



POINTE-CLAIRE VILLAGE DIAGNOSIS

Summary Report

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convercité
L'agence de valorisation urbaine



1 INTRODUCTION

In spring 2013, Pointe-Claire Municipal Council commissioned Convergence to produce a diagnosis for Pointe-Claire Village. As announced in the Planning Programme (November 2010), this diagnosis is the first part of the development of a Special Planning Programme in which the City will take a position with regard to the Village's future in order to ensure revitalization from a sustainable development perspective.

The Pointe-Claire Village diagnosis has refined provided or refined useful information for ultimately developing an SPP, using the knowledge and perceptions not only of planning professionals but also of the residents, interested associations, Village entrepreneurs and workers, as well as the Village clientele.

The SPP to be adopted by the Council will establish a vision of the Village's future along with a development concept and detailed planning for its implementation in the next few years. The vision will lead to the development of orientations and goals through which the community and the City will define their position in relation to major aspects identified in the diagnosis and considered to be issues for the Village's future. There will be a need to draw up an implementation timetable, identify necessary resources and provide an estimate of associated costs and public investments. Finally, a proposal will be made for follow-up on implementation of the SPP.

The process

To ensure a diagnosis that could be endorsed by the largest number of people involved, Convergence worked both to gather information from the general public and stakeholders and to conduct a professional analysis of the context.

On June 19, 2013, the general population was invited to an information meeting concerning the steps that Convergence intended to take in the following months. Close to 80 people attended the meeting held at Saint-Joachim Church, and 67 of them agreed to write down a few words on the spot to summarize what they considered to be the Village's strengths and weaknesses. The results were compiled and included in a short report presented in English and French in the Documentation section of the Village Vision page of the City of Pointe-Claire website (ville.pointe-claire.qc.ca/en/villagevision).

In July 2013, a survey was conducted among 71 merchants and business people. At the same time, 243 passers-by were surveyed in the street, of whom 119 stated that they lived in the Village or within walking distance of it. Reports in French on the results of these surveys were sent to the Planning Department of the City of Pointe-Claire. A summary of each report was posted in English and French in the Documentation section of the Village Vision page of the City of Pointe-Claire's website.

From August to October 2013 inclusively, meetings were held with stakeholders. Seven institutional or recreational building owners or occupants answered questions concerning their intentions for their building, its usage, their relations with the City and their contribution to the Village's vitality. A group of stakeholders from the community and a group of Village merchants and property owners were asked about what had changed in the Village since 1990 and what might change by 2030. A report drafted in French with a summary of these meetings was filed with the Planning

Department. The summaries of the meetings provided both data and perceptions that were used in this diagnosis. The summaries also suggested ways of thinking about planning issues and how they might be articulated. Given the personal nature of some of the opinions reported in the summaries, no synopsis was provided for dissemination to the general public through the municipal portal.

During this period from June to September 2013, Convercité's professional staff analyzed municipal and statistical data as well as various reports and studies on the territory and the theoretical framework. They also visited the site several times and compiled crucial information to provide an objective overview of the state of the Village.

On September 10, 2013, Convercité presented the results of its inquiries, surveys and meetings to the Council, as well as the preliminary site issues identified in its analysis to date.

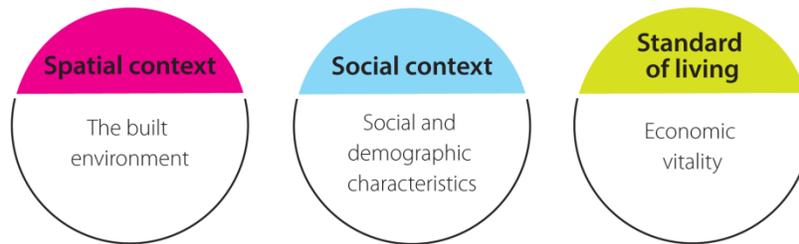
On Saturday, November 30, 2013, a Village Forum was held, to which the entire community had been invited. Sixty-seven people were able to attend. Convercité briefly explained the issues that had been identified in its preliminary diagnosis and invited participants to use a Participant's Workbook and Site Analysis Map to discuss, in nine breakout groups, a variety of approaches that might be adopted to revitalize the Village. At the end of the meeting, a representative from each group explained the approaches to which his or her group had given priority. The City was provided with the summaries of the nine groups' discussions, written in the language used by the group's moderator. A Discussion Summary for each issue was produced in English and in French, and posted on the Village Vision page of the City's website. The Participant's Workbook and the Site Analysis Map were also included on the website. **Although the diagnosis was not intended to identify solutions to be developed in the SPP, the forum did provide a glimpse of what the City might undertake in the near future with a degree of support from the population and stakeholders.**

