



Summary of the Valois Village analysis for the City of Pointe-Claire

November 2016

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INTRODUCTION

The Planning Program of the City of Pointe-Claire set forth in 2010 involved two specific special planning programs (SPP): the first for Pointe-Claire Village and the second for Valois Village. The first SPP for the former was finalized in 2016. Now the objective is to determine the future of the Valois Village, which has its own commercial core and is identified in the urban plan as a privileged sector due to its diversity, the mixed uses that are found there and the development potential it offers.

Convercité was mandated by the City of Pointe-Claire to perform an analysis of Valois Village. Its purpose is to provide useful knowledge for formulating an SPP that will be adopted by the municipal council. It must ensure a high-quality living environment for citizens, strengthen community spirit, protect and highlight heritage and landscape, propose modifications to the site planning and infrastructures as well as promote economic revitalization.

It is important to note the difference between the Valois neighbourhood and Valois Village, which is the area targeted by the SPP. Valois Village, in red on the map below, constitutes the town centre of the Valois neighbourhood. It is situated along Donegani Avenue, between Valois Park and Sources Boulevard. The principal occupation of Valois Village is commercial, but the area also accommodates institutions such as Valois train station and Canada Post, as well as residences.

The Valois neighbourhood, in blue-grey on the map below, comprises a larger area, and represents the residential sector built around Valois Village. It is bordered on the south by Lakeshore Road, on the north by Saint-Louis Avenue, on the east by Sources Boulevard and on the west by Broadview Avenue.



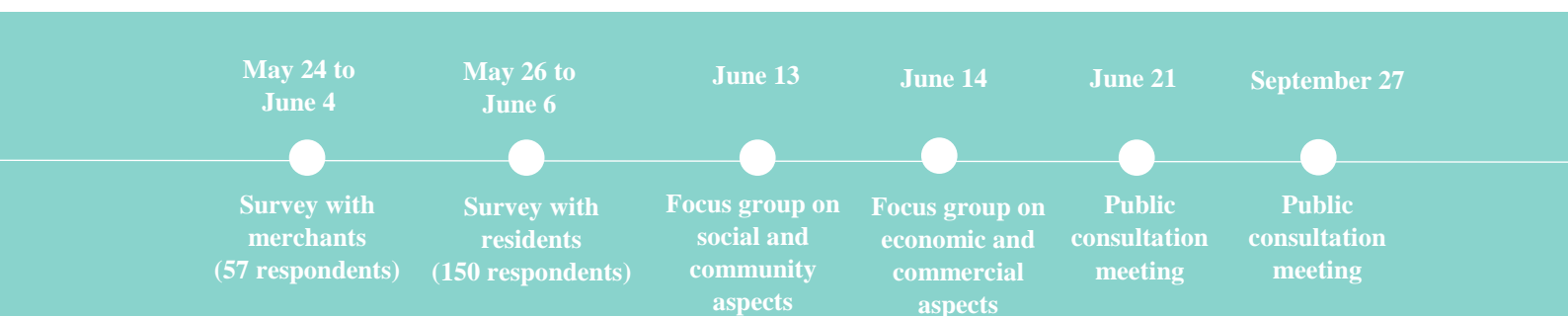
Valois Village and Valois neighbourhood

The Approach

The Valois Village assessment is based on two distinct but overlapping approaches.

- A territorial analysis approach carried out by means of observations, ground surveys, regulatory analysis and analysis of statistical data.
- A citizen consultation approach carried out with the help of residents and business people of Valois Village. Several methods and activities were employed in the course of the citizen consultation approach:
 - A telephone survey involving 150 residents;
 - A face-to-face survey involving 57 merchants;
 - A focus group with participants that emphasized social and community considerations;
 - A focus group with participants that emphasized economic and commercial considerations;
 - Two evenings of forum-style citizen consultations with roundtables and discussions.

The goal of this dual approach is to combine professional analysis with the insights and expertise of citizens and other involved parties. The resulting assessment will be a product of input from the largest possible number of participants and will thereby better guide the formulation of the SPP.



