urge the City of Westmount to reconsider the plans that are currently on the table.

I was unable to attend the recent public consultation but have followed the ongoing discussion and the latest news. I live in the sector. I use all the local amenities daily as a pedestrian. I frequent Ste. Catherine St and find it pleasing that the street scape reflects a relatively uniform height. It gives a human connection to the space. I cannot believe that a 25 storey tower is being contemplated for the Atwater corner. Why would it even be part of the plan that is under discussion? The intersection has yet to absorb the City of Montreal project on Atwater. There are many historic buildings in the area - church buildings, Atwater Library, and the

Cabot Park pavilion. This tower would be a blight on their historic significance. Not mentioned is the original Reddy Memorial Hospital buildings which are presently housing refugees. A tower of this height would block all daylight into the building as well as into the Atwater Library. Surely the City can come up with a better solution to maximize density. The site was part of the original land assembly to build a new school of nursing for Dawson CEGEP. Perhaps a better solution would be to hold off until a new Provincial government is elected who might green light it...

The Atwater Library is an important hub of activity in the sector, in addition to being an architecturally important feature of the built environment. It is important to protect it.

There is a lack of review and oversight to manage the important historical aspect of this project. i.e. I find the height of the new buildings not acceptable, and out of character with the neighbourhood. Appears to me that City Council is not paying attention to the needs of the community, particularly in respect to the Sainte Catherine Street/Atwater intersection.

Do not build this tower and threaten the Atwater Library, home of the QWF!

The Atwater Library is a Category 1 building in the City of Westmount, as well as a national

historic site. The proposed construction of a 25-storey building at the corner of Atwater Avenue and Ste-Catherine Street will overshadow and diminish the architectural significance of the Atwater Library as a heritage structure, and reduce its visibility to the public. Low-rise construction only should be permitted on the proposed construction site, preferably with building materials harmonizing with those of the Atwater Library.

I disagree with this project. I completely agree with Peter Trent's proposal.

I strongly believe in this project. Everyone involved should be proud of their work ! Please make this happen and extend the interesting plans to Sainte Catherine between Redfern and Melville.

Don't build near the Atwater Library!!!!

The concerns expressed by the Atwater Library leadership are indeed valid. A building of the size contemplated in the plans presented by Westmount and Lemay Inc. ignores the vulnerability of the building that houses the Atwater Library. Surely this is not a truly serious plan? The Library has spent considerable money in upgrading its facilities. To contemplate the structural damage with pile driving and heavy equipment so close to it must raise major concerns. And the City of Westmount is not

taking proper care of one of its most valuable historic buildings if it seriously considers the Lemay plan. Please let this be reconsidered carefully and thoughtfully.

I am not against revitalizing this corner of the City, but not to the detriment of the historical Library building and the important community activities it houses.

■

I believe that its in the best interests of the city to defer their decision regarding the construction of a 25 floor residential tower at the site of the former McDonald's restaurant at the corner of Ste-Catherine and Atwater streets until such time as a comprehensive redevelopment plan has been approved for the south/east sector.

Don't build near the Atwater Library!!!!

Open Letter re: Remember Atwater Library Landmark During Southeast Planning

I was surprised and disappointed by the Atwater Library and Computer Centre's open letter regarding the redevelopment of South East Westmount which was published in the December 10th issue of the Westmount Independent.

I was at the consultation held last month at Victoria Hall. I joined a break-out group where several long-time residents expressed concern about shade being cast into their backyards. I

shared that the housing crisis has caused middle class families like mine to give up on the idea of having a backyard (even a shady one!), that our collective inability to build housing is the major contributor to the crisis. In the end, our group agreed that concerns about shade needed to be balanced with the desperate need to construct new housing, and that additional density beyond 25 stories could be accommodated on St Catherine Street.

The concerns raised in the December 10th letter are quite vague, they come after residents have already taken the time to participate in a very collaborative consultation process, and they do not include any specific suggestions or compromises that acknowledges or allows the need to new construct housing near transit. While the concerns may be valid, they are not actionable and must be weighed against other concerns.

Middle class families have given up on homeownership. My family is still grateful to have a good apartment in a wonderful neighbourhood. When I pass through Atwater/St Catherine area I am reminded this is not the case for everyone. Our elected officials will need to balance concerns. Heritage should be protected as much as possible, but the inability to build sufficient housing has created a societal crisis that can no longer be ignored. Addressing this crisis must be a top priority.

The City of Westmount should increase the proposed density on St Catherine's street, and

must not allow the poorly timed December 10th letter limit or hinder this much-needed development.

■
Melville Avenue

Please do not permit any new high-rise buildings to either overlook or potentially damage the Atwater Library Building, which is a heritage site and needs to be protected for all of us.

Having lived in Westmount for over 40+ years and witnessing, the positive influence Westmount had in ensuring that the additional buildings constructed as part of Dawson College, I very much welcome Westmount to take a similar positive approach to the new SSP. While a development plan for SE Westmount is needed, large parts of the area covered are stable and do not need to be “re-vitalized”. The only area that is in urgent need of revitalization is the south side of St. Catherine going west from Atwater to Bureau en Gross. Here the proposal of a zoning change to allow for a 25 story building on the corner of Atwater and St. Catherine will deaden and cannot be considered a “revitalization” at all. Such an approach violates the integrity and purpose of this SPP. The development of the SPP needs to be completed first. Secondly, the south side of St. Catherine, west of Atwater (as well as those to the east in Montreal) does not have any tall “oversized” buildings. Thirdly, the development of this SPP provides a great opportunity for Westmount to showcase its

Atwater Library, as a national historic site treasure. At the same time, it provides an opportunity for ensuring that the Atwater/St. Catherine corner property becomes an “open” space mirroring that of Cabot Square across (or at the minimum not have a new structure exceeding the height of the Atwater Library while having similar or matching exterior stonework, thereby also being harmonized with that of Dawson College).

I strongly oppose the plan as described for the redevelopment of the Southeast. As a homeowner on Stayner St., the quality of life in the neighbourhood will be severely affected for the worse. What has been proposed is not at all in keeping with Westmount Heritage property and will be not in scale with the low rise residences already in the area. I would appreciate feedback from the city acknowledging that my strong dissent has been registered, please.

The Lemay proposal for the southeast is not in line with the neighbourhood residences and must not proceed. I am a home owner on Stayner St. - please send an acknowledgement of my concerns to my email address.

I do not support the proposed development.

This message is from 1 Wood Condominium communicating the general views of 126

residential owners in the southeast area of Westmount, that is to be subject to the new master plan. It responds to the “Lemay” proposal presented to citizens in November, which purportedly results from the interaction with citizens that has been ongoing since the summer. It is recognized that the new zoning plan will have a major impact on the city we call home. Many parts of the draft re-imagination are commendable, including adding to densities, accessible green space and tree canopy, re-organization of streets and pedestrian walkways. What would not be welcomed by our resident citizens is what seems to be contemplated high rises in the eastern sector. While 1 Wood is partly high rise, it was built along with immediate neighbors in a different era and there is no need to now copy this in plans for the future. These buildings create undesirable wind effects and shadowing on long established street level neighbors. (Worse if they are massive in scale although it seems that is not to be the case here.)They dwarf historical nearby architecture. Usually, plaza spaces around them do not become neighborhood gathering spots (viz has anybody ever picnicked on Westmount Square?) It is recognized that density must be added but surely this can be accomplished in the replanned quartier using, say, a four to six/ seven storey building mixture which repeats the very successful architecture and community feel of Sherbrooke Street west of the Queen Elizabeth Park. This would not only respect much existing architecture but also ensure the charming residential area on the south side of Dorchester and the neighborhoods to the south

of that are not “cut off” and “overlooked” but rather are integrated into the balance of our very attractive city in both design and scale. What does building high-rise residential buildings as a gateway to our city communicate? Certainly not a neighborhood welcome. In the same theme, buildings such as Atwater Library should be respected not reduced! Of course, community/cultural additions to our neighborhood, including a swimming pool are welcome in a design, subject to citizen approval. We hope these points will continue to be considered as the city moves forward with its revised plan.

I am shocked to read in the Montreal Gazette that the plan includes a very high tower apartment building in the vicinity of the Atwater Library. There was no mention of this in the presentation, map plans or discussion in the community consultation event that I attended. This strikes me as a similar situation that arose with the Claremont project where suddenly a triangular park and total change of transportation was embarked upon by Westmount’s Council, etc. Fortunately, Westmount citizens were able to undo the disaster. Amazing that a very non transparent situation has reared its head again!! Westmount already leads the country in density for cities of under 22,000. Westmount city is already dense enough. Be reminded that Westmount taxpayers themselves are not “dense”!! What is going on??

I strongly urge City Council to not accept

the Lemay Plans. The redevelopment of the Children's Hospital is in my view the thing we must not do. Unless Westmount is in dire need of money which I do not think it is, I urge Councillors to look hard at the southeast redevelopment project again. I believe we need to preserve the great culture of Westmount as much as we can and keep that whole area at a lower density incorporating aspects that adhere to our values and a smooth transition out of our City towards the mammoth developments East of Atwater. WE have the opportunity to create something really special here and not simply pile in bunch of high-rises. Thank you for taking my opinion.

I think the City of Westmount is showing an a shocking lack of respect for Canadian and Quebec and Montreal history and national monuments in planning to put a huge building adjacent to the National Historic Site that is the Atwater Library and Computer Centre. What do your «experts» say about potential damage the structure of the old building? What do the National Historic sites say about your plans?

We are in a housing crisis.
please build homes , add height , density, parking for bikes and e-vehicles , the sooner the better !
Merci

I'm in full support of the city's plans for this sector - we need density within Westmount and that is the only part of the city which could

accommodate it. We especially need to revitalize Ste-Catherine near Atwater and given the size of Alexis Nihon it makes perfect sense to build something substantial across the street.

I am concerned with the visual aesthetics of the area. Shorter buildings are in keeping with the character of Westmount and I do not believe that the lack of development this far is due to the height of the buildings. We- Westmounters- are in garage here not \$\$ developers who only want \$)) and don't care for the neighborhood. Sorry- don't approve.

In an era of housing shortage, we would be doing a criminal disservice to the City of Westmount and the island Montreal to ignore the potential that this area of Westmount offers. Currently it is an embarrassment and eyesore! Let's move forward and look to the future. Come on - look at other cities around the world who manage to marry old and new so well! Step up Westmount and listen to the professionals!

The Proposal set forth in the public consultation presentation (Nov 14 2024) is very well justified and demonstrates a high level of knowledge in the advancement of both residential and commercial usages.

All the studied areas recommend high density that will result in a richer community. The opportunity to create a new and bold gateway into Westmount is there.

Unfortunately the past leadership stalled on all

fronts.

At present we see (especially along the Ste. Catherine /Atwater corridor) a living a war zone, that has become not only unpleasant to the eye but dangerous to citizens and visitors of Westmount.

We require higher density and forward thinking. The city leadership needs to lead its citizens to build , look and plan for the future. Please lets build a vibrant forward thinking city via community and high density

I think that the suggested planning height for the corner of Atwater and St. Catherine is too high. Building height should be limited to the same height as the historic Atwater Library. This will maintain the pedestrian scale of the area and respect the library.

Dorchester is such a pretty street, it would be a shame to have over 4-story buildings on the north side. Perhaps the north side could be devoted to a green-space project given how much concrete there is in the area. The idea to have higher building complexes would be more conducive in an area like St-Catherine. There are a multitude of apartment and condo buildings on St-Catherine that could better facilitate high-story buildings. Dorchester should remain a residential area for future families to settle down as it has been for decades. Thank you for this platform that allows us to express our feedback :)

I grew up in Westmount, as did my grandfather.

My great grandmother lived in Westmount at least century ago. It was always an ideal community and I certainly thought so, until around 2000, when the quality of life in Westmount started declining appreciably thanks to real estate development. Profit-motivated municipal officials and real estate developers continue to erode the quality of life in the community of Westmount due to large scale development projects. The redevelopment of the southwest sector will mean more traffic congestion, pollution, and noise. I know of many former citizens who have no plan to return to Westmount.

I attended the second public consultation meeting of Imagine Westmount Southeast on November 14th, however I did not share any comments during the breakout session, because I was so taken aback and stunned from what was presented that I was speechless. What I witnessed at this session, was a waste of taxpayers' money.

The professionals did not properly guide the public through a more instructive architectural and urban design process. Some of the residents who, at seeing what was presented to them, very justly recoiled, and expressed their wish that nothing at all be built in front of their beautiful turn of the century grey stone homes on Dorchester.

In my opinion, a clear mission statement and vision should have been outlined from the start of the process. Something like « Creating a Manhattan-like, Park Avenue quality neighborhood », should have been the very start

of the process, rather than surrender to NIMBY pressure groups, that have no understanding of urban design.

Aesthetically pleasing modern midrise residential buildings would have been easily accepted if they were presented in a more coherent, organized and contextual vision and concept, with a hierarchy of spaces and a well-groomed skyline. Instead, only a spec of residential buildings on Dorchester is being proposed, the urban facade remains discontinuous and a hodge-podge of incompatible uses litter an unorganized plan. The proposal for an interior swimming pool will only bring more unnecessary vehicular and pedestrian traffic completely incompatible with this area. In front of the pool, another square (and possibly skate park) is being proposed, adjacent to one of Montreal’s largest squares: Cabot Square already has a questionable reputation.

The proposed commercial buildings on Sainte-Catherine Street do not make any sense. The spacing between the towers render the floor plates too small and not commercially viable. We were told that the spacing was created to highlight the continuity of street corridors. However, no one will appreciate the proposed spacing between the building towers at that height above street level.

The proposal also suggests that Dorchester, at Sainte-Catherine and Clark be completely blocked off to through traffic. Instead, another park would be created, with an exit street for local residents. Why was a study not undertaken? It would have shown – among many things – that the lanes in that area are

already congested, particularly during snow season. Furthermore, this busy road, which the proposal plans to eradicate is used by many Westmounters and constitutes one of the most important entry gates into the city. You really don’t even need to commission a traffic study to understand this obvious fact.

I designed McGill College Avenue in 1984, among other projects, so I understand the importance of the urban fabric, which requires a delicate balance between aesthetics, quality of life, symbolism and economy. As a fellow Westmounter, I feel compelled to sound the alarm and express my concern. This plan requires a complete overhaul.

Architect & Urban Planner

As a long-time resident of the area in question I wish to add my support for the concerns expressed by the Atwater Library as well as those expressed in the recent article in The Gazette. The scale of the development needs to be addressed and the heights lessened to better adapt to the surrounding area.

LE développement sur Dorchester devrait être plus modeste en hauteur et s’harmoniser avec les maisons patrimoniales actuelles, qui bordent le bd Dorchester.
Les bâtiments ne devraient pas dépasser les 3 étages, contrairement à la proposition actuelle du PPU qui proposent des 7, 10 et 15 étages.

This comment is provided after a discussion with Frédéric Neault
Directeur – Service de l’aménagement urbain.
The plans for the South East sector are a significant change to the existing zoning in that sector, yet M. Neault confirmed that “the adoption of by-laws of concordance following the coming into force of an SPP is not subject to the referendum approval process.” This assessment is based on Article 123 and 123.1 of A-19.1, an Act respecting land use planning and development.

This situation appears to be the result of the need to balance two distinct objectives:

1. The need for municipal flexibility in implementing land use plans
2. The public’s right to participate in significant zoning decisions.

There is, I think, a third objective that has to be satisfied when contentious major planning decisions are proposed, and that is the need to ensure that these plans satisfy the majority of residents. Should that not occur, then such plans lack legitimacy, and will lead to a council that is out of touch with its constituents. Consequently, it is imperative that the results of this public consultation process be transparent, and that both the raw replies be made available to Council, and in particular to the Council member for this district – Kathleen Kez. If this does not occur, then the lack of transparency is, prima facia, a repudiation of article 80.3(9) of A-19.1

I urge you not to permit the construction of any new building in the southwest sector that will

infringe on the neighbourhood’s character as an accessible and welcoming part of the city. This takes for granted no more high rise construction! In particular I urge you to feature the historic Atwater Library and its environs in any of your plans.

I am strongly in favor of the redevelopment of the Southeast sector. The addition of greenspace and residences and wellness-fitness options should be valued by citizens. However, I do think that the plan should include more masonry and other noble materials to maintain the traditional Westmount within a more modern plan. It is the responsibility of all municipalities to find more space for housing in Montreal, and this low-density proposal seems quite reasonable. Other indoor-outdoor food-wellness-options should also be welcome with an open area with potential for a farmers market-organic grocery-cafe-public art-live music and other options to promote public gathering and bring some evolving experiences to the static buildings and roads. Of course, parking will remain an issue for the foreseeable future and cannot be sacrificed.

Establishing high rises on the north side of Dorchester street would completely ruin the cute residential area. Saint-Catherine is already a commercial, tall building, busy corner. But Dorchester is supposed to be a quick escape from the business where hard working citizens can go home to relax. High rises would completely ruin the environment and vibe of the street of Dorchester. Please, thank you for

considering my opinion.

I have been a member of the Atwater Library for many years. I love this cherished historical site and hope that any future nearby developments will take it's structural integrity and community significance into account. Thank you

The current idea by City Wsmt to put a skyscraper adjacent to the Atwater Library is BAD. The Atwater Library building is a National Historic Site, and the dangers of erecting and maintaining a monster structure beside it is inappropriate. Who will benefit from putting such a huge structure in Westmount? All together, a lousy idea.

Please we do not need a highrise bldg next to a heritage bldg. There's enough empty highrise bldgs in the area.

Asking city planners to avoid constructing such a high tower on the corner of Ste-Catherine and Atwater Avenue as such building would overshadow and diminish the heritage building of the Atwater Library. It is a vibrant hub of community life. Can the City of Westmount guarantee that any such construction not threaten the integrity of the foundation of this architecturally stunning building?

The Opinion Editorial of Gersovitz, Marks, and Trent (Montreal Gazette, December 16, 2024) is

unassailable, incontrovertible. The Development plan for Westmount's southeast sector MUST be withdrawn.