The forum helped improve the way issues were articulated, and the diagnosis was then completed.

Organization of report

This report identifies the problems and issues that emerged from analysing the sector and will provide the basis on which an SPP will be developed.

Completing a diagnosis is the first step in a process whose overall objective is to improve quality of life in the Village from a sustainable development perspective. Quality of life is assured through a combination of a healthy spatial context, a sustainable standard of living and an equitable social context, which go hand in hand with the three aspects of sustainable development: protection of the environment, economic development and social development.



Section 2 focuses on analysis of the Village's built environment (i.e. its the physical and spatial characteristics). The analysis is based on:

- An evaluation of how the Village is situated within its urban environment
- An analysis of land use components, and more specifically, those within the public domain that are crucial for the Village's vocation and for its various landscapes
- A look at the state of the environment (condition of shorelines, backfill soil, contaminated land and heat islands)
- A study of various components of urban mobility, shown by inquiries, surveys and meetings to be the greatest source of dissatisfaction
- A critical assessment of the Village's built heritage, which is seen as its primary physical attribute

The social context is analyzed in Section 3, based on:

- Information derived from census data
- An examination of the aspects that help enrich community life and the immovables required to support it
- Disadvantages for residents and business people resulting from criminal behaviour or lack of good citizenship

Section 4 describes the economic condition of the Village. Business is obviously a major component and the contribution of major pieces of recreational equipment to the local economy is also considered.

The last section provides a comprehensive view of the situation and identifies seven issues for the revitalization of Pointe-Claire Village. These are issues that need to be addressed by the City and the community over the next ten years to maintain or improve quality of life and ensure the Village's sustainable development.

2 ANALYSIS OF SPATIAL CONTEXT

The City of Pointe-Claire's objective is to maintain and improve quality of life in the Village, and an examination of the built environment shows that it can count on a number of strengths and opportunities intrinsic to the area:

- The quality of the landscape on the shores of Lake St. Louis and the Pointe-Claire peninsula that juts out into it
- The heritage that makes the place unique, attractive and remarkable
- The Village's charm, which stems in particular from its mixed residential, commercial, recreational, community and institutional functions, from the scale and density of its built environment, from its narrow streets, from the variety and quality of landscapes within walking distance, from the attention paid to architecture and from the liveliness of storefronts and business facades
- The scenic road that passes through the Village
- A location very close to the centre of the West Island, with numerous jobs and major customer traffic builders
- A direct connection to A-20 by Cartier Avenue
- A vacant lot at the intersection of A-20 and Cartier Avenue, where a new building could enhance the gateway to the Village, build customer traffic and provide flagship architecture
- Other vacant or underutilized buildings that could be considered for building new housing units and reinforcing commercial hubs
- Public spaces on the waterfront that make the Village a place to access the lake and a very attractive location
- A connection to the Route Verte bikeway
- Relatively good public transit service, including fairly frequent service to downtown Montreal
- A large supply of parking spaces

However, the City will need to counter several weaknesses and cope with certain emerging threats:

- A lack of visibility from A-20 and often obsolete and inefficient municipal signage to landmarks and parking
- Obstacles to establishing new restaurants and accommodations that could boost customer traffic and bring life to the Village, provided they are subject to adequate control and supervision in order to avoid negative repercussions associated with restaurants (noise, smell, higher rents, exodus or replacement of nearby businesses, etc.)
- The buffer zone between commercial parking areas and people's yards, which does not always ensure residents' privacy and peace and quiet
- Poor vegetation cover in the heart of the Village, which heightens the effect of heat islands formed by the larger parking spaces, large dark roofs and the schoolyard

