

Q4: Do you have any suggestions/comments about the previously presented issues?

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2	No comments
3	I have been living in Hampstead for 13 years and I hope there is no change in my apartment living if they decide on building new buildings and getting rid of the old buildings.
4	I strongly reject the idea of building more than 5 storey building in Hampstead/Côte Saint Luc area.
6	While it is very tempting to have a new & improved civic & recreation center, I have to ask how many people would be forced out of their homes to make way for these new condos. The residents on Cote St. Luc Road are residents of Hampstead as well. I simply have to question the ethics of forcing them out of their homes.
7	Je suis pour une meilleur utilisation de notre Energie, l'écologie est importante . pour cela avant de proposer des solution couteuse en co2 ce serait éduqué le quartier a l'écologie. et quand vous refaite de l'aménagement urbain faite le bien ! les rues qui sont refaites sont abime après 2 ans ... bonne journée
10	Arrêtez de mettre du sel sur les trottoires en hiver ça abîme les trottoires, ce n'est pas bon pour l'environnement et c'est douloureux pour les pattes des animaux et il y a plein d'autres solutions Arrêtez de nous envoyer des pamphlets qui font des pages c'est coûteux et irrespectueux pour l'environnement: envoyez par courriel ou texte On ne veut pas de votre nouveau projet on a déjà voté contre une fois pourquoi remettre ça sur la table
11	I'm all for change as long as my taxes do not significantly increase. If you do build a civic center, I would hope that you would provide services and activities for seniors.
12	I would like to see would be put in place for the existing tenants on Cote St Luc road.
13	I cannot believe that after the referendum that the issue of building height on cote st luc road is being presented again. Surely if there is an overwhelming desire for a new recreation center (which I don't have and I have 3 kids), then that should be achieved some other way. That said, we have access to great facilities all within reasonable distances of hampstead. The best thing we could do for our town and the environment is to maximize our use of those facilities. Furthermore property values in ou
15	Please stop contributing to long term apartment tenants being evicted so condos developers can make more money!
19	« On peut juger de la grandeur d'une nation par la façon dont les plus faibles y sont traités. » – Mahatma Gandhi Les résidents actuels des immeubles sur Côte-Saint-Luc sont certainement les plus pauvres et vulnérables de la ville. Il est triste et déplorable que la ville envisage l'expulsion et l'exclusion de cette communauté dans le but de satisfaire les résidents les mieux nantis. Je suggère très fortement à la ville de proposer des projets où cette communauté sera considérée de fa
24	I think we should have an in house pastry chef at the cafe. We can promote weddings in hampstead park with all profits going directly to the town. Golf course usually make thousands of dollars per wedding. So I think it would be great to give our residents that option and bring that extra income to our town. During the off season, the cafe should offer gluten free and lactose free options and bake everything on site because you can tell when things aren't fresh. During the off season, the cafe can offer c
25	I agree with all except favouring hybrid or electric vehicles as many elderly people will not replace their cars.
26	I hope tax payers' money will not be wasted on political campaigning during the upcoming election season, with the excuse of this controversial issue as a reason to send multiple messages.
27	there was a referendum in 2019, and Citizen of Hampstead has said NO for buildings more than 6 storeys on the proposed zone on Cote/-saint-luc road... The City is wasting the citizen's revenue to do this kind of survey again. I'm strongly against this approach with no respect of the people, neither in a democratic nor a faire transparent way!
29	I'd rather have less people and less traffic. I'm not for the increase traffic.
30	6 to 8 stories.
33	The upzoning question is a trap. This is a classic bait and switch tactic. Mayor Steinberg is disgusting and shameful and must be replaced before he does further damage to our town.
36	I do not feel that a new civic center is needed. The one we have is already underused. I would much prefer an arena
44	Suggesting that local tax increases will not exceed inflation is misleading given that, if local improvements result in higher property values, taxes directed to the agglomeration council will necessarily increase above inflation. Already, local prices have increased dramatically and no additional stimulus to home prices is required. Also, this survey unfairly limits participation to one opinion per household, which does not reflect the demographic weight that would otherwise prevail in a democratic process
45	For the high-rises, as I understand we already voted on this issue. This is a tremendous waste of time and energy and more money on an issue that was clearly decided. There are more pressing issues in this town than building a Civic Centre that won't be used.
48	Any Increases in tax base from developing CSL road should first be used to reduce existing taxes, before indulging in a major project as proposed . If there is excess then I would be in favor of a scaled back community centre . CSL road should definitely be redeveloped as it is currently an eyesore and there is a demand for new housing. Increasing the height would have minimal effect on residents of Hampstead. Would also provide a welcome increase to the tax base , and brighten up that stretch of the ro
50	Let's get a proper gaz network in the city. We are truly behind on this versus other city municipalities. We need proper sound barriers from the train.
51	I thought that there was a referendum about larger buildings on Cote St Luc road and that the residents voted against it. Why is this being revisited and how much is this survey costing residents? I also DO NOT BELIEVE what is being proposed in question 1 will have no new taxes.
