



New Montreal West Sports and Recreation Center

Public consultations report

Tabled on May 30, 2022





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MESSAGE FROM THE MAYOR



The Town has recently completed its consultation phase of the new Sports and Recreation Center. Throughout various consultation activities held in the spring, residents and local stakeholders were invited to provide input on specific topics of interest related to sports and recreation activities, universal accessibility, sustainability and community life.

It was an enriching experience for us to hear from our residents and we are pleased to say that the quality and variety of feedback went above and beyond our expectations. The participants raised some very good points and some valid concerns.

The results of these consultation activities have been compiled in this report.

A heartfelt thanks goes out to our team who developed consultation activities that demonstrated a high level of sophistication.

We are excited to see this project come to fruition as we had dreamed: a project that makes our community stronger and prouder!

Beny Masella
Mayor



CONTEXT

The Town plans to develop a single, modern center of sports and recreational services where citizens of all ages can engage in meaningful, accessible sports and recreation experiences that foster individual and community wellbeing, in a sustainable approach.

Montreal West recognizes that sports and recreation activities must reflect community interests and needs. As such, a survey conducted in 2015 asking the population if they agreed to the reconstruction of the facilities showed citizen support for the project. In May 2021, the Town was pleased to announce that it received a grant of \$ 12.5 M from the federal and provincial governments as part of the Financial Assistance Program for Recreational and Sports Infrastructures (PAFIRS) for the reconstruction of its Sports and Recreation Center.

This grant officially kickstarted the new Sports and Recreation Center project.

The public consultations are part of the Town's ongoing efforts to improve its consultative mechanism to encourage citizens to participate in important decisions related to the development of their community.



SCOPE OF THE CONSULTATIONS

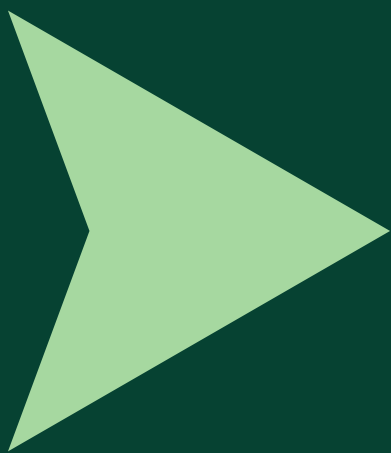
The overall principle of the consultations was to help the Town identify the interior space and layout needs required for its programs, to reflect on the sports and recreation programs that are offered and to identify potential related uses.

The goal of the consultations wasn't to address technical architectural or engineering elements. In November 2021, Montreal West awarded a mandate to the Consortium Blouin Tardif Architectes | Coarchitecture Architectes and their multi-disciplinary team to handle this aspect of the project. The Planning Advisory Committee reviewed the preliminary plans and provided recommendations.



CONSULTATION ACTIVITIES

- Two virtual public consultations
- Virtual local Round table with community organizations
- Online survey



HIGHLIGHTS

**Public consultations with
Montreal West residents**

April 7 and 21, 2022
from 7 to 9 p.m.



CONSULTATION FORMAT

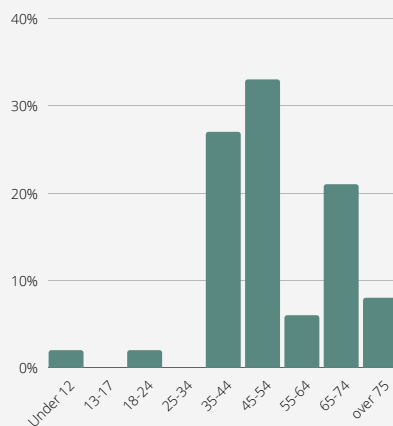
The consultation was held virtually via Zoom and was facilitated by Hugo Mimée, a professional facilitator. The event began with a presentation by the Mayor of the plans for the new Sports and Recreation Center and was followed by a question period. The next part of the event was devoted to three workshops during which participants were divided into smaller groups to share their thoughts and opinions on certain topics.