- Sidewalks that are generally old, and cluttered, in the heart of the Village, by utility poles that prevent maintenance and block access; in some places, the poor condition, discontinuity or lack of sidewalks pose a threat to the safety of individuals
- A network of old streets and buildings built at the edge of the public right-of-way, leading to visibility problems at intersections
- Discontinuity in the bike path network and lack of resources for cyclists
- Underdevelopment of Cartier Avenue as a link between the two business hubs in the Village, as a main north-south link for all means of transportation, as a reserve of parking spaces and as the main gateway to the Village
- Parking allocation and management, as well as regulations for off-street parking and delivery areas, that do not optimize the use of existing public and private spaces or the value of lots in general and that pose major obstacles for businesses wishing to establish themselves or expand
- No public access to the windmill and the condition of this national archeological property, which is the emblem of the City of Pointe-Claire
- Involvement of the City and its departments in heritage interpretation, and concerted action with citizens and organizations with an interest in heritage issues such as the Société pour la sauvegarde du patrimoine de Pointe-Claire
- Municipal support for action regarding buildings in heritage areas, in order to promote work that will enhance heritage value and optimize architectural integration, and, in general, reliable municipal support for citizens' initiatives
- Supervision of architectural interventions, which does not always improve the appearance of the built environment or contribute to the Village's charm
- Underdevelopment of Alexandre-Bourgeau Park given its potential as a major attraction for the entire population of Pointe-Claire and visitors to the Village
- Few visual perspectives on the lake from within the Village and insufficient signage identifying ways to reach Alexandre-Bourgeau Park and the institutions on the Pointe-Claire peninsula
- Its outlying location on municipal territory, which could put the Village at a disadvantage as a place for providing sports, recreational and other municipal services

The Spatial Context Analysis Map (Figure 1) summarizes and shows approximate locations of the elements of the spatial context of Pointe-Claire Village that can be mapped. Elements to be improved, corrected or curtailed are:

- Missing landmarks
- Identifying access points
- Few or no visual or functional links
- Protection of certain heritage buildings
- Enhancement of symbolic sites
- Missing bicycle links
- Conflict intersections
- Lack of sidewalks or sidewalks in poor condition
- Poor buffer between commercial and residential spaces

Elements that could provide inspiration or on which an action program could be based are:

- Major landscape areas, views and lake vistas
- The windmill and other heritage buildings
- The existing business district
- Public waterfront or waterfront accessible to the public
- Vacant or underutilized properties

Paysage et patrimoine/Landscape and heritage

Les grandes unités paysagères/ Major landscape

-  La pointe spirituelle/*The spiritual point*
-  La pointe récréative/*The recreation point*
-  Le coeur du village/*The heart of the village*
-  L'arrière-plan du village/*The village background*
-  Le golf/*The golf course*
-  L'entrée Cartier/*The Cartier entrance*
-  Le corridor Cartier/*The Cartier corridor*
-  Point de vue sur le lac/*View on the lake*
-  Percée visuelle étroite sur le lac/
Narrow visual perspective on the lake
-  Moulin à vent/*Windmill*
-  Point de repère/*Landmark*

-  Absence de point de repère/*Missing landmark*
-  Lieu de passage/*Point of transition*
-  Lien visuel, fonctionnel, pédestre ou cyclable faible ou inexistant /*Weak or non-existent visual, functional, pedestrian or bicycle link*

Plan d'implantation et d'intégration architecturale (PIIA)/ Site Planning and Architectural Integration By-Law (SPAIP)

-  Bâtiment d'intérêt patrimonial/*Building of heritage interest*
-  Autre immeuble d'intérêt patrimonial/
Other immovable of heritage interest
-  Immeuble intéressant pour une citation (Loi sur le patrimoine)/
Immovable to consider for identification (Cultural Heritage Act)
-  Bien patrimonial classé/*Classified heritage property*
-  Immeuble symbolique inutilisé/*Unused symbolic site*