55	I really think that the mayor is not inline with the community. If it's not his way, he will make sure he tries to prove his ideas are the way to go. He sent out a few newsletters wasting our tax papers money for the CSL rezoning ,being a strong advocate for rezone ...claiming it will bring more tax money and the value of our properties will increase. With an increase in house value comes an increase in property taxes therefore taxes will increase more than inflation. I really don't see how only a few
56	I see more cons than pros re more services in the park and am against any new Civic centre. I believe reasonable construction on CSL road will be valuable to Hampstead
57	I would like to see an improvement in the equipment in the parks for the children. When my kids are taking my grandchildren to the parks in Cote St Luc because the equipment is far superior, I think we have a problem. I also do not trust the promise that the taxes will not go up if we begin a new project . I would prefer to see if we can improve the building structures we already have.
59	It has been over one year that we are hearing about new taller buildings on Cote St Luc road and enough is enough! I feel like our mayor has a hidden agenda or is getting some sort of financial gain or kick-back from developers by pushing so hard for this. It was voted against and people have spoken. We are tired of the door-to-door salesmen, the constant propaganda for 10-storey buildings and the use of public funds to send flyers and polls for this exercise. You are not gaining the trust of the public by
60	Why not consider an indoor hockey rink? it can generate revenue 12 months a year?
62	COMPOSTING - IN APARTMENTS AS WELL AS HOUSES
65	THIS IS A BIASED QUESTIONNAIRE. IT WANTS THE MAYORS POSITION TO BUILD 10 STOREYS. QUESTION 1 ASKS IF YOU ARE IN Favour of it, and then even if you are not in favour question 2 wants your opinion in order to justify spending the money on question 1. This town has no revenue other than taxes. It is irresponsible to build a town centre with a restaurant , when even the Y could not maintain a restaurant as a business. We have a beautiful underused building, and with taxes as high as they are in Hampstead, any
68	The town in good conscience should retain its affordable housing apartments, especially in the middle of an affordable rental crisis in Montreal. The town should serve all its constituents, not just the affluent. And it should respect the results of the referendum held at great expense in which the citizens of the town already made it clear that they do not want highrises on Cote St. Luc Road.
69	We need a recycling/hazardous waste depot available at least 1-2 days every week year-round.

73	Vendre les véhicules de la ville et se procurer des véhicules électriques. Avoir des bornes de recharge près des installations de la ville pour que les citoyens et ou leurs visiteurs puissent charger leur véhicule. FORCER toutes les entreprises qui offrent des services d'entretien de pelouse et ou déneigement d'utiliser des appareils électriques S'assurer que les appareils déjà utilisés soient conformes au normes de son maximale et empêcher d'utiliser les instruments trop bruyants particulière
77	I disagree strongly with the proposal to redevelop CSL Road - I live north of Fleet, so I would not feel any impact, but I do feel that the tax-paying residents living in the area should not be subjected to a any prejudice whatsoever regarding privacy, sunlight, etc. The rest of the Town should not be making decisions that impact only a few...
80	La ville n'a pas besoin de ressources additionnelles : donc il faut expliquer clairement que la rénovation de la Côte saint luc se justifie par l'état désastreux des bâtiments. Construire un nouveau Centre civique avec tout un tas de services est uniquement pour répondre aux attentes de certains citoyens d'Hampstead, pas de la majorité ! Soyons en conscients ! merci
81	non, aucun commentaire.
83	This issue was already voted on and defeated in 2019. I do not see why council is revisiting it again.
89	No opinion for #3 until such time as it is announced what minimal impact on the Town's budget means. Everyone has a different perception. There should be no incentives for the residents. There could be a change in the by-laws to require to require that the environmentally friendly measures be implemented on all new construction and major renovations.
90	We don't think subsidizing environmentally friendly installations should be done by the town. It would mainly benefit the wealthiest who can afford such and more frequent renovations. It is a priority but should be a federal or provincial prerogative. Also need to make sure the civic Center benefits the residents as a priority. Eg, some days The swimming pool is so busy that there is no room for residents, same for the hockey rink
91	Nous sommes d'accord pour un changement de zonage afin que la ville de Hampstead perçoive plus de taxes. Par contre, nous trouvons que les taxes municipales à Hampstead sont extrêmement haute. La construction d'un nouveau centre civique pour une si petite municipale est une folie de grandeur non justifié.
92	No.
93	if any changes want to be done, it should be within our budget. not by allowing these high rise buildings to be rebuilt. buildings on cote st luc should be renovated just like the one on cote st luc road corner glenmore.
94	Many people in Hampstead participate in activities/socialization/exercise in many other organizations such as the YMHA and synagogues. The minority of taxpayers who this expensive centre would service are those who do not attend other gathering organizations. The pressure to have high rise buildings built on CSL to pay for this is manipulative on the part of the City Mayor and the developers. The marketing is outrageously biased.