■
Holton Avenue, Westmount

The City of Westmount must reject the Lemay Report. The opinion piece by two former Westmount mayors + J. Gersovitz give abundant reasons to reject. And, they provide creative, innovative alternatives for developing the area. These will give greater assurance that the heritage Atwater Library will not be impacted. The amazing skylight and large windows must not be subjected to large vibrations from developments such as in the Lemay report.

The highrise towers will have a negative impact on the Atwater Library which is a historic building.

1. Build as high as you want on Ste. Catherine and make that the priority. The current state of the south side looks like an abandoned city like Detoit.
2. Why build the pool where shown? If that land is to be developed you can get the same number of units building 2 stories on the entire footprint, more if you go 3 stories on the Tupper side. The proposed 10 (5) is completely out of scale with surrounding buildings.
3. There is no need to eliminate lanes on de Maisonneuve, Ste Catherine or Dorchester. Many of the existing lanes are wider than necessary

which means that the sidewalks can be widened without reducing the number of lanes and parking.

4. Seven stories on the north side of Dorchester is completely out of character with the south side. Also, that kind of density will create parking issues. If you are not familiar with it, check out the condos along des Bassins. I have a friend who lives there and they can no longer invite guests for dinner as there is no where for visitors to park on the street. Just because we have the Atwater metro station do not presume that people will use it to visit friends at night.
5. The park on the west side of the RCMP building is lovely, but it is rarely occupied. Extending it to the west will not increase usage and will only create traffic headaches, frustrated drivers and greater risk to pedestrians.
6. It has been 6 weeks. When will the consultation report from the November 14 meeting be shared?

We wish to add our voices of disapproval regarding the proposed 25-storey residential tower proposed for the south-west corner of Atwater Ave. and Ste-Catherine St. W. While we recognize the need in Westmount for additional affordable rental housing, the un-inspiring proposal will certainly obliterate the architectural jewel and community hub that is The Atwater Library & Computer Centre.

■
■ Strathcona Ave.

I concur that any new construction should

harmonize with the Atwater Library's beautiful heritage building, which is designated Category 1 by the City of Westmount, and a National Historic Site by the Government of Canada.

I believe that any new construction should harmonize with the Atwater Library's beautiful heritage building, which is designated Category 1 by the City of Westmount, and a National Historic Site by the Government of Canada.

Svp, pour la hauteur des nouveaux bâtiments résidentiels ou commercial, considérer les hauteurs déjà présentes. Par exemples, les bâtiments sur Stayner ont 2 étages, derrière, les bâtiments sur Dorchester ont 3 ou 4 étages. Les nouveaux bâtiments qui seraient faces à ceux ci ne devrait pas dépasser 4-5 étages pour bien s'intégrer au bâti existant. Pour la ville, la valeur viendra de la qualité des bâtiments existants et des nouveaux plutôt que du volume pour augmenter significativement le nombre de payeur de taxes. Il faut tout faire pour préserver, voir augmenter la qualité de vie des résidents actuels. La construction de l'habitation sur l'ancien site de children hospital a fait le contraire en ajoutant des centaines de résidents dans le quartier avec une tour qui est visible de partout, non Merci nous n'avons pas besoin de ça

Based on previous resurfacing of Dorchester East bound between Clarke and Greene and similar closure due to the RCMP roof work,

Greene between Saint Catherine and Dorchester became a choke point. Therefore there was significant traffic up to Saint Antoine. By permanently closing access to Clarke, my concern we would have the same traffic issues. Also permanently closing Dorchester westbound between Atwater and Greene would isolate Westmount (TMR feel) and make it difficult access to our homes; for example I would have to go all the way to Maisonneuve or Greene as I would not have access through Dorchester and Tupper. Could we revisit the option of splitting the Dorchester medium to extending the North and South sidewalk and keep the East/West traffic flow (Similar to Mount Pleasant). I know this is a contentious option however you would double the area to plant trees along the sidewalks. Another option would be to have the similar proposal in the McGill study by creating a linear park by moving up the Greene medium north and East/West traffic south of the linear park. I feel like there is a small vocal group that is preventing us to look at these options. Having the Community use building beside Place Gladstone would be ideal location. Regarding the redevelopment along Saint Catherine, will Council be changing the bylaws allow bars and terraces? Also reduce restrictions to allow restaurants. If this does not happen, then we will have another Greene Avenue where nothing is open during the weekends.

Griffintown is a dire lesson for us in Montreal about a neighbourhood that has been destroyed by a density of high-rise buildings and abysmal planning. SE Westmount has heritage buildings

(Atwater library) and buildings of character (e.g. the church), which could be imaginatively integrated into low-rise, mixed-use structures. Let's plan creatively and strategically for the long term!

I am strongly opposed to the project as it is currently described, because the work required to build to such an extreme height will very likely lead to serious damage to the Atwater Library.

Dear Council - could someone explain to me why such an undertaking needs doing? Westmount has so many problems at present, including itinerants, being basically bankrupt, infrastructure deficiencies, gov't and administrative relationships and transparency, poor value for tax-dollars etc. - it has become a long sad list. Please - the only Southeast Sector issue that you should be tackling, because it is a real problem, and within Westmount's small ability to administrate, is fixing the lousy strip of land on the south-side of Ste-Catherine west from Atwater Avenue until the 'Bureau en Gros' store. This needs setting right, before any 'nice to have' grandiose ideas are proposed and acted upon. Really - I don't know why the message is not getting through that these ideas are beyond Westmount's financial-means and leadership-depth, and are not part of any mandate that elected or administrative employees currently have. Please only fix what needs fixing, and cease having any 'big ideas' to do with perceived issues

and transformational change. Please feel free to get back to me if there are real reasons for this Southeast Sector redevelopment-fantasy that have not been communicated to me and others, so that I may come to understand the ongoing waste of time and money already lost, and this near-obsession (without any particular competence or follow-through or indeed likelihood of success) with making unwanted and largely unneeded changes to this area of Westmount. Take care, and thank you.

Thank you for offering each of us...citizens of Westmount...the option of reviewing the Westmount South/East project and expressing our opinion. I am delighted to see that some action is being taken to determine the best way to proceed as the Ste. Catherine St. area from Greene Avenue to Atwater has been neglected and seemingly without direction for a considerable amount of time. It would be admirable to see realistic 'greening' of the area extending from Atwater to Clark. I might imagine that homeowners south of Dorchester from Clark to Atwater might appreciate the newly proposed green spaces and a bit more traffic control to enter their short parallel streets...I don't live in that particular area (although I did at one time) and have a relatively personal awareness of the neighbourhood and the flows of cars and people. So yes, a realistic addition of some green spaces are a 'go' for me. The long stretch of Ste. Catherine from Wood Avenue to Atwater is particularly concerning

to me as I see from the architects' plan that yet more super tall buildings are proposed. YIKES!!! It might be good for Westmount's tax base to hit up all those potential high rise dwellers, but I feel strongly that the intrusion of all the high rises at the old Children's Hospital development were ENOUGH!!! It has been relatively horrifying to see Rene Levesque developed from Atwater going East with so, so many highrises!!! Must we really follow suit along those few blocks??? Please can we keep it lower rise (4 - 6 stories of family sized condos) as it was...let the sunshine in, PLEASE!!! I have talked to various Westmount residents and all feel that same sense as I do that 'enough is enough'! Please let's find the tax dollars to rectify the condition of our streets and sidewalks another way than by just creating more taxable condo units along those blocks. Nearly all those I talk to see it as a ploy for that very reason...Why in heaven's name our city has gotten itself in so much trouble in that regard should be addressed directly and not with this as a way to fight off some fiscal irresponsibility!!! I heartily support those of our city's top architects who say that these horrifying high-rises don't work! (what happened to Westmount's horror at those high rises that were proposed and built at the site of the old Children's Hospital at Atwater and Dorchester???) I and many others will, I'm afraid, have much to say in defence of keeping a lower-rise profile along Ste-Catherine. Some realistic green space, yes (but, not overly high maintenance...our arborists already have a hard time keeping the rest of our city's trees properly pruned!) More invasive insular high-rise buildings...NO!!!

■, ■ Metcalfe Avenue

please consider the total environment of this project.

We do not need another tower in this area. It is possible to create density while respecting and honoring Atwater library architecture .

Surely, Lemay (a well respected firm) can expand its creativity and build more appropriate housing

As a supporter of the Atwater Library, I want to be assured that any new construction in Southeast Westmount respect its heritage value and does not, in any way, impact the existing building negatively.

Subject: Preservation of the Atwater Library and Opposition to the Proposed 25-Story Development

Dear Mayor Smith and Members of the Westmount City Council,

I am writing to express my deep concern regarding the proposed construction of a 25-story building adjacent to the historic Atwater Library. As one of the oldest subscription libraries in Canada and a cornerstone of the Westmount community, the Atwater Library is a cherished cultural and architectural treasure that must be preserved and protected.

The library's unique heritage value is rooted not only in its stunning Edwardian design but also in its role as a thriving community hub. Over the years, the success and preservation of the Atwater Library have been made possible

through the tireless efforts and generosity of the community. Supporters, donors, and volunteers have worked diligently to ensure its vitality and relevance in an ever-changing world, a testament to how meaningful and important this institution is to the people of Westmount and beyond. The proposed high-rise development would severely detract from the library's historic character, overshadowing its modest and elegant architecture with a towering modern structure. Such a development risks disrupting the harmony of the streetscape and undermining the heritage value of the surrounding area. Moreover, it could create challenges such as increased traffic and reduced access to natural light, further diminishing the library's role as a welcoming and vibrant community space.

To approve a development that threatens the future of this beloved landmark would be an affront to the hard work, dedication, and passion of those who have invested in its success over the years. The Atwater Library is not just a building—it is a living symbol of our community's shared commitment to culture, education, and history. It is a jewel in our city, and its preservation must remain a priority. In making decisions about the future of this area, I urge you to prioritize the needs of the community and the legacy of the Atwater Library over the excessive and profit-driven motives of developers. While development has its place, it should never come at the expense of our city's heritage or the well-being of its residents. The preservation of our shared history and cultural landmarks must always outweigh the pursuit of maximized financial returns.

I respectfully ask the Council to reconsider the approval of the 25-story project and explore alternative development options that respect the character and heritage of the area. I also support any efforts to seek heritage designations or protections that would ensure the Atwater Library's legacy remains intact for generations to come.

Thank you for your attention to this matter. I trust that the City of Westmount will take a thoughtful and balanced approach to ensure the protection of our community's cherished landmarks. Sincerely,

Dear Mayor Smith and Members of the Westmount City Council,
I would like to add my voice to those of Heritage Montreal, the Board of the Atwater Library, and the community in strong opposition to the construction of a tall building that will undermine and diminish the Atwater Library. This historic landmark is a vital part of our cultural and architectural heritage, and any development that jeopardizes its character and future must not be permitted. I urge the City of Westmount to prioritize preserving this cherished institution for generations to come. Sincerely,

1) The setback of about 80 feet should continue from the frontage of Atwater Library to the corner of Ste. Catherine and Atwater street. This miniature green belt conveys sense of repose

and stateliness to the Library, and would disallow any other building on the corner to over-shadow the sense of light and space. And maintain proper scale.

2) Mention is made of LeMay plans to reduce the recreational green space to a minimum. The park south of Dorchester is cited as being sufficient in the neighbourhood...this is ridiculous because Staynor Park is already used at maximum capacity. And think of kids crossing Dorchester from the development to access Staynor. BUSY DORCHESTER. Dangerous!! ...Also, playing fields for soccer are at a premium. A field is required for the new development which will be high density. Please plan accordingly.

Lest we forget the LeMay plans for the arena were dropped. in 2012 at a huge negative cost. BEWARE !!

I have no objections to some taller buildings(within reason) facing Alexis Nihon Plaza, but the high density buildings being proposed on Dorchester Blvd. are inappropriate for the area and no resident was asking for this on previous surveys. In fact I believe we wanted buildings that harmonised with the south side of the street. We are Westmount, not Montreal and we need to preserve its character, and that includes not dwarfing Atwater library. Dorchester does not need to be reconfigured. I agree that the site needs to include the much needed indoor pool facility. Let's hope we can proceed with what the residents want, not the developers.

Je suis d'accord avec l'article publié par les deux

anciens maires de Westmount dans la gazette du 16 dec 2024. Le projet, tel que proposé, doit être rejeté. On ne veut pas de grandes tours comme celles construites au site de l’ancien Children’s. La bibliothèque sur Atwater fait également partie d’un héritage à préserver. Oui à la densité mais pas à n’importe lequel prix. Susan Hinojosa, une citoyenne de Westmount, a proposé des dessins fort intéressants des hauteurs maximales qui devraient être permises et respectées. Merci d’être à l’écoute de vos citoyens sur ce dossier et de rejeter le projet tel que proposé.

I’ve seen the proposal and overall looks great. Even if it casts shadows, I suggest adding additional residentiak density to what has been proposed along st catherine st, and not reducing the proposed residential density along Dorchester.

I also suggest not doing a plaza like Cabot square. Open public space next to shops or recreational facilities is better. I’m not sure dead-ending Dorchester makes sense, and the long term plan to make one way doesn’t make sense to me. I suggest the City better communicate the rationale for these changes before pursuing further. Overall the plan is a great improvement!

Merci pour le processus qui permet à tous de contribuer. Je me demande comment seraient conservées les places de Communauto qui sont présentement sur le stationnement Gladstone. Elles sont importantes pour la mobilité durable dans le quartier. Un autre point: comme la

gestion de l’eau est mentionnée comme un point important, les espaces publics peuvent-ils être pensés dans ce sens, de façon polyvalente (été/ hiver) mais aussi en fonction des pluies de plus en plus importantes. Le principe de watersquare ou espace public inondable serait peut-être pertinent. Encore merci et bonne poursuite du travail sur le projet!

I do not think that the neighbourhood of Atwater and Ste Catherine needs any more generic high-rise condo towers. In my opinion, something with more green space to complement Cabot Square would be a better idea. And, just as important, it would be an plus for the area if the Atwater Library was highlighted in the plans in some way. The library is an asset that is appreciated by all who use its services.

1) No, please do not permit rezoning to allow for 76 - 47m residential or mixed use towers on plinths along the south side of St Catherine. The two-block area containing the Alexis Nihon Mall, #1 Wood and Westmount Square already creates fortress density along this street. Plus mimicking the ugly unsightly, inharmonious residential plinth based towers on the former Children’s Hospital site, is no architectural standard to imitate in any future proposed redevelopment scheme for this commercial/residential entrance to Westmount. The new condo towers already surrounding Cabot Square and along Ste Catherine are still not anywhere near full occupancy. I fail to envisage what a 71m high glass column would

achieve in making this already sky-high over-built area any more attractive. Enough with the tower blocks. Keep it human sized to offset the view of Cabot Square across the street. Harmonize human-sized developments as has been done further west along the south side of the street. Allow any new buildings to differentiate themselves by being Westmount-sized not Montreal downtown canyon land size. A 76m tower will further block sunlight from Cabot Square, and from surrounding buildings, as well as overshadowing and potentially damaging (from the footings and pile driving) the adjacent Beaux Arts Heritage building, owned by the Atwater Library of the Mechanics Institute. (Now the only operating publicly accessible Mechanics Institute left in the world. We are privileged to have it in Westmount). Please permit only zoning that will enhance this sector of our city, not have it imitate all the nightmare developments recent administrations of the Ville de Montreal have permitted in this area and further along Ste Catherine St and René Levésque in line with their ‘density’ plan. Sure, the developers will always claim they can’t make money unless they build tall but this areas has enough over-sized residential and commercial towers already. Keep any new residential towers human sized at 22 – 31m, if we really must have them. Packing in more residents brings in a need for more public schools and community infrastructure and Westmount has already a paucity of land and money available for such overdue sought-after community needs. 2) Yes, to a community pool as Westmount

desperately needs enhanced sports facilities. Our expensive indoor ice rinks only service a minority of the public who skate, and the Y indoor pool facility is overused and far too small, as the bruises I sport weekly from being kicked by swimmers in adjacent lanes attest. So too are its aging facilities. However, I’m not 100% convinced the south-east sector is the right place for a community pool. But better that than living decades longer without one since Westmount has permitted other possible, more central sites to be sold. However, if built in this area, it will be besieged by neighbouring Montrealers from the colleges, schools and condo towers as they too lack decent sport facilities in the surrounding areas, which Montreal and its real estate developers have failed to provide to them. 3) Re ease of vehicular traffic. It makes the most sense to keep Dorchester two-way with a green median in between since if St Catherine becomes one way from Clarke or Greene, with traffic calming measures, the only two-way streets for those accessing their home and business and the two commercial areas in Westmount by car will be Sherbrooke and Dorchester. However as a senior public transport user with disabilities, it’s a long, slippery uphill walk up Atwater Ave from Atwater metro in the winter to get a bus to go west along Sherbrooke. The bus stop outside on Ste Catherine north going west is very convenient. Remember, not all seniors can use cycles or active transport, especially in winter. 4) Additionally, I don’t support making de Maisonneuve totally car-free west in front of Dawson. The current summer layout with seats, greenery and one lane west is workable.

Thank you.

Thank you - the report looks quite comprehensive but it or its mandate is flawed in several respects.

-The study should never have included both Ste. Catherine and Dorchester, two completely different zones - commercial vs. residential. It weakens the specific focus and requirements of each. As well, there should have been an explanation of the precise measurements required by the Agglomeration to determine density since density is used as the *raison d'être* for throwing up high rise building, both on Dorchester and Ste. Catherine. Futile to discuss it if we do not know what is required. Perhaps the TOD requirements have already been met or could be with the addition of a few moderately high residential buildings on Ste. Catherine. We need to be told.

-There ought to have been an inclusion of the findings of the previous traffic studies before making outlandish proposals. To cut off Dorchester at Ste. Catherine and Clark would create immense traffic congestion at Ste. Catherine and Greene - already a difficult left turn corner. It will also cut off direct access to other arteries such as Clark, Sherbrooke, The Boulevard. How are Westmounters living higher on the mountain to access easily their homes and without adding to traffic flow issues? To prioritize Ste. Catherine as THE entry point to Westmount will add more congestion problems on an already congested street and of course Ste. Catherine in Montreal is a one way street.

-Removing the median on Dorchester and

tampering with the two lanes on each side will produce more traffic problems in the future as the population increases - and think of snow clearing which already blocks a portion of the lane. Parking always has to be considered but seems not to be in this report.