Utilisation du sol et environnement/ Land use and environment

-  Prédominance commerciale/*Mainly commercial*
-  Prédominance résidentielle/*Mainly residential*
-  Communautaire et récréatif/*Community and recreation*
-  Espace vert/*Green space*
-  Interface commerce-habitation déficiente/
Poor commercial-residential interface
-  Occasion d'intensification d'utilisation du sol ou
d'embellissement/*Intensification of land use or
embellishment opportunity*
-  Rive publique/*Public waterfront*
-  Rive non restaurée/*Unrestored waterfront*

Mobilité/Mobility

-  Circuits d'autobus/*Bus lines (201,211, 425)*
-  Route verte/*Route verte bikeway*
-  Piste cyclable absente/*Missing bike lane*
-  Périmètre de marchabilité/*Walkable perimeter (400 m)*
-  Intersection conflictuelle/*Conflict intersection*
-  Tronçon de rue sans trottoir ou en mauvais état/
*Street section where sidewalks are lacking or in poor
condition*

3 ANALYSIS OF SOCIAL CONTEXT

In order to maintain and improve quality of life in the Village, it is important to understand who lives there:

- Over the past 10 years, the Village has continued to attract new households, thus maintaining the total population at close to 1,100.
- The characteristics of its population provide the Village with a genuinely diversified social context:¹
 - Half the population is comprised of adults under the age of 49, teenagers and children.
 - Slightly more than half the families (57%) have children.
 - Half of the households own their own dwelling.
 - Slightly more than half (56%) speak English at home, while 42% speak French, and 2% speak both English and French.

In 2005, individuals in the Village reported an average taxable income of \$50,000, which compares favourably to that reported by all Pointe-Claire individuals (\$42,380) and by those in the Urban Agglomeration of Montreal (\$33,000). In other words, Village residents generally enjoy the benefits of fairly healthy earnings.

Half of the supply of dwellings in the Village (548 dwellings in 2006) are rental units, mainly in relatively new multi-family buildings or in duplexes in the heart of the Village and on Cartier Avenue. This large number of rental units, generally smaller than the single-family dwellings that predominate in the adjoining neighbourhoods on both sides of the Village, most likely explains why Village households included fewer individuals on average than those in the rest of the City (1.9 versus 2.5 people), why the demographic weight of people aged 65 and over was greater than for the City as a whole (28% versus 20% in 2011) and why the Village attracted, on a per capita basis, slightly more single-parent families (50 families or 16% of families) and people living alone (320 people living alone aged over 15, and not living in a family) than the adjacent neighbourhoods and the City of Pointe-Claire as a whole between 2006 and 2011.

People for whom the Village is potentially a centre for community services, a place to dine out or be entertained and an area of identity also live to the east and west of the Village, in Beaconsfield and Pointe-Claire, between Saint-Charles and Saint-Jean Boulevards. When all of this territory is considered along with the Village, which can be described as the Village's "primary market", the picture of the population is somewhat different:

- 5,200 people lived in and near the Village in 2011.
- This is broken down into 2,156 households with an average of 2.4 people per household.

¹ The social and demographic data are from the Statistics Canada 2006 and 2011 Censuses of Pointe-Claire (Ville). It should be noted that the boundaries of the census tracts are not exactly those of the Village.

- Although the number of households increased by 6.3% and the number of families by 5% between 2006 and 2011, single persons aged 15 and over, living alone or in a non-family household, increased even more (10%).
- Out of the 1,345 people aged 15 and over in this territory who live alone or in a non-family household, slightly less than one quarter live in the Village, which covers much less than one quarter of its area (when the golf course is excluded).
- 184 single-parent families lived in the territory in 2011; of these, one quarter lived in the Village, which covers much less than one quarter of the habitable area.
- French is spoken slightly less often at home than in the Village (37% versus 42%) but still much more than in Pointe-Claire as a whole (25%).
- Pointe-Claire as a whole was slightly wealthier than the Village, with an average personal income of \$55,000 in 2005.