101	Progress is important.
103	I am strongly against banning oil heating as this is the legacy system in older house and will place an unacceptable burden on older residence - unless the town will subsidize to a large % the replacement of the furnace and system. There is no need to allow development of highrises - leave the older renters alone as they live out their lives
104	no comments
105	We should not delay construction
109	all of the suggestions are excellent and hopefully all levels of government will give grants and assistance
110	The home owners affected by increasing the height of the buildings must be consulted abs included in the plans for the buildings as opposed to anyone unaffected. The town needs to honestly present to them the ramifications to their properties. The majority of who is affected must buy in to the changes and be properly compensated for any ill effect it will have on their property value. No home owner should have to accept a financial burden for the benefit of others. It's not fair that just a few take the b
112	no
113	NO
114	NO
119	Much too general. Need greater detail. Example: what kind of incentives for environmental improvements? No need for a library in civic centre. Would the park lose territory? Too many things for too many people is not a practical plan.
120	8 stories is a good compromise between the two sides.
121	je ne crois pas que ce soit judicieux de permettre la construction de tour d'habitation. Hampstead est déjà enclavé; la sortie de la ville sera juste catastrophique et à long terme négatif...
122	Why are we revisiting this? There was a previous vote. Do we keep voting until you get the answer you want? How will this construction affect the neighboring properties? At the very least, they will lose their privacy, and some amount of sunlight. Are these people being compensated? They certainly deserve something. This Civic Centre (in my opinion) will be underused. We have a fantastic library that we can join in Cote St Luc. There is space available where you could set up fitness equipment, but have y
125	I would like the city to stop wasting money on trying to push the agenda of renewing CSL road . This issue has been addressed several times and yet money on promotional materials and surveys (such as this one) continue to be wasted. The way the issue is presented is like a parent trying to manipulate a child into doing what they want them to do. If you do what I want you get a civic center! All of it feels wrong. Also, the POV that someone moving out of their parents home would want a condo in Hampstead al
126	There should be an indoor pool. I tried to register my children for swimming lessons at the CSL aquatic centre and because we did not reside in CSL they did not allow my kids to take swimming lessons in their centre. I am very very disappointed that Hampstead children are left without an indoor pool where they can learn how to swim and they dont have an arena either
127	Nous avons déjà voté l'année dernière contre le projet d'immeuble. Je ne comprends pas pourquoi l'équipe municipale s'obstine avec cette idée. Allons nous encore devoir organiser un référendum? Errare humanum est, perseverare diabolicum ...
129	everything seems good.thank you.
130	Je suis un résident de Hampstead qui est directement touché par la décision de ce maire de Hampstead qui a déjà perdu un référendum sur cette même question il y a 2 ans et qui a coûté cher à la ville de Hampstead. J'espère que ce Maire perdra les prochaines élections municipales car je crains que ce Maire se trouve dans une position illégale de conflit d'intérêt.
132	1. There are many existing community resources available to meet the needs of Hampstead residents so there is no need to duplicate this service offering; a teen lounge is severely out of touch with the interests of young adults! 2. Following the previous efforts to redesign CSL Road, I lack confidence in the Mayor and select Council members to conduct an open and transparent process that respects the rights of the tenants in the buildings slated for redevelopment. 3. In light of ongoing budget surpluses, an
134	I am very much against the redevelopment of Cote Saint-Luc road. If previous redevelopment proposals are anything to go by, redevelopment will allow for the destruction of historic and aesthetically cohesive architecture for yet more generic glass cubes, so called Hampstead quality architecture in the mold of 60 Granville located in the heritage architecture zone of the town, not to mention the general unsightliness of larger buildings. Refurbishment of some of the older apartment buildings is clearly pos
135	There is ample amt of money for budget. Concerns about traffic with high risers, already traffic congestion on Ellerdale.
136	IF WE ARE TO CHANGE ANYTHING IN OUR HOMES/CARS TO BE MORE ENVIRONMENTALLY FRIENDLY, HAMPSTEAD SHOULD PAY FOR IT OR GIVE A BURSERY
139	Si la ville va de l'avant avec le projet de changement de zonage pour élever la limite de hauteur des bâtiments, les résidents dont la cour arrière est voisine avec ces lots devraient recevoir une compensation financière pour la dépréciation de leur propriété. Cette compensation devrait être un pourcentage des revenus additionnels de taxation, chaque année.
144	NO COMMENTS.
145	NO COMMENTS.

147	Fought hard on 2 occasions (Dog Run and Pool) to have the items located in the park away from homes surrounding the park. Keep the park as is...
148	An arena would be nice as well
150	La hauteur des bâtiments sur CSL a été refusée par un référendum il y a deux ans (un référendum que la ville avait tout fait pour empêcher). À quoi servent le zonage et le droit au référendum si on peut les bafouer? Je pose la question aux Anglophones de Hampstead (en signalant que je suis moi-même fédéraliste). Seraient-ils heureux de subir un référendum sur l'indépendance tous les 2 ans? C'est moralement inacceptable, et juridiquement plaidable. Je suis outré que la ville organise
151	0
154	Est-ce possible de travailler avec la Ville de Montréal où nos rues et espaces municipaux sont partagés afin que l'entretien soit fait. Par exemple, dégradation importante de la chaussée sur la rue Dufferin.