Content of the Analysis

The analysis consists of four main chapters that present a qualitative and quantitative depiction of life in the Valois neighbourhood and of the built environment and economic dynamic of Valois Village.

The first chapter deals with the social context in the Valois neighbourhood and presents a portrait of the population that is likely to frequent Valois Village.

The second chapter presents the spatial context of Valois Village and outlines the organization of the built environment and urban design.

The third chapter deals with the economic context of Valois Village. It examines, among other topics, the diversity of commercial offerings, the frequenting of businesses as well as the vacancy rate.

Finally, the fourth chapter presents the strengths, weaknesses, opportunities, threats and key challenges of Valois Village.

THE SOCIAL CONTEXT IN THE VALOIS NEIGHBOURHOOD

An Attractive Neighbourhood Composed Mainly of Detached Houses

The Valois neighbourhood, consisting of 4,910 residents in 2011 is an attractive area in the City of Pointe-Claire. The population of the Valois neighbourhood grew by 11% between 2001 and 2011, an increase greater than that seen in the West Island (5.3%) and in the City of Pointe-Claire (7.9%) during the same period.

70% of the residents have lived in the neighbourhood for longer than 10 years, making for a stable population.

It has a high proportion of homeowners (78%), which is greater than in the City of Pointe-Claire as a whole. The proportion of homeowners in the West Island is 69%; by comparison, the average rate of ownership in the Greater Montreal area is 39%.

More than half of housing (58%) in the Valois neighbourhood consists of detached houses. This is slightly more than the rate for the City of Pointe-Claire as a whole, where the proportion of detached houses is 55%.

Incentives that influenced households to settle in the Valois neighbourhood are varied: 63% of survey respondents confirm that they moved into the neighbourhood because of the quality of housing relative to the price, 61% for the accessibility of services and 55% for the neighbourhood's charm.

A Family Neighbourhood

The Valois neighbourhood accommodated 1,885 households in 2011, with an average of 2.6 individuals per household. Of the total number of households, 72% are composed of families, of which almost half (47%) are couples with children, 36% couples without children and 12% single-parent families.

A third of the population of the Valois neighbourhood is under 25 years of age and almost a quarter of its residents are 70 years old or more.

A High Employment Rate

The employment rate reaches 68% in the Valois neighbourhood, which is slightly higher than for the City of Pointe-Claire as a whole. The unemployment rate is 5%.

The Valois neighbourhood's median income, for the population aged 15 years and older, is \$32,841. This is slightly more than the City of Pointe-Claire, while the average income at \$42,330 is slightly less.

Individual earnings are approximately the same as for the City of Pointe-Claire as a whole.

A Primarily Anglophone Neighbourhood

According to the 2011 census, 72% of Pointe-Claire residents can maintain a conversation in French and in English; this is more than for the City of Pointe-Claire as a whole (69%) or for the rest of West Island (68%). 24% of neighbourhood

residents speak only English and 4% speak only French. The residual 1% in the Valois neighbourhood is composed of 28 individuals who speak neither French nor English.

While 72% of neighbourhood residents can speak English and French, according to the telephone survey with residents, 73% use English as their principal language at home.