Considering these figures, it seems important to maintain community services for families; take the aging of the population into consideration, along with the changes this will mean in terms of designing buildings, public property and services; and develop a welcoming and supportive community milieu, particularly for the parents and children of single-parent families and for single people.

The Village's built environment is old. In particular, most of the small buildings with one or two units are 100 years old or will be soon. Consequently, in 2006, 80 dwellings (15% of the total) were considered by the occupant as needing major repairs, which is almost double, on a proportional basis, to the figure for cities linked to the Urban Agglomeration of Montreal.² Even if average personal income is high and should enable most people to carry out essential repairs, the percentage of dwellings requiring major repairs is high enough that the City of Pointe-Claire might consider studying the matter in greater detail, in order to prevent the deterioration of dwellings. If the situation warrants, it could, for instance, do a targeted promotion of existing government aid programs or, as part of a revitalization program,³ develop one itself that is more adapted to the local context.

The Village offers a variety of social, community, institutional and recreational services and equipment serving local, municipal or regional needs. Rounding out this offering are quality services and equipment located outside the Village. This may explain why the needs expressed in the participatory segment of this study were few in number and unspecific. Basically, the community calls for maintaining, improving and upgrading existing services and equipment,

² http://ville.montreal.qc.ca/pls/portal/docs/PAGE/MTL_STATS_FR/MEDIA/DOCUMENTS/PROFIL_MENAGES_LOGEMENTS_AGGLOMERATION_MONTREAL.PDF

³ *An Act Respecting Land Use Planning and Development*, sections 85.2 and 85.4.

both to satisfy local needs and to gain more appreciation for the Village from all Pointe-Claire residents and the people of the region.

The evolution of society and rising property values will inevitably lead the City of Pointe-Claire and the Village community to reflect on the use of certain institutional buildings (private) and community ones (public and private) in the coming years. The future of the Congrégation de Notre-Dame convent and the windmill have already emerged as urgent questions, considering the state of the windmill and the possible change in occupancy of the convent.

The City of Pointe-Claire has been considering what to do with the Noël-Legault Centre for some years now. The very high cost of simply bringing the building up to standards seems to point toward designing a solution to equip the Village with an adequate building that takes opportunity costs into account and fits into an overall revitalization plan for the Village that is compatible with a strategy to provide Pointe-Claire as a whole with satisfactory recreational and cultural services.

