



RÉFLÉCHIR
L'ESPACE



City of Westmount

ASSESSMENT OF NEEDS – WESTMOUNT INDOOR POOL

JUNE 26, 2019
PROJECT 1581801

BECAUSE ALL DEVELOPMENT
PROJECTS DIRECTLY IMPACT
PEOPLE'S LIVES,
**WE ARE COMMITTED TO
CREATING LIVING SPACES
IN A SUSTAINABLE AND
DURABLE MANNER.**

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INTRODUCTION

The City of Westmount takes pride in hearing its citizens. Many have expressed additional needs linked to their practice of aquatic activities.

To clearly define these needs and validate how the City can fulfill them, this assessment shall examine the current offering in terms of aquatic activities and evaluate the present and future demand of the Westmount population. This exercise will make measuring the gap between what is offered and the demand possible. It will also help identify the sports facilities and activities that could be associated with a future aquatic complex.

The process unfolds in four phases. The goal of the first phase will be to establish reference frameworks, market areas, as well as the programs and facilities under review.

The second phase will involve the assessment of what is offered and the demand per the retained reference frameworks.

The third phase will aim to establish the gap between what is offered and the demand, per the collected and analyzed data.

Finally, the fourth phase will lead to the identification, documentation and evaluation of alternatives that the City may consider in terms of facilities, project realization, and management.

EXECUTIVE SUMMARY

The City of Westmount, committed to offering quality services for its citizens, wanted to benefit from an assessment of needs in order to revalidate if the current offering in terms of indoor pools is sufficient to meet both the present and future needs of its population. Another goal was to identify whether other facilities complementing an indoor pool are required.

The process unfolds in four (4) phases.

PHASE 1

The first phase identifies market areas and aquatic and sports facilities pertaining to the study. Thus, if we consider the area served by the indoor pools and sports facilities, two (2) market areas were identified. The first one corresponds to the City of Westmount territory and represents a population of 20,230 inhabitants. The second area cuts portions of the territories that are part of Montreal's Côte-des-Neiges and Ville-Marie boroughs and involves 59,225 residents. The City of Westmount territory has one indoor pool, the one in the YMCA, the Westmount Recreation Centre's outdoor pool as well as fifteen (15) multi-sport facilities (gymnasiums and multipurpose rooms). For the secondary market area, one (1) indoor pool was identified, the NDG pool. For City of Westmount residents, these facilities and the sports programs they offer represent the available offering within the market areas established by the monitoring committee.

PHASES 2 AND 3

The second and third phases provide an accurate overview of what is offered and the demand in terms of aquatic activities. They also determine the level of offering in terms of indoor sports facilities (gymnasiums and multipurpose rooms). This portrait integrates the market area's demographic composition and the evolution of populations, the characteristics of sports facilities, their programs, and how frequently they are used. During these phases, representatives from different Westmount aquatic organizations, namely Westmount Masters Swim Club and Westmount Dolphins Aquatics Club, were consulted.

The quantitative and qualitative data collected, combined with the use of comparative indicators, make establishing a comprehensive appreciation of the gap that exists between what is offered and the demand possible.

The citizens of Westmount actively participate in the various indoor aquatic programs offered within the City's territory. Per estimates made within the assessment, in 2017, attendance at the YMCA's pool represented 1.74 entries-swims per inhabitant. This participation surpasses that of City of Montreal residents (1.4 entries-swims-2013). The participation rate for instructor-led aquatic activities (swimming lessons), considering both YMCA registrations and those for the Westmount Recreation Centre outdoor pool, is, however, below the level generally observed in comparable cities. We also note that it stems mainly from a clientele under the age of 15 years old. We can therefore conclude that there is a high demand from Westmount youth and that adult clienteles seem to be less interested in aquatic activities.

Nonetheless, when we evaluate the offering in terms of indoor aquatic facilities within the market area, the YMCA pool appears to be outdated, small, and lacking in terms of meeting current requirements linked to the support of many aquatic programs, especially those for adult clientele. What's more, considering the market as a whole and including the secondary market, the situation surrounding the offering is unfavorable for Westmount residents. In fact, the NDG pool is small and serves a large population. Considered globally, the total market area represents a population of 79,545 inhabitants served by two (2) indoor pools. This situation is unfavorably compared to the situation that prevails in many Quebec cities, especially the City of Montreal.

Representatives from Westmount aquatic clubs have reported the relative inadequacy of the offering in terms of indoor pools. Representatives from the Westmount Masters Swim Club, which involves 122 swimmers, and the Dolphins Aquatics Club, who had 229 members during the summer of 2018, have shared precise expectations surrounding a future indoor aquatic facility. To be able to host regional and provincial aquatic competitions, this facility should, among other things, include:

- 1 main pool with a width of 25 metres and 8 to 10 swimming corridors;
- 1 secondary pool for recreational activities and swimming lessons;
- stands that can welcome spectators.

The pools at the Côte St-Luc Sports Complex and Mont-Tremblant Aquatic Complex are presented as examples.

In regard to indoor sports programs offered for the Westmount population, it is obvious that the municipally owned multifunctional facilities enable an interesting offering, particularly in terms of physical activities, dance, and martial arts. However, when we evaluate the offering of sports activities presented in gymnasiums, Westmount citizens are less well served.

For an average week, sports programs available to the Westmount population total no more than 13.5 hours. This is mainly due to the lack of availability of gymnasiums.

On the City of Westmount territory, seven (7) gymnasiums meet the requirements established by the AQLM. Of these seven (7) school-owned gymnasiums, three (3) are subject to an agreement with the City. Beyond the reduced number of users for these gymnasiums, the number of gymnasiums on the City's territory leads to a weak ratio of gymnasiums per inhabitant. By maintaining the status quo, it will be more difficult for the City of Westmount to improve its offering of gymnasium-based activities.

Those who participated in consultations associated with the process were unanimous in reporting a lack of available gymnasiums.

PHASE 4

This final phase made it possible to identify the various options that may be considered by the City if it wishes to enhance the services it offers its citizens in terms of aquatic and sports activities.

For the benefit of Westmount residents, five (5) alternatives were identified for the construction of a new aquatic complex. Of these alternatives, three (3) appear to be more promising.

They are:

- The **classic alternative** which consists of the City building a sports facility and overseeing its operations;
- The possibility of the City establishing a **partnership with the Westmount YMCA** for the expansion and modernization of its pool and both parties agreeing on the services to be provided to Westmount's population and organizations;
- The possibility of the City establishing a **business partnership agreement** with a private promoter. Based on a long-term agreement, a property developer could, within the context of a residential or commercial project, integrate a sports complex corresponding to the City's expectations. Accessibility surrounding the complex's programs and services could be shared among residents or the housing project's users and Westmount residents. For example, a housing project targeting seniors could include a public sports facility.

1 PHASE 1 – ESTABLISHING REFERENCE FRAMEWORKS

The goal of this first phase is to establish reference frameworks for the subsequent analysis of what is offered and the demand in terms of indoor aquatic programs. This section therefore outlines the following elements:

- Identification of market areas;
- Identification of aquatic programs assessed per facility
- Identification of physical activity programs offered

1.1 IDENTIFICATION OF MARKET AREAS

Before beginning the evaluation of what is offered and the demand, we must first determine a market area. In fact, structuring sports facilities such as indoor pools and multi-sport centres represent infrastructures that, in general, fulfill local or regional needs. Thus, the analysis of the offering and demand will be done for two market areas: the primary market area of Westmount and a secondary market, with a broader radius.

The primary market area covers the municipality of Westmount and a population of 20,320 residents.

The secondary market area involves sectors adjacent to Westmount, located in the Montreal boroughs of Côte-des-Neiges-Notre-Dame-de-Grâce (CDN-NDG) and Ville-Marie. It represents 59,225 residents.

The definition of the secondary market area is based on an estimate of the theoretical time that most of the population would be willing to drive in order to have access to the retained site. A 20-minute drive is normally considered acceptable in areas that can be compared to the City of Westmount. Furthermore, market area delimitations consider the physical barriers that highways represent.

The complete market area therefore includes the City of Westmount and certain adjacent Montreal sectors. It involves a population of 79,545 residents.

Table 1 Complete market area

Market area
Primary market
Secondary market
Complete market area

Source: Data rounded to nearest tenth

1.2 IDENTIFICATION OF ASSESSED AQUATIC AND SPORTS FACILITIES

The delimitation of these areas allows for the identification of existing or planned sports facilities that already, in part, fulfill the needs of the concerned populations.

These facilities include indoor pools within the complete area and surrounding areas plus Westmount's outdoor pool, sports centres having multi-sport rooms (primary area), as well as schools and establishments with gymnasiums (primary area). These establishments are identified and marked on the following map.

EXISTING AQUATIC FACILITIES

In the complete market area, 3 aquatic establishments were retained:

- The Westmount Recreation Centre's outdoor pool: primary market area;
- The YMCA's indoor pool (agreement with the City of Westmount): primary market area;
- The Notre-Dame-de-Grâce Pool (or Décarie Community Pool): secondary market area.

Around the complete market area, 6 aquatic establishments are present. They are municipally owned (Montreal boroughs) or privately owned (YMCA). Some of these facilities also have indoor sports facilities. However, this type of equipment is generally used at a local level, which justifies the fact that only equipment that is aquatic in nature has been identified.

Table 2 Existing aquatic facilities classified per area

Facility	Equipment	Territory	Ownership
Primary market area			
Westmount Recreation Centre	Aquatic (outdoor)	City of Westmount	Public City of Westmount
YMCA	Aquatic (indoor) Indoor sports facility	City of Westmount	Private with agreement
Secondary market area			
Notre-Dame-de-Grâce Pool (or Décarie community pool)	Aquatic	CDN-NDG borough	Public
Around complete market area			
CDN Sports Complex	Aquatic	CDN-NDG borough	Public
NDG Sports Complex	Aquatic	CDN-NDG borough	Public
YMCA Downtown	Aquatic	Ville-Marie borough	Private
Saint-Henri Pool	Aquatic	South-West borough	Public
Gadbois Complex	Aquatic	South-West borough	Public
Centre de la Petite-Bourgogne	Aquatic	Petite-Bourgogne borough	Public

EXISTING INDOOR SPORTS FACILITIES

The Westmount Recreation Centre and the Victoria Hall Community Centre have indoor sports facilities that are currently used for the City's programs. They are listed below. Greene Centre, a municipally owned community centre operated by a NPO, is also listed, but it does not offer municipal sports programs. Furthermore, 11 schools have been selected since they have or could potentially have sports facilities that could be used for activities organized by the City of Westmount. Of these establishments, some already have agreements with the City for their use. Finally, the Royal Montreal Regiment, a publicly owned federal establishment, was included in the list as a result of this process.

These facilities are all located within the primary market area and they are marked on the map on the following page.

Table 3 Multi-sport facilities and equipment located within primary market area

Facility	Equipment	Territory	Ownership and agreement
Primary market area			
Westmount Recreation Centre	Multipurpose room	City of Westmount	Public City of Westmount
Victoria Hall Community Centre	Indoor sports facility	City of Westmount	Public City of Westmount
Greene Centre	Indoor sports facility	City of Westmount	Public City of Westmount
YMCA	Indoor sports facility	City of Westmount	Private with agreement
Westmount Park	Indoor sports facility	City of Westmount	Public school, no agreement
Westmount High School	Indoor sports facility	City of Westmount	Public school with agreement
Saint-Léon-de-Westmount	Indoor sports facility	City of Westmount	Public school, no agreement
École Internationale de Montréal	Indoor sports facility	City of Westmount	Public school, no agreement
Selwyn House School	Indoor sports facility	City of Westmount	Private school with agreement
The Study	Indoor sports facility	City of Westmount	Private school, no agreement
Miss Edgars & Miss Cramps	Indoor sports facility	City of Westmount	Private school, no agreement
Akiva	Indoor sports facility	City of Westmount	Private school, no agreement
Villa Sainte-Marcelline	Indoor sports facility	City of Westmount	Private school, no agreement
Roslyn Elementary	Indoor sports facility	City of Westmount	Private school, no agreement
Marianopolis	Indoor sports facility	City of Westmount	CEGEP, no agreement
Royal Montreal Regiment	Indoor sports facility	City of Westmount	Public establishment with agreement

Figure 1 Market area and assessed facility location map – City of Westmount



1.3 IDENTIFICATION OF ASSESSED AQUATIC PROGRAMS PER FACILITY

As part of the process aiming to estimate the need for an indoor pool for the City of Westmount, the following aquatic activity offering is considered.

- Free swim program.
- Instructor-led activity programs. These include swimming lessons for children, lifeguard training, and fitness activities for adults.
- Swim club activities or activities linked to other aquatic sports and disciplines.

Furthermore, in accordance with the monitoring committee and in complementarity with the assessment of indoor aquatic facilities, certain indoor sports activities performed in gymnasiums were retained. These include fitness programs, badminton, and pickleball.

The section below briefly lists the aquatic program schedule of existing establishments within the market area as well as the sports activities program schedule offered by the City of Westmount.

PROGRAMS OFFERED AT THE YMCA

Thanks to the existing agreement between the City of Westmount and the YMCA, Westmount citizens may have access to **1.5 hours of free swimming every Sunday, between 2:30 p.m. and 4:00 p.m.**, free of charge.

City of Westmount citizens can also take advantage of activities offered at the YMCA, whether they are members or not, but a difference in pricing is applicable. Throughout this process, only the aquatic activity program will be considered.

Overall, the pool is open 100 hours a week, from Monday to Friday, from 7:15 a.m. to 9:45 p.m., Saturdays, from 7:15 a.m. to 6:30 p.m., and Sundays, from 7:15 a.m. to 7:30 p.m. In total, 43 hours are reserved for open swimming.

Among other things, the aquatic program offered by the YMCA includes the following activities:

- Free swim program;
- Instructor-led activity programs
 - Swimming lessons-Preschool level;
 - Swimming lessons-School level;
 - Swimming lessons-Adults;
 - Aquatic fitness activities;
 - Lifeguard training.
- Westmount Masters Swim Club
- Youth Swim Club
- Water-Polo

Non-members may access free swim activities by paying a \$15 daily fee.

Becoming a YMCA member grants access to all activity programs. Annual membership costs are: Individual (\$700), Family (\$1,416) and children, 11 years old and under (\$216).

Thus, members can access instructor-led activities for as little as \$15 per session whereas non-members must pay the regular rate starting at \$113 per session for classes.

The Masters Swim Club, for its part, has 122 highly active members in terms of competitions. They train at the pool 4 times per week.

Source: YMCA, 2019

PROGRAMS OFFERED AT THE WESTMOUNT OUTDOOR POOL

Since the City of Westmount does not have indoor aquatic facilities, it partially fulfills the demand of its citizens by offering an important aquatic activity program during summer months, at its outdoor pool. Although an outdoor pool would not normally be considered as part of the framework for the assessment of the offering and demand for indoor pools, it was exceptionally integrated in this process.

The Westmount outdoor pool is located at the Westmount Recreation Centre and it is owned by the City. It is open and heated from **May 29th to September 2nd**, for a total duration of **13 weeks annually**.

The pool is open from Monday to Friday, from 7:00 a.m. to 8:45 p.m., Saturdays from 9:00 a.m. to 9:45 p.m., and Sundays, from 9:00 a.m. to 8:45 p.m. for a total of **93.25 hours per week** during peak season, of which **74 hours are reserved for open swimming**. Use of the pool is free for City of Westmount citizens.