PARTICIPANT INFORMATION

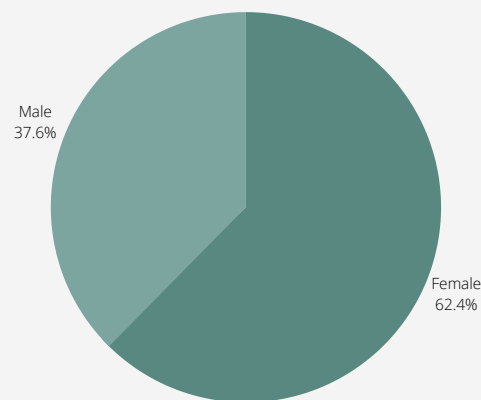
These consultation activities were open to all Montreal West residents and were advertised on the Town website, in The Informer and by e-bulletin. Those interested to participate were asked to register on the Town website. A total of 88 residents registered and all were invited to one of two events.

In the end, 48 residents attended the virtual consultation activities.

Participant
breakdown by age



Participant breakdown
by gender



The Town is looking for ways to improve its future programming. As such, participants were asked to identify some of the reasons why they are not participating in the Town's sports and recreation activities.



Schedule

- Hours aren't conducive for participation
- Need more late hours for adults and school aged kids



Quality of the facilities are below par

- No air conditioning
- Lack of space
- Some facilities are unsafe and/or unkempt
- No elevator
- No gender-neutral bathrooms or individual bathrooms/ changing rooms at the pool/arena



Courses

- Type of classes, isn't varied enough
- Lack of classes for seniors and for youth/teens.
- Offer intergenerational classes for grandparents to attend with their grandkids



Cost

- The cost of some activities is too high

Participants were also asked what type of classes they thought might be missing and would like the Town to offer in the new center.

- **Art classes** (i.e painting, pottery, drawing, etc.)
- **Activities for teens** (i.e. hip hop, weight lifting, rock climbing, etc.)
- **Dance classes**
- **High intensity classes for adults** (i.e. aerobics, power yoga, etc.)
- **Life courses** (i.e. cooking classes, CPR, computer classes, etc.)
- **Parent & Tot classes**
- **Ringuette league**
- **Tai chi**
- **Weight lifting**



Plans for the new center include a gymnasium that could be used for sports such as badminton, mini-tennis, pickleball, dodgeball and more. Participants were asked about the kind of activities they'd like to practice in the gym.

- Badminton
- Circuit training
- Pickleball
- Pickup sessions of different sports
- Rock climbing wall
- Running track
- Therapy (massage and/or physiotherapy)

The new building will ensure facilities are barrier free by design. Sample measures considered by the Town to ensure accessibility to all were presented to participants. They were then asked for suggestions for other initiatives that would allow an active participation and access for all.

“ CONSIDER ALL DISABILITIES, NOT JUST PHYSICAL ”

FACILITIES

- An elevator that's large enough to allow for wheelchairs
- Suggestion: mechanized ramp in lieu of stairs
- Change tables in the washrooms
- Private chair for nursing mother
- Area for older people to sit by the rink
- Handrail outside – from the parking lot to the doorway
- Benches to sit outdoors, preferably in the shade
- Gender-neutral bathrooms and locker rooms

VARIA

- Vegan/vegetarian options in the café
- Braille signs
- Sensory trolleys: noise cancelling headphones/equipment, fidget toys.
- A shuttle service through Town or an STM bus stop to allow people from every economic background to utilize the space

ACTIVITIES

- Make sure the activities encourage all age groups to participate
- Have harnesses and other gear to help disabled people skate
- Sled hockey requires a special setup for the boards that have clear plastic windows





Following a presentation of the Town’s plans for Phase 1 of the new Sports and Recreation Center, participants were asked to identify the new center's strong and weak points.