155	Pour augmenter le budget de la ville, une autre option serait peut-être d'augmenter les taxes des immenses maisons, à la place de favoriser un processus de gentrification en expulsant les plus pauvres. Les vieux bâtiments seraient mieux conservés si la ville augmente la fiscalisation, en obligeant les propriétaires à investir dans la conservation de ses patrimoines. Permettre la construction des nouveaux bâtiments à 10 étages, impliquera en forcer plusieurs familles qui habitaient sur ce c
157	As long as aquired rights are maintained, change for the future in a more environmentally respectful manner is good
158	Don't waste time or money on surveys for issues that have already been addressed. CSL road comes to mind.
162	Charging stations and eco solutions should be applied to newly constructed apartment buildings too. I live in an apartment building and there should be charging stations available nearby as well as composting solutions, etc.
165	Moratorium on new construction of « monster homes » in order to preserve the historic character of our town.
167	I prefer not to have tall buildings looming over Hampstead houses. Secondly, parking is already a problem-both for residents of the CSL Rd apartments & their guests. Increasing the density will make that worse, even with underground parking. With our present policy of minimizing overnight parking in Hampstead, where will more cars go? Adjacent NDG side streets are mostly full, & poorly cleared in Winter. Opting to add tall apartment buildings to generate tax revenue will inevitably change the
169	We (our entire family of 4) are against building anything taller than the existing structures on CSL road!! There are other ways to renovate/improve those buildings. If even one building is allowed to exceed the current height, then others will undoubtedly follow. The building on CSL/Girouard took years to build and blocked traffic for years. Now someone wants to start that up again? Then what, after a few year the neighboring buildings want to do the same too and it will turn into a nightmare for deca
170	We are already paying some of the highest property taxes in the island of Montreal. Allowing new constructions for higher buildings should be use to reduce our taxes first and to cancel access fees for Hampstead's residences to the recreational facilities (tennis, Pool etc..) and the dog-run. We pay high taxes but receive zero benefits for that!!!
172	The current properties on CSL road do not reflect the high standards that the town of Hampstead is accustomed to. The building of new properties will serve two purposes, one receive the much needed tax revenues to fund projects the city needs and replace old dated dilapidated buildings which have become an eye sore over the years.
173	Given that Hampstead has no commercial properties to generate additional tax revenue, The city should pledge to guarantee that taxes should be kept at minimum 50% BELOW the rate of inflation. The city should not ban new oil heating systems as these new furnaces are highly efficient and provide lower heating costs than electrical or gas installations. Forcing new installation that are not oil will unnecessarily increase costs for residents looking to move into or renovate in Hampstead.
174	NO
175	As long as I don't see any tax increases I have no problem with the beautification of the town. I'm all in favor of putting up higher buildings on Cote St Luc Road as it already is flooded with apartment buildings and would bring in additional revenue without hiking up taxes for already existing homeowners.
177	All of these potential initiatives sound excellent, but I feel that the Town should do a closer study of the details once these are approved (for example, which eco initiatives would be the most impactful? which would risk being burdensome for residents? etc.)
182	The general comment is that the survey is manipulative and will give the mayor the tool to move forward on the project. Do you want a Civic Centre in Hampstead? 'Sure.' Well, the only way to pay for it without increasing your taxes is to build 10 storey buildings on Cote St Luc Road. The mayor has done an absolutely terrible job in handling this. His aggressive approach and attitude with respect to this project and towards the residents of Hampstead who are against the project is questionable at best.
183	Progress is good, but to a certain degree...just because some feel they NEED these things...one cannot push for their own personal agenda....one has to look at the entire picture....what is good for all not just a few...
184	Community Centre will increase debt for the city. We need to assess the overall finances of the city, not simply the tax rate in order to determine financial health. Currently the city has a surplus and has a healthy financial situation, this will not be the case with a community centre for a city with a small tax basis and limited need for a community centre for most residents.
188	With regard to allowing higher buildings on Cote Saint Luc Road there was a referendum held on this matter in the city of Hampstead and the citizens voted against it. The optics on this issue pointing to our mayor is poor, as his continued pressure to push this forward brings into question whether he has a personal stake in this project. Stop wasting our hard earned taxes on a personal agenda. The people of Hampstead have spoken on this matter decisively. Move on to more pressing matters.
190	Its not fair for the residents who own a property on Queen Mary to allow tall buildings on CSL road, right behind them.
192	Allowing higher buildings will have a great negative impact on the traffic, and the quality of the life in Hampstead. Promoting the new Town Hall and the other facilities within this decision is not ethical.
193	Hampstead's tax rate is one of the highest in the city, I would focus on reducing the tax rate
196	No new taxes. Do not change the look of Hampstead with buildings greater than 4 storeys
197	Do not wall-in our city with high-rises!!!! I find it offensive that residents have already voted against high-rise projects and yet the mayor is still trying to ram zoning changes through. The timing is also questionable... during a pandemic when people are not likely to go door to door to canvas against the project. I do not want to live in a walled ghetto enclosed and suffocated by concrete buildings. Final answer!