The pool is used for the following summer aquatic activity programs:

- Free swim program;
- Instructor-led activity programs;
 - Swimming lessons-Preschool level;
 - Swimming lessons-School level;
 - Swimming lessons-Adults;
 - Aquatic fitness activities;
 - Lifeguard training;
- Westmount Dolphins Aquatics Club;
 - Swimming;
 - Diving;
 - Artistic swimming;
 - Water-polo.

Each week, 10 hours of training are reserved for the swim club, whereas for diving, artistic swimming, and water polo, 4 hours are reserved for each discipline. The Westmount Dolphins Aquatics Club had 231 members during the summer of 2018.

Source: City of Westmount, 2019

PROGRAMS OFFERED AT THE NOTRE-DAME-DE-GRÂCE (DÉCARIE) POOL

The Notre-Dame-de-Grâce (Décarie) Pool is operated by Loisirs Sportifs CDN-NDG. This non-profit organization also operates the Côte-des-Neiges and Notre-Dame-de-Grâce sports centres for the borough.

Since the Décarie Pool is in the complete market area, its activity program schedule was included in this process, even if we estimate that it serves the Westmount clientele very little.

The Décarie Pool is **closed every Monday** and reserved for swimming lessons on Sundays. It is therefore **only open to the public 6 days per week**.

Overall, it is open 58 hours per week, of which **23 hours are reserved for free swimming**.

The pool is used for the following aquatic activity programs:

- Free swim program;
- Instructor-led activity programs;
 - Swimming lessons-Preschool level;
 - Swimming lessons-School level;
 - Swimming lessons-Adults;
 - Aquatic fitness programs;
 - Lifeguard training;
- NDG Swim Club.

Each week, 10 hours are reserved for training for the NDG Swim Club. This is divided among 3 training sessions, on Tuesdays, Thursdays, and Saturdays. The club, which has a recreational vocation, has 57 members, including 21 certified lifeguards.

Over the course of the last few years, there has been a decrease in participation for club activities. We believe this is linked to the fact that pool renovations are underway.

Source: Loisirs Sportifs CDN-NDG and NDG Aquatics Club (Tetyana Yelizarova), 2019

IDENTIFICATION OF PHYSICAL ACTIVITY PROGRAMS THAT ARE OFFERED

The City of Westmount's sports programs unfold mainly through its Recreation Centre and through the Victoria Hall Community Centre. Beyond using its sports facilities, it also uses three gymnasiums belonging to its partners.

WESTMOUNT RECREATION CENTRE

The following activities are offered at the Westmount Recreation Centre:

- Martial arts and combat sports: Jui Jitsu, JKA karate, fencing;
- Physical activities: fitness, flexibility, boot camp, body design, Zumba, yogalates.

VICTORIA HALL COMMUNITY CENTRE

The activity program at Victoria Hall Community Centre is quite diversified. It includes artistic, social, and community activities as well as sports. For the purpose of this assessment, only activities related to sports were retained and divided into three categories.

- Martial arts: Tai Chi, Jui Jitsu, JKA karate;
- Dance: ballroom, tap, ballet, classical ballet, cardio dance, belly dancing, breakdancing;
- Fitness activities: yoga, Pilates, yogalates, flexibility, boot camp, body design, Zumba.

PARTNERS' GYMNASIUMS

To serve its clientele, the City of Westmount has developed agreements with three gymnasium owners: Westmount High School, Royal Montreal Regiment, and Selwyn House School.

The following activities are offered in these sports facilities: badminton, indoor soccer (gymnasium), and pickleball.

2 PHASE 2 – EVALUATION OF OFFERING AND DEMAND

This phase aims to assess what is offered and the demand in terms of sports and aquatic activities along with different complementary activities.

2.1 EVOLUTION OF THE POPULATION AND DEMOGRAPHIC TRENDS

Based on statistics provided by Statistics Canada, the main socio-demographic data (population, distribution per age group) is presented below.

This analysis makes identifying the factors that may influence the demand for aquatic and recreational services in the City of Westmount possible.

What's more, the outlook for demographic trends for 2016-2031 helps us estimate potential mutations in terms of demand based on the reference scenario (A) for the evolution of the population provided by the Institut de la Statistique du Québec for 2031.

For consistency purposes in terms of the overall analysis, the 2016 base used for the calculations remains Statistics Canada's data. A residual difference, with no major impact on the interpretation of results, may be observed.

2.1.1 General trends

In 2016, the population of the market area is 79,545 residents (Statistics Canada, 2016).¹

During the 2006-2016 period, the socio-demographic trend within the complete market area reflects a minor decrease in the population. For this same period, the trend for the City of Montreal, the Montreal Census Metropolitan Area (Montreal CMA) and Quebec (Table 4) was a growing population.

Within the market area, the primary and secondary markets experienced highly different evolution rates. During the 2006-2016 decade, the secondary market recorded growth of +2.9%, while the population of the primary market (City of Westmount) recorded a slight decrease of -0.8%.

The growth noted in the secondary market can be explained by the fact that the assessed sectors belong to the City of Montreal and its population increased (+5.2%) during the 2006-2016 period.

The population of the complete market area therefore grew very little (+1.9%) during the period. Montreal CMA (+12.7%) and Quebec (+8.2%) experienced more important growth rates for this period.

¹The data used for the socio-demographic analysis is from Statistics Canada censuses. For consistency purposes, data per age group is used as a reference.

The reference scenario (A) from the Institut de la Statistique du Québec (ISQ) allows for the projection of these demographic trends for 2016-2031. For the secondary market territory, which belongs to the City of Montreal, the foreseen growth rate (+13.3%) was applied to the assessed sectors in order to make it possible to appreciate the expected evolution.

A review of the demographic projections reveals that the market area should experience global growth of +9.2% over the next 15 years.

The foreseen growth rates for Montreal CMA and Quebec - respectively +12.9% and +12.8%, are greater than the growth rate foreseen for the City of Westmount (-2.7%).

However, they remain inferior to those foreseen for the secondary market area, included in the City of Montreal Territory (+13.3%).

Table 4 Evolution of the population in the market area and reference territories, 2006-2031

	2006	2016	2031 ^P	2006-2016	2016-2031 ^P
Westmount	20,494	20,320	19,760	-0.8%	-2.7%
Secondary market	57,575	59,225	67,102	+2.9%	+13.3%
Complete market	78,070	79,545	86,892	+1.9%	+9.2%
Montreal	1,620,693	1,704,694	1,931,790	+5.2%	+13.3%
Montreal CMA	3,635,556	4,098,905	4,625,900	+12.7%	+12.9%
Quebec	7,546,131	8,164,355	9,205,587	+8.2%	+12.8%

Source: Census, Statistics Canada, 2006, 2016. Data rounded to nearest tenth.

^P: projections 2031 by Institut de la Statistique du Québec, 2014.

The foreseen population growth within the complete market area between now and 2031 suggests an increase in the general needs of the population in terms of sports and recreational facilities, despite the fact that the population of the primary market may record a slight decrease (19,760 residents in 2031 and 20,494 in 2016).

2.1.2 Composition of the population per age group

The following table identifies the median age for each city in the market area (City of Westmount and City of Montreal), as well as for the Montreal boroughs of which certain sectors are included in the secondary market (Côte-des-Neiges-Notre-Dame-de-Grâce and Ville-Marie).

For the City of Westmount, the median age is **46.7 years old**, 4.2 years more than the median age for the province of Quebec. In fact, the median age of Quebecers was 42.5 years old in 2016.

The median age for the Montreal sectors in the secondary market is inferior to that of the City of Westmount population.

In the Côte-des-Neiges-Notre-Dame-de-Grâce borough, the median age is 36.4 years old, which is 10.2 years less than the median age for the City of Westmount.

In the Ville-Marie borough, the median age is 35.0 years old, which is 11.4 years less than the City of Westmount's median age.

For the City of Montreal, the difference is less, but it remains considerable since the median age is 38.5 years old, 8.2 years less than the City of Westmount's median age.

In fact, the median age within the municipality of Westmount is very high compared to the median age for the City of Montreal, to which the secondary market sectors belong. The median age for the City of Westmount is also superior to the median age for Montreal CMA and the province of Quebec.

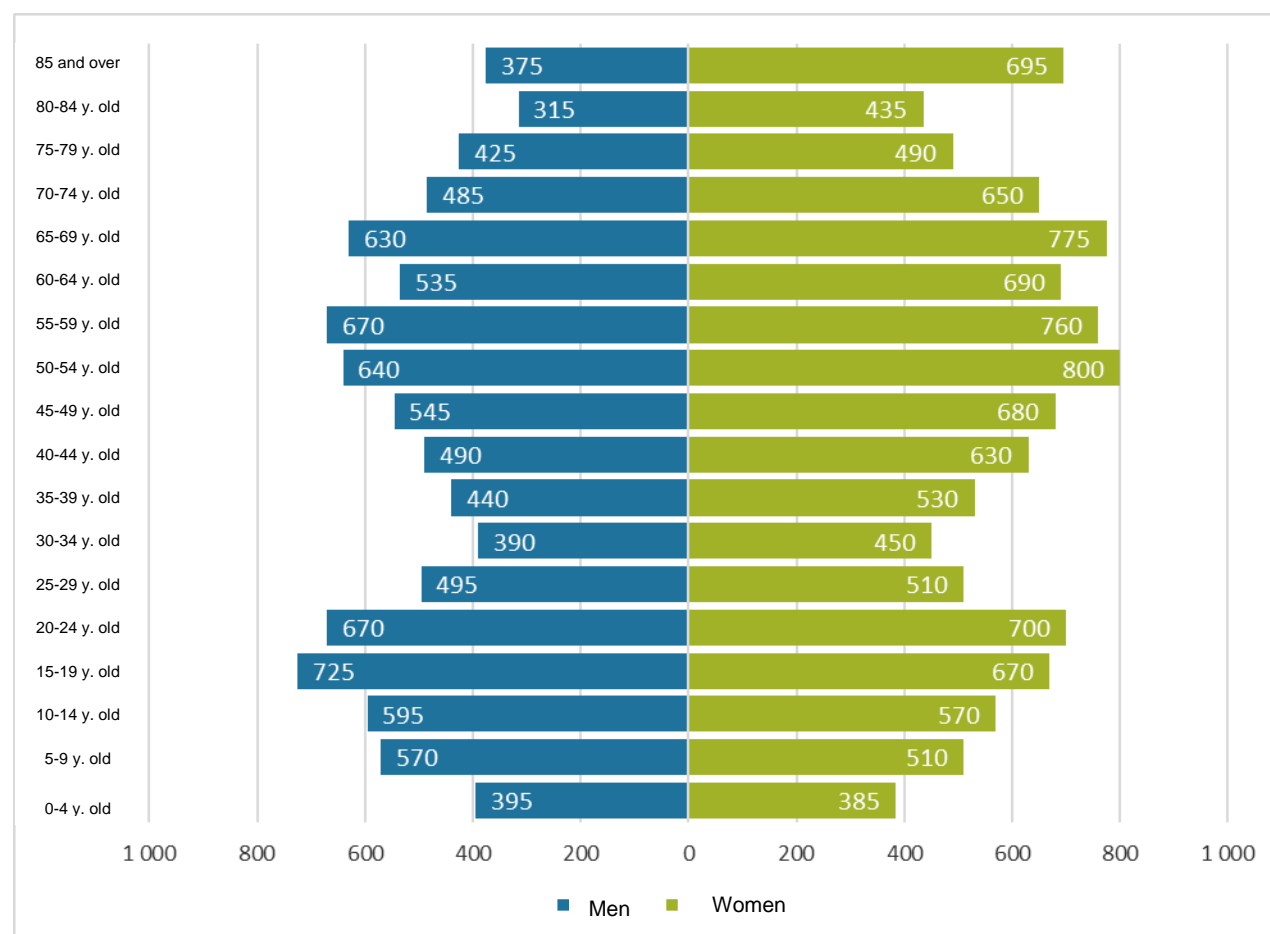
Table 5 Median age for the market area, 2016

Municipality/Borough	Median age 2016
Westmount	46.7
Côte-des-Neiges-Notre-Dame-de-Grâce (City of Montreal)	36.4
Ville-Marie (City of Montreal)	35.0
Montreal	38.5
Montreal CMA	40.3
Quebec	42.5

Source: Census, Statistics Canada, 2016. Data rounded to nearest tenth.

The population age pyramid (Table 6) created for the City of Westmount highlights the weak representation of the 0-14-year-old and 30-34-year-old age groups.

Table 6 Westmount age pyramid, 2016



Source: Census, Statistics Canada, 2016.

In 2016, the age structure of the population of the complete market area is quite different than that of Quebec and the Montreal CMA.

In the market area, the 0 to 14-year-old age group is less represented (4.2 % from 0 to 4 years old and 7.9% from 5 to 14 years old) than in the Montreal CMA (respectively 5.6% and 11.2%) and in Quebec (respectively 5.4% and 10.8%). 45 to 64-year-olds are also underrepresented (20.9% in the market area, 27.3% in the CMA, and 28.6% in Quebec).

On the flip side, there are more 20 to 44-year-olds in the market area (11.8% for 20 to 24-year-olds and 32.4% for 25 to 44-year-olds) than in the CMA (respectively 6.6% and 27.4%) and in Quebec (respectively 6.1% and 25.3%). The proportion of those who are 65 years old and older is nearly identical in the complete market area (18%) and across Quebec (18.3%).

Table 7 Population per age group for the market area, 2016

Age group	Primary area/ Westmount		Secondary area		Complete area	
	2016	%	2016	%	2016	%
0-4 years old	780	3.8%	2,545	4.3%	3,325	4.2%
5-14 years old	2,250	11.1%	4,015	6.8%	6,265	7.9%
15-19 years old	1,395	6.9%	2,775	4.7%	4,170	5.2%
20-24 years old	1,365	6.7%	8,035	13.6%	9,400	11.8%
25-44 years old	3,945	19.4%	21,495	36.3%	25,440	32.4%
45-64 years old	5,325	26.2%	11,300	19.1%	16,625	20.9%
65 and over	5,260	25.9%	9,060	15.3%	14,320	18.0%
Total	20,320	100%	59,225	100%	79,545	100%

Source: Census Canada, 2016. Data rounded to nearest tenth.

Table 8 Population per age group for reference regions, 2016

Age group	Westmount		Complete market area		Montreal CMA		Quebec	
	Number	%	Number	%	Number	%	Number	%
0-4 years old	780	3.8%	3,325	4.2%	231,315	5.6%	444,930	5.4%
5-14 years old	2,250	11.1%	6,265	7.9%	460,025	11.2%	888,325	10.8%
15-19 years old	1,395	6.9%	4,170	5.2%	225,345	5.5%	429,825	5.3%
20-24 years old	1,365	6.7%	9,400	11.8%	271,640	6.6%	500,100	6.1%
25-44 years old	3,945	19.4%	25,440	32.4%	1,121,720	27.4%	2,067,980	25.3%
45-64 years old	5,325	26.2%	16,625	20.9%	1,117,155	27.3%	2,338,005	28.6%
65 and over	5,260	25.9%	14,320	18.0%	671,705	16.4%	1,495,190	18.3%
Total	20,320	100%	79,545	100%	4,098,905	100%	8,164,355	100%

Source: Per Census Canada, 2016. Data rounded to nearest tenth.