HIGHLIGHTS

Gender-neutral bathrooms and changing rooms

Building look and design
Highlighting natural light, brick and window, green wall outside, away from the street

Inclusive

Restaurant on site

Pool annex with quick to access bathrooms

Gymnasium

Full-sized rink with additional locker rooms, open year-round

Integrated site

Multi-functional building

New, modern facility

CHALLENGES

Traffic
Increased traffic, proximity to Public Works, dead-end street, need a detailed traffic study done.

Parking
Concern with number of available parking spots and impacts on traffic

No separate deep end/diving pool

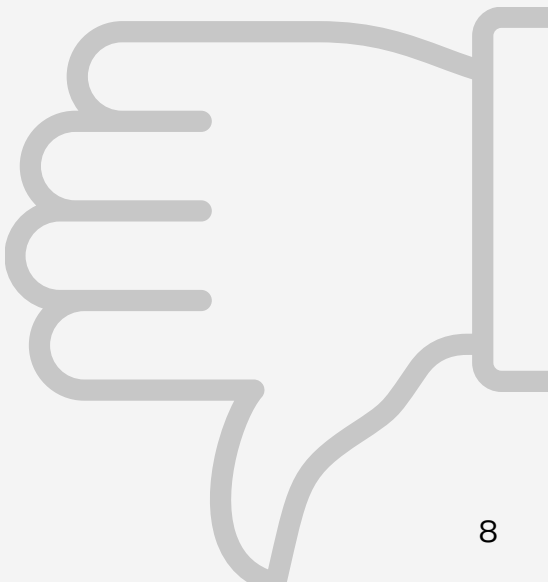
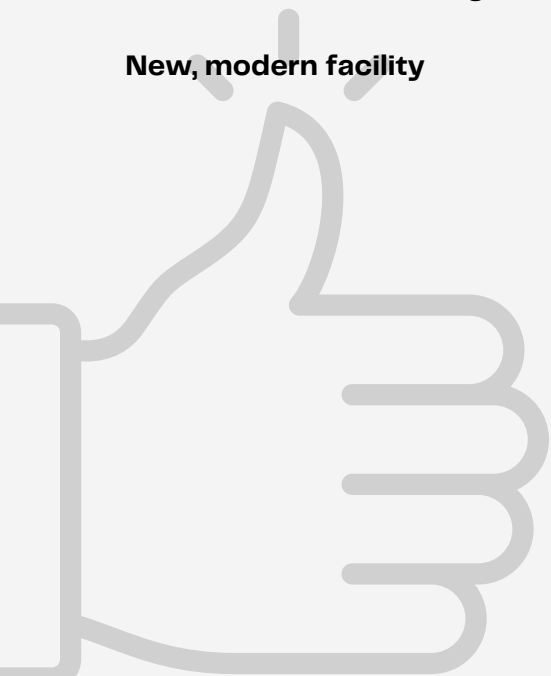
Lack of space for everything
Concern that not many activities can take place at the same time

Feel that we might be a jack of all trades and a master of none; doing too much and sacrificing lots of things

Building look and design
Lack of charm, design is generic

Noise level

Losing soccer space





Participants were also asked to identify elements that they felt were missing and should be considered in a second phase.

GOING GREEN

- Community garden
- Beehives on roof
- Pollinator gardens instead of lawns
- Full grey water system
- Green wall inside
- Charging for electric cars
- Use of local vendors whenever possible

STAYING ACTIVE

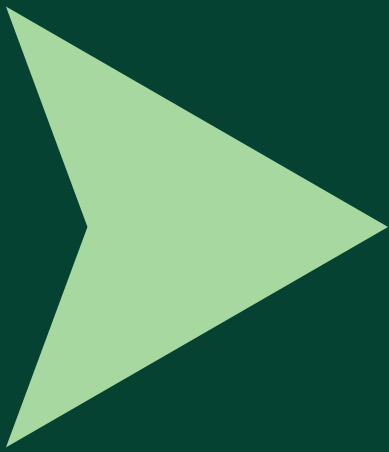
- Running track
- Second basketball court
- Winter equipment (cross country skis, snowshoes)
- Tennis
- Rock climbing
- 3 or 4 season pool (use of outdoor pool in the winter as in Iceland)
- Lit soccer fields
- Weight lifting gym