198	If there are electric charging stations, we should have broader parking options in those locations.
199	The town forced a costly referendum for building of a high rise on cote-saint-luc road. Why is this being pushed in again?
200	Stop this! There was a referendum on the re-zoning and it was rejected. This campaign is a waste of taxpayers money and the language is mis-leading. Mayor Steinberg is biased and the issues are not presented honestly. I lost all respect for Mayor Steinberg witnessing how he tried to stifle debate last time. Shame on Leger for being part of this mis-leading and dishonest survey!
205	It is my understanding that a vote was already taken regarding the issue of allowing higher buildings on Côte Saint-Luc Road and that this vote clearly showed that the residents of Hampstead were not in favour of increasing the number of storeys. I am not sure why we are revisiting this again since the vote was held in the recent past.
209	Q. 3 is not clear to me. Is the town suggesting it invest in the things mentioned? If you ban oil why not NG? Furthermore I'd not be happy to see my mun. tax \$\$ go to subsidize someone else's new home facilities. Why not his car? On a more down to earth note, how come I get regular (about 2 per mo.) power failures the most recent lasting some 2hr.? When I inquired about this @ town hall I got no response, not even a polite, Gee, we don't know. A suggestion: An old friend once advised me, Don't start vas
213	Yes, why are you spending taxpayer money on surveys and publicity material in support of issues around construction of high storey buildings on CSL when a referendum has already CLEARLY indicated that this is not the will of the residents.
214	NO COMMENTS.

216	Il faut favoriser le développement et inciter les jeunes familles à s'installer à Hampstead. Trouver des façons d'augmenter les revenus de la ville (tel que la construction des tours à étages) est bonne, il faut aussi avoir davantage de propositions. Merci de participer au développement de la ville.
217	Slant civic centre should be paid for with additional tax revenue from new constructions in csl road.
218	All suggested good suggestions
219	Maintenir à son niveau actuel le taux de densité de population par km carré au niveau global et par quartiers à + ou - 10%.
221	Sounds like a good plan for our town going forward
222	I answered maximum 10 storeys but would NOT be opposed to more than 10 storeys
224	Your survey is intentionally misleading. Your question number 1 should say that the new center is dependent on the high rise development on CSL rd. Very misleading!!
228	Je vous souhaite bonne chance avec vos projets. Moi aussi j'aimerais que le chemin de la côte St-Luc ressemble à ce qu'on voit dans Griffintown ou l'île des soeurs. Je vous fais confiance avec la suite des choses. Je sais que vous allez identifier des projets qui seront porteurs d'avenir et respectueux des gens qui ont des maisons tout près du chemin de la côte St-Luc.
229	Regarding the environmentally friendly measures, this is throwing together a number of measures together that I can't support in a blanket manner. Solar roofs are just not efficient enough yet with current technology, particularly for Canada. There's also a mix of incentives mentioned along with banning, that have different impacts on people. These measures really have to be teased out. Regarding the civic centre, I do not believe Hampstead needs a public-run cafe (we should support Queen Mary Rd.), a tee
230	Lots of new residents in the neighborhood. We need more explanations on this project.
231	None
234	Il faut réduire le niveau de décibel des thermopompes à Hampstead. Le niveau de tolérance st un des plus élevés au Québec. 45 DB est plus normal.
235	Considering increase in home values, taxes should decrease
236	Do not enforce a ban of heating oil for homes that have this system of dual energy in place. I am in agreement with using the new development in Cote ST Luc to provide better value to residents of both Cote St Luc and Hampstead residents. 8 or 10 stories are fine. I think it's great to provide incentives and opportunities to increase our sustainability but this should not be rammed down anybody's throat.
238	no other comments
239	Please stop trying to push these high rise projects on CSL road. Hampstead residents have no interest in these projects that will only benefit a few real estate developers. There seems to be a conflict of interest, as we rarely see a Mayor lobby for residential development projects. What we prefer to see is a Mayor and council denounce the rise in anti-semitism in Montreal and globally. Why haven't we heard anything? Why waste our time with these useless surveys?
242	Hampstead est presque un village. N'ayons pas la folie des grandeurs. Il serait plus raisonnable de négocier avec NDG l'utilisation de leurs ressources (bibliothèques, piscines et autres). Quant aux mesures environnementales, la question n'est pas assez précise. Oui il faut renforcer les mesures pour les nouvelles constructions mais ce ne doit pas être un prétexte pour forcer l'éviction de locataires. Ce sont d'ailleurs des mesures plus efficaces au niveau nationales (nouvelles normes etc...
243	This proposal will dislocate all of the residents in the present apartment buildings. I find this appalling and am saddened to see that there is no mention of this in the poll. I find this to be another self-serving project of Mayor Steinberg whose main goal is to leave a legacy to his years as Mayor while disregarding the needs of the less fortunate who require affordable housing. Where will these people go and who will help them?