The primary market area (City of Westmount) is characterized by an older age profile, as the analysis of the median age indicates. We note a weak under-representation for young people (3.8% of 0 to 4-year-olds) and 25 to 44-year-olds (19.4%), as well as an over-representation for those who are 65 years old and older (25.9%).

The secondary market area contains a somewhat more important proportion of 0 to 4-year-olds (4.3%) compared to the primary market area (3.8%). 25 to 44-year-olds are noticeably overrepresented in the secondary market area (36.3%) compared to the primary market area (19.4%).

5 to 14-year-olds and 15 to 19-year-olds are, for their part, underrepresented, with respectively 6.8% and 4.7% of the total population.

Finally, the secondary market area also involves a less important portion of people between the ages of 45 and 64 years old (19.1%) and 65 years old and older (15.3%) than the primary market area (respectively 26.2% and 25.9%).

Thus, 0 to 4-year-olds represent 3.8% of the City of Westmount population, compared to 4.2% for the complete market area. What's more, 20 to 24-year-olds represent 6.7% of the City of Westmount population in the primary market area, compared to 11.8% in the complete area.

25 to 44-year-olds represent 19.4% of the City of Westmount population, compared to 32.4% across the entire market area. Those who are 65 years old and older are overrepresented with 25.9% of the population in the primary market area, compared to 18% of the population in the complete market area and 16.4% in the Montreal CMA.

The proportion of people who are 65 years old and older is also much higher in the primary market area, compared to the province of Quebec as a whole (18.3%).

2.1.3 Population growth per age group

Analysis of demographic trends for the market area highlights an aging population, consistent with the evolution observed in the City of Montreal, in the Montreal CMA, and across Quebec.

In fact, between 2006 and 2016, in the primary market area, the age group that has grown the most quickly is the 65-year-old and older age group (+19.5%). The 15 to 19-year-old age group follows (+5.3%). The other age groups recorded a decrease for the period.

In the secondary market area, the age group that has grown the most quickly is that of 20 to 24-year-olds (+12.7%), followed by the age group of people 65 years old and older (+9.8%). Only 45 to 64-year-olds are on the decline (-9.3%).

In the complete market area, we observe an increase among those who are 65 years old and older (+13.2%) as well as among those who are 20 to 24 years old (+9.9%). A decrease is noted for the 45 to 64-year-old (-9.3%) and the 5 to 14-year-old (-0.6%) age groups.

The 45 to 64-year-old age group has decreased across the market area (-9.3%).

Table 9 Evolution of the population per age group in the market area, 2006-2016

Age groups	Primary market area (City of Westmount)			Secondary market area			Complete market area		
	2006	2016	% Var 2006-2016	2006	2016	Var 2006-2016	2006	2016	Var 2006-2016
0-4 years	815	780	-4.3%	2,410	2,545	+5.6%	3,225	3,325	+3.1%
5-14 years	2,300	2,250	-2.2%	4,000	4,015	+0.4%	6,300	6,265	-0.6%
15-19 years	1,325	1,395	+5.3%	2,765	2,775	+0.4%	4,090	4,170	+2.0%
20-24 years	1,420	1,365	-3.9%	7,130	8,035	+12.7%	8,550	9,400	+9.9%
25-44 years	4,365	3,945	-9.6%	20,555	21,495	+4.6%	24,920	25,440	+2.1%
45-64 years	5,870	5,325	-9.3%	12,460	11,300	-9.3%	18,330	16,625	-9.3%
65 and over	4,400	5,260	+19.5%	8,255	9,060	+9.8%	12,655	14,320	+13.2%
Total	20,495	20,320	-0.9%	57,575	59,225	+2.9%	78,070	79,545	+1.9%

Source: Per Statistics Canada, 2006, 2016. Data rounded to nearest tenth.

A divergent evolution is present in the primary and secondary market areas. This difference is particularly noticeable in the 0 to 14-year-old and 20 to 44-year-old age groups. For residents who are 45 years old and older, trends are similar. They are on the rise, despite a considerably greater growth among those who are 65 years old and older in the primary market.

Table 10 Evolution of the population per age group in the reference regions, 2006-2016

Age groups	Evolution 2006-2016 (%)			
	City of Westmount	Complete market area	Montreal CMA	Quebec
0-4 years	-4.3%	+3.1%	+21.3%	+18.6%
5-14 years	-2.2%	-0.6%	+15.6%	+5.2%
15-19 years	+5.3%	+1.9%	+0.5%	-9.5%
20-24 years	-3.9%	+9.9%	+14.7%	+5.9%
25-44 years	-9.6%	-1.9%	+4.2%	-0.7%
45-64 years	-9.3%	-9.3%	+14.0%	+7.0%
65 and over	+19.5%	+13.2%	+35.5%	+38.4%
Total	-0.9%	+1.9%	+12.7%	+8.2%

Source: Per Statistics Canada, 2006, 2016. Data rounded to nearest tenth.

Table 10 highlights the singularity of the primary market area compared to the reference regions. For populations between the ages of 0 and 14 years old, 20 and 24 years old, and 15 and 64 years old, the primary market is on the decline between 2006 and 2016. In the Montreal CMA and Quebec, they are growing.

Trends for the 2016-2031 period are determined using demographic projections provided by the Institut de la Statistique du Québec and presented in the following tables.

In 2031, three quarters of the primary market area should consist of residents who are 25 years old and older, with an over-representation of people 65 years old and older (28%).

The secondary market area should consist of a somewhat younger population, although it will also mainly consist of people 25 years old and older. Those who are 65 years old and older should, however, be much less represented compared to the primary market (19.4% opposed to 28%).

Finally, the complete area should see an under-representation of 0 to 4-year-olds (3.7%) and 15 to 19-year-olds (4.2%), as well as an over-representation of 25 to 44-year-olds (36%).

Table 11 Population per age group in market areas, 2031

Age groups	Primary market area (City of Westmount)		Secondary market area		Complete market area	
	2031	%	2031	%	2031	%
0-4 years old	830	4.2%	2,685	5.5%	3,515	3.7%
5-14 years old	1,720	8.7%	4,437	10.5%	6,157	6.8%
15-19 years old	940	4.7%	2,919	5.2%	3,859	4.2%
20-24 years old	1,230	6.2%	8,573	6.7%	9,803	10.8%
25-44 years old	5,050	25.6%	27,664	28.7%	32,714	36%
45-64 years old	4,440	22.5%	14,012	24%	18,452	20.3%
65 and over	5,550	28.0%	10,818	19.4%	16,368	18%
Total	19,760	100%	71,108	100%	90,868	100%

Source: Per 2031 projections by the Institut de la Statistique du Québec, 2014.

Table 12 Evolution of the population per age group in the market area, 2016-2031

Age groups	Primary market area (City of Westmount)			Secondary market area			Complete market area		
	2016	2031	%Var 2016-2031	2016	2031	%Var 2016-2031	2016	2031	Var 2016-2031
0-4 years	780	830	+6.4%	2,545	2,685	+5.5%	3,325	3,515	+5.7%
5-14 years	2,250	1,720	-23.5%	4,015	4,437	+10.6%	6,265	6,157	-1.7%
15-19 years	1,315	940	-28.5%	2,775	2,919	+5.2%	4,170	3,859	-7.5%
20-24 years	1,365	1,230	-9.9%	8,035	8,573	+6.7%	9,400	9,803	+4.3%
25-44 years	3,945	5,050	+28.0%	21,495	27,664	+28.7%	25,440	32,714	+28.6%
45-64 years	5,325	4,440	-16.6%	11,300	14,012	+24.0%	16,625	18,452	+11.0%
65 and over	5,260	5,550	+5.5%	9,060	10,818	+19.4%	14,320	16,368	+14.3%
Total	20,320	19,760	-2.8%	59,225	71,108	+20.1%	79,545	90,868	+14.2%

Source: Per Statistics Canada and 2031 projections by the Institut de la Statistique du Québec, 2014.

Table 13 Evolution of the population per age group in reference regions, 2016-2031

	Primary market area (City of Westmount)	Complete market area	City of Montreal	Montreal CMA	Quebec
0-4 years old	+6.4%	+5.7%	+4.4%	+5.8%	+1.7%
5-14 years old	-23.5%	-1.7%	+36.57%	+612.96%	+4.3%
15-19 years old	-28.5%	-7.5%	+24%	+15.2%	+15.6%
20-24 years old	-9.9%	+4.3%	+3.2%	+3.1%	+3.0%
25-44 years old	+28.0%	+28.6%	-4.2%	+6.6%	+5.9%
45-64 years old	-16.6%	+11.0%	+6.3%	+1.3%	-4.0%
65 and over	+5.5%	+14.3%	+36.7%	+48.2%	+55.1%
Total	-2.8%	+14.2%	+9.8%	+12.9%	+12.8%

Source: Per Statistics Canada and 2031 projections by Institut de la Statistique du Québec, 2014.

Analysis of the demographic forecast for the primary and secondary market areas for the 2016-2031 period show very different trends.

The primary area will experience a decrease of -2.8% and the secondary area will see growth of +14.2%. In the primary market area, it is expected that the 25 to 44-year-olds, the 0 to 4-year-olds, and finally, the 65-year-olds and older will be responsible for the greatest part of demographic activity. The other age groups should decrease, particularly the 15 to 19-year-olds (-28.5%) and the 45 to 64-year-olds (-16.6%).

For the secondary market area, all age groups should see growth which, among those who are 25 years old and older, should be considerable.

In the complete market area, the evolution of the age groups will see a marked increase for those who are 25 years old and older, particularly for the 25 to 44-year-old (+28.6%) age group. The 15 to 19-year-old age group should see the most important decline (-7.5%).

The primary market area profile should therefore remain very different compared to that of the reference regions in 2031: 0 to 4-year-olds should see a more important increase in the primary area (+6.4%) than in the reference regions, particularly Quebec (+1.7%). Above all, the number of 15 to 19-year-olds should decrease considerably in the primary area (-28.5%) whereas important growth should continue to be seen for this age group in the reference regions. Growth among those who are 65 years old and older should be considerably lower in the primary area compared to the reference regions.

The complete market area should see very strong growth (+14.2%), despite the decrease for the primary area (-2.8%). This expected growth is even more important than what is foreseen for the Montreal CMA (+12.9%) and Quebec (+12.8%).

HIGHLIGHTS OF THE EVOLUTION OF THE POPULATION AND DEMOGRAPHIC TRENDS

The complete market area

In 2016, 79,545 residents make up the population of the complete market area.

The population of the complete market area increased by +1.9% during the 2006-2016 period. The complete market area should also see growth evaluated at +14.2% for the 2016-2031 period.

The age structure of the population is different than that of Quebec and the Montreal CMA. Younger members of the population are underrepresented. This is also the case for 15 to 19-year-olds, whereas 25 to 44-year-olds are overrepresented.

Between 2006 and 2016, the primary and secondary market areas evolved differently, particularly among 0 to 14-year-olds and 20 to 44-year-olds, who saw a decrease in the primary area and growth in the secondary area. The growth noted among the 65-year-olds and older was much more important in the primary area, compared to the secondary area.

Between 2016 and 2031, the primary and secondary market areas should evolve differently. The primary area should see a population decline (-2.8%) whereas the secondary area should see important growth (+20.1%). 5 to 14-year-olds (-12.7%) and 45 to 64-year-olds (-16.6%) should represent the main age groups responsible for a decrease in the primary area, whereas the 25-year-olds and older should be responsible for growth in the secondary area.

The primary market area

The primary market area population decreased by -0.9% (2006-2016).

It is characterized by an older age profile (65 years old and older: 25.9% of the population) and a higher median age (46.7 years old). It is also characterized by an under-representation of young residents (0 to 4 years old: 3.8%) and 25 to 44-year-olds (19.4%).

It is expected that the demographic growth is linked to 25 to 44-year-olds (+28%) and, secondarily, to 0 to 4-year-olds (+6.4%) and those who are 65 years old and older (+5.5%).

The secondary market area

The secondary market area population increased by +2.9% (2006-2016).

It includes a higher proportion of 25 to 44-year-olds (36.3%) and fewer people who are 65 years old and older (15.3%) compared to the primary market.

It is expected that the demographic growth is linked to 25 to 44-year-olds (+28.7%), 45 to 64-year-olds (+24%), and those who are 65 years old and older (+19.4%).

2.2 THE DIFFERENT FACILITIES AND HOW THEY ARE USED

2.2.1 Definition of the different facilities

The City of Westmount uses many facilities, such as:

- Aquatic facilities;
- Gymnasiums;
- Palaestrae;
- Multipurpose rooms.

AQUATIC INSTALLATIONS

Aquatic installations are artificial water basins of different shapes and sizes that are set up for bathing and swimming. They include all equipment required for these activities.

GYMNASIUMS

Gymnasiums refer to indoor facilities, generally used for practicing different sports and athletic disciplines (volleyball, badminton, basketball, etc.).

The technical characteristics of this indoor sports equipment are evaluated per the reference document for the development of indoor sports facilities created by the Association Québécoise du Loisir Municipal (AQLM) and the Association des Responsables Aquatiques du Québec (ARAQ) in 2013.²

This document lists the reference criteria for “community” and “development and practice of sport” simple and double gymnasiums.

² Groupe Régis Côté, Association Québécoise du Loisir Municipal (AQLM), Association des Responsables Aquatiques du Québec (ARAQ) (2013). *Cadre de référence pour le développement d'installations sportives intérieures*, 23 p. Online: http://www.loisirmunicipal.qc.ca/uploads/CadreInstallationsSportives_AQLM.pdf, consulted August 6th, 2018.

Table 14 Reference criteria for “community” gymnasiums

Simple gymnasium	Details	Double gymnasium	Details
Dimension	17 x 28 metres	Dimension	34 x 28 metres
Surface area	476 m ²	Surface area	952 m ²
Free height	7 metres	Free height	7 metres
Playing courts	Basketball (1)	Playing courts	Basketball (2)
	Volleyball (1)		Volleyball (2)
	Badminton (3)		Badminton (6)

Table 15 Reference criteria for “development and practice of sport” gymnasiums

Simple gymnasium	Details	Double gymnasium	Details
Dimension	19 x 32 metres	Dimension	38 x 32 metres
Surface area	608 m ²	Surface area	1,216 m ²
Free height	9 metres	Free height	9 metres
Playing courts	Basketball (1)	Playing courts	Basketball (2)
	Volleyball (1)		Volleyball (2)
	Badminton (4)		Badminton (8)

Source: Groupe Régis Côté, Association Québécoise du Loisir Municipal (AQLM), Association des Responsables Aquatiques du Québec (ARAQ) (2013). *Cadre de référence pour le développement d'installations sportives intérieures*, 23 p. Online http://www.loisirmunicipal.qc.ca/uploads/CadreInstallationsSportives_AQLM.pdf, consulted August 6th, 2018.

PALAESTRAE

Palaestrae refer to indoor facilities, often used for the practice of various sports and disciplines, such as gymnastics.

Unlike gymnasiums, there are no reference criteria to define a palaestra. Very large sports facilities that do not meet the reference criteria for gymnasiums defined by the AQLM are generally called palaestrae.

MULTIPURPOSE ROOMS

Multipurpose rooms are rooms that vary in size and used for various community and sports activities that have no specific requirements. There are no reference criteria to define a multipurpose room. However, in general, this type of room does not have a very high ceiling, nor does it have a special type of floor covering or equipment used for sports disciplines.