COMMUNITY LIFE

- Club house for pool
- Spectator area for swim events
- Concession/outdoor dining area by pool
- Pop up shop area for local vendors to display or sell their goods on the main floor
- Indoor social spaces with outdoor feel (trees and windows)
- Comfortable seating for people to gather
- Limited liquor license for the restaurant
- Playground nearby
- Dog park
- Library

BUILDING ENHANCEMENTS

- Balcony/terrace/outdoor picnic area
- Mural outdoors
- Daycare facility
- First aid room
- Building should be built with future expansion in mind
- Security boxes for valuables
- More lockers and private spaces
- Mesh netting for balls to avoid them going to railway tracks
- Bike racks
- Bixi station
- Recreation room with pool table/ping pong



HIGHLIGHTS

Montreal West Local Round Table

April 28, 2022
from 7 to 8:15 p.m.



CONSULTATION DETAILS

Local community organizations that serve the Montreal West community were invited to form a Montreal West Round table to come together, discuss and identify information that is important to share with the Town. Each organization nominated a representative to attend the meeting.

The first meeting fell under the Town’s public consultation process for the new Sports and Recreation Center.

The consultation was held virtually via Zoom and was chaired by Mayor Beny Masella. It began with a presentation of the plans for the new Sports and Recreation Center and was followed by a question period and an open discussion between attendees.

ATTENDEES

- Montreal West Tennis Club
 - The Informer
 - Montreal West Merchants Association
 - Girl Guides
 - Montreal West Curling Club
 - Montreal West Civic Recreation Association
- IODE
 - Scouts
 - MADA Steering Committee
 - Montreal West Children’s Library
 - Little Red Playhouse
 - Montreal West Public Library



Participants were asked if they had reflected on ways in which their community groups might use the facilities.

Rentals of the gym, multipurpose rooms and rink

- Some groups have currently been holding their meetings in church basements but would like to move away from using religious buildings and would be interested in renting space at the new center
- Some previous partnerships with school gyms have been stopped because of COVID regulations
- Suggested rental uses: meetings, youth programs, bike program, therapy sessions (occupational and physical), fundraisers, speakers, screenings, etc.
- Interest in renting ice time for skating lessons for kids all year long
- Rental policy is being developed

Use of the building

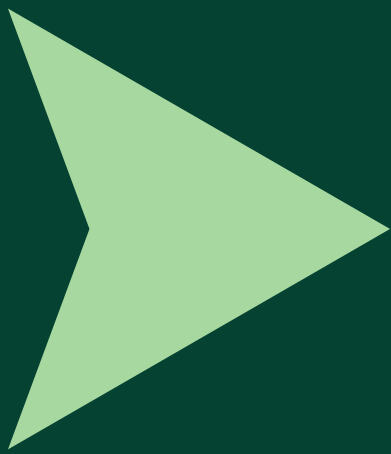
- Little Red wants to continue using the pool for their summer camps
- Use of the bathrooms and changing rooms in the new center by the Tennis Club members

Storage

- Some groups inquired about possible storage space in the new center for their equipment

General comments and suggestions made by participants during the discussion.

- Need to have good ventilation with the appropriate post-COVID standards
- Accessibility is extremely important. Has to be available as well as accessible (i.e. ramps that are maintained and cleared in the winter months)
- Updated technological equipment in the multipurpose rooms (projector and screens)
- Walking track outside would need to be flat and safe and properly maintained
- Handicapped parking included in the lot
- Elevator
- Safety and security issues at night when they cross back and forth between the center and the tennis courts.
- Traffic and parking: have to keep in mind that Public Works building is right next door with its usual amount of traffic
- Ease of use: tables and chairs close by that are lightweight and easily accessible, plug and play technology.
- At some point, it would be nice for all groups to post their rental options in one spot
- Pickleball requires a specific court with special lines



HIGHLIGHTS

Online survey

May 11 to May 18, 2022



CONSULTATION FORMAT

In order to further expand the reach of the consultation, an online survey was made available to Montreal West residents. The survey, available in both English and French, was shared on the Town website, by e-bulletin and on the Town Facebook page.