-The green spaces on the median could be enhanced, fulfilling a great desire of most of the population to improve the appearance of the entryway to Westmount with greenery that stretches along the border of District 8. By contrast, the proposal of enlarging the park at St. Catherine and Clark makes no sense since the population mainly resides east of there. In fact, that existing green space is very much under utilized. It would be to everyone's advantage to have a green space at Gladstone and thus behind busy Ste. Catherine but not a cold concrete slab. The green space could be user friendly with picnic tables and could have adult exercise equipment which surely would be well appreciated.

-The Pool. The report states that the pool was asked for by a consensus of the population but I remember the survey produced the grand total of, I believe, 34% approval for it. That is hardly a consensus. One has to ask where would people park - public transport would not be an option for the rest of Westmount to access this pool.

-Buildings. It has long been the objective of Westmount Council to restore the residential ambience to the north side of Dorchester. Seven storey buildings are not a harmonious integration with the housing on the south side. Recreating the type and size of housing that exists on the south side of Dorchester is.

-In summation, I would strongly suggest that Dorchester be left as it with its width and an enhanced green space on the median - certainly a very more welcoming approach to Westmount than being crowded, nay herded, through Ste. Catherine St. Equally important is that housing on the north side be of human proportions and mirror the south side.

Finally, it is to be deplored that this study did not make use of the valuable data, residents' preferences and options presented that were detailed in the very comprehensive 2021 Southeast Westmount Revitalization Report by the McGill School of Urban Planning, commissioned by the SE sector residents. Among many other variables, it provides demographic data which explain the preferences of the residents: the population of this sector constitutes one quarter of the Westmount population, is more densely populated than the other sectors, is ill served, by comparison, with green space and has a higher percentage of older people. This study is sensitive to these population statistics which the LeMay study is not. The McGill study grew out of several SE8 meetings with the residents to canvass their views, surely the important people to be consulted. I would hope that Dorchester and Ste. Catherine would be disconnected in future consultations and meetings be held, once again, with the residents of SE8, the users.

Thank you.

■
■ Redfern Ave
Westmount, ■

You have asked for comments on certain proposals put forward by the City with regard to the area of Dorchester Blvd and the South East Corner of the City of Westmount.

1. I do not have the experience, expertise, or knowledge to add any worthwhile comment to the remarks and visions of Julia Gersovitz, Karin Marks and Peter Trent published in the Montreal Gazette on December 17, 2020, all of which I wholeheartedly support.

2. The suggestion of closing Dorchester Blvd is probably made by some consultant who either has no idea or doesn't care what the resulting traffic grid lock in the Greene/Atwater area would be like. I presume that the Westmount counsellors/management will have the experience and wisdom to improve on that suggestion.

3. It seems that the City has been warning its residents about the significant cost over the next three (3) years of repairing and rebuilding the water, sewage, electricity and road systems. i.e. Westmount's infrastructure. Isn't it time that the City puts grandiose plans on the back burner until those projects are completed? We all have our own wish lists, but we must live within our means - something on which the City should also focus.

This part of Westmount is in desperate need of investment and redevelopment. As a Westmount resident, I've watched the neighbourhood deteriorate from bad to worse. As one of Montreal's leading developers, I can confirm the location is ripe with opportunity but the eventual zoning should consider today's market

realities. Those realities include prohibitively high construction costs, an explosion of development fees (REM, RMM, park taxes, permit fees etc.), lengthy permitting delays and generationally high interest rates. The result is a major shortage of affordable lower and middle-class housing. Construction starts are at their lowest in years which will only exacerbate the situation. Every level of government needs to recognize these realities and work together with the development community to find solutions. Well integrated densification is one of the most impactful ways that municipalities can do their part. Every site this that gets developed below its true potential is lost forever.

I am writing to express my support for the proposed neighborhood development project in Westmount. This initiative offers a tremendous opportunity to enhance our community's appeal for families and businesses alike, ensuring it remains one of the most desirable places to live and thrive.

Recent challenges in certain areas of this area have highlighted the importance of thoughtful planning to promote safety, sustainability, and economic vitality.

This project has the potential to uplift the entire community by focusing on family-friendly amenities, enhanced public spaces, and opportunities for local businesses to grow and succeed. By improving infrastructure, expanding recreational facilities, and fostering a safe and welcoming environment, this development will strengthen Westmount's reputation as a hub for both family life and professional success.

I encourage the council to prioritize strategies that reflect Westmount's commitment to excellence, ensuring this project creates lasting benefits for families and businesses while maintaining the character and charm that define our community.

Thank you for your dedication to improving Westmount. I am confident this project will bring positive, impactful changes for all who live and work here.

Sincerely,

Why would we need another high rise there. The atmosphere and ambience of the neighbourhood has already been spoiled by the complex at the site of the former Children's Hospital. Why add more? I am against this project.

I strongly oppose the building of a 25-storey tower next to the historic and architecturally remarkable Atwater Library!

The choice of trees and smaller plants within the project can assist or ignore the needs for biodiversity initiatives. The book Nature's Best Hope, gives tables of trees and their associated biodiversity potential. La Ville de Montreal, has a well established planting programme that reflects this. This may challenge the present ideas about the size of open soil areas provided for trees and plantations, and to avoid trees like ginkgos, in favour of indigenous species. White oak is top of the biodiversity league.

The Atwater Libraray & Computor Centre is an important heritage site and has served the Montreal community for well over 150 years. Its present location should be respected as far as any additional construction in the area. A 25 story building would not be an appropriate structure for this part of Montreal/ Westmount. This area is better suited to lowrise and traditional preserved architecture and is a mixed commercial/residential district. Also, there is some older and perhaps aging infrastructure around and under Atwater and Ste. Catherine Streets and any construction might run into problems.

My background is Art History, with an emphasis on architecture and I have been a researcher/ historian volunteer with the Quebec Anglophone Heritage Network(QAHN) for over 20 years. Also, I have family connections with the once Mechanics Institute, now Atwater Library, from the 19th century onward. I have been an active attendee at many events, mostly the wonderful Thursday noontime lectures for several years and the Atwater Library & Computer Centre is a longtime member of QAHN.

Regarding the Opinion piece in the Gazette. Raphael Fishler stated essentially the identical concept during his presentation on Imagine Westmount 2040 in Feb, 2020 at the Library. In response to a question on height versus density he replied that many high rise buildings have wasted space around them. His view was that by laying the building on its side, the density

(square footage) can be maintained and the buildings would not be as high. If much if not all of the Gladstone Plaza can be eliminated, the seven story buildings on the north side of Dorchester can be rotated sideways while maintaining the proposed square footage. The Gladstone Plaza is an enormous amount of space. The new structures can then be limited to four stories more in keeping with the scale on the south side and in line with what was envisaged eight years ago.

This project is being foisted on Westmounters with minimal consultation. Already the Children's Hospital towers have ruined the skyline. We do not need more highrises.

The area in question is one of the key areas in downtown Montreal which includes a number of key heritage properties. Given the concerns that have been raised by both citizens and those who are experts in the field over the planned development in the area, it would be a grave mistake to move ahead prematurely. More time is needed so that other alternatives may be considered and the areas full potential be maximized.

I am writing to express my support for the proposed neighborhood development project in Westmount. This initiative offers a tremendous opportunity to enhance our community's appeal for families and businesses alike, ensuring it remains one of the most desirable places to live

and thrive.

Recent challenges in certain areas of this area have highlighted the importance of thoughtful planning to promote safety, sustainability, and economic vitality.

This project has the potential to uplift the entire community by focusing on family-friendly amenities, enhanced public spaces, and opportunities for local businesses to grow and succeed. By improving infrastructure, expanding recreational facilities, and fostering a safe and welcoming environment, this development will strengthen Westmount’s reputation as a hub for both family life and professional success. I encourage the council to prioritize strategies that reflect Westmount’s commitment to excellence, ensuring this project creates lasting benefits for families and businesses while maintaining the character and charm that define our community.

Thank you for your dedication to improving Westmount. I am confident this project will bring positive, impactful changes for all who live and work here.

Sincerely,

■

Build a twenty-five storey monstrosity at the corner of St. Catherine and Atwater? Why? To whose benefit?

The out-of-scale Children’s development was mistake enough. The surrounding streets are dark, windy canyons and unlike the computer-generated images, the sidewalks are deserted. Why impose this stupidity on the Westmount side?

This is yet another case of fast-talking developers getting the ears of compliant politicians. The widening of Dorchester and wholesale demolitions from Atwater to Clarke starting in ‘62 could be blamed on the car-mad, high-rise fever of those days. But it’s now 2025. This isn’t «progress». These plans are far off-scale for the neighbourhood. Cui bono? Follow the money.

concerned about the Atwater Library and the footprint all theses high rises will leave in that area. Our heritage properties are important and their footprint should be respected also.

This is the first print record I have seen concerning the plans to install a 25 story tower next to the Atwater Library so my first question is HOW OFTEN, WHERE and WHEN will the public be allowed to participate in these periods of «PUNCTUATED» opinion solicitations? What conditions are in place to assure public participation is sustained and realistic inasmuch as your mandate appears to be on a bee line to hurry up and get things knocked over and pulled down asap while vacationers are blissfully absent for the new year’s first snowfall from Westmount news. Surely preserving the Atwater Library in its full integrity and for that matter enhancing the impact of the exterior and interior to restore and preserve the architecture is crucial and deserving of transparency involving taxpayer’s concerns to make that corner of Tupper and Atwater across the street from the Cabot Square as elegant as possible for the next 200 years?

Hard to comprehend why we are still building new high-rises in the downtown core where there is so much office space empty. I understand it is expensive to repurpose, but it must be cheaper and more eco-friendly to repurpose what we already have.

Cannot find any reference to, the Atwater Library which has served Montrealers for decades back to the 19th century. I A community resource which the Planning Committee has apparently overlooked.

The proposed park areas and wider pedestrian walkways may not be useful/comfortable in colder weather seasons.

Similarly deciduous trees are attractive.. but why no conifers to provide year round greening of spaces, cheerful for people and a help to birds & other species.

But last of all. I am shocked that a 25 storey building is being considered for the area.

I say no to a 25 storey tower being built on the SW corner of Ste. Catherine St. West and Atwater, It is so wrong for the neighbourhood.

I have a membership with the Atwater Library. I’m concerned that this project will drastically impact the Atwater Library. As a heritage site, the Atwater Library needs to be carefully considered with multi-use development.

I do not agree with the proposed changes especially construction of buildings with heights of 7-10 and up to 15 stories on the north side of Dorchester.

I disagree with the proposed heights of 7-10 and up to 15 stories on the north side of Dorchester. There is enough evidence that such high-rise buildings can have a negative impact on cities; Westmount will be no exception. The proposed heights of 7-10 and up to 15 stories on the north side of Dorchester will only obstruct views, contribute to environmental and pollution issues, exacerbate asthma and respiratory problems, increase population density per square meter, and make access north side of Dorchester part of Westmount more time-consuming.

I want to first thank you for the opportunity to submit my opinion regarding the Westmount Southeast Sector Special Planning Program. I would like it to be noted that I too support the article and opinions of Julia Gersovitz, Karen Marks, and Peter F. Trent in the Montreal Gazette, dated December 17, 2024, and sincerely believe that Westmount must cut back on expenses and try to get our City back into the “black”

I have listed my opinion according to three sections listed on the report and added the bicycle path section at the end.

“Weakness”

With regard to what is felt as a weakness “Limited street vegetation and few parks” in the area below Sherbrooke between Atwater and

Clarke. There is Dawson College with their green space to Wood Avenue, Staynor Park on Greene Avenue, Greenspace “esplanade” on Dorchester Blvd, Dorchester/Clarke on the east and west side of Dorchester, Hollowell Park which sadly had its Street vegetation removed why? see how it looked until just recently when all vegetation was removed, <https://maps.app.goo.gl/cZHKoFiy46BWnty7> also there is Westmount Park which runs from Melville to Lansdowne. Regard to the “Consensus:

Westmount does offers several recreation classes and has several fitness clubs from the Victoria Village area to Atwater. The YMCA has a pool that is accessible to all Westmount residents as noted on their web site “Pool accessible to anyone who wants to swim at his or her own pace. Free for all residents of the city. Photo ID and proof of address required.” And yes, Westmount does have an outdoor swimming pool and so there is no need to be concerned about “The integration of sports facility, or “The location of the pool.. Another expense the city cannot afford at this time. Since when does a city use taxpayers’ dollars to provide a sports facility “specifically a swimming pool” without a cost being paid for by the taxpayers. The only way that this would be feasible would be to run a fundraiser to cover all the cost for this facility. “Divergences”

With regard to the presence of an esplanade along Dorchester – I am not sure if I understand the reason for the request to have Dorchester as a “one-way vs. two-way”. Presently Dorchester has only one lane in each direction as there is parking against the sidewalks. My concern

is - hasn’t the city just spent this year alone approximate “\$2.8 M to re-pave” and repair the sidewalks of “eastbound Dorchester Blvd”. The westbound portion had been done in 2022, can I assume for another \$2.8M. The esplanade that is presently there is just fine, and the city cannot afford to spend any money on changes to Dorchester Blvd.”

With regards to the Dorchester/Clarke Park, why not just tidy this up perhaps with the help of Westmount High School. Get the students involved and then perhaps they will make sure that this area is not littered. Is Gladstone park to be “located at the -4144 Blvd Dorchester Ouest Parking” – this would be a welcomed site. The parking lot behind the Medical Building should be kept.

Projected bicycle path
It appears that there is a plan to have a bicycle path on Greene Avenue between De Maisonneuve and St. Antoine. Yes, I see that it would “link” the De Maisonneuve bike path to the St. Antoine path. As you know bicycles are allowed on any street and do not require a bike path to travel to be designated to them. My concern is that Greene Avenue does not have the space for a north and south bicycle path. With parking on both sides of the street always used and in May there is the Installation of the summer terraces along Avenue Greene- limiting again the parking that is available. My other question is the steepness of Greene Avenue below Dorchester – have you tried to go up that hill? Are you aware of the Community Centre on Green Avenue with the traffic light that. I do have one other question which is not related to your survey – but who

pays to maintain the bicycle paths? Is it the cyclists? If so, how do they pay for the privileges they receive for all municipalities? Perhaps Velo Quebec should start addressing this and be aware of what is posted on the Westmount website

Bicycle Path & Safety Please take note – If you cycle:
☐ without a helmet;
☐ while wearing headphones;
☐ on sidewalks;
☐ and ignore red lights and stop signs
you risk serious injury or death to yourself and to others.

Cyclists must respect the Quebec Highway Code. Bicycles may not be used on sidewalks or park paths with the exception of the bicycle path through Westmount Park. Safety helmets are mandatory and failure to wear one can result in a fine.

The Public Security Unit and officers from Neighbourhood Police Station 12 will be paying close attention to cycling infractions. Violators could receive fines.

Thank you again for allowing me to share my concerns. And yes, I will look forward to the improvement to the south side of St. Catherine Street across from Alexis Nihon where the buildings are within reason as noted in the Gazette article (mentioned above) dated December 17th, 2024

■
■ Redfern Ave, ■

The proposal with buildings heights of 7-10 and up to 15 stories is not a good architectural

integration with the historical and existing houses on south side of Dorchester. We would appreciate human scales constructions even if the city collect less taxes.

New residential buildings will bring many new residents which will only help revitalize the neighbourhood economically. More residents shopping and spending money in the area would be wonderful. St Catherine and other commercial areas will be re-energized.
My concern with an indoor pool is that it will increase traffic throughout the day (cars coming and going every hour) and this traffic is transient, meaning these people will come to the pool and leave. A pool will not help revitalize the economics of the neighbourhood to the same extent that permanent residents will.

Hello, i think this plan should be rejected. To many high buildings which makes it or of character with the neighborhood . Also closing access to Clark is terrible idea and will b cause tons of congestion. This is very concerning for residents below Dorchester. Thanks

-
- 1_ Respecter l’architecture des maisons du Boul. Dorchester
 - 2_Limiter la hauteur des nouvelles constructions a 3-4 etages max.
-

Thank you for this excellent consultation process and community engagement. I enjoyed reading the SPP in detail. I have three major comments:

- 1) Traffic and parking considerations MUST be thoroughly researched before any design is approved for both Dorchester one way and building an indoor swimming pool. Both of these additions would have HUGE implications on traffic flow and pedestrian safety if not realistically studied. My sense is that closing off Dorchester at Clarke would result in too much traffic flow from the south and east, causing huge congestion at Green Avenue.
- 2) Swimming pool - do you have a clear estimate of how many non residents would access this facility and how that would implicate the parking and traffic on Dorchester?
- 3) Integration - how will you ensure that if project is implemented in different phases, that there is a cohesiveness of design, flow and purpose? It's hard to imagine that one developer will take on this entire project as a whole.
- 4) Priority has to be to build on Ste Catherine in front of Alexis Nihon. This area is most in need and if developpers can get this right and attract business and residents, we can proceed to the builds on Dorchester.
- 5) I would like to see heritage style architecture respected on the lower levels of any high builds to respect the design and history of the neighbourhood.

The strip along Ste Catherine has been semi derelict for years. Development in this area is a good thing BUT not if it ends up being a tunnel of towers a la griffentown. Need set backs, green

space, parking underground, bike lanes and bike parking., benches, ...a neighbourhood not a skyscraper zone.

It appears that building a 25-storey residential block at the corner of Atwater and Ste Catherine will do lasting damage to the structure of the Atwater Library--a magnificent Heritage Building just to the south of it. Please think again.

This is very distressing. The «»new»» plan is very similar in character to the the plan that neighbourhood residents rejected resoundingly a few years ago. I object to any buildings on Dorchester higher than townhouse height, say four stories. They should be set back from the sidewalk with a little greenery in front, and leave lots of publicly accessible green space around them. They should be in tune with the buildings on the south side. The ugliness on Atwater is sufficient for the neighborhood. And if the housing built on Dorchester were low rent public housing, that would be a good and decent project. (I have heard rumours that the huge ugly building on Atwater is having trouble renting its apartments...) Narrowing Dorchester to reduce traffic is unnecessary. There is no traffic problem. The road has little traffic except at rush hours and even then it does not back up. And where are all the residents who currently park on Dorchester supposed to park? And where are all the people who flock to the new Westmount South East going to park? Especially as you are axing the

parking lots too.