2.2.2 Presentation of assessed installations and facilities

This section presents:

- The assessed installations and their facilities;
- The specific description of assessed facilities and how they are used.

ASSESSED INSTALLATIONS AND FACILITIES

16 installations are part of this assessment. These include 25 facilities spread throughout the territory per the map above. Of these infrastructures, four hold usage agreements with the City of Westmount.

Table 16 Assessed installations and facilities

Installations	Facilities	Ownership	Agreement
Private Installations			
YMCA	Indoor pool 1 palaestra 2 multipurpose rooms	Private	yes
Municipal Installations			
Westmount Recreation Centre	Westmount outdoor pool 1 multipurpose room	City of Westmount	N/A
Victoria Hall Community Centre	5 multipurpose rooms	City of Westmount	N/A
Greene Community Centre	Palaestra	City of Westmount	N/A
Notre-Dame-de-Grace (Décarie) Pool	Indoor pool	CDN-NDG borough	N/A
School establishments			
Westmount Park	Simple community gymnasium	Public	no
Westmount High School	Simple community gymnasium	Public	yes
Saint-Léon-de-Westmount	Palaestra	Public	no
École Internationale de Montréal	Palaestra	Public	no
Selwyn House School	Simple community gymnasium (Speirs and Macaulay)	Private	yes
The Study	Palaestra	Private	no
Miss Edgars & Miss Cramps	Palaestra	Private	no
Akiva	Palaestra	Private	no
Villa Sainte-Marcelline	Simple community gymnasium	Private	no
Roslyn Elementary	Palaestra	Private	no
Marianopolis	Simple community gymnasium	CEGEP	no
Federally owned establishments			
Royal Montreal Regiment	Simple community gymnasium	Public	yes

For the purpose of this assessment, the installations listed above include 25 facilities distributed as follows:

- 2 indoor aquatic installations;
- 1 outdoor aquatic installation;
- 7 “community” simple gymnasiums;
- 8 palaestrae;
- 8 multipurpose rooms.

SPECIFIC DESCRIPTION OF ASSESSED SPORTS INSTALLATIONS AND HOW THEY ARE USED

WESTMOUNT YMCA INDOOR POOL

The YMCA's indoor pool is privately owned. It's a 25-metre semi-Olympic pool with 5 corridors. It was renovated in 1988.

Table 17 Characteristics of the Westmount YMCA pool

YMCA Pool				
Address	4585 Sherbrooke Street West			
Property	Private			
Pools	Pools	Pools	Pools	Pools
1	10 m x 25 m 250 m ²	Min: 1.2 m Max: 2 m	100 swimmers	No equipment
Swim corridors	5			
Stands and capacity	3 benches (seating 30 persons)			

Source: Westmount YMCA, 2019.

The pool is open 7 days a week per the following schedule: Monday to Friday, from 6:15 a.m. to 9:45 p.m., Saturdays from 7:15 a.m. to 6:30 p.m., and Sundays from 7:15 a.m. to 7:30 p.m., for a total of 100 hours per week, of which **95 hours are used for its aquatic activity programs.**

The hours of use for the YMCA pool are distributed among the different types of activities as follows:

Table 18 Use of the Westmount YMCA Pool per activity type

Activity types	Number of weekly hours
Free swim	43.25
Swimming lessons	21.75
Lifeguard training	6.75
Fitness	8.5
Youth Swim Club	3.75
Westmount Masters Swim Club	10
Water polo	1
Total	95.25

Source: YMCA, 2019.

43.25 hours are reserved for free swim activities every week, but only 1.5 hours are for Westmount residents, allowing them to enjoy free entry between 2:00 p.m. and 4:30 p.m. every Sunday.

Instructor-led activities such as swimming lessons for both children and adults, lifeguard training, and fitness-related activities occupy the pool for a total 37 hours per week. Participation in instructor-led activities per age group is presented in the table below.

Table 19 Registrants for instructor-led activities per age group

Instructor-led activities per age group	Number of registrants/year
Swimming lessons-Preschool level (0-4 years old)	400
Swimming lessons-School level (5-14 years old)	800
Lifeguard training (15-25 years old)	120
Fitness activities and classes for adults	120
Total	1,440

The Youth Swim Club is a recreational swim club that welcomes members of Westmount's Dolphins Aquatics Club who wish to pursue training when the outdoor pool is closed.

The Masters Swim Club trains 10 hours per week. These hours are divided among 4 sessions.

The water polo activity is scheduled for Saturdays, from 1:45 p.m. to 2:45 p.m. It is included in the course descriptions, but it isn't part of the regular weekly schedule. Nonetheless, it is considered in the number of hours reserved for each type of activity above.

For the pool use schedule, see APPENDIX 1.

WESTMOUNT OUTDOOR POOL

The Westmount outdoor pool is located at the Westmount Recreation Centre. It is public property. It is a 25-metre semi-Olympic pool with 8 corridors. It also has a 165 m² diving section as well as a water game area, located next to the pool.

The pool is heated and accessible for the Westmount population during summer months, exclusively from May 29th to September 2nd.

Table 20 Characteristics of Westmount outdoor pool

Westmount outdoor pool				
Address		4675 Sainte-Catherine Street West		
Property		Public		
Pools	Dimensions	Pools Depth	Capacity	Equipment
1	675 m² Swimming section: 20,4m x 25m =510m ² Diving section: 165 m ²	Min: 1.1 m Max: 2 m Depth of 3,5m for diving boards	350 swimmers	Water games (outside of pool) 2 diving boards (1m)
Swim corridors		8		
Stands and capacity		No permanent stands		

Source: City of Westmount, 2019.

During peak season, the pool is open **93.25 hours per week**. It is open Monday to Friday, from 7:00 a.m. to 8:45 p.m., for a total of 13.75 hours per day. It is also open from 9:00 a.m. to 9:45 p.m. on Saturdays (12.75 hours), and from 9:00 a.m. to 8:45 p.m. (11.75 hours) on Sundays.

The pool is used for instructor-led activities and free swim programs for the City of Westmount clientele. It is also used by the Westmount Dolphins Aquatics Club, for all four of its disciplines.

When the pool is being used, it is shared among several activities. For certain pool schedule hours, the pool can therefore be used for more than one activity. This method of classifying activities leads to more hours being calculated and considered attributed to activities (117.75 hours) than the total number of hours the pool is open (93.25 hours).

The hours of use per activity are mainly distributed per the following table:

Table 21 Use of the Westmount outdoor pool

Program	Number of weekly hours
Free swim	73.75
Masters swim	4
Lifeguard training	3
Swimming lessons	12
Fitness activities	3
Westmount Dolphins Aquatics Club	22
Total	117.75

Source: City of Westmount, 2019; <https://westmount.org/loisirs-et-culture/sports-et-loisirs/piscine/>, http://fr.westmountdolphins.org/uploads/1/9/8/7/19875711/dolphins__regular_season_training_schedule_2019.pdf, consulted April 5th, 2019.

In total, 18 hours are reserved for instructor-led activities, namely swimming lessons for children and adults, lifeguard training, and fitness activities. Participation in instructor-led activities per age group is distributed per the following table:

Table 22 Registrants for instructor-led activities per age group for summer of 2018

Instructor-led activities per age group	Number of registrants/year
Swimming lessons-Preschool level (0-4 years old)	64
Swimming lessons-School level (5-14 years old)	167
Lifeguard training (15-25 years old)	N/A
Fitness activities and classes for adults	81
Total	312

The City of Westmount therefore appears to fulfill its residents' needs by offering several instructor-led activity programs at its outdoor pool during summer months.

The complete activity program can be found in APPENDIXES 2 and 3.

NOTRE-DAME-DE-GRÂCE POOL (DÉCARIE COMMUNITY POOL)

The Notre-Dame-de-Grâce (Décarie) indoor pool is in the complete market area. It belongs to the Côte-des-Neiges-Notre-Dame-de-Grâce borough. It is public property and is managed by a non-profit organization, Loisirs Sportifs CDN-NDG.

Built in 1931, the Notre-Dame-de-Grâce indoor pool was the last Montreal public pool built before the emergence of outdoor pools. The City of Montreal's master plan for aquatic installations indicates that the useful life of the installation is 80 years. It also states that its equipment requires a great deal of maintenance and repairs.³

Table 23 **Characteristics of Notre-Dame-de-Grâce (Décarie) Pool**

Notre-Dame-de-Grâce (Décarie) Pool				
Address	3760 Décarie Boulevard			
Property	Public			
Pools	Dimensions	Depth	Capacity	Equipment
1	258.5 m ² 23.5 m x 11 m	Min: 1.06m (3 feet, 6 inches) Max: 3.20m (10 feet, 6 inches)	126 swimmers	4 starting blocks
Swim corridors	4			
Stands and capacity	Yes, three rows. Approximately 120 people.			

Source: Loisirs Sportifs CDN-NDG, 2019.

The Notre-Dame-de-Grâce (Décarie) pool is **closed on Mondays and therefore open to the public only 6 days per week** for a restricted number of hours each day, since it only opens at 2:00 p.m. from Tuesday to Friday. The pool is open for a total of **46.5 hours per week**, of which **23 hours are reserved for free swim activities**.

It is open to the public per the following schedule: from Tuesday to Friday, from 2:00 p.m. to 10:00 p.m. (8 hours per day) and Saturdays, from 8:30 a.m. to 4:30 p.m. (8 hours). On Sundays, the pool is open for swimming lessons from 2:00 p.m. to 4:30 p.m., for a total of 6.5 hours for the day.

Its activity program is divided among activity styles per the following table:

³ City of Montreal (2012). Aquatic Equipment Master Plan. Portrait of the boroughs. 312 pages.

Table 24 Use of the Notre-Dame-de-Grâce (Décarie) Pool per activity type

Program	Number of weekly hours
Free swim	23
Swimming lessons	10.5
Lifeguard training	2.5
NDG Swim Club	10
Total	46

Source: <https://www.loisirssportifscdn-ndg.com/installations/piscine-notre-dame-de-grace/?type-filter=56&age-filter=all>, consulted April 5th, 2019.

The online schedule of activities does not indicate any fitness classes.

The pool is mostly used for free swim activities (seniors and pregnant women, all, adults swimming laps-16 years old and older).

During the week, 3-hour slots are reserved for the NDG Swim club's activity program, from 4:30 p.m. to 7:45 p.m. on Tuesdays and Thursdays. They also have access to the pool for 4 hours on Saturdays, from 8:30 a.m. to 12:30 p.m., for a total of 10 hours per week.

The following time slots are reserved for swimming lessons: Wednesdays (4:30 p.m. to 7:45 p.m.), Fridays (4:30 p.m. to 7:45 p.m.) and Sundays (9:00 a.m. to 1:00 p.m.) for a total of approximately 10 hours. Lifeguard training is presented on Sundays, from 2:00 p.m. to 4:30 p.m.

ASSESSED GYMNASIUMS

Seven gymnasiums meet the reference criteria defined by the AQLM. Two are considered simple community gymnasiums for this assessment, even if they do not fully meet the AQLM's standards.

Of these facilities, three are accessible and used by the City of Westmount to offer sports activities for its clientele, per a usage agreement.

Overall, agreements total **13.5 hours of use** distributed as follows:

Table 25 Assessed gymnasiums meeting the AQLM's criteria or considered as such

Installation	Width (m)	Length (m)	Surface area (m ²)	Height	Qualification	AQLM	Usage agreement	Number of hours/Week
Selwyn High School	22	31	682	8.4	Simple community gymnasium	Yes	Yes	2
	16	29	464	8	Simple community gymnasium	Yes	Yes	
Montreal Royal Regiment	25	35	943	7.8	Simple community gymnasium	Yes	Yes	3.5
Westmount High School	23.5	35	822	6.6	Simple community gymnasium	No	Yes	8
Villa Ste-Marcelline	27	16	432	7	Simple community gymnasium	Yes	No	0
Marianapolis	36	31	1116	7.4	Simple community gymnasium	Yes	No	0
Westmount Park	26	17	442	7.4	Simple community gymnasium	No	No	0
TOTAL								13.5

1. The **Westmount High School** facility's size is nearly sufficient for it to be considered as a double community gymnasium, but it was considered as a simple community gymnasium despite its height of 6.6 metres which does not meet the 7-metre standard.
2. The **Ste-Marcelline** facility was considered as a simple community gymnasium despite its dimensions of 27 m x 16 m (should be 28 m x 17 m) and its surface area of 432 m² (should be 476 m²).
3. The **Westmount Park** facility was considered as a simple community gymnasium despite its dimensions of 26 m x 17 m (should be 28 m x 17 m) and its surface area of 442 m² (should be 476 m²).

Here is a brief description of the three establishments that hold a usage agreement with the City of Westmount for the use of gymnasium hours.

Selwyn High School, a privately owned school, holds an agreement with the City of Westmount. This high school has two gymnasiums: Speirs, built in 2002 and Macaulay, built in 1985. The Speirs gymnasium is used **2 hours per week**, on Wednesdays, for an indoor soccer municipal program recognized by the City of Westmount.

Westmount High School, a publicly owned school, holds an agreement with the City of Westmount for the use of its gymnasium which was built in 1961. Its simple community gymnasium is used **8 hours per week** on Mondays, Tuesdays, and Wednesdays, for indoor soccer, badminton, and pickleball municipal programs recognized by the City of Westmount.

The Royal Montreal Regiment, a public military institution belonging to the Canadian Armed Forces, holds an agreement with the City of Westmount for the use of its gymnasium, built in 1925. This simple community gymnasium is used **3.5 hours per week**, on Mondays, for a City of Westmount indoor soccer municipal program.

To summarize the types of activities organized by the City of Westmount in partner establishments, the following table synthesizes the previously mentioned elements.

Table 26 Use of gymnasiums with agreement with the City per activity type

Program	Installation	Facility	Number of weekly hours
Soccer intérieur	Selwyn House School	Simple community gymnasium (Speirs)	2
Soccer intérieur	Westmount High School	Simple community gymnasium	3.5
Badminton	Westmount High School	Simple community gymnasium	2.5
Pickleball	Westmount High School	Simple community gymnasium	2
Soccer intérieur	Royal Montreal Regiment	Simple community gymnasium	3.5
Total			13.5

Source: City of Westmount, 2019.

Note: Selwyn High School doesn't currently rent its facilities to outside users on Saturdays and Sundays. It may therefore be possible to rent additional hours during weekends.

PALAESTRAE

Per the previously suggested definition, **8 palaestrae** exist on the City of Westmount territory.

Here is a table that presents the specifications of the different palaestrae within the territory.

Table 27 Assessed palaestrae

Installation	Length (m)	Width (m)	Surface area (m ²)	Height	Qualification
Westmount YMCA	15	29,5	443	6	Palaestra
Saint-Léon-de-Westmount	16	25	400	6	Palaestra
École Internationale de Montréal	14	29	406	5.6	Palaestra
The Study	17	29	493	5.9	Palaestra
Miss Edgards & Miss Cramps	18	24	432	6.1	Palaestra
Akiva	14	20	280	N/D	Palaestra
Roslyn Elementary School	17	24	497	6.5	Palaestra
Centre communautaire Greene	20	14	280	6.7	Palaestra
			3,231 m ²		

Source: City of Westmount, 2019.

For the purpose of this assessment, the palaestrae and their local usage will not be considered since none are used by the City of Westmount for its offering of sports activities.