246	This Survey is a complete waste of taxpayer dollars for a vanity project being driven by a ego maniac of a mayor who is looking to cement his legacy regardless of the financial burden it outs on future residents. A civic center would be great but it would not happen for many many years and it will impact the taxes far beyond inflation, there has never been a city project anywhere that has come in on budget. Furthermore the idea of all these buildings will increase traffic along Cote saint luc road and both
247	I would strongly caution you NOT to tear down the old and outdated 3-story apartment buildings on CSL. They represent a big piece of the city's heritage and iconic building style! They do NOT appear run down, other than the vacant lot on the block opposite of the EMSB building. It might behoove the city, however, to implement a bit more regular cleaning service to maintain the trash that regular accumulates on the streets/lawns - that is an easy to fix eyesore! Tearing down these buildings and forcing I
248	GET RID OF COSTLY AND USELESS CURBSIDE COMPOSTING WHICH FEW HOMES USE. MONEY CAN BE REDIRECTED TO OTHER USEFUL GREEN PROJECTS. MAKE A COMPOST HEAP AT PUBLIC WORKS WHERE GRANOLAS CAN DELIVER THEIR CRAP & SASTISFY THE URGE TO BE 'GREEN
250	I am strongly against any vertical development of the buildings. This makes the look of our town ugly. Urban Peace means townhouses, not sky scrappers.
251	We do not need the tax revenue from higher buildings on Cote-ST-Luc rd. IT will block the backyards of those that live close to these buildings. The financial state of the town is excellent without it. This absolutely should not be permitted.
252	The community center sounds like a 1/2 measure. Either build an arena and indoor pool, or don't bother with a ports facility, and make it a simple building.
253	Studies are imperative to understand the impact of traffic with the addition of so many housing units along the CSL road. As it is now excessive traffic through Hampstead along Fleet in the mornings is just tolerable. Making CSL road more congested will push more cars onto Fleet. Design of the civic MUST take into consideration first class adoption of green building and green operation. Adoption of green technology for the city is desirable. BUT, how green really is this new technology. return on electric
254	Adding more natural gas lines
256	Hampstead is too small for extensive facilities. I recommend that amalgamation with Cote St. Luc is investigated for economy of scale. Any increase in income should be directed towards improved road surfaces and snow clearing. In addition underground hydro lines would be a great improvement for efficiency and for esthetics.
257	This is one of the most biased surveys I have seen. The statements and actual questions are highly leading. Specifically, techniques used in this survey are: Leading questions by: For Question 2 - Assumption Principle: Here, the question implies that something is true, even though there's no evidence for it. For example, By how much do you think prices will increase? already infers that prices will increase. This question can only be appropriate if it was foregone by a positive answer to the questio
261	I would like to see Hampstead grow into being a well rounded community to live on, not just pretty houses so I'm in favour or all of the presented issues especially when it comes helping the environment.
262	No. We are in favour of development on Cote St.Luc.
263	This is a terrible survey. The information is presented in a very biased manner. Very disappointed.
264	Very bad survey.
267	Allowing 10 story buildings on Cote St-Luc Rd should also include a coordinated effort with Montreal to improve the streetscape, reduce the speed of traffic, install designated bike lanes and better manage the lanes of travel and parking area.
268	À propos du Sondage Leger envoyé par la Ville de Hampstead aux résidents Qui avec bon sens et cohérence dans les idées a choisi les trois questions du sondage? Cela me surprend que la firme Leger qui a une bonne réputation nous présente ce qui suit ! La question 2 demande aux citoyens de donner leur opinion sur la construction des immeubles en hauteur, 10 étages et même plus, avec toutes les conséquences anti-environnementales dommageables que cela aura pour la ville de Hampstead
272	The Town does not need a new civic centre. It runs just fine as it is and there are no homes sitting vacant waiting to attract new families. Don't fix something that isn't broken
273	I think they're getting of the hook with all these (gym, library) this is so expensive.

276	We don't want any changes, we object that they build other floors.. it would be no sun, I can't even sell my property..
277	This issue was already resolved with the last referendum. Why is it coming up again?
280	The best should be governing the town and not trying the change anything.
284	Really like the idea of a new civic centre
286	No
288	I think we absolutely need a Civic center. Hampstead is thriving with young families and children.
290	Why could we not lower taxes instead? Why can we not rezone north cote st. luc to mixed domestic/commercial?
291	Absolument contre le fait de financer de nouvelles infrastructures en détériorant volontairement le cadre de vie de multiples familles dans le vieux Hampstead, et en dévaluant certainement les propriétés de Queen Mary et des rues adjacentes. De plus, certains des immeubles probablement visés par les démolitions ont une valeur architecturale certaine. L'administration municipale actuelle peut-elle ignorer le résultat sans équivoque du précédent référendum et mépriser ainsi ouvertement l'opin
292	No keep up the great work
293	votre projet est très dispendieux sans juste valeur.