Widening the sidewalks is also crazy. I have never seen any crowds on the Dorchester sidewalks, not like downtown where there is a lot of foot traffic.

I hope you are not planning to turn St Catherine into a concrete canyon with no commerce but twee coffee shops and restaurants. Some not too high buildings with interesting and useful shops would be better. Care must be taken not to endanger existing heritage buildings, especially the Atwater Library. It is historic, it is beautiful and it serves the people of the neighbourhood in many ways.

Cutting off access to Clarke would make going west from the neighborhood below Dorchester difficult indeed.

And please do not waste money on some fancy Welcome to Westmount entrance. A simple sign is quite adequate.

I am comfortable with the plan as proposed. Close Clark Ave to extend the green space; one way traffic for cars and the addition of bike path and widen the sidewalk on Dorchester; increase the height and density of buildings on the north side of Dorchester. I would like to see affordable (subsidized) housing for families included in all new housing projects. Thank you for the opportunity to participate.

There is a rooftop parking as well as another floor on St Catherine, old car dealer, and I always imagined the the parking could be used by downtown shoppers and there could be small

van or bus to carry shoppers east to the main shopping area. So many merchants complain of little parking for there customers. Also has anyone spoke with Dawson college which is using space in the Forum.

Clearly, the proposed high-rise at the corner of Ste. Catherine and Atwater will further add to the crime and drug use in the area and destroy the heritage aspect of this corner of Westmount. Please come up with a more respectful building on a more human scale.

1. I like the maintaining of the trees on the Dorchester median.
2. I don't like the idea of 7 story buildings on the north side of Dorchester. It is out of character with the surrounding neighborhood.
3. I don't see the point of Gladstone Square given the proximity of Cabot Square (which has become an eyesore).
4. Any commercial development (including restaurants and bars) should be restricted to Ste-Catherine.
5. What measures are being proposed to handle water runoff? Overall, there is too many impermeable surfaces in this area which do not absorb rain water. This is likely to be an issue in the future given global climate change.
6. What are the implications for traffic patterns from the elimination of Dorchester west of Greene Ave? As a resident of Greene Ave., I'm concerned about the likely increase of traffic on my residential street.
7. Are there provisions for EV charging?

I would like to see a building beside or behind the Atwater Library to accomodate underground parking and additional space for their activitises - 4 to 8 floors high, not more. Any buildings around the area should be a combination of low family housing, commercial or social buildings.

I am totally against the high rise building proposed to be built next to the Atwater Library, a heritage building.

Montreal's heritage matters more than ever and should be preserved. The planning of South-East Westmount ought to respect this!

I am totally against the disregard for the Atwater area, and the lack of imagination that this endeavor implies. Please maintain the integrity of our historic institutions and the general livability of the already dense area.

I live in this area.

I do not support this plan and would oppose it. Buildings of 10 to 15 stories would destroy the integrity of the present quaint family character of the sector

I agree with the Marx/Trent Gazette article: The sector needs streets lined by appropriately scaled buildings, shaded by trees. Westmount streets below The Boulevard are composed of closely spaced houses and apartment buildings, differing slightly in scale, and all contributing to the streetscapes. This idea must be at the forefront of the planning process.

The suggested plan is not in harmony with the existing area

and needs major revisions.

The projet should not go ahead

I do not favour the proposed HighRise building. What will be the impact on the foundation of the Atwater Library. What wind tunnel effect will it have in an already windy corner.? I would favour buildings of 5 or 6 floors along the whole stretch from Atwater to parking lot at Bureau en gros. These buildings could provide residential space, some of which could be low cost . Don't forget there is still the possibility of a 21 storey apartment block to be built on the old Children's site, if the lawsuit between the city of Montreal and the developer is settled. There is enough urban density in the area east of Atwater. Let us preserve the residential character of Westmount.

I love the Atwater Library. The architecture is beautiful and solid and historical and artistic. Please Please do not tamper with its surroundings.

I am extremely concerned with the impact of high rise construction on the corner of St. Catherine and Atwater and the impact that will have on the Atwater Library heritage site.

Merci de conserver l'aspect historique et ne pas envisager la construction d'immeubles de plus de trois étages.

I agree that Westmount needs an indoor pool and indoor track/pickleball courts, accessible to aging populations. I also agree that high-density housing would detract from the historic nature of the area. Post-covid we need more public indoor and outdoor spaces. Any construction should be built to human-scale, to complement the city's historic architecture and landscapes. Brick buildings, low story, large setbacks and walkways with more bike and walking lanes.

I condemn the plan for the redevelopment of the Southeast sector of Westmount.

Julia Gersowitz expressed it eloquently: we need to imprint this area with a sense of place, leaning into Westmount's strengths: its residential charm, human scale, landmark buildings, tree canopies and gardens. This is what makes Westmount what it is.

What is proposed is not a vision : it is bowing to business interests, to thoughtless densification without a vision for our heritage city, to political ambitions to raise more tax revenues. This project cannot possibly be a catalyst for revitalizing the southeast sector of Westmount. A case in point is the Children's Hospital redevelopment. It has made no contribution to the revitalization of the sector. On the contrary, it actually depersonalizes the area.

This proposal is not at all well integrated in the fabric of our city.

Please reconsider placing the historic and

beautiful Atwater Library in structural jeopardy due to the construction of a behemoth next door! It's hard to imagine how or why such a tragic prospect is seriously underway.

I strongly object the building of a hirise building., dwarfing the historical library.

Really the maximum height of any condo/ apartment should be 5 stories with 20% for low income/ elderly apartments, with physical needs requirements, tubs large entryway for wheel chair etc..

No open spaces with concrete walkways, unless covered by some type of canopy... a wood trellis or something similar.We need lots of trees, coniferous to provide shade and provide protection from wind alleys which currently exist at the corners of Greene/St Catherine st. and Greene and Dorchester. There has to be a budget to maintain these plantings, not spend money and let them go without trimming, irrigation and weeding.

It is very difficult to cope with homeless people as there is clearly a lack of housing for them. I suggest the above factor should taken into account and not plan for benches and tables as the homeless will naturally congregate in those areas. We have to accept this reality and wait for a joint governmental solution and then plan for park benches.

Please consider the beautiful residential quality of Westmount -remember the green spaces,

the trees, the house that can be very close together (for example the 5 attached sandstone residences at the top of Landsdowne and Cote st Antoine) stay away from height as this blocks sunlight, closes people in and does not fit with the environment . Think small units a space and trees.
Good luck.

The proposed plan for the SE sector is ill-advised. It needs to be shelved.

As a former staffer and community worker occupying a building facing Cabot Park This area is a very sensitive square and needs careful urban planning and RESPECT for the neighbouring area history and cross section of communities
The previous building allowances and permits for architecture and new construction have destroyed much of the charm and fabric of the area . The search for density through Chinese style rabbit hutches parked sky high is not a solution for civility and social wellbeing

Le projet d'un gratte-ciel à l'angle de Ste-Catherine et Atwater doit être retiré du PPU. Il ajouterait trop de trafic dans un endroit qui n'a pas la capacité de l'absorber. En plus, il ne respecterait pas le contexte urbain et architectural de l'édifice historique de la bibliothèque Atwater.
Aussi, l'élimination du lien entre le boulevard Dorchester et l'avenue Clarke à l'ouest de la zone

créerait des problèmes sérieuses de circulation pour les résidents, entre autres. Je suis une personne à mobilité réduite et je dépend du service de transport adapté de la STM. Les véhicules empruntent régulièrement la courbe généreuse de Dorchester pour me rendre entre ma résidence dans le Parc Weredale et des destination plus à l'ouest. L'élimination de cette possibilité obligerait tout le trafic à passer par la bretelle de Greene enter Dorchester et Sainte Catherine, ce qui créerait un embouteillage dangereux et inutile. Et le petit parc Dorchester-Clarke, bien que passablement joli dans la présentation, ne serait pas très fréquenté ; les résidents du quartier ont déjà accès à l'immense terrain vert adjacent à l'ouest et celui n'est pas vraiment utilisé par les résidents.

I wish to voice my objection to the proposed plan. I believe that we need a revised plan that will respect our heritage including the Atwater Library. We need a human-scale redevelopment in that area that will not obscure important existing buildings.

I was disturbed by the opinion written by former Mayors Trent and Marks, Ms. Gersovitz and others on Tuesday.

While their view on the S/E design is important and valuable, from my perspective they included irrelevant issues, ones misleading at best.

a) They raised the spectre of a 60 year old demolition implying that this was rearing its ugly

head again.
As far as I am aware, the only demolition concerns a couple of commercial buildings near Atwater (the old Macdonalds for one), the Packard building and the Bureau en Gros. None have any value other than the Packard building which has significant carbon sequestration.

b) Heritage together with the negative view of it by developers was noted in the opinion. Is there any destruction of heritage planned? No. Even the Packard building, abandoned for decades, has very little value. It has no «»heritage»» facade at all to keep, just secondary masonry. The building, if retained, would likely be very difficult to convert into one of functional use. It is industrial, huge in coverage and no access to exterior light for most of it. As housing it would require a huge interior courtyard. The elevator locations would be problematic. The cost of conversion would be enormous. Only the embedded carbon is of value.

c) The Westmount Square «»podium»». There is absolutely no possible comparison here. The Westmount Square plaza was never intended to be used by any visitor. It is designed to enhance the architectural beauty of the building, for which the concept was developed in the late '20s. I saw Van Der Rohe's drawings for it in the Pompidou Centre.
The public space proposed for the S/E is at level ground and meant to attract visitors. Beasley talks about this often. How do you get a developer to include a public space and get the passersby to recognize it as such? We have had

this same discussion in Westmount before.

d) The concept of a three to four bedroom family home is heart warming for the reader but that's all. It's a fantasy as the cost there, especially within a low rise, would be prohibitive other than for very wealthy people. Maybe that is the market that the writers are aiming for. Otherwise, the city would have to subsidize it significantly, a policy that would likely be untenable to many residents. Councillor Peart even voted against the subsidy program to help residents to replace lead intake pipes.

e) The group suggests the narrowing of Dorchester as if it is an innovative idea unthought of before. The Lemay presentation already included a couple of options.

My concern is that the opinion writers represent the past and propose a vision that may not be in the best interests of the community of Westmount. But that I don't know for certain and I don't pretend to be an urban planner.
Mayor Trent for years had the opportunity to act on the S/E and never did. Rob Callard the former decades long owner of Chez Nick on Greene wrote today that «»Mayors Trent and Marks had years to improve the area but never did»». In my view Mayor Trent never had a solid handle on how to prepare a city for future challenges. He ran it old school and everything was nice. He either was not aware of or disregarded the infrastructure challenges we now face. PAYG, his bedrock principle, worked fine till it stopped working suddenly. The day before the story

was printed, the city approved the borrowing of about \$25 million for the coming year alone. The revenue implications of the S/E development have now become a critical factor. Mayor Trent may prefer the old Agil design but the world we live in has dramatically changed over the last eight years. We must successfully adapt. For that we need imagination and inspiration.

The continuing process will be difficult. You have a talented urban planning team and have great designers in Lemay. To top it off with some additional insight I would suggest bringing in Larry Beasley to review the proposals. You know him well. He is a top urban planner recognized world wide for this very type of urban planning challenge. His Imagine 2040 webinar is still on his company's website. I am sure he would love it and for the city the money would be well spent.

while tax revenue is important, it should not be attained solely through increased density that makes the surrounding less liveable and does not respect valuable heritage buildings like the Atwater Library.

The proposed drastic increase in height/ density that will require lenient rezoning and/ or variances will provide a large windfall profit to those that speculated by holding land in the south-east (re)development area. How will the city participate in this windfall profit? Hopefully to a much greater extent that the City of Montreal received in the adjacent redevelopment or Westmount has actually realized from SCAOPI approvals.

I object to the current plan and plea for a reset

that will respect the Atwater Library and require human-scale redevelopment around that building and the rest of the south-east (re)development. For example, there should not be a high building or one that is set back from the corner of St Catherine & Atwater.

The City of Westmount should respect fully the integrity of the Dawson college building, grounds and Stelco fence surrounding the whole property. What is meant by the continuous green line through the Dawson College grounds as it does not seem to be indicated in the legend (p. 24 of 58)?

What does the report mean by «Traverse sécurisée? Secured crossing.» In Rues et trame urbaine - Boul. De Maisonneuve Streets and urban grid - Boul. De Maisonneuve. Pdf, p. 25 of 58.

What does the report mean by «Intersection surélevée? Raised intersection» in the «Configuration projetée Projected configuration», pdf, p. 26 of 58.

The legend does not describe «bonus in floors». How will this be determined and what does this mean? Bonus for what? This document does not set out any suggested rules and provides no explanation for how a project could qualify for a «bonus in floors». Will these rules just apply to the south-east (re)development or include all of Westmount?

I support an indoor pool, but it should be located near the current WRC where the density is high and most residential lodgings do not have an indoor pool.

Hello

I object to the current plan proposed for the Southeast Development. I plea for a reset that will respect the Atwater Library and require human-scale redevelopment around that building and the rest of the south-east development. For example, there should not be a high building as suggested in the plan (25 storeys & 5 bonus in floors) or one that is set back from the corner of St Catherine Street & Atwater.

The City of Westmount should respect fully the integrity of the Dawson college building, grounds and Steelco fence surrounding the whole property (part of which is in Montreal).

What is meant by the continuous green line through the Dawson College grounds as it does not seem to be indicated in the legend (p. 24 of 58)?

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The legend does not describe «bonus in floors». How will this be determined and what does this mean? Bonus for what? This document does not set out any suggested rules and provides no explanation for how a project could qualify for a «bonus in floors». And will these rules just apply to the Southeast development project or apply to the whole of Westmount (such as the 500 Claremont)?

I support the availability of an indoor pool in Westmount, but it should be located near the

current WRC where the density is high, and most residential lodgings do not have an indoor pool. Why tax revenue is important, it should not be attained solely through increased density that makes the surrounding less liveable and does not respect valuable heritage buildings like the Atwater Library.

Personal information:

Having no car or access to one, I walk a lot in the area of the Atwater Library, Alexis Nihon Plaza & Westmount Square. I shop regularly at the many stores in the Plaza and Square.

I was invited by the City and participated in the first and second consultations on the Southeast PPU. The comments submitted above represent my views.

■

January 8, 2025

There should be multiple public passageways through Dawson College so that it is no longer a dangerous dead zone and place for loitering on the edges for much of the day. Some buildings could even be expanded or replaced to create uses that combine education, business and residential use. This could be a source of income for the Cégep. This would be in accordance with mixed-use planning as propounded by Jane Jacobs.

I am speaking for myself and my late husband Brian Merrett -heritage preservationist and photographer who documented Montreal's heritage buildings AND those that were sadly marginalized or destroyed by uncaring

development. The Atwater library is a Montreal institution that serves the community in a unique way. The building needs to be preserved not placed at risk.

I wish to insist on thorough consultation with the Atwater Library, Quebec Writers' Federation, and Association of English-language Publishers of Quebec (AELAQ) with regard to the building that is being planned nearby.

I have been a resident of Weredale Park since 1963 and was a witness to the destruction of the old and attractive houses on the north side of Dorchester. I am fearful that any development in the space they occupied will be detrimental to the environment and to this quiet and pleasant neighbourhood

The windows on the north side of my building look north. Over the years, the view of the Mountain from them has been very much obscured by high rises, thus to some extent, cutting out light as well as making the neighbouring area much less attractive. . Suggest using the space occupied by the parking lots on the north side of Dorchester between Atwater and Greene be given to green space or left as they are and bordered by thick hedges. If any buildings are proposed in this area, they should be three storeys or lower. Don't turn this lovely, quiet and unique neighbourhood into a source of revenue. Leave the median strip as it is and don't make changes to the west end of Dorchester at the

junction of Saint Catherine Street.

The consequences of allowing buildings on the north side of Dorchester could result in extremely ugly buildings such as the one on the corner of Atwater and Dorchester that I can see from my kitchen window.

Re removing the parking lots, there is little enough parking space in the commercial area for people who have business there, shoppers, people with medical appointments, senior citizens and the handicapped . Without the parking lots, I expect many of the aforementioned people would take their business elsewhere.

The development plan proposed for SE sector of Westmount should be rejected: The Atwater Library is a very precious landmark of our community - cultural and civic!

I am a co-signer of the Gazette article from December 2024, <https://www.montrealgazette.com/opinion/op-eds/article617830.html>. As such, and as a longtime architectural educator, I see the Lemay plan as deeply flawed and advocate for lower rise, multi-family apartments and greater sensitivity to the historic context of the Atwater Library.

Do not agree with this plan because of the impact on the Atwater Library that for some reason is not even mentioned in the plan and we don't need another ugly high rise like the one that replaced the Montreal Children's.

As a longtime resident of the area, I'm dismayed by the proposal to build high-rise apartment buildings in this neighborhood, overshadowing (literally) the Atwater Library. It increases the lack of affordability of housing in this area, and disrupts community cohesion. Please reconsider plans so that they protect the Library and this neighborhood. Thank you.

The proposed 25 storey building will completely overwhelm the historic and much-treasured Atwater Library which is already in the shadow of the mammoth five building apartment complex on the SE corner of Tupper & Atwater. Westmount has been an oasis of open skies after the suffocating glass and steel canyons of downtown Montreal. The scale of this proposed building will preclude any sense of community. Surely there is a way to accommodate densification without more towering apartment complexes.

As Executive Director of the Association of English-language publishers of Quebec, with offices in the Atwater Library, I am concerned about the proposed plan to build high rise towers on Ste-Catherine street to the North of the library. While I understand the need for housing, lower rise buildings more in keeping with existing apartment complexes in Westmount would integrate better with the library's heritage architecture. As an avid swimmer, I am excited about the prospect of a new pool! Thank you.

NO and NO again to a 25-story apartment complex south-side St. Catherine. YES to community oriented, affordable family housing of 6-8 story apartment buildings with access to public transportation, neighborhood schools, facilities and businesses.

There continues to be a lack of affordable public parking for locals, visitors, and tenants using or working at businesses on St. Catherine West, between Greene and Wood. The public parking on the corner of Dorchester and Greene is key to alleviating this pressure and should be preserved.