MULTI-USE FACILITIES

The City of Westmount uses 6 of the 8 multi-use facilities listed for the purposes of this study. The Westmount Recreation Centre's multi-purpose room and the Victoria Hall Community Centre's 5 multi-purpose rooms are the multi-use facilities that make its sports programming possible. In addition to these rooms, the Westmount YMCA has 2 studios that resemble multi-use facilities but are not used by the City of Westmount.

Multi-use facilities are being used a total of **142.5 hours per week** for sports and community activities over six rooms with a total area of 861 m².

Table 28 Multi-use facilities under review

Facility	Recreational Space	Area (m ²)	Average number of hours (hours/week)	Agreement
Westmount Recreation Centre	Multi-purpose room	170 (17x10) Headroom: 4 m	36.5	N/A
Victoria Hall	Concert Hall	343 (21.3x6.1)	27	N/A
Victoria Hall	Lodge	150 (15.5x9.7)	26	N/A
Victoria Hall	Club	71 (9.7x7.3)	20	N/A
Victoria Hall	Prud'homme	53 (7.3x7.2)	11.5	N/A
Victoria Hall	Ward	74 (11.1x6.7)	21.5	N/A
Westmount YMCA	Multi-use facilities (studio)	180 (12x15)	0	No
Westmount YMCA	Multi-use facilities (studio)	143 (11x13)	0	No
			142.5	

Source: City of Westmount and Westmount YMCA, 2019

The multi-purpose room at the Westmount Recreation Centre can accommodate a variety of activities such as dance, physical fitness training, jiu-jitsu, karate, fencing, zumba and yoga. The room has an area of **170 m²** and is used for a total of **36.5 hours/week** from Monday to Friday. The room is not intended for organized activities on the weekend. Its four-metre height does not allow for sports activities such as badminton, volleyball or the like.

The five multi-purpose rooms at Victoria Hall have a total area of **691 m²** and are primarily used for recreational activities such as dance, tai chi, physical fitness training and other community activities. The rooms are used for a total of **134 hours/week** from Monday to Saturday.

The Westmount YMCA has two studios that resemble multi-use facilities. They have a total of approximately **323 m²** of recreational space. These spaces are not used by the City of Westmount since there is no agreement between the two institutions for its studios.

2.2.3 Synthesis of the use of the facilities and recreational spaces under review

This section briefly describes how the facilities and recreational spaces under review are used by the programs open to Westmount residents and City of Westmount sports organizations.

Based on information provided by the City of Westmount, the typical weekly schedule of each facility was synthesized.

The typical weekly schedule of each facility was used to make an estimate of the average number of hours of use per week for all the facilities under review. The following table presents a synthesis of the average weekly number of hours the facilities are used.

Table 29 Use of recreational spaces accessible by the City for its sports programming

YMCA	Pool	Area (m ²)	Average number of hours (hours/week)	City agreement
Westmount Recreation Centre	Outdoor pool	250 (10x25)	1.5	Oui
Selwyn High School	Speirs single community gymnasium	675	93	N/A
Montréal Royal Regiment	Single community gymnasium	682 (22x31)	3	Oui
Westmount High School	Single community gymnasium	943 (25x35)	3.5	Oui
Westmount Recreation Centre	Multi-purpose room - Mirrors	822 (23,5x35)	8	Oui
Victoria Hall	Multi-purpose room - Concert Hall	170 (17x10) Headroom: 4 m	36.5	N/A
Victoria Hall	Multi-purpose room - Lodge	343 (21.3x6.1)	27	N/A
Victoria Hall	Multi-purpose room - Club	150 (15.5x9.7)	26	N/A
Victoria Hall	Multi-purpose room - Prud'homme	71 (9.7x7.3)	20	N/A
Victoria Hall	Ward	53 (7.3x7.2)	11.5	N/A
YMCA	Pool	74 (11.1x6.7)	21.5	N/A
251.5 hours/week				

Note: Based on the existing agreement for use of the YMCA pool, only the open swim available free of charge to Westmount residents was considered. However, the YMCA pool is open to its members and to non-members for a fee during a multitude of time slots.

KEY POINTS ABOUT THE VARIOUS RECREATIONAL SPACES AND THEIR USE

Without question, the outdoor pool is very well used by the citizens of the City of Westmount. Its extended hours of operation and complete program of activities seem to meet the needs of the population during its period of operation from May 29 to September 2 each year.

However, during the period when the outdoor pool is not available, citizens have more limited access to a swimming pool. According to an agreement with the City, citizens have access to a 1.5-hour open swim free of charge on Sundays at the YMCA pool. If they want access to more time slots, they can pay an entry fee per use for non-members or register as a member of the YMCA. Although it is serving the population of Westmount, the YMCA pool appears to be outdated, too small and inadequate for sports activities based on what users say.

The Décarie Community Pool, located in the secondary area, mainly serves the citizens of Notre-Dame-de-Grâce and Côte-des-Neiges and is open for free swim 23 hours a week. Its hours of operation are limited since it opens its doors at 2:00 p.m. during the week, is closed on Mondays and is reserved for swimming lessons on Sundays. In addition to having limited hours, this facility also seems to be too small and inadequate based on what users say.

Since it does not have a gymnasium, the City of Westmount can only offer sports activities in its multi-use facilities or in single community gymnasiums belonging to partner institutions. In the primary market area, there are seven recreational spaces that qualify as single community gymnasiums. Of these spaces, only three have agreements for use with the City. It is thus possible to play indoor soccer, pickleball and badminton there for a total of 13.5 hours per week. The single community gymnasiums used by the City are in good condition but are in high demand and their time slots for additional rental are limited.

There are 7 palestras listed in the area which are mainly used by the athletic programs of the schools that house them. At the time the study was conducted, the City did not have agreements with any of the institutions listed although Roslyn Elementary School might potentially be open to a usage agreement for its palestra. However, the public school palestras are not in very good condition and qualify as obsolete.

There are 6 multi-use facilities that the City of Westmount uses, and they all belong to the City. The multi-purpose room at the Recreation Centre and those at Victoria Hall total 861 m² and are used to provide sports and community programming to the City's citizens for a total of 123.5 hours per week. The multi-purpose rooms of these two establishments seem to meet the current demand for physical fitness training, dance, combat sports and other community activities.

2.3 MEETINGS WITH AQUATICS ORGANIZATIONS AND THE MANAGEMENT OF THE WESTMOUNT RECREATION DEPARTMENT

In order to complete this study, consultations were carried out with the organizations concerned in order to gather information regarding their use of the equipment available as well as their perception of the extent to which their needs are being met.

For the purposes of this process, meetings took place with the YMCA's Masters Swim Club, the Westmount Dolphins Club and the management of the City of Westmount's recreation department.

The information gathered will be presented in three stages:

- Presentation of the aquatics organizations' profiles;
- Synthesis of the needs expressed by the organizations;
- Summary of the municipal needs expressed by the management of the recreation department.

2.3.1 Presentation of the organizations' profiles

The presentation of the organizations' profiles details the history, programming, membership, growth in the membership and hours of equipment use for the following organizations:

- The Westmount Masters Swim Club;
- The Westmount Dolphins Club;

THE WESTMOUNT MASTERS SWIM CLUB

During a meeting held on March 23, 2019, Christine Cardinal, Rosalind Davis and Robert Gordon, representatives of the Westmount Masters Swim Club, shared their knowledge and experiences in order to verify some information relevant to the completion of this study.

The Westmount Masters Swim Club has a twenty-year history. The Club's mission is to offer a training and competition program to competitive swimmers who are of full age (18 years and over). **The Club holds three (3) provincial titles**, including those of the winning team at two (2) provincial championships. The Club has thus earned some regional and provincial acclaim.

The Westmount Masters Swim Club trains at the Westmount YMCA pool. The training program is held year-round 4 times a week. The weekly schedule consists of 3 training sessions during the week from 6:15 to 7:30 a.m., 8:15 to 9:30 a.m., 7:00 to 8:15 p.m., and a Sunday training session from 4:00 to 5:15 p.m.

The Club thus uses the Westmount YMCA pool for **10 hours** per week.

No information was available to assess the growth in the number of registrations in recent years. However, for 2019 they have **122 swimmers registered, of which 73 – or 60% – are City of Westmount residents.**

The Club's representatives attested to the Club's importance within the Westmount community as well as its importance to each of its members as a place for socializing and mutual support.

To be a member of the Club, swimmers must pay the YMCA's \$700 annual registration fee. On top of this there are additional fees of \$180 to cover the Swimming Canada membership fees (\$50), the club's social fees (\$30) and a financial contribution for the 2 trainers who supervise the training sessions (\$100).

Source: Westmount Masters Swim Club, 2019.

THE WESTMOUNT DOLPHINS CLUB

During a meeting held on January 31, 2019, Helen Campbell and Leta Polson, representatives of the Westmount Dolphins Club, shared their knowledge and experiences in order to verify some information relevant to the completion of this study.

Since 1993, the Westmount Dolphins Club has been offering summer water sports programs to the community from the Westmount Recreation Centre's outdoor pool. Its target clientele is children 5 to 17 years of age. The Club is managed entirely by parent volunteers who have close ties with the City of Westmount Sports and Recreation Department.

The Club offers a variety of activities, such as:

- Swimming;
- Water polo;
- Diving;
- Synchronized swimming.

In 2018, the Westmount Dolphins Club had **229 members** for the summer season. The Club's management estimates that 79% of these members are residents.

According to the information gathered, the number of registrations has been relatively stable from one year to the next for the last 4 years, which represents a negligible growth rate.

Table 30 Growth in registrations at the Westmount Dolphins Club

2018		2017		2016		2015	
Total	% residents	Total	% residents	Total	% residents	Total	% residents
229	79%	231	79.7%	245	78%	241	81.3%

However, it is important to underscore that once the summer comes to an end, over one hundred Club members will register at another club in order to continue their training during the regular season.

- Approximately 75 at the Côte Saint-Luc Aquatic Centre;
- Approximately 12 at the Côte-des-Neiges Aquatic Centre;
- Approximately 5 at the Gadbois Complex.

Furthermore, 25 swimmers from the Westmount Dolphins Club also do recreational swimming at the YMCA. They take part in the Youth Swim Club during the regular season.

The training program is held only at the Westmount outdoor pool on a seasonal basis (summer) according to a schedule that differs for the two given periods, that is:

Period 1: from May 29 to June 25

Period 2: from June 26 to August 19.

From **May 29 to June 25**, the weekly schedule consists of 2.0 hours of training a day on Monday, Wednesday and Friday (6:30 to 8:30 p.m.) and 1.0 hour of training a day on Tuesday and Thursday (6:30 to 7:30 p.m.).

Swimming (12 years -):	Monday, Wednesday, Friday: 6:30-7:30 p.m. (3 hours/week)
Swimming (13 years +):	Monday, Wednesday, Friday: 7:30-8:30 p.m. (3 hours/week)
Synchronized swimming:	Tuesday and Thursday: 6:30-7:30 p.m. (2 hours/week)
Diving:	Tuesday and Thursday: 6:30-7:30 p.m. (2 hours/week)
Water polo:	Tuesday and Thursday: 6:30-7:30 p.m. (2 hours/week)

The disciplines of synchronized swimming, diving and water polo share the pool during their training hours as do the swimming age groups. **8 hours are reserved in the schedule** for the Club's weekly training.

Given the segmentation of the pool in order to optimize the space, this translates into **12 hours of pool use**.

From **June 26 to August 19**, the weekly schedule consists of 2 hours of training a day on Monday, and 4 hours of training a day on Tuesday, Wednesday, Thursday and Friday (8:00 a.m.-12:00 p.m.).

Swimming:	Monday to Friday:	8:00-9:00 a.m. (12 years -) 9:00-10:00 a.m. (13 years +) 10 hrs./wk.;
Water polo:	Tuesday to Friday:	10:00-11:00 a.m. 4 hrs./wk.;
Diving:	Tuesday to Friday:	10:00-11:00 a.m. 4 hrs./wk.;
Synchronized swimming:	Tuesday to Friday:	10:00-11:00 a.m. (deep end) 4 hrs./wk.

Thus, the Club uses **18 hours of training in the schedule** at Westmount's outdoor pool during this period. However, given the segmentation of the pool in order to optimize the space, this translates into **22 hours of pool use**.

Source: Westmount Dolphins Club, 2019.

2.3.2 Synthesis of the needs expressed by the organizations

In order to qualitatively assess the pool available in the Westmount area on a year-round basis, the organizations were consulted in order to express the extent to which the YMCA pool was meeting their needs.

Further to the discussions, the organizations made the following assessment regarding the Westmount YMCA pool:

- Pool too small;
- 5 swimming lanes are too narrow, much narrower than the 2.5-metre width generally observed;
- Ceiling too low, which limits the height of the starting blocks;
- Ventilation system does not provide the desired level of comfort;
- Not able to host competitions.

Despite the success that the Westmount Masters Swim Club has had in terms of participation, many members of the Club have left and gone to other clubs with access to more adequate aquatics facilities.

The following are the needs the organizations set out with respect to an indoor aquatic facility:

- A facility large enough to be able to host regional- and provincial-level aquatic competitions;
- A main pool. Ideally, it would be 50 metres. At a minimum, this main pool could be 25 metres long and contain 8 to 10 swimming lanes;
- A secondary pool for lessons and recreation featuring water games, a beach entry, splash pad and slide;
- 1 good-sized deck;
- Bleachers with sufficient capacity for hosting sporting events;
- 1 multi-purpose room (approximately 30-person capacity);
- Office space for the organizations;
- 1 small fitness training room (with aerobic and resistance machines);
- 1 gymnasium;
- 1 space for relaxing and eating (café).

In addition, the facility would have to be able to offer dedicated aquatics programming to the Westmount population, with: free swims, swimming lessons, physical fitness training, aquatics clubs (swimming, diving, water polo, synchronized swimming).

The facility would also have to be able to accommodate students from the nearby educational institutions (primary and secondary schools, daycare centres).

Examples of the types of pools preferred are: the pool at the Côte Saint-Luc sports complex; the City of Mont-Tremblant pool.

Source: Westmount Masters Swim Club and Westmount Dolphins Club, 2019.

2.3.3 Summary of the municipal needs expressed by the management of the recreation department

During a meeting held on April 16, 2019, David Lapointe, Director of the City of Westmount recreation department, shared his knowledge and field experience in order to verify some information relevant to the completion of this study pertaining to two main themes: the assessment of Westmount's pools and the assessment of the indoor recreational space the City uses for its sports programming.

Assessment of pools

During the summer season, Westmount's outdoor pool is quite busy. The Recreation Department estimates attendance to be 38,000 bathers per year for the period from May 29 to September 2. Free swims are also very well-attended, with over 20 users per free swim period. For its part, the diving area is constantly open to the public except for those times when the Dolphins Club is using it.

When the outdoor pool is closed, the recreation department does not seem to receive formal requests from citizens about the use of an alternate pool. Historically, the swimmers from the Dolphins Club make arrangements to continue their training at other clubs and pools during the regular season.

The citizens do not seem to have clearly demonstrated any demand for access to free swims during the winter period.

Indoor recreational spaces used by the City for its sports programming

The recreational spaces the City currently uses for its sports programming are mainly the multi-purpose room at the Recreation Centre and the multi-purpose rooms at Victoria Hall Community Centre, located at 4626 Sherbrooke Street West. It holds all of its fitness training activities there, along with activities for pilates, dance, martial arts, yoga and the like. The limited dimensions or insufficient free space in its rooms means they are unable to hold sports activities such as soccer, basketball, badminton and volleyball there.