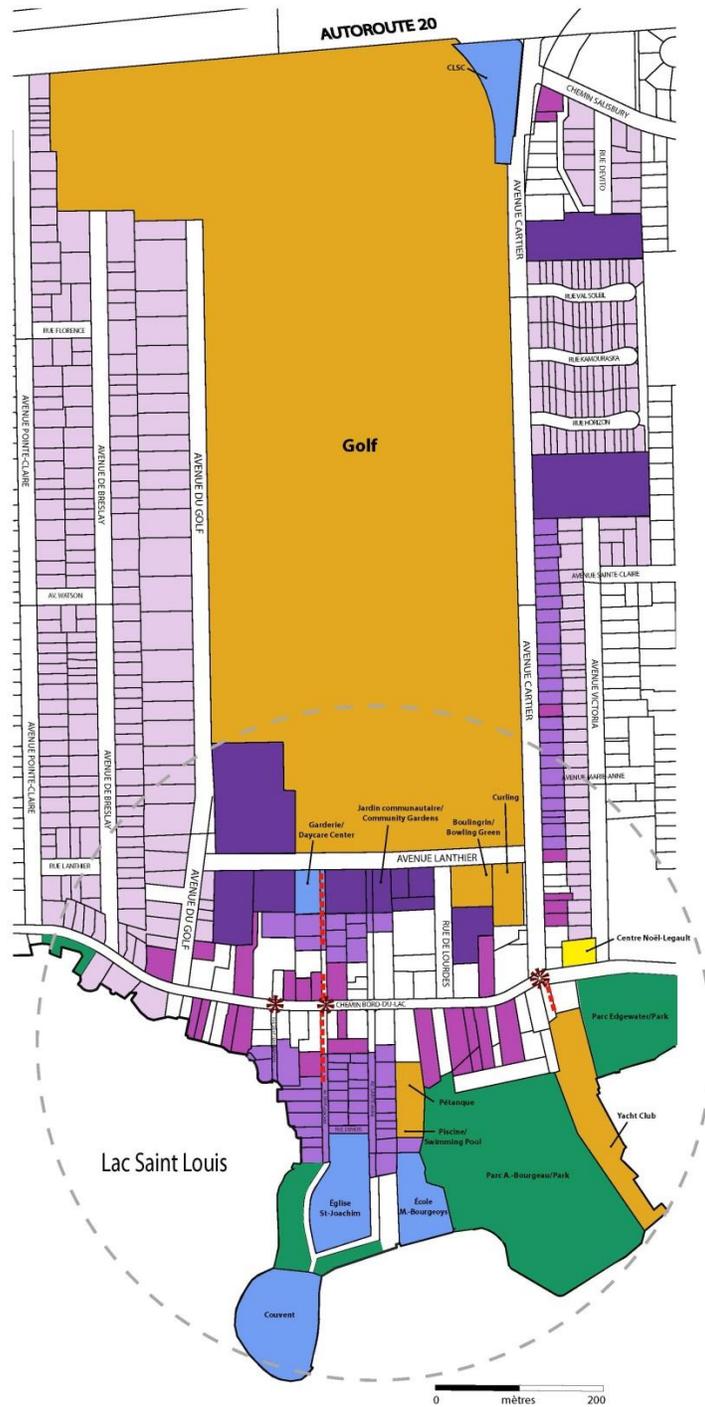
The Curling Club, the lawn bowling green and the community gardens are in very valuable locations in terms of increasing the supply of housing in the Village, an increase that would help ensure a population base contributing to maintaining business and community services. There are other sites in the Village that could potentially accommodate these facilities so that they might continue to enhance Village activity, appreciation and appeal, and these options should be considered, among others, in the event of a relocation project.

For the Village to continue to be an attractive living environment for both families and single people, older and younger, the community must not overlook things that can threaten residents' sense of security and the peace and quiet of their surroundings. What makes this a bigger challenge is that the Village is also a site of commercial activity, with a compact built environment. Among the threats that emerge in this section and the previous one are:

- Graffiti
- Customers (especially of bars and restaurants) and residents who do not behave like good citizens
- Insufficient treatment of the buffer zone between residential properties and commercial or public property
- Dangerous intersections and the impression that it is difficult, especially for children and seniors, to cross Lakeshore Road and Cartier Avenue safely on foot or on bicycle
- The deterioration of dwellings and the built environment in general (facades, sidewalks, etc.).

The Social Context Analysis Map (Figure 2) summarizes and shows approximate locations of the main elements that can be mapped for this aspect.

Figure 2 Social Context Analysis Map



Legend on next page

Prédominance résidentielle/*Residential predominance*

-  Habitations unifamiliales/*Single family homes*
-  Habitations unifamiliales et bifamiliales/*Single and two family homes*
-  Habitations multifamiliales de 4 à 6 étages/*4 to 6 storey multi-unit buildings*
-  Usages mixtes (résidentiel et commercial)/*Mixed use (residential and commercial)*

Lieux destinés à la vie communautaire/
Places for community life

-  Parcs et espaces verts/
Parks and green spaces
-  Institutions/*Institutions*
-  Club sportif (gestion privée)/
Sports club (private management)
-  Centre communautaire municipal/
Municipal community centre

Mobilité/*Mobility*

-  Intersection conflictuelle/
Conflict intersection
-  Périmètre de marchabilité (400 m)/
Walkable perimeter (400 m)
-  Tronçon de rue sans trottoir ou en
mauvais état/*Street section where
sidewalks are lacking or in poor condition*