I am a regular attendee at Atwater Library events. I believe in an independent library, non profit, dedicated to the community and seniors in particular. The programming is instructive and fun. I have met wonderful people there. The staff is exceptional and the facilities are superb. I live in montreal «Westmount adjacent» and, having many friends living in Westmount, I am regularly in that area. I attend films at the Forum. I shop at Alexis-Nihon. The library, Cabot Square and Atwater Metro are an integral part of my life. There used to be cultural programming at Cabot Square which I would attend, often walking down

from my home.
If there is to be redevelopment of the square, I invite city counsellors to take into account the community, diverse communities, to endorse family oriented development which will bring life to the sector. At all cost, we must avoid generic high-rises open only to high earning professionals.
Thank you
■

I am writing to express my concern that a building of that height is quite out of character for that spot, especially with the historic Atwater Library immediately adjacent to it. Neither the old Forum nor the Alexis-Nihon complex approaches that height at that spot, And the taller towers that are part of the Alexis-Nihon complex do not overshadow the Square. Although there are tall buildings to the south of Cabot Square, a building of such height does nothing to enhance the park-like atmosphere that the Square and the adjacent newly enlarged park were designed and recently redesigned to create for the neighbourhood. Nor does the proposed new tower complement in any way the charm or the historic and residential character of the Library and of the neighbourhood immediately south-east of the Square.
Thank you for taking the time to consider my concerns.

It seems that current zoning rules are not attracting any redevelopment plans for this somewhat decaying sector of our city. I think

council should explore modifying zoning rules to allow for somewhat increased density, in the hope of encouraging more interest in revitalizing this corner of Westmount.

Not only is that stretch between Atwater and wood a disaster. The city cannot guarantee security for the residents and businesses who have been witness to over a year of civil unrest. Security and public funds (which have not been used) are essential to the success of this area

I object to the current plan in view of the need for a reset that will respect the Atwater Library and require human-scale redevelopment around the building. Everything should be done to protect, enhance and celebrate the jewel that is the Atwater Library. Anything less is a poor Civic legacy.

object to the current plan in view of the need for a reset that will respect the Atwater Library and require human-scale redevelopment around the building. Everything should be done to protect, enhance and celebrate the jewel that is the Atwater Library. Anything less is a poor Civic legacy.

Parking in the area is critical to the survival of the many small businesses and restaurants that serve Greene Avenue and St. Catherine Street. Parking should remain affordable to help people access this area that is critical to the neighborhood. The large grassy median on

Dorchester creates the impression of a green space for residents of the south side of the street and makes the block feel less urban. Densification would reduce the already minimal green space around their homes that the residents of this stretch of Dorchester have. Dorchester is a critical artery that requires traffic to circulate smoothly. Increased densification would disrupt the flow of traffic and put more pressure on the already clogged stretch of De Maisonneuve.

I think that the historic nature of the Atwater library requires that the City of Westmount not build any high-rise buildings near or adjacent to that beautiful building.
Sincerely,
■

Here are few items that come to mind.
This area is underpinned by restaurants and small businesses. The accessibility to such is vital for them to prosper. Therefore, quantity of available public parking is of huge importance. The portion of Dorchester between Clarke and Atwater is already very troublesome from a traffic standpoint. It is often faster to drive on St. Catherine instead. I worry that an increase of densification on Dorchester would essentially make that area unbearable from and traffic standpoint.

Which has been said about this proposal and I

don't have anything new to add. But I do want to be recorded as a Westmount residence with concern for the proposal. Of course the city needs to generate taxes and conform to densification guidelines by the city of Montreal, but the proposal feels like an ill advised plan that ultimately would cause more harm than good.

It seems that the scope of the project is too large and may cause unnecessary delays. To me, the scope and priority should be the south side of Ste. Catherine between Wood and Atwater. Pretty clear that this block needs to be demolished and redeveloped as a priority. Why not just focus on this? (perhaps this has been covered and for good reason not possible).

So, what is the primary driver of the current Westmount proposal for the southeast sector? Is it densification? Is it to entice developers? Is it to blend with the downtown to the east? Council has indicated that we must renew the commercial presence and densify the area surrounding the Metro station. We are told that these are not only laudable goals, but they are mandatory in order to conform to the new CMM proposed plan. (https://cmm.qc.ca/wp-content/uploads/2019/05/20111004_guideAiresTOD.pdf)

Having read the plan, what struck me was that what is being proposed for Westmount goes far beyond the suggested requirements of the CMM TOD (transit oriented development) in increased density and in height. The CMM plan encourages much greater respect for an existing community

- its heritage value and its primarily residential vocation - than the Lemay proposal. It is not correct to continue to suggest that the proposal follows mandatory requirements.

While I am sure most residents could get behind a proposal to densify and increase the mixed use of many of the buildings, the conversion of the Southeast sector to a more downtown flavor, defined by high rise buildings, does not respect either our uniqueness as a community nor the importance of assuring that what is to be built will not exacerbate the rupture of the sector above Dorchester and St. Catherine from the part below it. The proposal seeks to blend Westmount with the adjacent Montreal district of Ville Marie. It will certainly do little to re-establish the links with the Clandeboye-Hallowell neighbourhood.

Is another goal sustainability? If so, the proposal would require more than just high-rise construction which is not environmentally friendly. Some of the elements that make a community sustainable are also its liveability, walkability, the involvement of residents in its activities and the presence of families. None of these is enhanced through high-rise living. (see article <https://lloydalter.substack.com/p/how-tall-should-a-building-be-how>) As Dinu Bumbaru said, “Do you want an elevator life or a street life?”

There were errors committed in the past when the houses north of Dorchester Blvd were demolished and when a scattering of high rises were built. Past councils took measures to return

to the notion that when you crossed Atwater , you were coming into a special place - a unique community that values its architectural heritage and its liveability. Let’s find a way to combine the somewhat increased density, the renewal of a local commercial sector with a respect for our family-oriented architecture. This would , include the many human scale apartment buildings like those along Sherbrooke Street, which have so well served our community.

This area relies a lot on its restaurants and small businesses, which need to be easily accessible to do well. That’s why having enough public parking is so important. The stretch of Dorchester between Clarke and Atwater is already a headache when it comes to traffic—St. Catherine is often the faster option. Adding more density to Dorchester could make the traffic there even worse and really tough to deal with.

I oppose the building of another 25+ storey building in Westmount’s south east sector. The area is in great need of thoughtful redevelopment that advocates for living on a human scale. I would like to see a development that encourages the building of community in what has been a very transitional space.

The plan has many positive points and seems to reflect many of the concerns of residents in response to earlier planning efforts, as documented by a report on behalf of the

residents by a group of McGill Urban Planning students in 2021. It would, nonetheless, have been helpful to specifically address the concerns of the Atwater Library that it’s building will be «>>overshadowed>>» by a 25 story building on the corner of Ste Catherine and Atwater. This library is a significant architecture feature and community resource that deserves to be recognized. Are there ways to influence the design of the new building to ensure that it enhances rather than distracts from the library?

The preliminary development plan presented by Lemay does not express a vision for the quartier, but rather a generic response. A series of towers on Sainte-Catherine - most notably a 25-storey tower at the corner of Atwater - does not contribute to the quality of the neighbourhood in any way. Densification can’t be used as a rationale for buildings that do not respect the scale of the area and, moreover, disrespect the quality of the existing built form - including the Atwater Library. Revitalizing the neighbourhood is necessary but needs to be based on a vision that knits the areas on Dorchester and Sainte-Catherine into the fabric of the city. New housing should be medium-rise i.e. 4 to 6 storey not 25. This preliminary plan needs major revision to better reflect the needs and ideas expressed by people during the planning process and to generate a human-based plan for the neighbourhood.

I am happy St. Catherine street is finally getting some much needed attention. However, I do not understand why the heights on the north side of Dorchester includingTupper, are planned to high. This area is a very valuable residential area which could house young families. Families need quality housing and the height should not be more than 4 stories. Thank you for listening.

Hello,
I am reaching out to voice my concerns for the future of the city of Westmount. I've grown up and spent the better part of my life in this amazing community, but the NIMBYism and lack of density in underutilized areas needs to be addressed. Supply needs to come on the market and increased density in this area would be a net positive solution. I support the plans of Lemay architecture and encourage you to as well. Kind regards,

In your plan for this area, the historic Atwater Library must be given enough space around the building to set off its distinctive neo-classical design, distinctive architectural construction (buff brick), as well as its distinctive scale. It should not be enshrouded by the addition of another highrise of unremarkable design of which there are a number not far away. The structures around the library should be of similar scale. I draw your attention to the new,low-rise buildings in red brick in the Stelco

Park area beside the Lachine canal. The newly constructed residences integrate well with the historic industrial red-brick buildings. There is the feeling of a village atmosphere in that area. In landscape design, perhaps there is some way to share with the city of Montreal a plan to improve the visual aspect of Cabot Square with narrower paths and flowering bushes (although there is a problem with the homeless in this area).

There must be a way of offering low-scale, attractive commercial outlets to the area at the corner of Ste Catherine and Atwater, to offer an option to mall shopping and elevator living.

I completely support and encourage increasing the density and heights above the current levels in order to welcome more development ideas for the area.

Protect or increase green space by rule. Have some public/social housing. Reject NIMBY groups and limit NIMBY types from overly dominating meetings (divide public meeting time equally between «pro» and «con» groups, have groups/individuals declare as pro or con prior to meeting so Chair can be fair to both sides. Strict Chair rules on time allowance so presenters get to the point. (No extra time beyond allotment). Have groups submit reports etc. well in advance on a website but not read/rehash them wasting Committe or Public Forum time.

The Heritage building of the Atwater Library

should be given every consideration to see that the building structure and contents are not compromised in any way as it would be a loss to the community of Westmount, the greater Montreal area and beyond.

This project must be halted as it violates the needs of the community and the integrity and scale of the site. Developers greed and rapaciuosness must not determine the use of our treasured land resources.

The citizenry is overwhelmingly against this project. The shameless and inept consultative process, used to persuade the citizens of its value, has not succeeded. It is unconscionable if the Council to permit this dangerously inappropriate project to go forward.

As a former long-time resident of Westmount (over 60 years) I am extremely concerned that a 196 year old landmark, not simply in Westmount but in the city of Montreal, such as the Atwater Library is seemingly being ignored in your planning process. The Library is a gem situated in an area that is increasingly important. Those heritage structures providing us with a legacy of our past must be respected.

This rushed through and ill conceived plan for this area does nothing for the protection of this heritage setting. (Atwater library and stately Dorchester homes) Westmount already paved paradise and put up parking lots..and now high rise buildings? what type of community is that

and for whom? It's time for Westmount to stop the tax grabs and start thinking of how new developments integrate and enhance these areas into a broader picture of Westmount. Time to get back to the drawing board.

As a resident of Westmount and a veteran real estate professional involved with community based redevelopments, this type of initiative to seek out alternatives to old antiquated zoning bylaws should be congratulated. Inviting developers to present new solutions to our housing crisis is a social priority. Unfortunately today, only the truly forward thinking communities and municipal councils willing to take on extreme NIMBYism are succeeding with initiatives like this. Even though for over 10 years this area of Westmount has been run down and devoid of any new development, because of the existing bylaws, the NIMBY's will launch unfounded scare tactics and prevent any advancement or forward thinking development of this area. Unfortunately, I feel that this terrific initiative, has already been thwarted by a small group of elites looking to maintain a dilutional vision of streets filled with single family homes costing millions of dollars, located across from a shopping center. Bylaws that have not worked for a decade «>are not the problem»> they will say, it is the greedy developers. The good news is that social unrest is brewing, as Generation X,Y and Z see the game being played by Baby Boomers and their grand parents, to prevent them from every being able to afford or continue to live in Westmount. Stopping and working against a process that invites creativity

from developers, to showcase new residential development based ideas, is sheer madness, yet that will be the message we send to developers when this initiate is thwarted. This process has, like may processes in Canada, been open and transparent, yet the NIMBY's will say this process has not been transparent and the Municipal Council, who we elected to serve our city, is is to blame for suggesting otherwise (expect to see this reflected in our local paper).

This process should wholeheartedly be supported, we need to explore new heights, new mixed uses and density, but we are going to need to hear a new chant that rings out «The status quo is got to go» if we are to thrive and continue to be one of the best communities in Canada.

■, Founding Principal
■ Commercial Real Estate

Sur le boul. Dorchester O., côté sud entre les rues Greene et Atwater, je m'oppose à toute construction dont la hauteur ne respecte pas celle des maisons actuellement présentes. Cet ensemble forme un cadre architectural patrimonial et homogène, qu'il serait extrêmement réducteur de ravager par l'introduction de tours inappropriées. Merci.

Why let developers take charge of our urban planning?? Surely it is up to the City to determine the demographics of the area in question - from Atwater to Clark, Ste Catherine to Dorchester - and tell us how many new residents we can accommodate in terms of schools, social services, infrastructure

amortization. Then the city relays guidelines to the architects and off to the races they go, remembering to allocate 40% to green space and 25% to commercial. i.e. the City could say make plans for 800 adults and 200 kids (provided they are well behaved - just kidding) ..et voilà !!!

To whom this may concern.
As a Westmount resident,
It is with growing frustration that I address the dire situation facing Westmount. The city's refusal to embrace responsible development and densification is crippling its future.
While I cherish my connection to Westmount, I cannot stand idly by as NIMBYism chokes its potential. We need housing supply now. Lemay Architecture has presented a plan that deserves immediate attention and support.
Sincerely,
■

Dear Members of the City Council,
Subject: Request for Increased Housing Density in the Southeastern Area of Westmount
I am writing to you as a concerned resident of Westmount regarding the current state of housing density in the southeastern section of our city. While Westmount has long been known for its scenic beauty, exceptional amenities, and desirable residential areas, it is clear that the growing demand for housing in our region necessitates urgent action.
Given the pressures of increasing population growth and the rising demand for affordable and

sustainable living spaces, I strongly urge the City of Westmount to reevaluate and increase the housing density in the southeastern area. Specifically, I believe the area's current zoning regulations do not fully leverage the potential of this region to meet the needs of our expanding community.
The rationale for this request includes the following points:
Growing Population and Demand for Housing: Westmount, like many urban areas, is experiencing increased population growth, particularly from younger families and individuals who seek proximity to downtown Montreal. However, housing availability remains limited, leading to rising property prices and limited options for those looking to stay within the city.
Urban Sustainability: Higher density development promotes a more sustainable urban environment. By increasing the availability of housing, we reduce urban sprawl, preserve green spaces, and make better use of the infrastructure already in place. It also aligns with the broader goals of reducing the city's carbon footprint by fostering walkable neighborhoods with access to public transportation.
Community and Economic Benefits: Increased housing density in the southeastern area would not only address housing shortages but also stimulate local businesses and create vibrant, diverse communities. By supporting mixed-use developments, we can attract new retail, dining, and cultural opportunities that would benefit both residents and the city's economy.
Alignment with Regional Planning Goals: Greater housing density is in line with the

growing regional conversation about sustainable development and urban intensification. The southeastern area, due to its proximity to transportation hubs, schools, and other essential services, is well-positioned to absorb more residents without sacrificing the quality of life for current inhabitants.
In light of these factors, I respectfully request that the City of Westmount undertake a comprehensive study of zoning regulations and housing density limits in the southeastern part of the city. It is my belief that through thoughtful planning and consultation with community stakeholders, we can significantly enhance the availability of affordable housing while ensuring that Westmount remains a livable, inclusive, and forward-thinking community for all.
I am available for further discussion on this matter and would appreciate the opportunity to meet with members of the City Council to explore potential solutions. Thank you for your time and consideration. I look forward to your prompt attention to this important issue.

As one who lives and works in southeast Westmount, I think that the plan to develop buildings that are over 5 stories to be too high (particularly on Dorchester. The plan does not respect the current landscape, or the residential nature of the area. I disagree with this aspect of the plan.

Why are the number of posted comments shown as zero?
Why are comments not publicly viewable as in

other similar municipal consultaion forums ?

I want to express my concern about the possibility of building a 25-story building next to the Atwater Library. I have been a member of the library for many years and I know how important it is to the community around it. There seems to be significant danger of damage to the heritage building if the high-rise is put up next to it. Please do not go ahead with this projects.

Today I watched the ZOOM from the Atwater Library. and would like to share an idea. I see a similarity between the Atwater's origins and evolution and the BAnQ's Édifice Gilles-Hocquart, 535 Viger Ave. E. Both have maintained & incorporated our history and architecture. The small park around the Anglican church S. of the Atwater also needs saving in the Montreal historical context. (■).

I object to the current plan and ask you to go back to the drawing board

I strongly object to the Lemay plan that will compromise the architectural treasure of the Atwater Library

There are 5 issues that I will address. They are
1. Objectives
2. Densification
3. Entrance to our community
4. Developers' Goals

5. Public Participation

Objectives

What are the principal objectives for this project? A clear set of objectives should be drawn up with public participation. Without clearly stated objectives, it is impossible to determine the merits of any plan.

Densification

If the area immediately surrounding the Atwater Metro Station were sparsely populated, I feel that Westmount would have a responsibility to Greater Montreal, to concentrate on densification. The situation, however, is the opposite. The area contiguous to the Atwater Metro Station, not all of which is in Westmount, is one of the most densely populated census tracts in Montreal, according to the 2021 Canadian census. Its density of almost 25,000 people per square kilometer makes it denser than Kolkata, India, the 4th most densely populated city in the world, exceeded only by Manila, Dhaka and Mumbai, cities not known for their quality of life. (While there is a strong statistical relationship between population density and quality of urban life, there is no proven causal relationship.)

We must be very clear about what we want for Westmount. With a few exceptions, Westmount has always built on a human scale. This site should respect that tradition.

The area in the immediate vicinity of the Atwater Metro Station already has an extremely dense population. This, in my opinion, should relieve Westmount of the responsibility of aiming for significantly greater density in any urban plan for the Southeast sector.

Entrance to the Community

In 2001, Westmounters fought fiercely for the independence of our city. Why? Because Westmount is different from the surrounding Montreal. Because Westmount is special. Because Westmount is primarily a residential community and because residents love its uniqueness. This plan will provide a visual Gateway to Westmount in the Southeast sector. When people cross Atwater and enter Westmount, do we want to zone, design and build so that they will say, “more of the same” or do we want them to feel that they have entered a special place?