Many Services Available

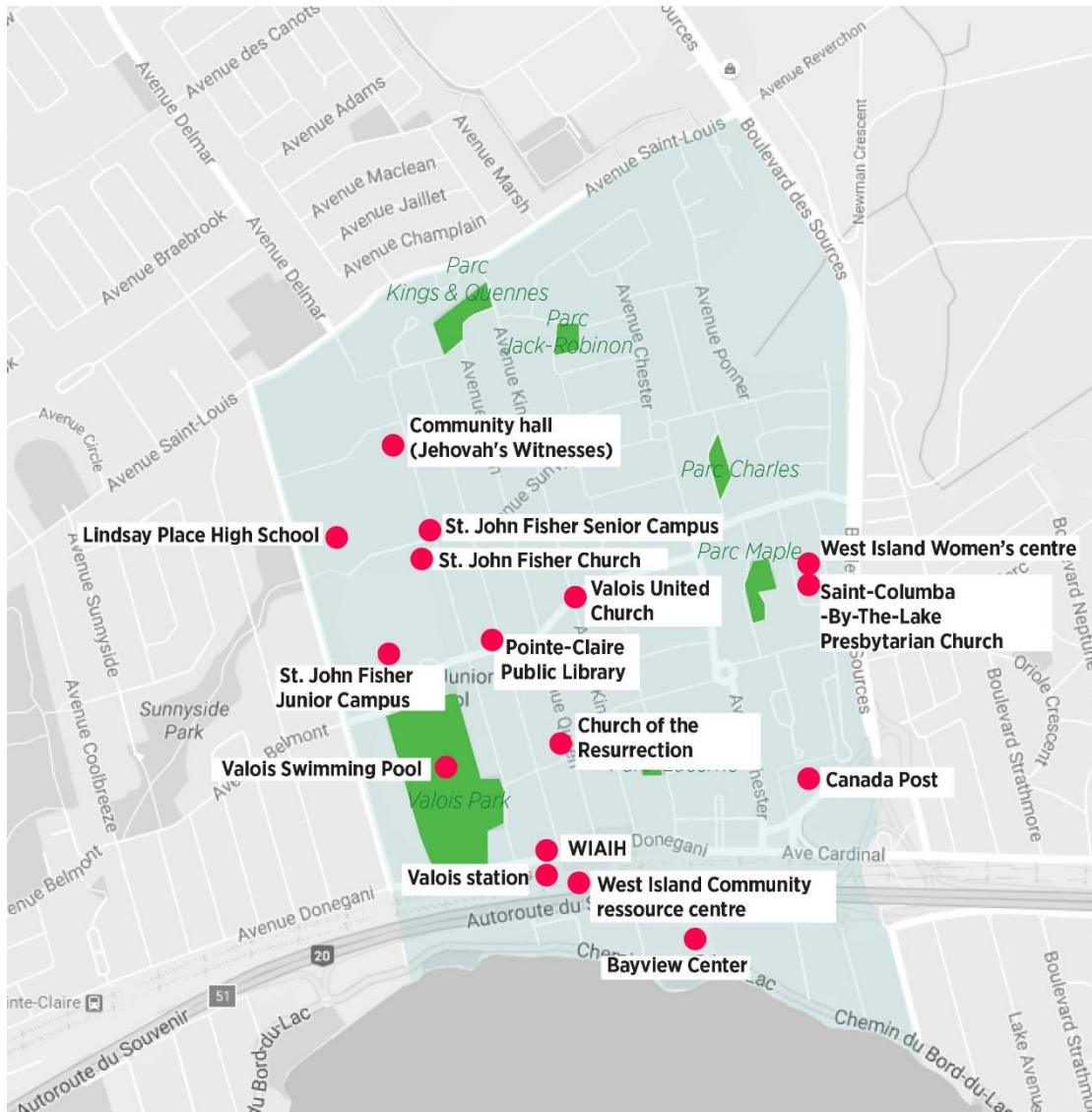
The neighbourhood offers community, institutional and social amenities and services that serve predominantly the local population, but also extend to areas beyond the neighbourhood. Amenities and services are the following:

- St. John Fisher Elementary School and Lindsay Place High School;
- CHSLD Bayview: a residence for adults requiring assistance and support with day-to-day activities;
- The Valois park, pool, soccer and baseball fields;
- The Valois train station and West Island Community Resource Centre (WICCR).
- The library, churches, a number of green spaces and smaller sports facilities;
- The post office and bank.

According to the survey conducted with residents, more than half of them (53%) participate in community activities.

Half of the residents participate in community activities favour cultural activities such as library, festivals, neighbourhood fairs, community gardens, etc. 41% are drawn to sporting activities such as swimming, soccer, half-marathons and hockey and, lastly, 9% participate in religious events.

People who do not participate in community activities refrain for a number of reasons: 40% of respondents report that they do not have time, 19% are not interested in the activities currently offered, 11% lose interest in activities once their children no longer participate in them, 10% consider themselves too old and 5% are not in good health.



Map of services in the Valois Village and Valois neighbourhood

THE SPATIAL CONTEXT OF VALOIS VILLAGE

Diverse Features That Create an Attractive Neighbourhood

Valois Village is a mixed sector that attracts businesses, institutions and residences.