In order to offer this type of programming, the City of Westmount has to make agreements with institutions in the area. The City of Westmount currently has agreements with three establishments that house gymnasiums, that is, Montreal Royal Regiment, the private Selwyn House School, and the public Westmount High School. Thanks to these agreements, the City is able to bolster its programming with a total of 13.5 hours per week in a gymnasium, thus offering 9 hours of indoor soccer, 2.5 hours of badminton and 2 hours of pickleball.

The recreation department stated that it would be nice to offer its citizens greater diversity in indoor sports activities. Despite the few usage agreements for recreational space referred to above, the current deficit in available gymnasiums is making the City of Westmount unable to offer a full range of sports activities.

The management of the recreation department would particularly like to be able to offer its citizens the option of playing basketball, indoor soccer, volleyball and other activities that require the use of gymnasiums.

Source: City of Westmount Recreation Department, 2019.

KEY POINTS FROM THE MEETING WITH THE AQUATICS ORGANIZATIONS AND THE MANAGEMENT OF THE CITY OF WESTMOUNT'S RECREATION DEPARTMENT

The Westmount Masters Swim Club trains at the YMCA pool for 10 hours a week. The club has 122 members, 73 (60%) of which are Westmount residents. Despite the Club's reputation and its impressive provincial performances, the representatives indicated that a certain number of members leave the Club to go and train somewhere where the infrastructure is better. They mainly criticized the lack of ceiling height, which limits the height of the starting blocks, the inadequate ventilation system, the narrowness of the lanes, which are less than 2.5 metres, and the inability to host competitions because the pool is too small.

The Dolphins swimming club trains at Westmount's outdoor pool from May 29 to August 19. The Club consisted of 229 members in 2018, 80% of which are Westmount residents. The Club offers programming in four sports, that is, swimming (10 hours/week), diving (4 hours/week), water polo (4 hours/week) and synchronized swimming (4 hours/week). At several points in the schedule, the club splits up the pools into different activities. During the winter season, the members of the Club who wish to continue find themselves forced to go and train at another club. Each year there is some one hundred members who register elsewhere from September to May to continue their aquatic activities in an indoor facility.

During the summer period, all of the programming at Westmount's outdoor pool is very busy. Over the 13 weeks that the pool is open, there are some 38,000 admissions for swimming, including free swims and organized activities. Despite the fact that the City does not offer winter programming, the management of the recreation department does not seem to receive formal requests from citizens for access to free swim periods when its outdoor pool is closed.

In terms of sports programming, the City of Westmount's programming is limited since it does not have a gymnasium and, further to an agreement, must rent hours from partner establishments to hold its activities. It is thus able to offer its citizens limited hours of indoor soccer, badminton and pickleball for a total of 13.5 hours per week. According to the recreation department, the City would also very much like to be able to offer sports like volleyball, badminton and basketball as well as more indoor soccer sessions in a gymnasium. However, it does offer a variety of sports activities such as dance, physical fitness training, martial arts, combat sports and other activities that do not require significant headroom that can be held in the multi-purpose rooms belonging to the City at the Victoria Hall Community Centre or in the multi-purpose room of the Westmount Recreation Centre. What is currently being offered seems to meet the needs of its population.

Finally, let us summarize the needs expressed by the organizations with respect to indoor aquatics facilities as follows:

- A facility large enough to be able to host regional- and provincial-level aquatic competitions;
- A main pool. Ideally, it would be 50 metres. At a minimum, this main pool could be 25 metres long and contain 8 to 10 swimming lanes;
- A secondary pool for lessons and recreation featuring water games, a beach entry, splash pad and

slide;

- 1 good-sized deck;
- Bleachers with sufficient capacity for hosting sporting events;
- 1 multi-purpose room (approximately 30-person capacity);
- Office space for the organizations;
- 1 small fitness training room (with aerobic and resistance machines);
- 1 gymnasium;
- 1 space for relaxing and eating (café).

2.4 REVIEW OF INDICATORS

From the information gathered during the previous tasks, indicators will be used to compare and comment on the gaps that exist between supply and demand for indoor aquatics facilities and gymnasiums.

Although there are no recognized and reliable Canadian norms and standards, certain comparative ratios will be documented to estimate the potential demand for a future aquatics complex. The indicators chosen must be reviewed as a whole, since it is not individual results that matter but rather the overall portrait that emerges from the analysis.

These ratios primarily relate to the rate of participation in the various sports identified in regions that are well-served by multisport complexes and on the rate of use of this equipment in other regions of Quebec. A review of the indicators in comparable representative areas will also make it possible to position the City of Westmount's project.

These various ratios, combined with the demographic features of the populations in the market area, will make it possible to simulate the potential level of demand for the project. Demand is shown in the number of participants in the organizations and programs and in the number of hours the various recreational spaces are used.

This section presents:

- A review of the indicators for the aquatics facilities;
- A review of the indicators for the recreational spaces.

2.4.1 Review of indicators for the aquatics facilities

The indicators relating to the aquatics facilities can be grouped into two large categories: indicators associated with supply and indicators associated with demand.

This section examines the use of the aquatics facilities using the following indicators:

- Number of residents per pool; (supply);
- Number of square metres per 10,000 residents (supply);
- Number of annual swimming admissions (demand);
- Rate of participation in free swims (demand);
- Rate of participation in organized aquatics activities (demand);
- Rate of participation in organized aquatics activities by age group (demand).

These indicators make it possible to get an accurate portrait of the use and availability of the aquatic equipment in the City of Westmount. They also make it possible to validate the observations relating to needs expressed by the organizations.

In addition, the municipalities used as reference have been the subject of studies that delve as deep as the present analysis. Several of them have comparable features to the City of Westmount, making it possible to put the situation under review into perspective.

NUMBER OF RESIDENTS PER INDOOR POOL

Based on the firm's experience, in Quebec's municipalities there is generally an average of 1 indoor pool per 27,000 inhabitants.

In the City of Westmount, there is **1 indoor pool for 20,320 residents**. This ratio means that it compares favourably to the average observed, as it has one pool for a smaller number of inhabitants than the provincial average.

In the total market area, there are **2 indoor pools for 79,545 residents**, which compares unfavourably to the average observed since there should be **2.95 pools** for that number of inhabitants.

Although outdoor pools were not taken into account in calculating the ratio, we should nevertheless make note of the pool at the Recreation Centre and its very high rate of use. It should thus be understood that it meets a particular need during the summer, even though it was not analyzed in this indicator.

It is also relevant to note that, even though the ratio of pools per inhabitant is favourable in the primary market, the YMCA pool is old, small and unable to meet all the current practices for aquatics activities.

NUMBER OF SQUARE METRES OF INDOOR POOLS PER 10,000 RESIDENTS

The City of Montreal chose to use the number of m² of indoor pool surface per 10,000 inhabitants as an indicator within the context of the activities that led to the development of the *Plan directeur des équipements aquatiques* (2012), its master plan for aquatics facilities.

Based on this ratio, the entire territory of the City of Montreal, consisting of 19 boroughs, has an average ratio of **110 m² per 10,000 inhabitants**.

The following table makes it possible to see the number of square metres of swimmable surface per 10,000 residents in various municipalities deemed well-served within the metropolitan Montreal area (see below).

Table 31 **Number of square metres per 10,000 inhabitants in comparable cities**

CITY	m ² /10,000 inhabitants
City of Westmount	123
Ville de Chambly	170
Ville de Sainte-Julie	170
Ville de Saint-Lambert	170
Ville de Boucherville	341
Ville de Repentigny	58
Ville de Terrebonne	127
City of Montreal	110

Source: Ville de Saint-Bruno-de-Montarville, 2018. This data is provided for information purposes. It offers an overall portrait of the situation and may be subject to residual variation compared with the situation observed in the field.

In the City of Westmount, taking into account the **250 m²** of the YMCA's indoor pool for **20,320 residents**, the ratio is **123 m²/10,000 inhabitants**, which is favourable compared to the average observed in Montreal.

In the total market area, there is **480 m²** of indoor pool for a total of **79,545** inhabitants. This translates to a ratio of **60.34 m²/10,000 inhabitants** in the total market area, which is unfavourable compared with the average observed in Montreal's 19 boroughs.

To sum up, the ratio for the primary market area is above the average observed in Montreal's 19 boroughs, with **123 m²/10,000 inhabitants**, while that for the total market area is two times lower than the average observed in Montreal.

Table 32 **Number of square metres of indoor pool surface per 10,000 inhabitants**

TERRITORY	m ² /10,000 inhabitants
Total market area	60.34
City of Westmount (primary market area)	123
Montreal (average for 19 boroughs)	110

Source: City of Westmount, 2019.

NUMBER OF RESIDENTS' ANNUAL SWIMMING ADMISSIONS

The ratio of the number of swimming admissions per inhabitant in indoor pools is an indicator that makes it possible to measure how well-used the indoor aquatics facilities are while taking into consideration their municipal programming and the use of the recreational spaces by sports organizations.

Based on data given previously and provided by the City as well as on municipal averages observed in Canada, we have considered:

- Admissions to free swims; 10 swimming admissions per hour of free swim on the schedule
- 10 admissions per registration in the various lessons offered within the framework of municipal programs (swimming lessons);
- 2 admissions per week for 40 weeks for those registered in the swim clubs.

Given that limited primary data could be gathered due to a lack thereof, estimates were made of the swimming admissions based on the following hypotheses:

- It was estimated that 75% of the YMCA users are residents of Westmount.
- It was estimated that 60% of the swimmers in the Youth Swim Club and Masters Swim Club are residents of Westmount.

Table 33 Annual swimming admissions in the City of Westmount by its residents

Source of swimming admissions	Total swimming admissions	Calculation for residents of Westmount	Swimming admissions of Westmount residents (2017)
Free swim Westmount YMCA Free Swim:	$10 \times 43 \times 52 = 22,360$	$75\% \text{ of } 22,360 = 16,770$	16,770
Organized activities at the Westmount YMCA (residents)	Preschool (0-4 years): $400 \times 10 = 4,000$ School age (5-14 years): $800 \times 10 = 8,000$ Lifesaving training: $120 \times 10 = 1,200$ Adult swim: $120 \times 10 = 1,200$ Total: $1,440 \times 10 = 14,400$	Preschool (0-4 years): $75\% \text{ of } 4,000 = 2,400$ School age (5-14 years): $75\% \text{ of } 8,000 = 6,000$ Lifesaving training: $75\% \text{ of } 1,200 = 900$ Adult swim: $75\% \text{ of } 1,200 = 900$ Total: 10,800	10,800
Youth Swim Club	40 swimmers	$60\% \text{ of } 40 \text{ swimmers} = 24 \text{ swimmers}$ $24 \times 2 \times 40 = \mathbf{2,560}$	1,920
Westmount Masters Swim Club	122 members	$60\% \text{ of } 122 \text{ members} = 73 \text{ swimmers}$ $73 \times 2 \times 40 = \mathbf{5,840}$	5,840
TOTAL			35,330
Swimming admissions/inhabitant for the residents of the City of Westmount on its territory		$35,330 / 20,320 = 1.74$	1.74

Sources: City of Westmount, Westmount YMCA, 2019.

According to the municipal averages observed in Canada, the ratio of swimming admissions in indoor pools is between **two and four swims per inhabitant**. Furthermore, in its 2013 *Plan d'intervention aquatique*, or Aquatics Intervention Plan, the City of Montreal's Sports and Physical Activities department set a target ratio for swimming admissions per inhabitant of greater than 3 by 2025. However, in 2012, the City of Montreal estimated that the indoor aquatics programming was **1.4 swimming admissions per inhabitant**.

By applying these ratios to Westmount's population of 20,320 inhabitants, the number of swimming admissions should total between 54,000 and 108,000. With **35,330 swimming admission** for the 20,320 residents in 2017, the annual number of swimming admissions per resident in the City of Westmount was in the order of **1.74, thus a little lower than the Canadian average**.

Within the context of this review, it is important to reiterate that the number of swimming admissions recorded for free swims is hypothetical. Since the quantity of 16,770 swimming admissions is an estimate based on two hypothetical variables (Westmount residents' rate of participation or the number of swimming admissions per hour of free swim), changing the estimates of this data would bring about different results. The number of swimming admissions currently calculated for free swims corresponds to 45% of the total annual swimming admissions. This percentage is comparable to the swimming admission percentages normally recorded in similar cities across Quebec.

RESIDENTS' RATE OF PARTICIPATION IN FREE SWIMS

The rate of participation in free swims is another indicator that can be used to assess needs related to aquatics facilities. It consists of the number of free swim admissions divided by the population.

For a hypothetical annual participation of **16,770 free swim admissions** in an indoor pool for a population of 20,320 habitants, the **rate calculated would be 83%**. This rate is comparable to the rate of the Ville de Repentigny and markedly higher than that of Saint-Bruno or Saint-Eustache.

Table 34 **Rate of participation in free swims**

MUNICIPALITY	POPULATION	ANNUAL ADMISSIONS	RATE OF PARTICIPATION
City of Westmount	20,320	16,770	83%
Repentigny	84,285	69,937	83%
Varenes	20,995 ⁽¹⁾	13,122 ⁽²⁾	63%
Saint-Eustache	44,155 ⁽¹⁾	22,113 ⁽²⁾	50%
Saint-Bruno-de-Montarville	26,394	8,535 ^a	30%

(1) 2011 Census population
(2) Admissions in 2013

Source: City of Westmount, 2019.

RESIDENTS' RATE OF PARTICIPATION IN ORGANIZED AQUATICS ACTIVITIES

The rate of participation in organized activities, that is, the number of registrations in activities in relation to the population, is another indicator that is worthwhile comparing.

Within the context of this review, **two methods were used to calculate the rates of participation in organized activities**. The first method is the one typically used, and it takes into account only Westmount residents' registrations in organized activities held in indoor pools.

The second method includes not only registrations for the indoor pool but also Westmount residents' registrations in organized activities at Westmount's outdoor pool. This unusual method was integrated into the study since the City of Westmount's summer programming seems to meet a certain need in terms of organized activities.

Initially counting 1,440 YMCA registrations and 312 outdoor pool registrations, the calculations relating to the residents were made based on the following hypothesis: Westmount residents make up 75% of the YMCA registrations, and Westmount residents make up 100% of Westmount's outdoor pool registrations.

Method #1: By taking the number of Westmount residents' annual registrations in indoor pool activities only (1,080) in relation to the total population (20,320), the rate of participation in organized activities in the City of Westmount was **5.31% in 2017**.

Method #2: By taking the number of Westmount residents' annual registrations in YMCA and outdoor pool activities (1,392) in relation to the total population (20,320), the rate of participation in organized activities in the City of Westmount was **6.85% in 2017**.

Table 35 Rate of participation in organized activities

Municipality	Population	Annual registrations	Rate of participation
City of Westmount (method #1)	20,320	1,080	5.31%
City of Westmount (method #2)	20,320	1,392	6.85%
Repentigny (2017)	84,285	7,626	9%
Varenes (2013)	20,995	3,133	15%
Saint-Eustache (2013)	44,155	3,656	8%
Saint-Bruno-de-Montarville (2017)	26,394	2,300	9%

Source: City of Westmount, 2019. This data is provided for information purposes. It offers an overall portrait of the situation and may be subject to residual variation compared with the situation observed in the field.