Developers’ Goals

It is conventional wisdom that real estate developers will aim to maximize profit. Westmount must zone the Southeast sector in a way that will attract developers. A reality of any investment is that maximizing ROI (Return on Investment) trumps total profit. Which is better, a million dollar profit with a 5% ROI or a smaller amount of dollar profit with a 10% ROI. Investors are attracted to higher ROIs, not necessarily to big projects with lower ROIs. Case in point; common knowledge at the time was that the Fire Station at Victoria and The Boulevard would not be a viable investment for a developer because the existing structure was so small. Perhaps, it was thought, the building should be torn down to attract investors. The reality is that the building must have provided sufficient ROI to be developed into what it is today and the building remains an important part of Westmount’s distinct fabric. This story repeated itself with the former RCAF building at the corner of Sherbrooke and Metcalf.

Without any data, I can only assume that investors might not have paid a king’s ransom for the buildings on Ste-Catherine between McDonalds and Bureau en Gros. Whatever they paid becomes the denominator in their projected ROI calculation. Investors are essential to develop this area, so we obviously want to attract investors. Our responsibility is not to overly enrich these investors or those who own the properties but to make zoning laws that respect our community and provide adequate ROI to investors. Real estate investors could achieve adequate ROI at any scale.

Public Participation

To the credit of Westmount Mayor and Council, there were public information sessions. Unfortunately, they were not well attended. A very small percentage of Westmounters went to these meetings. Why? This is an important question to address. Did nobody care? If we rush to this answer, the logical conclusion is that the majority of Westmounters will be happy with whatever is built in the Southeast sector. This is a frightful conclusion. In my opinion, as soon as wrecking balls hit the old buildings, Westmounters will wake up and be surprised, assuming that they had no opportunity to contribute.

It is essential, and I put the responsibility squarely on the shoulders of Westmount Mayor and Council, to make heroic efforts to ensure that all Westmounters be aware of this new plan and to participate in its creation.

Westmount has got off to a disastrous start with this. The Lemay plan was made public in late December 2024 and the public was given until

January 9, 2025 to express opinions. A window like this will NEVER accomplish optimal public participation. Furthermore, keeping citizens’ comments private does not encourage open participation. Why are we not able to see the comments of others on the website? What are others saying? Sharing this information would enable contributors to build on each other’s contributions and learn from them. That is a consultation that seeks to hear opinions and ideas openly and transparently and one that could produce the best results.

Please direct focus, energy & funding to cleaning up the southeast sector, including prioritizing neighbourhood safety. There is zero need for an indoor pool or another park on our streets that border downtown. It would be beneficial to everyone to have a neighbourhood where residents feel safe walking around during the day and evenings. The current state of the Tupper parking lot / Dorchester / Ste. Catherine block is embarrassing and its clean up should be prioritized before you consider any plans for growth.

My comments are the following:

1. There should be a real, gradual, and green transition zone between the family homes and tower buildings. A 7- to 10-story building seems fine on Sainte-Catherine Street, but then it should level down to a maximum 4- to 6-story building on the north side of Dorchester if it is single-family, 3-story buildings on the south side of this street (and then 2-story building behind

that). There should be a larger and more gradual transition to a natural green transition buffer zone and less of a wall of buildings on one side of the street that are several times higher than the single-family houses on the other side of the same street to be in line with core urban planning principles.

2. The drawings in the Public Presentation Consultation (November 14, 2024) document seem to completely exaggerate the size of the trees, as some of them look to be higher than 10 story buildings (pages 47, 48, 49). The trees are completely ridiculous and misleading in many ways. The drawings feel like real estate sales documents. Also important to note that these trees will have no leaves for a good part of the year. Why not show that view to be realistic in a least one drawing. Finally, there is an error, as page 41 shows one building at 10(2), while this same building is shown at 10(5) on page 40. My assumption would be that 10(2) is the proposed maximum. Even at this height, it would be many times higher than the family houses on the other side of the same street.

3. Having worked for a developer and with the low vacancy rates in Montreal, the argument that no developer would develop a low-rise building in the space is crazy. Even a new build, 2-story residential or commercial space could be sold at a profit in the current market. In fact, several homeowners in the Stayner neighbors could have built a new 2-story house for less than they have spent on renovations and they will or have made money. The real question for the developers is how much money can they make from being the owners of the land, and not will they make

money. The higher the zoning building height permitted, the more money they make, but they make money at any building height. For the right price, I would be interested in purchasing this land and I know there are others that would join me.

Appreciate you considering these comments. Please do not hesitate to reach out to me if you would like to discuss these further.

Thanks,
■, P.Eng, MBA, CFA
■ Stayner
■

Je ne comprends pas pourquoi vous avez découpé le secteur Sud-Est de la ville de la façon que vous l'avait fait. Ce serait plus logique d'inclure toute la partie sud est jusqu'aux chemin de fer. Ceci aurait l'avantage de donner une meilleure idée du bâti de ce secteur et d'en tenir compte dans le ré-aménagement du secteur sud-est.

Il y a d'autres façons de densifier un secteur sans construire des tours. Je ne vois pas ce qu'une tour de plus viendrait ajouter à l'environnement immédiat de la ville de Westmount. Il y a dans la zone désignée la bibliothèque Atwater classée site historique. Vous ne semblez pas avoir tenu compte de sa présence dans votre planification. Je vous envoie un lien à un article paru dans le journal The Gazette du 16 décembre 2024. Ce sont de bonnes pistes de réflexion:
<https://www.montrealgazette.com/opinion/op-eds/article617830.html>

Please consider the beautiful residential quality of Westmount -remember the green spaces, the trees, the house that can be very close together (for example the 5 attached sandstone residences at the top of Landsdowne and Cote st Antoine) stay away from height as this blocks sunlight, closes people in and does not fit with the environment . Think small units a space and trees.

Good luck.

I am concerned that the current plan does not take into consideration the Atwater library. Please consider more human scale development plans. Less towers.

Any building height more than 1 or 2 stories beyond the RCMP, Reddy Hosp or the Visa Centre would be out of scale in this neighbourhood and an unwelcome intrusion. I am against any extra high building which would dwarf the older architecture on Dorchester. These older elements have to be taken into consideration

The Atwater Library is a precious building in downtown Montreal. Any building plans that could jeopardize its structure should not be given the go ahead.

Reading these words in the Gazette was a profound warning:

«...a 25-storey tower next door (to the library) “would not only overshadow our building but also jeopardize its structural integrity.” Bolton said he

worries that pounding footings into the ground to support a 25-storey structure would affect the foundation and structure of Atwater Library.»

There are so few places left like the Atwater Library. Surely those who want to «refresh» Montreal's downtown area have both the imagination and the knowledge to do so without damaging our rare and precious historical buildings.

LeMay's Plan should be rejected on the grounds that it will destroy community as well as environmental and economic sustainability. And we do not need to change the zoned height. Human-scale design, mixed-use and gentle density - 3-5 storey buildings with over 50 but less than 200 units per hectare - are the standards for vibrant, walkable communities with shops and design sensitive to heritage conservation.

Over 5 floors, buildings are not environmentally sustainable but require more electricity and infrastructure. Building materials - glass, concrete, steel - are 'resource intensive' and cannot be recycled compared with stone or brick. High-rises also emit more greenhouse-gas and can contribute 50% to a community's rise in temperature. Nor can we 'green' them as easily as low-rises - with trees, gardens or green roofs - to facilitate wildlife migrations or to combat climate change.

LeMay's plan also doesn't reflect the market for luxury townhouses or for residences for seniors - 65% of whom prefer low-rises. Nor does it address the local need for housing for young families whose children attend nearby

schools. Families prefer townhouses or low-rises with access to backyard nature to encourage their child’s curiosity and active learning. In contrast, high-rise living is known to contribute to development delays and poor social skills. LeMay’s report also doesn’t include costs to the city for denser development with greater stress on the grid, sewers, roads etc. I also question the wisdom of featuring a swimming pool as a key design feature before a cost analysis of taxpayer burden is completed. The AGIL 2018 plan is a better model for sustainable communities - albeit with 3-4 storey townhouses on Dorchester with some heritage features as well as green courtyards.

Lemay’s proposal of putting a 25-30 storey building next to National Historic Building makes no sense. This goes against everything Westmouny has been aiming for, in terms of urban planning. I am totally against this project

I strongly object to the Lemay proposal to allow a high-rise tower to overshadow and jeopardize the Atwater Library, which is a magnificent heritage building serving as a vibrant centre of community life. Southeast redevelopment should complement the Atwater Library with an enlightened human-scale approach to densification and affordable housing.

Name



Email



Your message or question
Attached I respectfully submit the joint letter, of which I was a signatory, published in the Montreal Gazette December 16, 2024. While this OpEd describes the shortcomings of the current proposal for the South East sector of Westmount it also proposes, instead, a look at potential local inspiration within Westmount’s existing urban fabric. Westmount is lauded and respected internationally as a dense urban haven for family life. I write to ask that the important and thoughtful suggested way forward be considered in a revisiting of the current entirely inappropriately scaled proposal.

Montreal Gazette December 16, 2024
Development plan for Westmount’s southeast sector must be rejected
Westmount’s southeast sector is home to valuable heritage buildings, like the Atwater Library, above, that deserve protection, write Julia Gersovitz, a professor at McGill’s School of Architecture, and former Westmount mayors Karin Marks and Peter F. Trent. Damage from poor planning can affect a neighbourhood for generations. The southeast sector of Westmount is a case in point. In 1960, Westmount city council embarked on a disastrous rethink of the area bounded by Clarke Ave., Ste-Catherine St., Atwater Ave. and the railway tracks. As a start, from Ste-Catherine to Dorchester Blvd., city blocks of perfectly viable houses were reduced to rubble. The street pattern was interrupted, creating dead-ends and traffic arteries. We can only be grateful that citizen action halted

this ill-conceived renewal scheme. Otherwise, the parking lots that exist along and north of Dorchester would have extended down to the railway tracks and wiped out all the small-scale housing that defines the north-south streets from Clandeboye to Hallowell Aves. Now, the architecture firm Lemay has produced a plan that resuscitates the intentions of the 1960s plan, including the construction of highrise towers, either seemingly plunked down arbitrarily, or lining Ste-Catherine. Instead, we propose a counter-vision that creates a sense of place and leans into Westmount’s strengths: its residential charm, human scale, landmark buildings, tree canopies and gardens. This would accommodate families, housed in four- to seven-storey apartment buildings, with three and four bedrooms, terrasses and intimately scaled play spaces at street level. Our vision reconnects this sector into the fabric of our city. It is based on simple principles. First, this sector must accommodate a greater density than the area to its south or west. This needs to be calibrated to repair the rupture with the surrounding residential neighbourhood. Higher density in itself cannot be an objective, because it rarely produces welcoming spaces. Consider as an example, the Montreal Children’s Hospital redevelopment. In 2017, the City of Westmount publicly opposed the project, stating: “In our view, this project turns its back on heritage, adds no real green space, and does nothing to attract young families. And above all, the buildings proposed are egregiously too tall ... massive modern behemoths whose very height causes them to thumb their noses at any remaining older

low-rise buildings.” Yet Westmount city council is now poised to embrace a similar design and density within its own territory. Second, this sector has valuable heritage buildings, like the Atwater Library, that deserve protection. They deserve enhanced settings and new neighbours compatible in scale. In contrast, the Lemay study states that developers often view heritage buildings as constraints and “prohibitive to real-estate projects.” The illustrations showcase examples of façadism, where only the facades of a heritage building are wallpapered onto a much bigger building. Third, this sector should be reintegrated into the existing street grid. Reduce the width of Dorchester to calm traffic, provide more square footage for buildings and accommodate greenery. Fourth, the sector needs streets lined by appropriately scaled buildings, shaded by trees. Westmount streets below The Boulevard are composed of closely spaced houses and apartment buildings, differing slightly in scale, and all contributing to the streetscapes. This idea must be at the forefront of the planning process. Finally, public parks, which are costly to build and maintain, should be planned judiciously. In an area rich in public green spaces immediately south of Dorchester, there is no demonstrated need for another civic space. This just forces other parts of the sector to take greater density and higher buildings. Lemay’s civic spaces would be forecourts to the private towers that surround them. A comparison is the podium of Westmount Square. Is that an inviting public space? Public spaces should belong to all. Lemay’s proposals, which laud the “great redevelopment potential” of this area,

are a wholesale renunciation of Westmount’s traditional low-rise, dense urban environment. Instead, we need to seize this opportunity to create a community, fostering spaces and places for families. Nothing less is acceptable. On its website, Westmount invites residents to share their comments on this project. Please do so before the Dec. 31 January 9 deadline. Julia Gersovitz, Officer of the Order of Canada and Fellow of the Royal Architectural Institute of Canada, is a professor at McGill’s School of Architecture and a former chairperson of Westmount’s Planning Advisory Committee. Karin Marks and Peter F. Trent are former mayors of Westmount. Additional signatories: Annmarie Adams, Fellow of the Royal Architectural Institute of Canada, professor at McGill University’s School of Architecture Samantha Hayes, architect, former member of Westmount’s Planning Advisory Committee Rosanne Moss, architect, Fellow of the Royal Architectural Institute of Canada Sophie Robitaille, landscape architect Conor Sampson, architect Thank you, ■

Reject the development plan for Westmount’s Southeast sector and shift focus to densification on a human scale.

I believe that the densification of this area-gateway into Westmount- should reflect, in a modern but respectful way, its rich architectural surroundings, including notably the cultural hub that is THE ATWATER LIBRARY, Dawson College, and the buildings on the south side of

Dorchester. Cabot Square is already dwarfed by generic, glassy high rises: this type of building does not encourage family and community living. Lower-height apartment buildings (an existing, well-loved, feature of Westmount’s architectural diversity) would, I believe, entice families to move into this sector and participate in the community. Yet another generic high rise is really not what this area deserves. Westmount has been handed a wonderful opportunity to bring to the area density on a human scale- an opportunity not be squandered. Thank you for your consideration of these thoughts and concerns. ■

The consultation process for the revitalization of the Westmount southeast is not complete, despite what seems to be suggested in this call for comments. Before the Westmount Council adopts the Special Planning Programme it is imperative that the city finalize the planning process by consulting its citizens. (The City of Montreal’s OCPM model is an excellent guide for participation of citizens and other key stakeholders.) Just for starters, all existing studies should be made available on the internet as soon as possible. In my view the revitalization should be people-centered, much like the Dawson College accessible streetscape on de Maisonneuve Blvd. and a good part of the south side of Ste. Catherine Street between Atwater and Greene. Civic spaces that promote diversity and integration should be planned for children,

families and seniors – daycare, early education, social, health and cultural facilities, parks and green spaces, a minimum of affordable housing for families and seniors, commercial ownership and management by small and medium-sized enterprises. Dawson College and Concordia should be encouraged to have student outreach programs in their backyards. The Atwater Library and Computer Centre should be an anchor for the future development. Tupper and Sainte-Catherine Streets and Dorchester Boulevard should be people-oriented with buildings at human scale from four to six storeys, rather than adding to the multi-storey high-rise properties which have been developed at Westmount Square, 1 Wood Avenue and Alexis Nihon Plaza, and more recently the towers bordering Cabot Square that replaced the Children’s Hospital. I am a resident of Westmount who often shops, dines, walks and enjoys the southeast. Westmount Council has a real unique and innovative opportunity to imagine the future of this part of Westmount for the ages. Please do not squander it. Respectfully submitted, ■ ■

Re: Project Imagine Westmount Southeast - Special Planning Programme I have read the comments submitted this morning by my wife, Veronica Noble, in this regard, and I fully agree with them. Please add my voice to hers in opposition to this proposal, for the reasons she details in her submission.

Thank you for considering these comments. ■ ■ de Casson

South-East Project Regarding the proposed 25-storey building north of the Atwater Library, I firmly oppose any derogation of the standards in place. My experience with the derogations for the 500 Claremont project, and the continuing deceptions to its neighbours, suggest that the regulations are our only protection from the inappropriate ambitions of developers and a city council not representing taxpayers’ interests.

Concern re proposal to build a 25 storey building to adjoin the Atwater Public Library by Lemay Architects at the corner of Ste. Catherine Street West and Atwater Boulevard.

I live just two blocks from Westmount’s Southeast Sector and do most of my shopping and receive most of my services from establishments located in the Sector. I strongly embrace and support the opinions expressed in the joint letter signed Julia Gersovitz and others and published in the Montreal Gazette on December 16, 2024. ■

Thank you. All proposals by LeMay are impractical. I vote for “none of the above” and object to changing the zoning bylaws to allow

for more density and to building an indoor pool that will run us into further debt, not to mention numerous other proposals contained in the LeMay report. The existing 7 floor restriction with the flexibility offered by the SCAOPI bylaw and minor derogations bylaw is sufficient to ensure an appropriate return to the community and sustainable living.

It would be irresponsible for Council to make a decision on any urban planning zoning bylaws at this time, given the gaps in information. (see below)

As per the public consultation process, I have two recommendations:

- 1). It would be a better use of time and resources to hold public consultations twice: One at the start - in order to prepare the criteria for the “request for proposals” to the urban planning firms like LeMay and a second one after the assessment is complete and practical proposals are ready to be presented.
- 2). Comments on the platform “Engagement Westmount” should be public and there should be a function allowing the public to “like” or “dislike” comments.

The gaps in information, which rendered LeMay’s proposals impractical - lack of... : 1. “vision statement”; 2. Assessment of current and desired demographic portrait; 3. Financial impact assessment on any proposed density change; 4. Assessment of parking capacity and impact on any parking displacements; 5. Vehicular, cycling and pedestrian traffic assessment; 6. Mobility assessment; 7. Assessment of current use and costs of green spaces; 8. Crime data and input from the respective authorities; 9. Input

from Heritage Montreal and other architects specialized in this area; 10. Most importantly : input from public institutions that service the area - such as the Atwater Library, Dawson College, Metro Montreal, Westmount High School, etc.