Businesses and services account for 75% of its built surface area, designating it as the town centre. This co-existence of multiple uses inside a limited space is typical of how a town centre is organized. It is also a characteristic of a sustainable neighbourhood since it serves to reduce the need for transportation at the same time as it encourages social and economic vitality.

Indeed, this coexistence largely accounts for the high regard accorded to Valois Village. During consultation sessions, participants remarked that it is the village ambience that brings added value to the community. They said that this atmosphere reflects the Village's character more than the built environment does.

A Sparse Area Lacking Visual Identity and Architectural Quality

Valois Village is sparse with only 13% of the total surface area being built. This low density can be partially explained by the fact that parking areas take up a significant amount of space as well as the eastern most landsite which is occupied by a large vacant lot.

The Valois Village contains a variety of architectural types. Almost all of the buildings situated along Donegani Avenue are different; they include cottages, foursquare style homes, commercial buildings of one or two stories and industrial-type buildings.

Current regulation conveys a desire to preserve this diversity since *“construction projects should favour small constructions, each with their own character and personality, distributed on either side of the streets and forming a single, relatively homogeneous visual ensemble; all constructions should respect the scale of traditional constructions in lot coverage, height and width; the scale of any construction should be in keeping with the average scale of the traditional village constructions of the City.”*¹

Currently, this large variety combined with low built density is not conducive to building a public space, giving the neighbourhood its own identity or creating a *“relatively homogeneous visual ensemble”* as was previously mentioned.

Participants in public consultations insisted on the fact that Valois Village, apart from buildings of heritage interest, did not present an interesting built environment, most notably because of a lack of harmony, the disrepair of certain buildings and vacant premises.

With regards to the street furniture, what is present on Donegani Avenue is heterogeneous and the styles are not harmonious. Such diversity impedes the creation of a visual signature for the area. Quantity wise, there are sufficient number of street lights, benches and garbage bins.

¹ Source: City of Pointe-Claire – SPAIP By-Law – PC-2787 – p. 36 – Article 61, paragraph 5

Finally, Valois Village does not have any official entranceways from the east or from the west. There are no signs, markings or any visual signature to indicate the passage into a commercial area.

To the east, the entrance is mineralized and impersonal, without any sign to mark where Cardinal Avenue ends and Donegani Avenue begins. The street lights are the same as those found along the highways.

To the west, one can enter Valois Village by Donegani Avenue. The park and Valois train station could be considered visual markers for this entranceway. The street lights here are better adapted to a city entrance and are the same as the ones found around the station. Nevertheless, there is no clear indication here that one is entering a village.

Two Heritage Interest Buildings

Valois Village has two buildings identified as presenting a heritage interest according to the SPAIP By-Law. The two buildings - the former Canadian Pacific railway station situated at 114 Donegani Avenue and the former Valois post office, situated at 111 Donegani Avenue, which face one another.

The railway station

The railway station was built in 1927 and now houses a community resource centre. Its architecture is very picturesque, typical of many stations in the province built around the turn of the 20th century. It embodies elements characteristic of the Arts and Craft and Shingle styles with its wood paneling, large consoles and dormer windows on a sloping roof.

The building is well maintained and shows no signs of deterioration. Its heritage value is designated as superior according to a report on built heritage. Two recommendations were formulated with regard to it:

- Replace the asphalt shingles on the roof with cedar shingles;
- Restore the dormer windows on the south side.²

The former post office

Built by the Canadian Ministry of Public Works in 1935, some years after the railway station, the former post office serves as evidence of the rapid development that took place in the Valois neighbourhood during the first half of the 20th century. Built according to a “standard plan” popular between 1927 and 1935, the building is an example of Rationalist architecture. Its animated façade ornamentation makes abundant use of brick. There are about thirty similar buildings across Canada.