4 ANALYSIS OF ECONOMIC VITALITY

Since the City of Pointe-Claire's aim is to maintain and improve the quality of life in the Village, an examination of the economic environment shows that it can count on a number of strengths and opportunities intrinsic to the area in planning its intervention:

- A geographic concentration of almost 700 full-time jobs
- A business mix that works and that makes a major contribution to the Village's charm, notably through:
 - Business longevity
 - Independent, unique stores
 - Niches that stand out in semi-staple goods (gifts, clothing, sports)
 - A few restaurants and stores that build customer traffic
 - Stores offering staple goods that meet some of the local population's basic needs and give the Village even more of a village-type landscape
 - Being attractive for new entrepreneurs
- A market area that extends to the entire West Island
- Recreational facilities that generate close to 10% of customer traffic in the summer
- Merchants who believe it is in their interest to band together and help promote the Village as a shopping destination
- Demand for restaurants with table service, which could potentially increase customer traffic for all stores and further stimulate the commercial zone
- Lots and premises that are vacant or could be redeveloped to receive new stores or increase the number of households that shop locally
- Zoning that limits the potential for commercial sprawl

On the other hand, the City will have to deal with several weak points and face certain real or potential threats:

- A business mix that is sensitive to seasonal variations and dependent on good weather
- The decline of the staple goods sector due to competition from more modern commercial zones that are better situated in terms of the main traffic routes
- Limited capacity to expand residential density in the Village and its immediate surroundings to generate sufficient demand from households to reverse the decline in the staple goods sector

- A high commercial premises vacancy rate (13%), particularly premises located on upper floors, probably due to obsolescence, lack of universal accessibility and the small market for such premises
- Old, small premises
- Vacant lots and buildings, lifeless facades and parking spaces that break up business continuity, especially on Lakeshore east of Avenue de Lourdes, and that make the Village a less attractive commercial zone than it could be
- A commercial hub in need of consolidation
- A perception among merchants that municipal by-laws are not in line with the context and that the City does not adequately support them in their plans
- Lack of a merchants' association that can take bold action and plan long-term actions
- Infrastructure deficiencies (streets, sidewalks, overhead lines, bicycle paths, etc.) identified in section 2 that will sooner or later require interventions that could negatively impact store revenues for the duration of the work and even afterwards, if they have not been planned in such a way as to limit negative economic repercussions

The Economic Vitality Analysis Map (Figure 3) summarizes and shows approximate locations of the main elements that can be mapped for this aspect of Pointe-Claire Village.

Occupation du sol/*Land use*

-  Mixte résidentiel/commercial/
Mixed use residential/commercial
-  Commercial/*Commercial*
-  Bureau/*Office*
-  Stationnement/*Parking*

Générateurs d'achalandage/*Traffic builder*

-  Crèmerie/*Ice Cream Parlour*
-  Pharmacie/*Pharmacy*
-  Épicerie/*Grocery Store*
-  Marché extérieur/*Outdoor market*
-  Garderie/*Day nursery*
-  Grands employeurs/*Major employer*
-  Autre/*Other*

Aspects à améliorer/

Opportunities for improvements

-  Immeuble ayant un potentiel de
redéveloppement/*Property with a
potential for redevelopment*
-  Terrain ou local vacant dans l'immeuble/
Vacant lot or premises in the building
-  Bris de continuité commerciale/
Break in commercial continuity

5 PLANNING ISSUES

In conclusion, Convergence is putting forward seven planning issues that attempt to pinpoint the problems facing the Village as a whole. They do not constitute a future vision for the Village, but rather are main points that the City of Pointe-Claire will need to consider if it wishes actively to intervene to preserve and enhance what is the cradle of its community, as well as an exceptional and attractive site.

A preliminary version of the seven issues was submitted to the participants at the Village Forum on November 30, 2013. Their comments made it possible to improve the formulation of the issues and indicated which actions they wanted to see given priority. As a result, they made it possible to validate and further develop many of the findings in the diagnosis.