My overarching concern is there is too much density both along Dorchester and Ste Catherine. As the former City Councillor who began this review process in 2013, I was surprised to see so much density being proposed along Dorchester after it had been clearly rejected by residents. There is physically not enough space for all the bldgs being proposed between Gladstone and Greene. Furthermore, the potential benefit of the proposed new public space does not justify that density. I would rather see the City focus our tax dollars on making SteCatherine more inviting (incorporating Gladstone) and creating something on the north side of Dorchester that is more respectful (both architectually and volume wise) of the houses on the south. I accept that more height should be added along St Catherine Street as the previous height increase was not enough to make it worthwhile for developers, but the heights proposed should not take their lead from the new buildings on the site of the former Children’s which are way out of scale for our neighborhood. I would propose 10 stories along the street and 15-18 max for the corner(which is in line with the mixed use developments just east of Atwater). Having walked the alley in detail for previous proposals submitted to the City, I once again cannot understand how these new blogs will fit on lots

that are physically not deep enough and would result in little to no setbacks creating a tunnel effect on SteCatherine street and boxing in the Atwater Library.

A preliminary traffic study should have been done to understand the feasibility of the proposal- as it was the last time a draft plan was brought forward in 2017. I see it almost as irresponsible on the part of Lemay to get residents excited or apprehensive about a proposal that has not even been validated to understand its potential impact.

I am writing to express my deep concerns regarding the SE redevelopment plan and more specifically the proposal to build a 25+-storey tower next to the Atwater Library. As a Library Board member and a resident of this area, I am dismayed that the redevelopment plan, as currently envisioned, does not respect the unique character of our city and, fails to honour the immense value of this heritage site - both as a historical treasure and as a living, integral part of our community. As neighbours to the site of the former Children’s Hospital, the Library has experienced first-hand the impact of disconnected development through the construction of large towers. We can assure you that these towers have not fostered community or a family-oriented atmosphere. Sadly, the Lemay plan proposes to repeat the same cookie-cutter approach by prioritizing scale over the creation of a true, connected community that is so much part of Westmount’s fabric. The lessons learned from the Children’s hospital development should serve as a cautionary tale. A

plan that disregards human scale, the historical context, and the needs of the people who live and work here will not foster the community feel we all desire. If we want to truly move forward as city - creating a place that serves the people and strengthens the bonds of our community, we must take the time necessary and work as a team. It is only through collaboration and respect for the long-term vision of our city that we can achieve the kind of growth that endures. That means building spaces that foster a sense of belonging, preserve our collective heritage and create a SE neighbourhood that families and individuals are proud to call home. The opportunity to revitalize and reknit our community is within our grasp. I urge the city and the planning dept to reconsider the current plan and take the time needed to develop a plan where families will thrive, heritage is preserved and our city can truly be a place of pride for all who live here. Thank you.

I am against the Lemay proposal to shoehorn a 25-storey building next to the Atwater Library.I urge the City of Westmount to restart the PPU with a commitment to redevelopment that enhances the Atwater Library,both because of its vital role as a community hub and its outstandingheritage architecture.

• Westmount Unraveled • Heritage & Development •
‘The Southeast Corner

‘Re-Imagined’

What Could of Been...

Should of Been...

And Never Was....



Urban Researcher • Design Consultant

■, Montréal, Qc ■



It seemed to me many years ago...

I look back to the days when Oglivy’s stood
alongside

Hotel Mount Royal...

Delightfully I remember the < Fairy Angel Water
Fountain >

in the Lobby , which spun counter-clock wise as
a Piano Player

played in the background...

Somehow, I felt the Tiffany Angel was trying to
tell us something.....

This ‘symbolic iconography ‘ of the ‘Fairy Angel’
representing the ‘Nostalgia’ of the Past...

Turning frantically ‘counter-clock wise’
expressing the ‘Loss of the Past’, within the
redevelopment wave of the modern world ...

Next to the Lobby, an ‘ authentic cigar store’
graced the entrance on the right...

Upstairs, on the Mezzanine level of the Hotel,
Prime Chefs complete with Chefs hats could be
found cooking their gourmet delights in the glass
enclosed mezzanine level overlooking the
Lobby...

Well , I thought...’this is ‘magnificent’,...

Possibly the most magnificent thing that I had
seen since Expo ‘67.

I was very young, a student studying Interior
Design at College...

I spent my spare time travelling from the suburbs
downtown.

to catch the lastest in Retail Design...

I finally landed a job in Textile Retailer,
Upholstered Fabrics, Custom Curtains..

Honestly, I thought somehow that I had finally
landed the right job.

~.~.~.~.

Cradled, between the Exterior Stucco Walls of
the ‘AILES de la MODE’ and the EATONS
Center..,

a Crepe Restaurant hung magically suspended in
time, complete with cast iron crepe makers and a
series of chefs lines up creating crepe
masterpieces complete with Chefs Hats

An ‘eternal experience’, one could sit endlessly in
the MAGIC Pan , as if caught in a Time Capsule...

The renovation was set beside the Exterior Wall
of the Facade of Les AILES Complexe, and the
Eatons Center...

One of the most magnificent pieces of work that
I had seen, besides the 9th Floor Restaurant of
the Eatons building .

~.~.~.~.

One must Define....

What is the notion of Settlement !?

What constitutes Good Planning..?!

What are the Ethics involved in Conservation
practices?

In the Development process of a Historic area ?!

What is the NOTION of Continuity of Time in the
Development process...?!

What is the PURPOSE of Development...?!

What is the NOTION of Architecture in a
Transformational State. ?!

One might look at the Nostalgia of the built
environment in various European Cities,
Conservation Methodology & Regulation
Whereby, the ‘Spirit of the Place ‘ has been
preserved for hundreds of years..

Notwithstanding, any modifications to building
heights in historic areas..

The CITY, preserved like a CAPSULE in TIME....

~.~.~.~.

The notion of the ‘ built environment ‘ has
somewhat changed in the 20th century, with the
creation of the varied technologies & amenities
to ‘facilitate ‘ the everyday life of the citizen.
Lighting, plumbing and leaps and bounds in
transportation from the Steam Boat, Train and
modern car. Paradoxically enough, the
reconfiguration of the notion of the ‘early
settlement’, regarding citizen and retail migration,
the sense of ‘identity of place’ of the people’s
that migrated from England, Scotland, etc....,
bringing with them their architectural styles,
craftsmanship etc...

In the name of ‘development ‘,
the need to amalgamated infrastructure such as
plumbing has been an issue to related to
municipal costs.

The roads have been enlarged to facilitate traffic
and expense of pedestrians, to provide through-
ways for the modern car.

The farmlands and the seigneuries have been
destroyed to make place for train transportation.
The traditional, properties of colonization and
settlement that preserve ‘memory and place’ and
the Seigneurial system abolished.

One might argue of the state and process of
‘Nostalgia’ in the Design Process and what
constitutes a ‘Heritage Community’ which takes
into consideration the residential and retail areas.
One might constitute that the notion of
‘Authenticity ‘ being of value.

• Entering into an interior of an 18th century retail
outlet selling handmade soap products and
linens , with interiors of wood shelving and
marble counter-tops

•Entering into an authentic coffee brewery,
whereby the coffee is ground in the spot for the
client .

• The use of iron or reproductions of epoque
hardware, locks, lighting etc...

The sense of ‘Nostalgia ‘ might be created by a
‘cast-iron ‘ wood burning stove or steam-engine
train...

The sense of conservation in architecture might
‘include the industrial heritage ‘, such as the gaz
lights that once graced at the turn of the Century.
Thus, a sense of ‘renovation of a Heritage Site’,
might in fact include the cast-iron radiators
which were part of the technology of the time..

..~.~.~.

In the case of Westmount, what at the turn of the
Century seemed ‘innovative’, has created ‘query’
amongst the new avant-garde of ecologists and
conservationists.

The question of ‘carbon-emissions’, free
radicals...

The question of the ‘ethics of wood-burning’ for
stoves and fireplaces has become a great
concern, inducing the new regulation....

The revolutionized movement related to ‘climate

change’, has become an ever-encompassing issue.

The imbalance caused in the atmosphere is related to carbon emissions poisoning the atmosphere.

The transportation industry is the largest producer of carbon emissions, thereby a global consciousness has developed to analyse the transportation industry and to reflect on the creation of a net-zero transportation system. The close proximity of Ville Marie to the City of Westmount and the analysis of the radical sub-zero climate has led to a reflection related to the pedestrian traffic in the retail areas in the winter, which has been ‘increasing decreased’.

This logic interrogation and reflection of other transportation systems throughout Europe has derived that for the present climatic conditions and the net-zero policy that an ‘underground subway’, linking the varied retail and economic areas of downtown would be the best solution.

Metro Atwater opens in 1966 Expo-’67, the International & Universal Exposition, held in Montréal to celebrate Canada’s Centennial year opened exploring the theme of ‘Man and his World’.

It was the most successful Worlds Fair of the 20th century.

About the same time Mayor Drapeau cut the ribbon for the inauguration of the Berri Station , the Atwater station opened later in October 1966, as part of the original network of the Metro subway.

This station is named after Atwater Avenue, which was named in honor of Edwin Atwater

(1808–1874). Edwin Atwater was a municipal alderman of the Saint-Antoine district. The street was officially named after him in 1871.

Various retail complexes endorsing the connectivity and net-zero policy were built around the Atwater Subway Station assessing the Climate Change issue and severe climatic conditions in the Winter.

This, all in ‘alarming proximity’ to the Heritage District of the South-East Corner, ‘encroaching’ historic Green Avenue..

We are now faced with ‘putting bandages ‘ on the current area, to make it more liveable and pedestrian friendly.

e Although the consultation is indicative of what the public could ‘suggest’ could be solution to the present environment, it does not assure that this will be the ‘correct solution ‘ as their was a ‘prior ‘vision’, to the amalgamation of the area into Westmount as we know it today.

Thereby, I present to you ‘My Vision’, for a ‘Pedestrian Mall’ or ‘Glass Arcade’, to protect the Historic area, more specifically from St Catherine + Green Avenue North to de Maisonneuve.

This glass enclosed Arcade can be accessible from the Green Avenue entrance of Westmount Square.

The ‘climatic reality’ points to the ‘declined economic activity ‘ of the retail outlets accessible outdoors throughout Montreal.

Thereby, I ask you to give serious consideration to my ‘Vision’ and ‘Proposal’.

Kind Regards

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• The South -East Corner Re-Imagined -
‘ A Capsule Enclosed in Time ‘

I sometimes wonder, looking at Architecture and Design Magazines from England, what it would be like to go back in time over two hundreds of years ago to a Historic Place that had been immaculately preserved.

What if, in the 20th Century, one could relive this experience, despite the chaotic development process.

I sometimes walk around Westmount and think how wonderful the homes look and how the owners take such pride in their residences, taking care of their gardens, etc...

But something is amiss, in the lower South-East portion.

Possibly this is due to the settlement and migrations of different peoples, buying out properties and constructing radically without a consciousness of design or context.

Perhaps, because of the severe climatic conditions and the efforts of varied groups of people to make the area accessible through various modes of transportation throughout the Century, that somehow part of this area has lost its charm.

Despite this, there are still buildings untouched by time that can be found on the corner of Green Avenue and St. Catherine.

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It is as a Child, that I became aware of History, as I was toured every summer to a different place by

my family. My father, an adventurous soul, brought us to various excursions. But, most import, it is my summer trip to Upper Canada Village that somehow made a lasting impression. Something akin to an outdoor Museum, I thought like caught in some time capsule. I honestly felt that I was in a very old village.I

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I would like, starting at the South-East Corner of Green Avenue to be ‘eternally preserved’ as if walking through the 18th Century, recreating the nostalgia of the past.

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I would like the area to be transformed into a Design Exchange & Antique Row, to be ‘entirely pedestrian ‘ Enclosed in a Glass Atrium’. A ‘DESIGN EXCHANGE ‘, whereby Design Professionals can access the shops in the morning, by appointment and the shops can be accessed by the public in the afternoon.

At Lunch, Dinner or Breakfast , they could stop off at a Bistro Café while waiting for their appointment.

In the Arcade they would walk on brick roads as they once were in England.

The clientele could sit in coffee shops and bistros without the exhaust of a car to ‘invade their experience’..

The feeling of this ‘interior glass enclosed space ‘ would be similar to the interior of the Dominion Square Building, whereby an interior corridor mall can be found, with wood glass enclosed Bay windows and

Small Retail Shops.

Completed between 1928 and 1930 in the Beaux

Arts style, the Dominion Square Building is both a commercial office tower and a shopping mall, the main entrance connects to the mezzanine looking out onto the ground floor below. The main floor was conceived as an interior shopping arcade at a time when such a notion was highly experimental.

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Another example might be the Burlington Arcade , a covered shopping arcade in London, England, United Kingdom, parallel to and east of Bond Street from Piccadilly through to Burlington Gardens.

It is one of the precursors of the mid-19th-century European ‘shopping gallery ‘ and the world’s first modern shopping mall. It is near the similar Piccadilly Arcade.The arcade was built in 1818 to the order of George Cavendish, 1st Earl of Burlington, younger brother of William Cavendish, 5th Duke of Devon-shire, who had inherited the adjacent Burlington House.

The ‘Creation of a Vibrant Community of Connaisseurs; enriching the ‘Quality of Life’ of the Citizens.

The area, dedicated to the preservation of the art, culture and traditions, of the Scottish. English, Welsh, and French tradition, with ‘Brand Name ‘ representation from Europe in the realm of Textiles, Wallpapers, Ceramics etc.. , similar to a Design Row or Design Exchange.

The Glass Enclosed ‘ Arcade’, accessible from West-mount Square, Green Avenue Entrance and could extend to other areas of the Glass

Arcade in a ‘Network of Historic Venues’

These historic venues have been preserved and ‘repurposed ‘. For instance, St.Stephens can be moved and preserved from it’s present location and used as a Venue to host Musical Concerts Musique Ancienne, Craft Fairs etc...

The Design Centre could have an Offices in the Church as a Collaborating Community. In the Fall, on what was Green Avenue, there could be an Artisan Fair. One would possibly imagine portable Artisan Kiosques, with Iron Stands featuring ‘handmade soaps’, ‘handmade wooden toys’, a variety of products that can be given as gifts at Thanksgiving or Christmas..

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Another example to look at could be Penshurst Vintage & Antiques Fair and the Wealden Bazaar Vintage Market at Penshurst

A Vintage Market in three halls with 24 stalls showcasing antique and vintage home and garden wares, French finds, antiques and decorative pieces, fabrics, clothes, jewelry, furniture and gifts.

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Think how ‘delighted’ WESTMOUNT SQUARE would be to have all this Traffic related to the Design Centre passing through to the Mall to Green Avenue .

I have attended here in Montréal in the past , Design and Artisan Fairs in Churches that have been repurposed and opened for a Craft Fairs. It’s a very exciting experience.

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Iwould like to draw attention to the present

construction proposed project of St Stephens Church and show alternative examples in Montréal , for the ‘Transformation ‘ of Church Venues, in conjunction with a Program designed by the Minister of Culture and Communications of Quebec and Ministry regarding Religions ~~~ Heritage .

Reference :

- Conseil du patrimoine religieux du Québec <https://www.patrimoine-religieux.qc.ca> > fr > publications > eglises-rei...
- Conseil du patrimoine religieux du Québec <https://www.patrimoine-religieux.qc.ca> > en > financial-assistance > Pr...

- I would like to draw attention to two prevailing examples here in Montréal :

- St.Croix Museum.in Ville St.Laurent .

MUMAQ Museum Foundation

Musée des métiers d’art du Quebec

615 St. Croix Ave., St. Laurent, Qc H4L 2X6

Musée des métiers d’art du Québec (MUMAQ) which opened in 2003, was originally conceived and known as the ‘Musée des maîtres et artisans du Québec’.

The permanent exhibition of ‘Meaningful Objects’, is an exhibit relaying the testimonial work of thousands of artists, artisans and crafts people throughout the history of Quebec.

It features a ‘virtual platform’ the ‘MAMUQ Workbench’ and a ‘Mobile Museum’, conceived in partnership with Kéroul.

Architecture: High Victorian Gothic Style

History

In 1867, the original Church of St. Pauls was first built by the Presbyterian English Community in Montreal at the Corner of Rene-Levesque (Dorchester) & then St. Monique.

This church was originally located on the Dorchester Boulevard, next to the entrance of the CNR tunnel which passes under the mountain.

In 1930, the Church was sold to the Fathers of the St. Croix Mission, shortly after the lot where Central Station now stands was expropriated by Canadian National Railway.

In 1930, the College Saint Laurent purchased the old St. Andrews and St. Paul Church from Canadian National.

Although this event may seem insignificant, the church was dismantled stone by stone & re-assembled its present location .

The Church, in 1930 was deconstructed in its entirety within two months and rebuilt within a year where St. Laurent College is presently located in Ville St. Laurent.

The new church once served as the Chapel for the College.

In 1968, the College become a CEGEP.

In 1979, the chapel was transformed into a museum.

Church St. Paul is now owned by St. Lawrence College.

The building was formerly a Presbyterian church

(St. Paul), following the Saint-Gabriel community. This was the third church of this community.
Architect : Lawford
Modifications :
Reconstruction : Lucien Parent, Henri S. Labelle
• Bibliothèque Mordecai-Richler Library
5434 Avenue du Parc
Montréal, QC H2V 4G7

The Bibliothèque du Mile End occupies the former Church of the Ascension, built in 1910.

In 2015, it was renamed Mordecai Richler after the internationally renowned Montréal author who won two Governor General’s Awards in 1968 and 1971.

It has a large collection of documents including major collections of novels, comic books and children’s books as well as an art hive, an activity room and computer stations.

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MCC - Minister of Culture, Communications  
Quebec  
Conseil du patrimoine religieux du Québec  
<https://www.patrimoine-religieux.qc.ca> > en > financial-assistance > Program

The program includes two distinct sections:  
Section 1  
Section 2 |Incubator for repurposing projects  
Repurposing of places of worship of heritage value

1. Objectives  
Section 1 – Incubator for Repurposing Projects

This section’s objective is to support organizations wishing to realize repurposing projects in the first steps of the planning process. In addition to providing financial assistance for the completion of technical assessments, business plans, and other tools necessary for planning projects, it provides participating organizations with networking and training opportunities.