The survey was broken down into 4 sections:

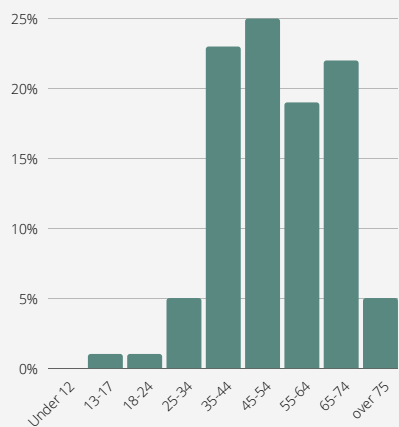
- the sports and recreational programs
- universal accessibility
- an eco-responsible and climate-resilient design
- general comments on the plans for the new Sports and Recreation Center

Visuals of the preliminary concepts were also presented in the survey.

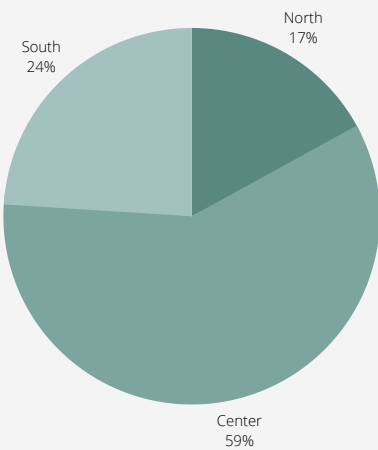
PARTICIPANT INFORMATION

The survey was completed by a total of 356 residents with 321 entries in English and 35 in French.

**Respondent
breakdown by age**



**Respondent breakdown
by sector**





SPORTS AND RECREATION PROGRAMS

The Town is looking for ways to improve its future programming. As such, respondents were asked to identify the main reasons they are not participating in the Town's sports and recreation activities. These are:

- 1.Schedule (35%)
- 2.Variety of courses (30%)
- 3.Quality of facilities (22%)
- 4.Cost (8%)

Other reasons named are: COVID, the classes are full, health reasons, personal time constraints, new residents.

52% of respondents currently participate in the Town's sports and recreation programs.

Several suggestions for new courses were highlighted during the public consultations held in April. Respondents were asked to rank a list of suggested courses in order of interest. Here are the results.

- | | |
|--|-------------------------------|
| 1 High-intensity classes for adults | 4 Activities for teens |
| 2 Life courses | 5 More dance classes |
| 3 Art classes | 6 Parent & Tot classes |

The new center includes plans for a gymnasium. Respondents were asked about their interest in participating in certain drop-in activities in the gym.

Badminton was a clear favourite with pickleball following in second place.

Then came volleyball, indoor soccer, basketball, mini-tennis and ball hockey.





UNIVERSAL ACCESSIBILITY

The new building will ensure facilities are barrier free by design. Sample measures considered by the Town to ensure accessibility to all were presented to respondents. They were then asked for suggestions for other initiatives that would allow an active participation and access for all.

Only suggestions relating to universal accessibility are included in the report.