In the mid-1960s, the activities of this post office were transferred to a building situated near Sources Boulevard. Today the former post office is occupied by the West-Island Association for the Intellectually Handicapped (WIAIH). Two recommendations were also formulated with regards to it:

- Ensure a better integration of the addition on the lateral left façade;
- Restore the old sheet metal on the roof.³

² Source : Inventory record 77 – Built heritage of Pointe-Claire (Patri-Arch 2005)

³ Source : Inventory record 76 – Built heritage of Pointe-Claire (Patri-Arch 2005)

A Layout Designed for Cars

Donegani Avenue has two uses: it is both a local thoroughfare and a transit street. The present layout favours cars and encourages rapid movement of traffic, especially to the east. It is composed of two traffic lanes to accommodate two-way traffic. No speed limit is posted in the Village and there are no traffic calming measures in place.

Parking

Parking areas take up a large amount of space. Valois Village has more than 370 public and private parking spaces unevenly distributed throughout the area. There is off-street group parking, on-street parking (including parallel and perpendicular parking) and occasionally front-yard parking.

For group parking there is a large area for incentive parking in Valois Park, close to Valois Station, with 113 public parking spaces. This very busy area provides parking for those who use the station. To the east, in front of the commercial centres, there are two large parking areas that accommodate 60 and 82 parking places, respectively.



Map of parking areas in Valois Village

Street-side parallel parking and group parking can be found along Donegani Avenue. Citizen consultations participants noted safety issues while reversing into the street from a parking space that is perpendicular to it.

A requirement to provide parking is imposed by a by-law that stipulates that no use or building shall be permitted unless a sufficient number of off-street parking spaces are provided. The use shall not commence until the required parking spaces are usable. Furthermore, it is prohibited to reduce the required parking as long as there is a demand for them.⁴

The number of spaces depends on use — office, retail and services — require one parking space per 35 m² of leasable floor space. For restaurant and recreational facility uses, the maximum capacity is taken into consideration when calculating the number of spaces. A minimum of one parking space must be provided for every three clients.

⁴ Source: City of Pointe-Claire – Zoning By-law – PC- 2775, Article 7.1

Furthermore, for any new building or expansion of an existing building, parking must be provided according to the building's area or capacity. This requirement sometimes forces merchants to abandon plans to expand their establishment.

Pedestrian movements

Spaces reserved for pedestrians in Valois Village are limited to sidewalks on both sides of Donegani Avenue between Valois Bay and Lucerne avenues as well as to the sidewalk on the north side of Donegani between Lucerne Avenue and Sources Boulevard.

Sidewalks are relatively wide, however their surfaces are irregular and the presence of large waste bins can obstruct the path of pedestrians, especially those with limited mobility.

Although parking spaces take up significant surface area in Valois Village, sidewalks are also used for parking, reducing space intended for pedestrians.

There is inconsistency in the type of surfacing. Between Valois Park and Chester Avenue, they are composed of red cobblestones while between Chester Avenue and Sources Boulevard, the sidewalks are smooth grey concrete.

Two pedestrian crossings on Donegani Avenue, which consist of yellow markings on the roadbed, are found close to the train station and at the Donegani/Lucerne intersection. These crosswalks lack aesthetic appeal. The markings close to the station do not extend across the entire road. This situation was found to be quite unacceptable by survey participants, who mentioned that they do not feel safe when crossing Donegani Avenue.

Cyclist movements

There are no exclusive bicycle paths, no bicycle lanes on streets and no trails or routes designated for bicycles inside Valois Village, so cyclists have to share the road with other vehicles. To the west of the Village, there is one bicycle lane along Donegani Avenue, which ends at Applebee Avenue, near Cedar Park Station. There is also a two-way lane that ends in Valois Park.

Currently, there are three parking areas for bicycles, one in Valois Park, one beside the train station and one in the Valois shopping centre's parking lot. That which is located near the train station has 46 spaces and is very well used.

The Planning Program for the City of Pointe-Claire includes a bicycle network plan that provides for the creation of a bicycle lane the entire length of Valois Village along Donegani Avenue. It would be linked to the two-way cycle path that crosses Valois Park and also to the one-way cycle lane along Sources Boulevard.⁵

Public transportation

Train service at the Valois Station is provided by Agence Métropolitaine de Transport (AMT) on the Vaudreuil-Hudson line. There are 12 train departures on weekdays, 4 on Saturdays and 3 on Sundays that go to downtown Montreal.