More specifically, it pursues the following objectives:

Encourage the development of high-quality repurposing projects;

Providing ad hoc financial assistance for the completion of technical assessments, business plans, and other tools necessary for planning projects;

Providing participating organizations with opportunities for networking and pooling of resources;

Providing participants with expertise and personalized support;

Contribute to the development of projects that respond to the needs of the community;

Encourage a thorough plan for the project so as to reduce the associated risks;

Promote the preservation of the heritage characteristics of the building concerned.

Section 2 – Repurposing of places of worship of heritage value

This section’s objective is to provide grants to the owners of places of worship of heritage value wishing to carry out restoration and upgrading to standards projects necessary for a change of use, while promoting the conservation and enhancement of their heritage characteristics.

2. Eligible Clientele

Includes the following owners of an eligible building or their proxy (designated by resolution):

Municipality or Regional County Municipality (MRC);

Band Council or Cree, Inuit or Naskapi community;

Non-profit organization;

Cooperative;

For profit entity

Excluding the following owners:

Religious organizations;

Affiliated with the education or health department who provide financial help for the building;

Listed on the Registry of businesses not eligible for public contracts (RENA);

In a state of bankruptcy or insolvency under the Bankruptcy and Insolvency Act.

3. Eligible Property

Section 1 – Incubator for Repurposing Projects

Eligible properties under Section 1 include places of worship of heritage value constructed before 1976 whose status corresponds to one of the following under the Cultural Heritage Act (RLRQ, chapitre P-9.002):

Heritage building listed or located on an heritage site listed by the Ministry of Culture and Communications (MCC);

Building located on a heritage site as declared by the MCC;

Heritage building cited by a municipality, located on an heritage site cited, or building that the municipality commits to citing within the 12 months following its admission to the incubator;

Building with a Superieur quote from a municipal or MRC inventory that is under the protection of the Land Use Planning and Development Act.

Section 2 – Repurposing of places of worship of heritage value

Properties eligible under section 2 include places



of worship of heritage value constructed before 1976 whose status corresponds to one of the following under the Cultural Heritage Act (RLRQ, chapitre P-9.002):

Heritage building listed or located on an heritage site listed by the Ministry of Culture and Communications (MCC);

Building located on a heritage site as declared by the MCC;

Heritage building cited or located on an heritage site cited by a municipality;

Building with a Superieur quote from a municipal or MRC inventory that is under the protection of the Land Use Planning and Development Act.

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Conclusion :

As I walk emphatically around the City of Montréal in the Summer, I sometimes look around me and spot retail outlets and restaurants that are no longer with us Or that otherwise could of been placed ideally in another appropriate location .

Dominion Square Tavern..  
Finnagan + Bacchus ..  
YMCA (Young Men’s Christian Association) in Montréal  
7 years after the founding of the organization in London in 1844 by George Williams and 11 other companions occurs the founding of the Montreal branch of the YMCA in 1851. It was at St. Helen

Street Baptist Church that was held the founding meeting. A few months later, J. H. Winn is elected president. In 1853 the association rented for the first time a space in the Odd Fellows’ Hall on St. James Street. It was not until 1873 that the association moved into its first building constructed on the edge of Victoria Square. This place was occupied until 1891 when the YMCA moved into its new building facing the Dominion Square until 1912.

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The Peter McGill District is renowned for the identity of the Scottish and Irish Cultures through the transport of their culture and identity and music.

Some of this nostalgia of the pubs downtown could be transported around DeMaisonneive and St.Catherine St. West in a quiet mode into the charm.of the Westmount area.

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I believe that there are many possibilities, but believe that these ideas could be elaborated on in the future with discretion.

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Many Thanks to ALL that participated in the Consultation process.

I feel at this moment that the greening of St. Catherine Street and larger pedestrian walls is an issue.

I believe that closing Green Avenue between De Maisonneive and St Catherine St. West to ALL Car Transit and imperative issue .  
Thanks for your Collaboration !

I am strongly against the proposal of Westmount’s consultants, the Lemay firm, of

allowing a 25-storey tower to be built on the former McDonald’s site at the southwest corner of Ste-Catherine and Atwater, next to the Atwater Library’s recently renovated heritage building. The site should be developed with the Atwater Library in mind as a key community resource of this neighborhood. Expert opinion assures me that such construction work will seriously damage the library building. And this plan is a slap in the face to library members such as myself.

No not even consider a high-rise for this space. Maybe a mini-park?

I object to a 24 story building being built near the Atwater Library where Mcdonald’s used to be. atwater Library is a heritage building, and anything built in it’s neighbour hood should be no higher than it.

I strongly support a new direction for the southeast sector of Westmount, aiming to achieve new heights and opportunities. For over a decade, the current zoning has failed to attract significant investment, leaving the area in a state of neglect and disrepair. This has diminished its potential and highlights the urgent need for revitalization. This sector is unique within Westmount as it offers the potential for modest densification, which can drive development, rejuvenate the area, and generate much-needed additional revenue for our tax base.

On Ste-Catherine Street, there is an opportunity to align building heights with those of Alexis Nihon. Family-style housing on Ste-Catherine is impractical and not realistic, especially given its direct proximity to commercial establishments like Dollarama and Canadian Tire. Meanwhile, Dorchester presents different possibilities, where I envision moderate building heights and a more community-oriented approach. For both streets, integration with the City’s character is essential. Every proposed project must undergo thorough review by the PAC, ensuring alignment with Westmount’s existing heritage and surrounding architecture.

I reside in Westmount very close to the Southeast Sector.  
I am in full agreement with the opinions set out in the letter published in the Montreal Gazette on December 16, 2024 and signed by Julia Gersovitz and several others

No No Non Non

The Atwater Library heritage building at 1200, avenue Atwater, Westmount (Québec) H3Z 1X4 is not titled on the LeMay maps of the area presented in their redevelopment plan p.38 except as a grey box colour coded as ‘institutional’. Nor is the library name indicated on p.10, no arrow with title, and its location angled away from the uninformed viewer as if to be intentionally hidden.

This is deceptive and manipulative.  
[https://urldefense.com/v3/\\_\\_https://engage.westmount.org/wp-content/uploads/2024/11/20240610\\_21-0721-WestmountPPU-Consultation-publique\\_20241114.pdf\\_\\_;!!MtWvt2UVEQ!DZf-cA\\_UFq5nofzNuJkO6zyOHgv71kv11r\\_IMIOABIN7OKpA8A4EVXUIND2Kv-pOm5odumRMkE4LK94r8H3mEg\\$](https://urldefense.com/v3/__https://engage.westmount.org/wp-content/uploads/2024/11/20240610_21-0721-WestmountPPU-Consultation-publique_20241114.pdf__;!!MtWvt2UVEQ!DZf-cA_UFq5nofzNuJkO6zyOHgv71kv11r_IMIOABIN7OKpA8A4EVXUIND2Kv-pOm5odumRMkE4LK94r8H3mEg$)

This beautiful Beaux-Art Heritage building deserves more notable consideration seeing as this magnificent building is important not only to Westmounters but to Montrealers and Quebecers in general. It is the last surviving example of worldwide 19C movement known as the Mechanics Institute, an important initiative set up by both Anglophones and Francophones, and is entering its 3rd century, 100 of those in this Westmount location).

It should shine prominently, proudly, in Westmount's SE sector development plan, not be forgotten and potentially damaged by deep pile driving during the construction of a 71m glass high-rise tower immediately next to its older foundations. Remember, this glass tower will not last as long as this heritage building and will lose its appeal.

This high-rise will block yet more sunlight from Cabot Square and do nothing to add architectural value to this important entrance to a Westmount commercial artery. Stop this destruction of the legendary greater Montreal, make this sector family friendly with low-rise buildings, so this portion of Ste Catherine Street, Tupper and René-Lévesque (Dorchester) does not become another wind tunnel grey canyon

which the developments on the Montreal side of Atwater Avenue have become. Have some real vision Westmount, bring back beautiful architecture, restore the Human cities of Westmount and greater Montreal, find your courage, do not choose these ugly generic proposals presented by LeMay et Associes.

Regarding the building of structures around the Atwater library:

This building has been a part of my Montréal for 45 years. It is a jewel inside and out within the eroding architectural history of this area our city. The exterior views need be preversed - more, they need to be reified, highlighted, heightened and command attention... after more than ¾ of a century of developer's razing the area for cement, cheap siding and glass. Montreal's attentions should be guided to the strong lines reflecting the buildings materials and purpose. Citizen's need be directed to the beautiful accomplishment of spaces within. This is our heritage.

To Whom It May Concern,  
After attending an excellent conversation on January 8, 2025, hosted by Heritage Montreal, featuring architect Julia Gersovitz and Heritage Montreal's Director of Policies, Dinu Bumbaru, I wish to support various of the concerns raised regarding development of the Atwater Library Area.

I think it is important that the Atwater Library, as a heritage-character building and important community and cultural gathering space, serve

as a cultural, social, and physical anchor for the surrounding community.

Furthermore, I don't think the construction of a new 25-storey residential tower will assist in solving the neighbourhood's densification challenges. There are already many apartment and condo buildings in the neighbourhood.

Social housing would be useful, and a priority in my opinion, but I think it's important to approach the neighbourhood from an urbanization perspective, as a livable place in which residents can thrive, benefitting from amenities, services, and institutions in the surrounding streets, not simply dwell in tall towers.

The problem with another tall tower right near Atwater Library, is that such a gesture would not be human scale, and would risk overshadowing the architecture of the Library.

Thank you.

Sincerely,

■

As well as dwarfing the Atwater Library, a 25-storey high-rise on the southwest corner of Atwater and Ste-Catherine streets would create gale-force winds, influencing the survival of the park across the street.

The revitalization of Westmount's south-east sector--under consideration since at least the 1960s--is a rare opportunity for this significant quartier. This project calls for planning--urban design and architecture--that reflects our distinctive community, enhances our assets, and shapes our flourishing future.

The Lemay plan falls far short of that aspiration. It fails to recognize and respond to the character of the quartier. Human scale, open space, mixed use, walkability, neighbourliness distinguish Westmount: these are among the reasons we live here.

The proposed tower--a severe, self-contained stack casting a long shadow-- would be detrimental to this active corner, an anchor of the intersection. The massive towers in the Square Childrens are already ample options for high-rise living in the immediate area.

Westmount can do better. The density Westmount needs can be achieved in ways compatible with our distinctive city. Apartments and housing types in Westmount, Montreal, and other metropolitan areas provide examples of residences in many configurations balanced with amenities and green spaces.

It's disappointing that the Lemay proposal is not sensitive either to the planning mission, nor to citizens' good-faith concerns expressed in the consultation process. Instead, it proposes a generic blank slate formula unsuitable for our city, and outdated in concept. It ignores the assets--built and natural--and the activities--personal and commercial--that give our city its character. For this exceptional opportunity, a new plan must engage with the specific environment, and innovate.

Revitalization--new life for the south-east quartier--takes vision and imagination. Let's rise to the task whose results will shape Westmount for generations. The challenge merits effort and time. Constructive work must continue, but not on an ill-conceived plan. Citizens were given little

time to review and discuss the plan only recently presented.

We live and pay taxes here. We are the clients who must be heard. Please, work with us.

January 9, 2025

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After listening to the Atwater Library regarding the densification and the role it should play as an anchor, it astounds me that since the densification required being near a Metro station has been met, why would the City of Westmount want to ruin the neighbourhood feeling of Dorchester? why would they want to put such tall buildings on St. Catherine, it doesn't make sense. I guess Westmount feels that lower Westmount does not deserve a higher quality of life, by making friendly green spaces where people can gather. What a shame.....

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#### WESTMOUNT SOUTH EAST SECTOR

To plan, it is essential to know and understand the character and create the vision of a place. Montreal is unique as an island composed of quartiers and cities. Westmount is a city on the island offers what no other place on the island does or can.

Westmount's built environment with parks, green spaces and gracious residences become denser as it sweeps down the mountain to the Sherbrooke plateau. This continuity is essential to the character of lower Westmount, with its greater density and diversity of uses. The western institutional and administrative sector is characterized by very beautiful parks, gardens and heritage buildings. Further east, Westmount

Square has made a incredible demonstration of seamless transition from the residential to the commercial.

The coherence and vision of these examples is sorely needed in the mixed residential and commercial South East Sector, a sector that has never quite found its purpose. The mutations and changes that have occurred here have been piecemeal, without a concept. The proposed Lemay plan is again piecemeal, lacking concept and vision. It is based on locating individual proposals wherever they seem to fit. New high-rise condominiums are dotted about without considering the continuity of the green spaces of the mountain and without considering wind patterns or the use of spaces between buildings.

Neighborhoods should be just that - places where neighbors meet in congenial surroundings. Yet a new town square is placed, not in the residential and commercial center but, isolated along a city through street at the southern edge of the plateau, as it begins to slope down to St. Antoine Street. And, is it appropriate for a public swimming pool to be placed in the same environment?

The glorious city of Westmount cannot be dragged down by the lack of vision in this undigested proposal. I urge the mayor and council to start again. There is now very good planning experience concerned with living in the city - creating places of character, of the joy of Vivre en Ville. Westmount must continue to have its place on the island, offering what no other place does or can do.

developmental along Ste Catherine Street is long overdue but should not be done in such a way as to dwarf the historic site of the Atwater Library or run any risk of causing structural issues to such an historic site. While I support the development to the extent of the existing ten floors, in height, I am against any increase in the allowable height along such a narrow stretch of real estate. Appropriate housing for younger families, incorporating, their own green space, is a much needed commodity. While Cabot Square is an "open" space, it does not qualify as a green space and is not an appropriate venue for young children. Young people and people with young families are desperately needed in the area, and will stay in the area when suitable housing and services are provided.

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PLEASE do not go ahead with the proposal. Reconsider and ensure that it is scaled down to a liveable, family-friendly neighborhood project. No more high-rise buildings.

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I think protecting Atwater library as a building and community resource is important . Having a 25 story building beside it is out of proportion. 25 stories will create a dark wind tunnel not conducive to a healthy neighborhood. Construction of 25 stories will put the library building at risk. Please consider re-opening the dialogue with Atwater library on their ideas to counteract proposal of a 25 story building. Please stay within the bylaws for building height irregardless of size of building. Thank you.

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Je trouve important de maintenir l'harmonie et la tranquillité du quartier... j'ai choisi d'habiter a Westmount pour la tranquillité, la Securite ,la verdure et l'architecture  
Je trouve inacceptable de bâtir d'énormes tours a condo hideuses a la place du stationnement entre Dorchester et tupper  
Svp garder et respecter notre qualité de vie  
J'ai choisi Westmount et non le ventre ville de Montréal !!!

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Nothin n have heard convinces me that the plan is a good one. The risks to an existing heritage building is just one matter that should lead to a change of plans. Tooooo many super high (and not full) building already exist. Views ruined. Empty office buildings are abundant. And unoccupied high rise l it's. There are so many housing needs. Surely the orner of .atwater and .st. .catherine deserves better.

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I would prefer to create more green space in Westmount instead of creating more traffic congestion and ugly tall buildings.

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There is not enough green space nearby and building another apartment building will increase the already large amount of people to use the crowded westmount parks. Another apartment building will lead to an increase of homeless people in westmount. Already with the new buildings that are pushing out homeless people to westmount, this building will increase that.

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Stop! Please Stop!!!

I live a block away on Atwater, These towers are taking the humanity away from our neighborhood  
Protect Atwater library

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Bien que le rapport de la firme Lemay soit de très bonne qualité, je pense que le projet de développement du sud-est devrait notamment s'articuler autour de la mise en valeur du bâtiment de nature patrimoniale que représente la bibliothèque Atwater. En effet, il est extrêmement rare de trouver en Amérique du Nord des bâtiments aussi vieux et aussi beaux en termes d'architecture ancienne. Pensons-y deux minutes : la bibliothèque a été construite en 1828, soit deux ans avant que la Belgique (un pays de la vieille Europe) ne réclame son indépendance et ne devienne un pays à part entière ! C'est donc un joyau architectural vieux de deux siècles que la ville de Westmount possède et qu'elle devrait essayer de mettre en valeur, tout comme elle est déjà parvenue à mettre en valeur la bibliothèque de Westmount ainsi que les serres par le passé. Ce faisant, je pense que le projet de construire tout autour de la bibliothèque des tours de 25 étages n'est probablement pas la meilleure façon de faire ressortir l'aspect unique de la bibliothèque Atwater et de ses environs immédiats. Un compromis devrait être trouvé à ce niveau.

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Not happy with current plan for building adjacent to atwater libra. Need a new plan with human scale

density not a 25 story building- maybe 12.

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I would prefer to create more green space in Westmount instead of creating more traffic congestion and ugly tall buildings. It would be great if Atwater library can have a garden around it, which would highlight its beautiful architectural details.

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I write to share my agreement with the December 16 Gazette Op Ed by Gersovitz et al. The Lemay plan repeats many of the issues we see with the children's hospital redevelopment. The building heights and empty public squares in particular. I'm interested in a human scale neighborhood where it is a pleasure, not a stress (due to wind tunnel effect, un-shaded summer days, stained sidewalks) to walk the few blocks from the metro to my apartment.

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I am not in favour of allowing the proposed 25-storey building to be built on the corner of St. Catherine Street and Atwater Avenue., The neighbouring Atwater Library is a heritage building that deserves protection from such buildings. It would not add green space and the deep excavation required for a parking garage could dangerously jeopardize the foundations and structure of the Library.  
On another subject, leave Dorchester as it is with the median strip and the plantings on it.  
I agree with the recent opinion piece in the Gazette signed by Julia Gersovitz, Karin Marks, and Peter F. Trent where they propose a vision

for the southeast of Westmount that "creates a sense of space and leans into Westmount's strengths: its residential charm, landmark buildings, tree canopies and gardens".

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There is not enough green space nearby and building another apartment building will increase the already large amount of people to use the crowded westmount parks. Another apartment building will lead to an increase of homeless people in westmount. Already with the new buildings that are pushing out homeless people to westmount, this building will increase that.

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Please consider redeveloping in a more humane, and family friendly way that respects and celebrates the rich history and heritage of the Atwater Library and other historic buildings around.





VILLE DE | CITY OF  
WESTMOUNT