5.1 Understanding heritage as a landscape, enhancing it and improving the Village's appearance

First and foremost, the Village stands out for its great heritage value. This issue calls for intervention to protect and enhance heritage from A-20 to Lake St. Louis, bearing in mind that all the elements of the Village's landscape are part of this and not just individual interventions concerning its various properties. This issue involves all the municipal services in the Village. All the components of a future specific urban planning program should be designed with this concern in mind.

The elements of the landscape include above-ground infrastructure, the narrow streets, signage, management of shoreline and parks and their relationship to the built environment, parking areas, buildings, business mix, signage and everything that allows the community to develop relations between neighbours and civic and local community life and thereby maintain the site's village ambiance.

5.2 Foreseeing possible future occupancies of heritage buildings such as the windmill, the convent and other heritage immovables

This issue underlies the previous one. The City is aware of, and will soon be confronted with, the need to consider new uses for heritage buildings, specifically the Convent of the Congrégation de Notre-Dame, the windmill, which deserves to be restored and opened to the public, and Antoine-Pilon House, which the owner is considering selling.

Given the different opinions heard on November 30, 2013 on this issue, it is reassuring to note that there is a consensus that the City should develop a strategy concerning heritage interpretation and promoting the Village as a destination.

5.3 Improving mobility conditions for pedestrians, cyclists and motorists

The management of sidewalks, bicycle paths and streets, and the management and organization of parking, caused more dissatisfaction among Village visitors, residents and merchants than any other Village component under municipal responsibility. Signage should also be reviewed and improved.

Participants in the Village Forum seemed to have a preference for correcting and improving surface infrastructure, particularly on Cartier Avenue, as well as parking regulations. Interest was expressed in innovative solutions that involve more extensive work and that deserve to be well planned.

5.4 Fostering a harmonious coexistence between commercial and residential functions while encouraging their development

The presence, proximity and interdependence of stores and homes are inseparable characteristics of a genuine village. To make Pointe-Claire Village a pleasant place to work, live or visit, merchants must be able to operate under the best possible conditions without residents having to deal with nuisances, or appearing to do so to visitors. In addition, Village residents must enjoy living in a place where there is plenty of activity.

Increasing the number of restaurants and making sure they fit in, potentially adding a few other commercial users, consolidating commercial and residential zones by limiting the extension of the commercial area, and organizing a solid merchants' association are potential solutions that could be applied to Pointe-Claire Village.

5.5 Quality of infrastructure and municipal services to ensure the Village's social and economic vitality

To attract new stores and keep existing ones and to keep current residents and attract new ones, the City must look after the quality of its infrastructure in the Village and offer a good level of municipal services so that it remains a genuine village with commercial, residential and public functions.

Community and recreational facilities, public and private, form an important and distinctive component of the Village. They are part of its history and contribute to its economy and the richness of its community life. This fact deserves to be recognized in the Village's planning program and revitalization strategy.

5.6 Ensuring the integration and complementarity of Lake St. Louis, the Pointe-Claire peninsula, Alexandre-Bourgeau Park and the Village

The lack of visual and functional connections between Lake St. Louis, the institutions on the peninsula, Alexandre-Bourgeau Park and the rest of the Village, as well as the break in the Route Verte bikeway, are problems that can be resolved with physical interventions and programming of equipment and activities in the park and on the lake. All

Pointe-Claire residents stand to gain an extraordinary recreation area and meeting place that will stimulate the Village's economy.

5.7 Establishing a strong relationship between the City and the Village community

This is a major issue, because Village residents and business people would like to have better communication with the City. Establishing a relationship of trust is essential so that any specific municipal planning and any subsequent intervention in the Village will be well received by the community.

Excellent participation in the citizen and merchant surveys, the stakeholder meetings and the public meetings indicates that people want to be engaged in a collaborative effort initiated by the City. Conversely, the City hopes to continue this effort and hopes that citizens will continue to respond to its invitation to participate.



POINTE-CLAIRE

For more information, visit
ville.pointe-claire.qc.ca/en/villagevision