Valois Village is also served by bus lines 203 and 204 of the Société de Transport de Montréal (STM).

⁵ Source : Bicycle Network Master Plan, City of Pointe-Claire, May 2015

A Significant Physical Barrier

Donegani Avenue is parallel to the railway tracks and highway 20, which combined create a significant barrier between the Valois neighborhood and Lake Saint-Louis. This barrier, which produces heavy noise pollution, divides the neighbourhood in two and blocks visual access to the river. Pedestrian access to the lake is only possible through the Valois station's underground tunnel and the footbridge at the Sources Boulevard overpass further to the east of the village.

During consultations, some citizens raised the issue of noise pollution generated by the railway and highway, but most of the participants believe that more importantly, these structures create physical and visual disturbances.

A Significant Heat Island

Donegani Avenue is heavily mineralized, unlike the rest of Valois neighbourhood which is characterized by an abundance of vegetation. Indeed, the presence of various species of mature trees on private land provides a green look and a great deal of shaded areas.

On Donegani Avenue, other than the few trees around the station and the two landscaped strips developed on the parking lots between Valois and Chester avenues, no vegetation or permeable areas exist on either public or private land. This lack of vegetation causes heat islands throughout the village.

An Opportunity for Development

Carrying out a Special Planning Program is a chance to optimize the use of the land and to upgrade the built environment of the Valois Village with development projects that could accommodate interesting amenities, services and shops for the residents of the neighbourhood.

The vacant land next to the Sources/A20 interchange represents an interesting development opportunity. This land, formerly occupied by a Hydro-Quebec and a shopping centre, measures 1961 m² and represents 20% of the total surface area of Valois Village.

Located at the eastern entrance of the Village, it has high visibility and offers an opportunity to enhance the area.

Cartographic Overview



THE ECONOMIC CONTEXT OF VALOIS VILLAGE

Concentration of Businesses

All of the businesses in Valois Village are located on Donegani Avenue or in its immediate vicinity on side streets. This concentration of businesses offers numerous advantages. The first of these is the accessibility of the services and shops without having to make several trips. Furthermore, this business continuity creates a particular atmosphere which attracts shoppers to Donegani Avenue.

Almost half of the residents say that they visit the shops on Donegani Avenue and 20% say that the shops are places of interest in Valois Village.

According to the merchants who answered the survey, the main elements that bring traffic to the Valois area are the quality of the shops, the existing clientele as well as the character and accessibility of Valois Village.

A Dynamic Commercial Blend Seeking Diversification

The commercial blend of Valois Village is functional and contributes to the area's vitality thanks to unique and independent shops, long established in the neighbourhood and appropriate to the Village spirit of this part of Pointe-Claire.

According to the data collected during the surveys of the merchants, half of the shops have been in the area for over 10 years. Moreover, the shops have the same amount of traffic in both summer and winter.

The professional service establishments, which offer the knowledge and skills of their employees in health, accounting, legal, technical, design fields), constitute 34% of the offer in Valois Village. Personal services, such as hairdressers, beauty salons, gyms, cleaners and cobblers, represent 23% of the offer. Together, these two categories of services represent over half (57%) of businesses in Valois Village.

The new shops which opened in the last two years have caused a slight change in the commercial offer during the last two years. Of the 13 businesses that set up shop, 8 services are related to "well-being", two new restaurants along with a specialty grocery store, a design office and a financial services office.

However, according to the participants of the economic and commercial considerations focus group, the prevalence of the service offering combined with the limited shopfront animation do not give citizens an incentive to walk down the street. They therefore believe that a diversification of the commercial offer is essential.

Major Potential for Commercial Revitalization

According to the data from the surveys of the business owners, Valois Village appears to be a market area which extends to the whole of the West Island and could therefore have a strong appeal.

The current business owners and residents stated their desire for new shops, particularly restaurants and food store, to open in the Village. They believe it is important for the shops to be fairly small-scale and to fit in with the village spirit.