RATE OF PARTICIPATION IN ORGANIZED AQUATICS ACTIVITIES BY AGE GROUP

The rate of participation in organized activities by age group, that is, the number of registrations by residents in activities according to age group relative to the total population in the City of Westmount in that same age group provides a more in-depth understanding of the situation.

Following the same line of thinking used for calculating the rate of participation in organized activities, the same two methods were used.

Table 36 Rate of participation in organized activities by age group

Clientele	City of Westmount (Method #1)	City of Westmount (Method #2)	Saint-Bruno (2017)	Repentigny (2017)
Preschool (0 to 4 years)	38%	47%	62%	42%
School age (5 to 14 years)	27%	34%	31%	25%
Lifesaving training (15 to 24 years)	3%	3%	1%	5%
Adult and physical fitness training	1%	1%	2%	5%

Source: City of Westmount, 2019.

The rate of participation by age group appears to be comparable in children to that of the cities of Saint-Bruno and Repentigny. Note, however, that adults in Westmount participate less compared with those in our comparison cities, with only a 1% rate of participation in organized activities.

2.4.2 Review of indicators for recreational spaces

NUMBER OF RESIDENTS PER GYMNASIUM

The Association Québécoise du Loisir Municipal (AQLM)⁴ indicates that there is no reference standard for assessing the number of gymnasiums that a municipality or borough should be equipped with based on its population.

However, based on empirical observations by experts in the field, one indicator may serve as a reference. The ratio of **1 single gymnasium per 2,554 residents** is an index that can be qualified by analyzing demand.

In the City of Westmount, there are **6 single community gymnasiums**, 4 of which meet the AQLM standards previously identified and 2 of which have been considered as such within the context of this review given the fact that they come very close to meeting the required standards.

⁴ Groupe Régis Côté, Association Québécoise du Loisir Municipal (AQLM), Association des Responsables Aquatiques du Québec (ARAQ) (2013). *Cadre de référence pour le développement d'installations sportives intérieures*, 23 p. Online: http://www.loisirmunicipal.qc.ca/uploads/CadreInstallationsSportives_AQLM.pdf, consulted August 6, 2018.

In doing the calculations, however, the ratio for Westmount was found to be **1 single gymnasium per 3,387 residents**.

In brief, the City compares unfavourably to the reference indicator, which means theoretically it is short **1 single gymnasium on its territory**.

This indicator confirms the need for recreational space in the City of Westmount in compliance with AQLM standards.

2.5 ASSESSMENT AND SYNTHESIS OF NEEDS

Based on the information analyzed during the previous steps, it is possible to assess the gap that exists between supply and demand with respect to indoor aquatics facilities and additional indoor recreational spaces.

The review carried out has enabled us to analyze how the population of the City of Westmount has evolved and how the surrounding populations with whom its residents might share an indoor aquatics facility have also evolved. Information has been gathered relating to various facilities and the sports programming they offer to the citizens of Westmount. The review also made it possible for representatives from aquatic sports associations to share their assessment of the current indoor pool supply and their expectations with respect to a future aquatics complex. Finally, the use of certain indicators used in numerous studies made it possible to better assess the gap that exists between supply and demand.

In summary, the findings are as follows:

INDOOR AQUATICS FACILITIES

- The YMCA pool is the only indoor pool able to serve the citizens of Westmount. The Notre-Dame-de-Grâce pool, located in the secondary market area, is notably small and has to serve a large population from this market area.
- Although the YMCA pool may seem, in light of certain indicators, to correspond to an adequate supply for the citizens of Westmount, it actually presents several limitations. Built in 1988, it is now somewhat outdated and no longer meets the standards of current practice.
- The YMCA pool's limited ability to meet the needs of the citizens of Westmount is translating into fewer Westmount residents taking part compared with residents in other municipalities. This overall slightly weaker participation across the population appears to be more marked, however, among its adult clientele.
- Westmount's outdoor pool provides substantial summer aquatics programming. Open for 13 weeks during the summer thanks to heated pool water, it accommodates numerous bathers. There is significant participation in the Dolphin Club and swimming lessons offered, i.e. 229 Dolphin Club members and 312 swimming lesson registrations in the summer of 2018, which attests to the interest Westmount's population takes in aquatic practices and the significant contribution this facility makes.
- The representatives from Westmount's aquatic sports clubs revealed the numerous limitations associated with the current supply. Their expectations with respect to a future aquatics complex are

noteworthy. They want an aquatics facility that is in keeping with the current trends. Such a facility would namely include two pools. The main pool would be semi-Olympic in length and feature 8 to 10 swimming lanes, while the second pool would be smaller and intended for recreation and lessons.

ADDITIONAL SPORTS FACILITIES

The sports programming offered by the City of Westmount sets itself apart in its generous supply of physical fitness, dance and martial arts activities. To support these activities, the municipally-owned multi-purpose rooms appear to be adequate. However, when it comes to sports activities that require a gymnasium, the residents of Westmount are not as well-served. The gymnasium time slots used for the City's activities represent only 13.5 hours a week. The City does not own any gymnasiums; the ones they are using are by agreement. With respect to gymnasiums, the indicator used – that is, the number of gymnasiums per inhabitant – indicates a certain weakness in supply. This weakness in gymnasium supply was also reiterated by all the stakeholders met with during the course of the review.

KEY POINTS FROM THE REVIEW OF INDICATORS

In the City of Westmount, where 20,320 citizens reside, we can conclude that the number of residents per pool compares favourably with other municipalities.

In actuality, with 1 pool for 20,320 inhabitants, the City of Westmount exceeds the rate of 1 pool per 27,000 inhabitants normally preferred. However, when we look at the number of pools per inhabitant over the total market area, we note that with 2 pools for 79,545 inhabitants this indicator is much less favourable. The overall market area that the Westmount residents belong to indicates a ratio of 0.68 pools per 27,000 inhabitants.

Although the number of pools in the primary market area compares favourably with the indicator for number of pools per inhabitant, the YMCA pool is old and does not reflect all of the current aquatic practices, namely with respect to the sports organizations' activities.

Given the number of square metres of surface in the pools observed in the primary area, we can conclude that the City of Westmount compares favourably with the City of Montreal's boroughs. With its 250 m² for 20,320 inhabitants, its ratio of 123 m²/10,000 inhabitants is higher than the average observed of 110 m²/10,000 inhabitants in the City of Montreal.

However, when we look at the number of square metres per inhabitant for the total market area, there is 480 m² for 79,545 inhabitants, or 60.34 m²/10,000 inhabitants. This ratio is thus clearly lower than the average of 110 m²/10,000 inhabitants observed in Montreal.

Based on the estimated number of annual swimming admissions that was set at 1.74 swimming admissions per inhabitant, it is higher than the average observed in 2012 for the City of Montreal (1.4 swimming admissions per inhabitant) and comes close to the Canadian indicator observed and estimated to be between 2 and 4 annual swimming admissions per inhabitant.

Given the rate of participation in free swims, hypothetically the number of annual swimming admissions at the YMCA pool is 16,770 for the 20,320 inhabitants of the City of Westmount. We can thus conclude that an 83% rate of participation in free swims is comparable to the rate observed in Repentigny but higher than those of Varennes (63%), Saint-Eustache (50%) or Saint-Bruno (30%).

Given the 6.85% rate of participation in organized aquatics activities calculated using method #2, which counts 1,392 annual registrations (outdoor pool and YMCA), we note that it is lower than those observed in Repentigny (9%), Varennes (15%), Saint-Bruno (9%) and Saint-Eustache (8%).

In light of the indicator of the rate of participation in organized activities by age group, given the courses offered at the YMCA's indoor pool and those at Westmount's outdoor pool, certain groups have a favourable ratio. The preschool clientele has a rate of 47%, and the school-age clientele a rate of 34%. These rates are notably comparable to those of Repentigny and Saint-Bruno, considered high. However, Westmount's adult clientele, with a rate of 1%, have a much less favourable rate.

Given the number of gymnasiums available to the 20,320 inhabitants of the City of Westmount, we note that the ratio of 1 gymnasium per 2,554 inhabitants recommended by the AQLM is not being met since we count 1 gymnasium for 3,387 inhabitants. In addition, these gymnasiums are only available for activities during a very brief period each week, that is, a total of 13.5 hours. Furthermore, of the 6 gymnasiums listed, only 4 meet the AQLM standards for the designation of single community gymnasium. This indicator reveals a certain weakness in the supply of gymnasiums in the City of Westmount's territory.

3 PHASE 3 – BRINGING SUPPLY IN LINE WITH DEMAND

In order to assess how supply can be brought in line with demand, it is relevant to synthesize the key factors that define supply and demand for the reality of the City of Westmount and its environment relative to industry standards and other comparable cities.

In considering only the primary market area and its ratios of pools per inhabitant and the number of square metres per 10,000 inhabitants, we might conclude that the City of Westmount and its 20,320 residents are well served in terms of swimming pool supply. Also given that the primary area defined earlier did not forecast any population growth for the period from 2016-2031, we might believe that the pool currently in place will also meet the residents' demand for the next decade in this same area.

Given that the hypothetically calculated rate of participation in free swims is higher than that generally observed in Montreal and that the number of annual swimming admissions per inhabitant is comparable to that of Repentigny, we can conclude that the citizens of Westmount make significant use of aquatics facilities. The rate of participation in organized activities that brings together YMCA and outdoor pool registrations is lower than that generally observed in comparable cities, and we note that they are mainly dedicated to clientele that are 0 to 15 years of age. We can conclude from this that there is a high demand for swimming lessons for the children of the City of Westmount's citizens, and that the adults appear to participate less in organized activities. In view of this data relating to the clientele's use, we can conclude that demand seems high in the primary market area.

However, when we want to assess supply more qualitatively and delve deeper with our research, we note that the YMCA pool has been described as outdated, too small and inadequate for training by groups of users. The Masters Swim Club, an organization with a great reputation and performance levels that are recognized across Quebec, expressed its needs quite clearly with respect to a future aquatics complex. In addition, if we consider the membership fees and limited number of hours of free swim access, the level of accessibility for the citizens of the City of Westmount can only be described as limited. Although the quantitative indicators suggest that the number of pools seems to be sufficient, the supply of one good quality, accessible pool appears limited in the users' eyes.

Given the supply of aquatics programming in the territory, Westmount's outdoor pool seems to fill a need in terms of swimming lessons, free swim hours and training for the Westmount Dolphin Club during the summer period. Participation rates for organized activities and free swims confirm the Westmount residents' genuine interest in the aquatics facility during this period. Although swimming lessons are offered at the YMCA, we can infer that users who want to pursue their aquatics activities year-round find themselves with a lack of high-quality options once the outdoor pool is closed. Many turn to better quality pools or clubs outside of the City of Westmount. Incidentally, the degree of satisfaction with the outdoor pool and the period during which it is open that is extended by its heated water seems to be entirely adequate.

Also, since the total market area is currently not well served with its two indoor pools for its 79,545 inhabitants, and since both are described as outdated and too small, we might expect that with the growth in demographics forecast for the period from 2016-2031 in this territory of the total market, the already-limited current supply will not meet the population's changing needs.

When we assess the quality of the sports programming offered by the City of Westmount, we note that the residents seem well served when it comes to physical fitness training, dance and martial arts activities, which take place in the City-owned multi-purpose rooms. However, when we assess the supply of sports activities that have to take place in gymnasiums, the residents do not seem well served, and the supply is not very diversified. They can only choose between soccer, badminton and pickleball during very limited time slots totalling 13.5 hours of activity a week.

Thus, given the five (5) single community gymnasiums that meet AQLM standards, the City of Westmount compares unfavourably to other municipalities, with a low ratio of gymnasiums per inhabitant. Aside from the low ratio referred to above, the number of hours currently offered is very limited and is dependent on agreements with outside institutions. Although the gymnasiums currently used are of good quality, they are also in high demand with limited availability. By maintaining the status quo, it will be difficult for the City of Westmount to offer more soccer, badminton and pickleball, in addition to offering a greater variety of activities, as was wanted, namely basketball and volleyball.

4 PHASE 4 – CREATIVE MANAGEMENT AND OPPORTUNITIES

The purpose of this fourth phase is to identify and document various possibilities available to the City in order to improve the service offer it makes to its citizens with respect to sports and aquatics programming. Five (5) options have been identified and presented below, of which three (3) seem the most promising. They correspond to the options described in paragraphs 4.1, 4.2 and 4.3.

4.1 THE CLASSIC ALTERNATIVE

For the City, this alternative consists of building a new sports facility that meets the needs of its population and ensures that its operation is developed based on its population's various needs.

The new facility could be built on land belonging to the City. The City could also acquire land or even accept a long-term lease agreement for land use (emphyteutic lease).

Recently, the Ville de Beloeil acquired an aquatics complex. Open to the public in April 2019, the complex includes two (2) pools: a main pool that is 25 metres long with 8 swimming lanes, and a recreational pool with water games. A 5-metre high slide boosts the entertainment value of this facility. 125-seat bleachers were also integrated into this project.

The Ville de Beloeil announced construction costs of approximately \$16,000,000, for which it received over \$9,500,000 in financial assistance.

A design-build, its construction schedule took place over a period of 18 months.

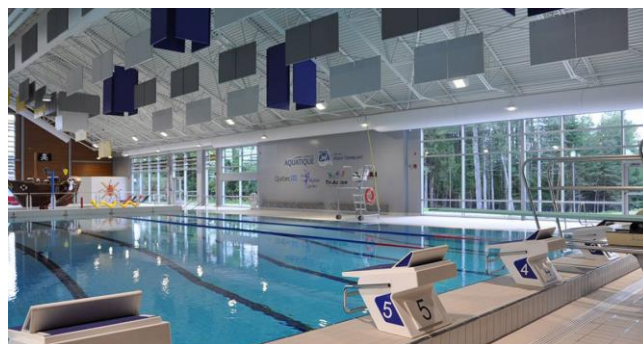
Identified by several participants as an example to be followed, the Complexe aquatique de Mont-Tremblant opened its doors in August 2015. Built at a cost of \$14,600,000, it also has two (2) pools: a main pool that is 25 metres long with 8 swimming lanes, and a pool for recreation and lessons. The complex also has a training room. It has bleacher seating for 140.

In terms of land use, the building occupies 3,000 square metres.



Centre aquatique de Beloeil

Source: Google



Complexe aquatique de Mont-Tremblant

Source: Google

4.2 A PARTNERSHIP AGREEMENT WITH THE YMCA

The City and the YMCA could enter into a partnership agreement to expand and modernize the YMCA pool, thereby meeting the needs of the citizens of Westmount. This agreement could also aim to increase the citizens' ease of access to the Westmount YMCA's sports and aquatics programs.

A noteworthy example of an agreement developed between a municipality and the YMCA is that of the Cartierville YMCA.

Opened in 2010, this facility is the result of a partnership between the YMCAs of Québec, the City of Montreal, the borough of Ahuntsic-Cartierville and the Ministère de l'éducation, des loisirs et du sport (MELS).

The Cartierville YMCA namely integrates a 25-metre pool and a recreational pool, a double gymnasium, an indoor running track, studios and a training room.

Design-built at a cost of \$22,700,000, the 88,000 ft² complex occupies 4 floors. The building's footprint is 2,853 m².