FACILITIES

- Nursing space
- Storage space for strollers
- Adequate seating around the complex
- Good lighting and signage
- Handicapped parking
- Audio cues and braille signs for visually impaired
- Automatic outside door
- Accessible bathrooms on every floor
- Elevator
- Accessible entrance onto the ice rink
- Private change rooms
- Easy wheelchair access throughout the complex (seating, in locker rooms and shower area)

VARIA

- Cost reduction for children in shared custody if children only attend half the time
- Free access for residents
- Sensory friendly options for autistic people and children
- Full adult size change tables for teens and adults with physical disabilities
- Integrated ceiling lift

ACTIVITIES

- Adapted classes for individuals with physical limitations and with mental health and/or behavioural issues
- Classes with controlled light and noise





AN ECO-RESPONSIBLE AND CLIMATE-RESILIENT DESIGN

Samples measures planned by the Town for an eco-responsible and climate-resilient design were presented to respondents. They were then asked for suggestions for ways in which the Town can encourage environmentally responsible practices when users frequent the center.

BUILDING

- Salt water pool
- Green roof
- Bee hives
- Solar panels
- Community garden
- Energy saving lighting
- Rainwater recuperation system
- Lots of trees
- Signage increasing awareness
- Air dryers in bathrooms
- Biodegradable soap and cleaning products
- Automatic faucets

GETTING THERE

- Covered parking for bikes, strollers and scooters
- Charge for parking
- Discount to those who don't come to center by car
- Electric shuttle service through Town
- Charging stations for electric cars
- Encourage active transportation with safe pedestrian lanes on Bedbrook

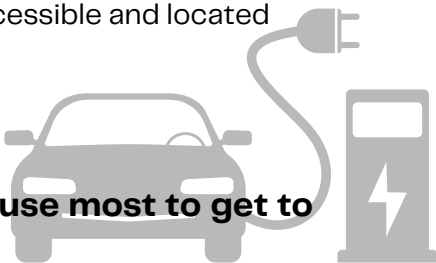


FOOD AND DRINK

- Limit or eliminate single-use plastic
- No sales of water bottles, have multiple water bottle filling stations
- Reusable dinnerware

WASTE

- Proper bins for waste, compost and recycling
- Drop off point for used batteries, masks, etc.
- Bins must be easily accessible and located throughout the center



Respondents were asked what mode of transportation they'd use most to get to the center.

By foot	By car	By bike	By carpooling	By public transit
84%	34%	30%	2%	0%

Respondents were asked whether they were planning on buying an electric car in the next 5 years.

YES	NO	MAYBE
37%	21%	41%

PLANS FOR THE NEW SPORTS AND RECREATION CENTER

The Town is interested in better understanding the impact of the construction of the new center on its residents in order to plan future mitigation measures.

Respondents were asked to rate their level of concern from Not at all concerned to Extremely concerned on specific topics in regards to the new Sports and Recreation Center.

63% of respondents said that they were moderately or extremely concerned with the total cost of the project