The presence of 13 vacant premises in Valois Village is an interesting opportunity to diversify the offer while revitalizing the street. Of the vacant premises, 5 are located upstairs, while the 8 remaining are on the ground floor, which produces an immediate visual impact on passers-by. A shopping street which store fronts close to each other creates a more appealing atmosphere.

Numerous citizens and business owners insisted on the fact that there are too many vacant buildings, which detracts from the appeal of Valois Village. Nevertheless, business owners did speak of the difficulties in starting or running a business in Valois Village:

- The by-laws are not very flexible and can be too restrictive. For example, the compulsory number of parking spaces and the constraints in terms of building materials hinder the installation of new businesses.
- The level of taxation can, according to some owners, hinder renovation, because once a building has been renovated, the owners must pay taxes according to the new property value.

Lastly, the Valois Village has never had a formal association of business people. The business owners who are mostly located on Donegani Avenue have, however, created a Facebook group called *Valois Business Association*. It represents many businesses and shops and acts as an advertising page.

The Train Station's Contribution to Business Vitality

The train station is the focal point of a significant number of potential customers for the Village businesses as well as being the residents' favourite location on Donegani Avenue due to its layout and architecture. The existing shops, as well as future establishments in the vicinity of the station could take advantage of the residents' attraction to this particular area of Valois Village.

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS TO VALOIS VILLAGE

STRENGTHS	
Quality of life and built environment	Economy and service offer component
<ul style="list-style-type: none"> • The Valois neighbourhood is appreciated by its residents, particularly for its character, accessibility and services. • There are two heritage buildings that are representative of the village history. They are in good condition, but require some minor work. • There is no documented contaminated land. • The area is easily accessible by car and served by two bus lines (203 and 204) and the commuter train station. • There are sufficient parking spaces. • There are some bicycle parking spaces. • Valois Village is adjacent to Valois Park. 	<ul style="list-style-type: none"> • Valois Village is an attractive destination for the residents of the area because of its history and the fact that it accommodates various purposes (residential, commercial, community, service). A third of the residents shop there on a daily basis. • Valois Village's offer is fairly diversified and concentrated in a relatively small area. The majority of the businesses offer professional or personal services. There are a few restaurants and establishments that sell staples, semi-staples and specialized goods. • The residents stated that the shops are the main places of interest. • Almost half of businesses and services receive regular customers on a weekly basis. • Customer traffic is the same in the summer and winter. • New businesses have opened, thereby diversifying the existing offer. The current trend is for businesses related to well-being. • The business owners of the Village have created a Facebook group "Valois Business Association". • 91% of business owners are happy with relationships with the neighbourhood.

WEAKNESSES	
Quality of life and built environment	Economy and service offer component
<ul style="list-style-type: none"> • The residents prefer the neighbourhood's character to that of the Village, which is valued for the services and atmosphere. • The architecture is diverse, discordant and the built environment as a whole is not particularly liked by citizens and business owners. • The street furniture is heterogeneous and does not provide the village with a visual signature. There are plenty of benches but almost all of them are in direct sunlight. There are no recycling bins. • Valois Village is much mineralized a true heat island. • There are a lot of parking spaces but without any landscaping. • There are no indications that you come into a village centre, neither from the east nor the west entrances. • The layout favours vehicles, cross walks are few and far between and there are no traffic-calming measures. • Little is done to facilitate active mobility; the sidewalks are not smooth and are often cluttered with parked cars and/or large rubbish containers. There is no cycle link. • Valois Village is bordered by the highway and railway tracks, which form a visual barrier to the lake and are a source of noise pollution. 	<ul style="list-style-type: none"> • The dominance of service offerings combined with the limited shopfront animation does not give citizens an incentive to walk down the street. • Almost half of the residents of the neighbourhood do not go to Valois Village at all. • There is a high vacancy rate for business premises (18%). • The commercial offer, though diversified, appears incomplete. There is a shortage of cafés, restaurants and food related businesses. • There is little cooperation or association amongst business owners.