294	Non.
295	J'ai aimé vivre à Hampstead toutes ces années, mais je crains devoir partir quand on construira ces beaux immeubles luxueux. Je ne pourrai pas payer un loyer au-dessus de 1200\$ par mois. Mais je comprends aussi les désirs et les besoins de la ville. Même si les résidents de Hampstead sont nettement plus favorisés que la moyenne, peut-on vouloir arrêter le progrès et figer les choses dans le temps? Je ne pense pas! Il faut accepter ce que la majorité voudra et la vie va continuer pour tous!
296	le conseil municipal à été bloqué par un référendum sur la construction d'immeubles élevés. il revient à la charge sur le même sujet avec une présentation différente, et sous prétexte de financer des infrastructures. La population de Hampstead a déjà dit non aux immeubles élevés. Ce sujet ne devrait plus être débattu.
297	Question 3 is very poorly formulated. There is a difference between being in favour of the city using hybrid vehicles and the city restricting oil heating or water conservation. Some if these things restrict personal liberty while others do not. For this reason, I preferred not to answer the question.
298	We strongly oppose the increase in the height of the buildings on CSL road. Our in-laws live directly next to one of the buildings on CSL road and we believe that increasing the height of the building would result in a decrease in the value of their property and would adversely affect their enjoyment of their backyard which they use extensively.
300	Instead of a cafe, it would be great to rent a machine that makes coffee, lattes, hot chocolate, etc. It could be placed near the vending machines in the building. The drinks are very reasonably priced. Many companies rent the machines, ex. Keurig, Van Houtte, etc.
301	RAS
302	Hello, To beging with, there are not enough residents in town of Hampstead to afford the construction and use of the new Civic Center. In the winter, all these proposed facilities will be empty because snowbirds (half of Hampstead residents?) will not be physically present in Hampstead. A good example are the empty non-sports facilities of YMYWHA and CSL Community & Aquatic Centre. -Why can't Hampsteaders use nearby sports installations already in place like YMYWHA, CSL Community & Aquatic Centre, Y o
307	Let's keep the flavour of Hampstead intact.
309	1-Les mesures favorables à l'environnement n'incluent pas les réservoirs à mazout qui devraient être progressivement bannis. 2-Pistes cyclables et accès au bixi et autres véhicules payant de la ville de montréal. 3-En augmentant la population, on doit penser à la circulation: Limiter la circulation autour du quartier notamment Queen Mary le matin et le soir en éliminant les camions de poubelle aux heures de pointe et en collaborant avec la ville de Mtl et CSL (et même Westmount) pour le transpor
311	We don't want higher buildings. Why asking theses questions even though we answered on 2919 on the same and telling that we don't want higher buildings a big no it's just a waste of money and time to keep asking the same questions.
312	THERE IS NO AFFORDABLE HOUSING IN HAMPSTEAD AND THESE BUILDINGS ARE ENABLING PEOPLE WHO COULD OTHERWISE NOT AFFORD TO LIVE IN A DECENT AREA A CHANCE TO
313	no comments.
316	no comments.
317	We absolutely are opposed to allowing 10 story high buildings on CSL Road. Even the studies presented suggest a MAXIMUM of 6-8 stories, yet the Mayor continues to inappropriately aggressively push for 10 stories. If somehow 10 story height becomes allowed, all houses with affected backyards along Queen Mary & Cressy Roads should be given tax reductions (and/or compensation) for the major negative impact this will have on their properties and quality of life, during construction and afterwards.
318	The civic center is needed for indoor activities for kids and adults programming and sports activities during the winter times, We're paying the highest taxes on the island and no changes in services provided since the demerger.
320	I appreciate the continued desire to evolve and the fight to clean up and modernize Cote St. Luc road.
322	Residents have already expressed their strong opinion that the heights of buildings on Cote St. Luc Road should NOT be changed. The proposal for a new Civic Centre, which no one has requested, is simply an indirect form of bribery to change the existing height regulations.
323	I think that we need new sources of income from the new development. The old apartments are not typical of Hampstead.
324	Parc Aumont is decrepit and needs to be redone or improved asap, dufferin csl stop sign is a joke and extremely dangerous for kids given the distance to a school garderie and park and must be improved asap. Although these are big issues in the survey, smaller issues should be dealt with immediately.
326	This has Steinberg's fingerprints all over it. He lost the referendum on CSL Road. Get over it! There are no mulligans. If Steinberg wants to advocate for the developers, he should resign as mayor and become a registered lobbyist.
327	I do not want to have big highrise buildings facing our beautiful neighborhood. We have already voted on this matter!! Why are we being pushed to vote and give our opinion again? Seems to me the mayor has an interest in these projects! I DO NOT WISH TO HAVE HIGH RISE BUILDINGS. I don't mind paying more tax. Its our quality of life!
330	I think it has been made clear through the referendum and subsequent discussions that the Mayor's ideas concerning the civic centre and the building of 10 story buildings do not align with the wishes of the population. It is frankly insulting that this issue keeps being brought up and presented as a vision that we are all too blind to see. We do not need a civic centre and we do not need large towering buildings in Hampstead.