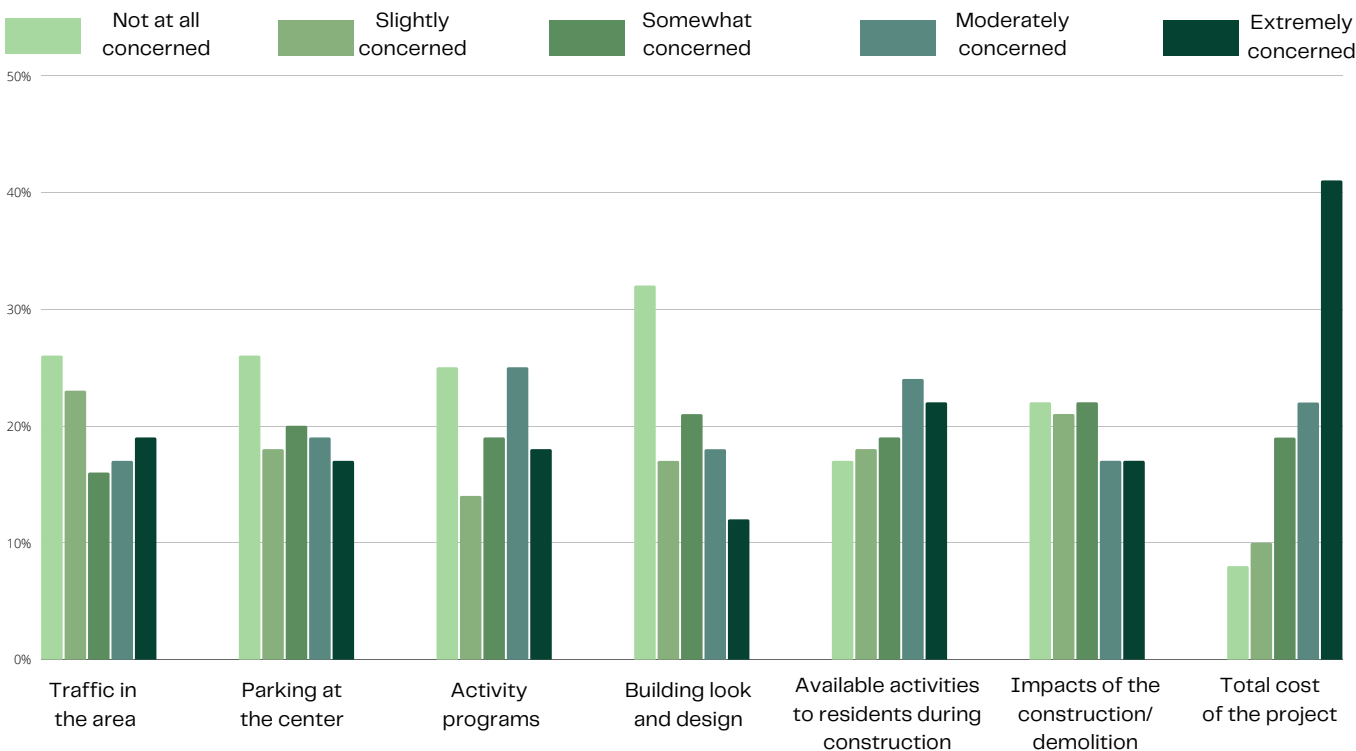
The two main concerns that were identified by respondents are



Total cost of the project



Availability of activities to residents during the construction





General comments and suggestions from respondents.

HIGHLIGHTS

- Increased quality of life
- Modern facilities
- In favour of the project
- Will be useful for future generations
- Makes the Town more attractive for young families
- Ecofriendly design
- New activities (e.g. pickleball, mini-tennis)
- Use of green space around building

CONCERNS

- Cost of project and impact on property taxes
- Pause in activities during the construction phase
- Opposed to the project
- Number of parking spots
- Financing structure
- Safety on Bedbrook with increased traffic
- Having a year-round rink
- Proper mitigation measures be considered during construction to limit noise, dust and dirt to nearby residents
- Late opening hours of the center for nearby residents
- Building design is unattractive

SUGGESTIONS

- An indoor pool
- "L" shaped pool to separate shallow and deep end
- Dog park
- Squash court
- A conference room for lectures, screenings, meetings
- Increase size of gym
- Increased speed enforcement with cameras
- Increased fees for non-residents
- Maximize the potential of the space
- Indoor and outdoor common spaces for people to meet up
- Local, organic, plant-based food in cafeteria
- Shaded areas by the pool
- Scale down the project
- Weight room
- Outdoor ping pong tables
- Pedestrian bridge from north to center area
- Improve lighting around the center and on the field



QUESTIONS ASKED DURING THE CONSULTATIONS

TRAFFIC AND PARKING

Have estimates regarding the increase in traffic been done?

Full traffic studies will be done to see traffic and parking impacts on Bedbrook and on neighbouring streets.

Will parking be increased?

We are increasing the number of parking spots to accomodate the bigger demand for parking. We have also removed the perpendicular parking on Bedbrook and have replaced it with off-street parking and on-street parralel parking.

Will there be a drop off area?

Yes, there will be a drop off area by the front door.

Will there be parking spots for individuals with limited mobility?

Yes, there will be multiple spots reserved for those with limited mobility close to the entrance.

VARIA

What is the financial structure of this project?