The partners' financial contributions are as follows:

— YMCAs of Québec	\$7,400,000
— Gouvernement du Québec (MELS)	\$7,449,300
— City of Montreal (Main City)	\$2,900,000
— Borough of Ahuntsic-Cartierville – Land purchase (assigned by emphyteusis to the YMCA for 99 years)	\$3,006,996
— Outside landscaping work	<u>\$1,947,430</u>
Total:	\$22,703,726

The borough of Ahuntsic-Cartierville is contributing to the annual operating costs, in an amount of \$1,100,000, for a period of 40 years.

Thus, in consideration of the services provided to its citizens, the City of Montreal and the borough of Ahuntsic-Cartierville contributed to the construction budget in an amount of **\$7,854,426**. In addition, the borough is contributing \$1,100,000 annually to the operating costs.



Cartierville Sport Complex

Source: Google



4.3 A PARTNERSHIP AGREEMENT WITH A REAL ESTATE PROMOTER AND DEVELOPER

The City of Westmount could enter into a business partnership with a private developer.

Based on a long-term agreement, within the framework of a commercial or residential project a real estate developer could integrate a sports complex that corresponds to the City's expectations. Accessibility to the complex's programs and services could also be shared between the residents or users of the real estate project and the residents of Westmount.

For example, a real estate project intended for seniors could include a large-scale sports facility.

Although projects involving this type of agreement have been discussed, to date there do not appear to be any public sports facilities integrated into real estate projects resulting from public-private partnership agreements. However, there are a few projects involving private partnerships within the context of an agreement with a city. One example is the Centre récréatif de Repentigny.

Purchased and fully renovated in 2007 by a private contractor, the Centre récréatif de Repentigny was the subject of an agreement entered into by a private contractor and the Ville de Repentigny.

The private partner owns the centre and will see to its operation for a 25-year period. For its part, the Ville de Repentigny has committed itself for a 25-year period within the framework of a management services lease-purchase agreement. When the agreement ends (25 years), the centre will be transferred to the Ville de Repentigny for an amount of \$1.

Involving an investment on the part of the private partner of approximately \$7,500,000, the centre is operated and maintained on the Ville's behalf by the latter. For its part, the Ville pays a monthly amount of approximately \$97,000 for all of the services. Furthermore, pursuant to the provisions relating to the

financial results from centre's operation, a royalty is returned annually to the Ville de Repentigny. In 2018, the amount of the royalty represented a sum of over \$100,000.

The Centre récréatif de Repentigny is approximately 75,000 ft.² and includes an indoor soccer pitch, indoor tennis courts, dance studios and various multi-purpose spaces.



Centre récréatif de Repentigny

Source: Google



4.4 A PARTNERSHIP AGREEMENT WITH AN EDUCATIONAL INSTITUTION LOCATED WITHIN THE TERRITORY OF THE CITY OF WESTMOUNT

Based on a long-term agreement, the educational institution and the City would share a sports complex capable of meeting the needs of their specific clienteles.

4.5 AN INTERMUNICIPAL AGREEMENT WITH THE CITY OF MONTREAL, BOROUGH OF CÔTE-DES-NEIGES-NOTRE-DAME-DE-GRÂCE

The borough of Côte-des-Neiges-Notre-Dame-de-Grâce occupies a significant proportion of the territory considered to be in the secondary market. In addition, this borough has supply in terms of indoor aquatics facilities greater than that found in other boroughs of the City of Montreal. This situation could foster the possibility of an intermunicipal agreement in order to share the use of an aquatics facility with the City of Westmount.

APPENDIX 1 WESTMOUNT YMCA PROGRAMMING SCHEDULE

YMCA Westmount

Programmation Printemps 2019

Spring Programming 2019

4585, rue Sherbrooke Ouest, Westmount (QC) H3Z 1E9

(514) 931-8046

www.ymcaquebec.org

Cours offerts / Courses offered

Du 25 mars au 16 juin / From March 25 to June 16

Heures d'ouverture / Business Hours

Lundi au vendredi / Monday to Friday

Samedi et dimanche / Saturday and Sunday

6h00 à 22h00

7h00 à 19h00



LUNDI / MONDAY	MARDI / TUESDAY	MERCREDI / WEDNESDAY	JEUDI / THURSDAY	VENDREDI / FRIDAY	SAMEDI / SATURDAY	DIMANCHE / SUNDAY
Piscine / Pool						
6h15 – 7h30 (0) Club des Maîtres Masters Swim Club	6h15 – 8h40 (5) Longueurs Lane Swim	6h15 – 7h30 (0) Club des Maîtres Masters Swim Club	6h15 – 8h40 (5) Longueurs Lane Swim	6h15 – 7h30 (0) Club des Maîtres Masters Swim Club		
7h30 – 8h15 (5) Longueurs Lane Swim	8h45 – 9h30 (2) Cours – Adultes Adult lessons	7h30 – 8h15 (5) Longueurs Lane Swim	8h45 – 9h30 (2) Cours – Adultes Adult lessons	7h30 – 8h15 (5) Longueurs Lane Swim	7h15 – 8h50 (5) Longueurs Lane Swim	7h15 – 9h20 (5) Longueurs Lane Swim
8h15 – 9h30 (0) Club des Maîtres Masters Swim Club	9h35 – 10h25 (1) Aquaforme Aquafitness	8h15 – 9h30 (0) Club des Maîtres Masters Swim Club	9h35 – 10h25 (1) Aquaforme Aquafitness	8h15 – 9h30 (0) Club des Maîtres Masters Swim Club	8h55 – 9h45 (0) Aquaforme Aquafitness	9h25 – 13h00 (0) Cours – Enfants Child lessons
9h35 – 10h25 (1) Aquaforme Aquafitness	10h30 – 11h30 (2) Cours – Enfants Child lessons	9h35 – 10h25 (1) Aquaforme Aquafitness	10h30 – 11h30 (2) Bain libre Open swim	9h35 – 10h25 (1) Aquaforme Aquafitness	9h50 – 14h35 (0) Cours – Enfants Child lessons	13h05 – 14h25 (4) Longueurs Lane Swim
10h30 – 11h30 (3) Bain libre Open swim	11h30 – 13h10 (5) Longueurs Lane Swim	10h30 – 11h30 (3) Bain libre Open swim	11h30 – 13h10 (5) Longueurs Lane Swim	10h30 – 11h30 (3) Bain libre Open swim	14h40 – 15h25 (2) Bain libre Open swim	14h30 – 16h00 (2) Bain libre – ville de Westmount
11h30 – 14h55 (5) Longueurs Lane Swim	13h15 – 14h30 65+ Aqua arthrite et Bain libre – un couloir Arthritic Aquafit and Free swim – one lane	11h30 – 13h40 (5) Longueurs Lane Swim	13h15 – 14h30 65+ Aqua arthrite et Bain libre – un couloir Arthritic Aquafit and Free swim – one lane	11h30 – 14h55 (5) Longueurs Lane Swim	15h30 – 16h45 (5) Longueurs Lane Swim	16h05 – 17h20 (0) Club des Maîtres Masters Swim Club
15h00 – 16h55 (3) Bain libre Open swim		13h45 – 15h55 (3) Bain libre Open swim		15h00 – 16h55 (3) Bain libre Open swim	16h45 – 18h30 (0) Cours de sauvetage Lifesaving courses	17h20 – 19h30 (0) Cours de sauvetage Lifesaving courses
17h00 – 18h15 (0) Club de natation Youth Swim Club	14h30 – 15h15 (2) Cours – Adultes Adult lessons	16h00 – 17h25 (0) Cours – Enfants Child lessons	14h30 – 15h15 (2) Cours – Adultes Adult lessons	17h00 – 18h15 (0) Club de natation Youth Swim Club		
18h15 – 19h25 (5) Longueurs Lane Swim	15h15 – 15h55 (3) Bain libre Open swim	17h25 – 18h40 (0) Club de natation Youth Swim Club	15h15 – 15h55 (3) Bain libre Open swim	18h15 – 19h00 (2) Cours – Adultes Adult lessons		
19h30 – 20h15 (2) Cours – Adultes Adult lessons	16h00 – 18h15 (0) Longueurs Lane Swim	18h40 – 19h25 (5) Longueurs Lane Swim	16h00 – 18h15 (0) Cours – Enfants Child lessons	19h00 – 20h15 (0) Club des Maîtres Masters Swim Club		
20h15 – 21h45 (2) Cours de sauvetage Lifesaving courses	18h15 – 19h00 (3) Longueurs Lane Swim	19h30 – 20h15 (2) Cours – Adultes Adult lessons	18h15 – 19h00 (3) Longueurs Lane Swim	20h15 – 21h45 (5) Longueurs Lane Swim		
	19h00 – 20h15 (0) Club des Maîtres Masters Swim Club	20h15 – 21h45 (2) Cours de sauvetage Lifesaving courses	19h00 – 20h15 (0) Club des Maîtres Masters Swim Club			
	20h15 – 21h45 (5) Longueurs Lane Swim		20h15 – 21h45 (5) Longueurs Lane Swim			

Règlements des installations aquatiques

- 1- Toutes les personnes, sans exception, doivent prendre une douche et porter un bonnet de bain avant d'entrer dans la piscine.
- 2- Le YMCA se réserve le droit de fermer un couloir pour offrir certains cours privés – (X) indique le nombre de couloirs disponibles pour les longueurs.
- 3- Les enfants de moins de 8 ans doivent être accompagnés d'une personne de 16 ans ou + en tout temps. Cette personne doit entrer dans l'eau avec l'enfant si ce dernier ne peut nager 5 mètres sans aide.

Aquatic Facilities Rules

- 1- Everyone must take a shower and wear a bathing cap before entering the pool.
- 2- The YMCA reserves the right to close a lane in order to offer private lessons – (X) Refers to number of lanes for Lane Swim.
- 3- At all times, children aged 8 and under must be accompanied by a guardian aged 16 and up. The guardian must also enter the water with the child if he/she cannot swim five metres without assistance.

WESTMOUNT OUTDOOR POOL SUMMER SCHEDULE

WESTMOUNT RECREATION CENTRE

Swimming Pool Schedule 2017

MAY 29 to JUNE 25

[illegible]

WESTMOUNT RECREATION CENTRE

Swimming Pool Schedule 2018

JUNE 25 to AUGUST 19

[illegible]

CENTRE DES LOISIRS DE WESTMOUNT
Horaire de la Piscine 2018



WESTMOUNT RECREATION CENTRE
Swimming Pool Schedule 2018

20 AU 26 AOÛT

AUGUST 20 to 26

	Lundi/Monday								Mardi/Tuesday								Mercredi/Wednesday								Jeudi/Thursday								Vendredi/Friday								Samedi/Saturday								Dimanche/Sunday															
Heure Time	Couloirs/Lanes								Couloirs/Lanes								Couloirs/Lanes								Couloirs/Lanes								Couloirs/Lanes								Couloirs/Lanes																							
	0	1	2	3	4	5	6	7	D	0	1	2	3	4	5	6	7	D	0	1	2	3	4	5	6	7	D	0	1	2	3	4	5	6	7	D	0	1	2	3	4	5	6	7	D																			
07:00	Bain des adultes Adult Swim								Maîtres Masters		Bain des adultes Adult Swim						Bain des adultes Adult Swim						Maîtres Masters		Bain des adultes Adult Swim						Bain des adultes Adult Swim																																	
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08:00																																																																
08:30																																																																
09:00	Nage libre General Swim								Nage libre General Swim								Nage libre General Swim								Nage libre General Swim								Nage libre General Swim								Bain des adultes Adult Swim								Bain des adultes Adult Swim															
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12:00	Bain des adultes / Adult Swim								Bain des adultes / Adult Swim								Bain des adultes / Adult Swim								Bain des adultes / Adult Swim								Bain des adultes / Adult Swim								Bain des adultes / Adult Swim								Bain des adultes / Adult Swim															
12:30	Barboteuse ouverte / Splash pad								Barboteuse ouverte / Splash pad								Barboteuse ouverte / Splash pad								Barboteuse ouverte / Splash pad								Barboteuse ouverte / Splash pad								Barboteuse ouverte / Splash pad								Barboteuse ouverte / Splash pad															
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18:30	Longueurs Lap Swim								Maîtres Masters		Bain des adultes Adult Swim						Longueurs Lap Swim		Bain des adultes Adult Swim						Maîtres Masters		Bain des adultes Adult Swim						Bain des adultes Adult Swim								Bain des adultes Adult Swim																							
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APPENDIX 3 WESTMOUNT DOLPHINS CLUB SCHEDULE



Club Aquatique de Dauphins de Westmount
Horaires d'entraînement
Westmount Dolphins Aquatics Club
2019 Training Schedule

Saison régulière 24 juin au 16 août
Regular Season June 24 to August 16

Heure Time	Lundi Monday	Mardi Tuesday	Mercredi Wednesday	Jeudi Thursday	Vendredi Friday
8h00- 9h00	Équipe de Natation* 12 ans et moins Toute la piscine Full Pool Swim Team* 12 and under	Équipe de Natation* 12 ans et moins Toute la piscine Full Pool Swim Team* 12 and under	Équipe de Natation* 12 ans et moins Toute la piscine Full Pool Swim Team* 12 and under	Équipe de Natation* 12 ans et moins Toute la piscine Full Pool Swim Team* 12 and under	Équipe de Natation* 12 ans et moins Toute la piscine Full Pool Swim Team* 12 and under
9h00- 10-00	Équipe de Natation* 13 ans et plus 3 couloirs/3lanes Swim Team* 13 and over	Équipe de Natation* 13 ans et plus 3 couloirs/lanes Swim Team* 13 and over Supervision 12 ans et moins/12 and under	Équipe de Natation* 13 ans et plus 3 couloirs/lanes Swim Team* 13 and over Supervision 12 ans et moins/12 and under	Équipe de Natation* 13 ans et plus 3 couloirs/lanes Swim Team* 13 and over Supervision 12 ans et moins/12 and under	Équipe de Natation* 13 ans et plus 3 couloirs/lanes Swim Team* 13 and over Supervision 12 ans et moins/12 and under
10h00- 11h00		Équipe de synchro Bassin profond Deep End Synchro Team Équipe Water Polo Team 3 couloirs/lanes	Équipe de synchro Bassin profond Deep End Synchro Team Équipe Water Polo Team 3 couloirs/lanes	Équipe de synchro Bassin profond Deep End Synchro Team Équipe Water Polo Team 3 couloirs/lanes	Équipe de synchro Bassin profond Deep End Synchro Team Équipe Water Polo Team 3 couloirs/lanes
11h00- 12h00		Équipe de plongeon** Bassin profond Dive Team** Deep end	Équipe de plongeon** Bassin profond Dive Team** Deep end	Équipe de plongeon** Bassin profond Dive Team** Deep end	Équipe de plongeon** Bassin profond Dive Team** Deep end

*S'il vous plaît noter que les compétitions hebdomadaire de natation sont toujours les MECDIS SOIRS/Please note that the weekly swimming competitions take place WEDNESDAY EVENINGS.

MONTREAL

85, RUE SAINT-PAUL O. BUREAU 300
MONTREAL (QUEBEC) H2Y 3V4
514 507 3600

QUEBEC

622, RUE SAINT-JOSEPH E. BUREAU 300
QUEBEC (QUEBEC) G1K 3B9
418 914 1508

SHAWINIGAN

5582, BOULEVARD DES HÊTRES
SHAWINIGAN (QUEBEC) G9N 4W1
1 866 380 0513

MAGOG

790, RUE PRINCIPALE O.
MAGOG (QUEBEC) J1X 2B3
1 819 640 2267

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STRATÉGIES



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