OPPORTUNITIES

Quality of life and built environment	Economy and service offer component
<ul style="list-style-type: none"> • Elaborating a SPP is an opportunity to change some aspects of the current regulations to enhance the built environment. • The large number of unbuilt open spaces provides opportunities to create new landscaping, reduce heat islands and increase rainwater infiltration. • The width of Donegani Avenue permits an improved layout in favour of active mobility (cycling, walking). • Developing the vacant land to the east of the area could enhance the entrance to Valois Village. 	<ul style="list-style-type: none"> • The presence of vacant premises and vacant land could be a chance to diversify the commercial offer. • Improving the built environment of Valois Village could attract new customers, encourage people to visit the premises and energize the area.

THREATS

Quality of life and built environment	Economy and service offer component
<ul style="list-style-type: none"> • The absence of a comprehensive vision could trigger some regulatory changes, which would perpetuate the current issues of Valois Village. • Using the open spaces for building construction and not for developing public spaces or planting trees could exacerbate the heat island problem. • Developing Donegani Avenue according to criteria that are not consistent with the village spirit could be a detriment to the dynamism and appeal of the area. • The Cardinal/Donegani intersection could hinder the development of the vacant land if its physical geometry is not revised to ensure safe and fluid movement for all modes of travel. 	<ul style="list-style-type: none"> • Valois Village's lack of appeal and anonymity could hinder attraction of new businesses and therefore the diversification of the offer. • Establishing a new commercial pole in the eastern end of the village, near the Sources Boulevard interchange, which would serve a strictly automotive clientele and would be physically detached from the village, could compromise the commercial vitality of the village hub, especially if the new customers are not incited to visit the village shops.

PLANNING CHALLENGES FOR VALOIS VILLAGE

To conclude the diagnosis, five challenges which encompass the observations regarding the social, spatial and economic contexts of Valois Village are put forward. They represent the main topics that the City of Pointe-Claire could look into in order to showcase this particular area of Pointe-Claire, all while preserving its history, charm and unique character.

These five issues were presented to the citizens during the public consultation of September 27, 2016. The citizens' comments provided a better understanding of these issues and identified possible solutions, which they would like undertaken in the short to medium term.

The distinct visual identity of the Village

Valois Village is an appealing area with a unique character. It has a variety of functions and a uniform building density. Two heritage buildings reflect the history and charm of the Village.

Nevertheless, several buildings would benefit from upgrades and renovation. The architectural heterogeneity of the Village and the lack of uniformity in street furniture contribute to the mismatched style of the area.

Lastly, Valois Village does not have adequate signage and its entrances are not well identified.

The quality and conviviality of the living environment

The location of the Village is interesting due to its proximity to Lake Saint-Louis and Valois Park. However, it is heavily mineralized with large areas for parking, which generate considerable heat islands.

The vacant land adjacent to Sources Boulevard could redefine the image of the Village and contribute to its attractiveness.

Safe accessibility for all types of travel

Valois Village is easy to access as it is close to the highway and the train station. However, it is more difficult for pedestrians and cyclists due to the lack of traffic-calming measures, the absence of cycle links and the small number of pedestrian crossings.

Furthermore, parking on the sidewalk directly in front of the shops can hinder the flow of pedestrians, who must venture into the street to avoid the parked cars.

Widening and standardizing the walkways, making intersections safe and developing bicycle links are important elements. The eastern entrance to the Village plays a vital role in calming traffic and it would be important to modify its geometry for everyone's safety and comfort.

Attractiveness and complementarity of the commercial offer

It is fortunate for Valois Village that almost all its shops on Donegani Avenue, thereby contributing to the creation of a genuine village core. The businesses are independent, long established and well appreciated by the citizens.

However, the shop fronts are sometimes unattractive and, combined with vacant premises, affect the economic vitality of the street. The citizens specifically stated that food-related businesses (grocery stores, market, restaurants, cafés, bistros, etc.) are lacking.

The vacant land plays a prominent role in the appeal of the street, as it could accommodate a flagship, mixed-use and attractive project, which the Village lacks at the moment.

Harmonious co-existence with the highway and the railway

Despite the fact that the railway tracks and highway contribute to the accessibility of Valois Village, they also isolate the area and cause certain issues, which are not necessarily related to noise, but are visual and physical. A more direct and open link to Lake Saint-Louis would be welcomed.