The Town has secured government funding worth 12.5 M\$ and is working on a fundraising campaign to limit the fiscal impact of the project on citizens while ensuring quality infrastructure for decades to come.

Why isn't the library included in the plans for the new center?

The Town of Montreal West received a grant of \$12.5 M from the federal and provincial governments as part of the Financial Assistance Program for Recreational and Sports Infrastructures (PAFIRS) for the reconstruction of its Sports and Recreation Center. The grant is strictly reserved to sports and recreation and does not allow for the inclusion of a Library which is categorized as culture. Though the Montreal West Public Library is not part of the new project, the Town has worked extremely hard with its board to secure alternate permanent accessible locations to meet its members' needs.

What sustainable components are included in the plans for the new center?

The Town is focusing on energy-efficient installations, responsible management of potable water and good thermal control systems. A bio-retention basin for stormwater and an exterior green wall and a white roof are also being considered. Part of the design requirement was to save as much green space as possible. The heat that will be extracted by making ice for the rink will be used to warm up parts of the pool.



POOL AREA

Will there be an indoor pool?

Unfortunately, we could not fit all the desired uses into it due to financial constraints for the construction and future operation of the infrastructure. We are working on expanding our agreements with neighbouring towns and boroughs so that our citizens can enjoy their indoor pools.

Will there be a diving area?

The pool will have a deep end with a diving board.

Are there outdoor showers at the pool?

The plans include outdoor showers. There will also be a separate pool annex with bathrooms and changing rooms allowing for quick and easy access to swimmers.

ACTIVITIES

Will the preliminary timeline allow for use of the pool and/or rink during the demolition and construction phase?

The timeline is preliminary at this stage and it is impossible to say exactly how many seasons will be missed during the work. This information will be defined more precisely when the construction contract will be awarded.

Where will Town activities be relocated during the construction phase?

At this stage, it is impossible to predict the extent of the construction site which will be secured and inaccessible for security reasons. It should be noted that it is very likely that Hodgson Field will not be accessible due to the need to store materials and equipment for the construction site. During the construction phase, the priority will be the safety of the citizens.

Town programs will continue to be offered at Town Hall, the Community Center and the Curling Club. The Town is looking into agreements with neighbouring towns and boroughs for access to the pool while it's closed. Day camp will continue to be offered but the exact location will be confirmed at a later date. CRA is looking into different partnerships with neighbouring rinks and fields.

Will the day camp use the multipurpose rooms instead of the trailers they usually use?

Yes, we should now have enough indoor space for camp.

What is happening to the existing Community Center on Westminster?

The building will continue to house certain activities for the moment and the idea is for most activities to be moved to the new Center when it's open to the public.



FACILITIES

What's the concept of the café-restaurant? Will it be operated by the Town?

We are looking at a full service cafeteria offering healthy options with places to sit. The Town will not be operating the restaurant.

Will the gym have movable walls?

Both the multipurpose rooms and the gymnasium will have movable walls.

Will there be a weight room?

The plans for the new center do not include a weight room.

What's a pro shop?

A pro shop is a small shop on site that sells basic hockey equipment and sharpens skates.

COMMUNITY ORGANIZATIONS

Will there be storage space for the community organizations inside the building?

We don't have an answer for this yet but we might not have space to offer all community organizations some storage space.

What will the rental charge be?

In order for the project to be financially viable, we are working on a rental policy. More details will be made available in due time.

SECOND PHASE

Do plans include a dog park?

Plans for a dog park are not part of phase 1 of the project but could be considered in a subsequent phase.

Will the basketball court be moved?

The basketball court is planned for the second phase of the work. It will definitely not be closer to residents on Fairfield, but it might not be much further than it currently is. There will be many more trees planted along Hodgson Field close to the backyards to act as a buffer.

Will the soccer field be astroturf or natural turf?

This will be confirmed in a subsequent phase but the Town is leaning towards natural at the moment in an effort to preserve green space,