332	Not about those issues but I would much prefer if road repairs considering cyclists' needs were also considered
335	Center limited to residents of the town only. What was lol membership cost and offer?
336	The issue was already settled by referendum. Why is the mayor still pushing the agenda by presenting pipe dreams to the Hampstead citizens?
338	Please lower my taxes. Thank you.
339	We support Mayor Steinberg's efforts to increase revenue sources all the while increasing services for residents
342	I agree with the construction on core st luc road

	Once that you allow the developers to add one tall building and high quality building in one street, it is only question of time, before the developers will start asking exceptions to use another street, to make less quality units, to build taller buildings, etc
343	The financial interests at stake are very high. Sooner or later money speaks more than quality of life. Ultimate we will live worst: We will have to share the resources with more people. Water, sewer, parking, public facilities. Everything will req
348	Against water conservation measures. Would be in favour of solar and geothermal incentives as well as incentives for electric or hybrid cars.
349	I think a new civic centre would be nice. And environmental impacts must always be taken into account!
	This debate is exhausting. Why is this still ongoing? Although I am somewhat in favor of the project, it makes no sense to continue to waste funds on surveys and studies after a referendum was held with a clear no result. This is not how democracy
351	works. This is shameful and puts a black mark on our town. It's enough already, it's embarrassing.
352	n/a
354	FOR 1 AND 3. There are too many proposals together. That is one can be against a gym but for a teen lounge. Similarly, taller roofs may be questionable in our climate but electric charging stations may be desirable.
	No taller buildings on CSL Road (they can be renovated profitably for and by developers and fairly to tenants), no increased traffic on CSL Road and no more density along that street please. Why is the mayor so focused on this pet project, no mention of
355	a Civic centre last year when he tried to push through this redevelopment and now all of a sudden the CSL Rd project needs to go ahead so he can build a civic centre to be remembered by?
357	NO
359	Add a median or island down the center of Cote St. Luc Road. This will improve appearance, slow traffic, and improve safety for pedestrians wishing to cross the street.
	The third question requires much more information. I am In favour of sustainable measures but not sure these are the right ones. If these measures will be paid for by the tax revenue from high rises, then you need to be transparent about that. As for
360	the high rises, they will have a huge negative impact on those who live near there and in the buildings currently, as your referendum showed. I find this survey somewhat disingenuous as it leads with the "free" Civic centre and potentially disregards t
362	NO
365	NO COMMENT
	ITS FINE TO DO CHANGES IF THEY DONT PERmately disrup the lives of others, and in this case many lives are gonna be disrup forever for all appartement that will be turn downs. alot of people will be terrily affected and this bothers me.
366	
	1. Je suis contre le fait que les locataires actuels des édifices touchés par ce possible projet sur la rue Côte-St-Luc puissent être évincés de leur logement . Une solution juste et équitable doit leur être proposée si tel projet devait se réaliser. 2. J'ai
367	consulté les études effectuées pour ce projet. Il me semble que les édifices tant au sud qu'au nord de Côte-St-Luc doivent avoir sensiblement la même hauteur (Montréal ou Hampstead). Une question d'urbanisme respectueux du secteur.
368	I prefer to leave things as is.
369	I am unclear why a sports complex is essential but no efforts were made or proposed to have a library in over 20 years with this administration.
	Je suis très en faveur d'une évolution vers le développement durable de la ville. Je pense que nous devrions interdire les pesticides sur les pelouses, avoir une politique valorisant la faune et la flore indigènes, faire un travail de sensibilisation au
371	changement climatique, faire une sensibilisation à l'usage du compost et au recyclage (ces deux sont très mal voir même, peu fait à Hampstead), une initiation à l'agriculture urbaine, réfléchir à ne pas mettre de sel sur les routes tant q
374	NO
	Item 1: I could support some but no all suggested - how will one prioritize the selection of structures to be included Item 2: Make certain that there are setbacks from the sidewalk Item 3: Some yes and some no - e.g. no need for electric charging
378	stations
384	no comments.
	Comment pouvez-vous construire un tel centre civique à Hampstead en omettant de construire une piscine à l'intérieur pour l'hiver, une saison plus longue que l'été. Ainsi qu'une bibliothèque bien garnie pour enfants et adultes. Comparés aux
385	habitants de CSL, nous nous sentons lésés et privés des services sportifs, et culturels. J'espère que vous allez réfléchir, avant de prendre des décisions hâtives. Comparés à mes amis de CSL, je me sens privée, ainsi que mon mari, d'un
	It seems a bit odd that the town is considering adopting several environmentally friendly measures but at the same time is looking at reducing the amount of green space in Hampstead park by building a new civic centre. A civic centre will likely bring
387	more cars to the park which will require additional parking spaces. I assume an additional parking area will then need to be constructed to accommodate these extra cars which will then even further reduce the amount of green space in what is
	1. I don't believe there is a need for any of the facilities mentioned in Q1. There are 3 libraries in the vicinity, cafes on QM and Monkland, fully equipped gyms with trainers at several Ys in the area. NB the cafe and library in the CSL rec center were both
392	inactive & closed before COVID. An indoor pool was nice but there are already pools at CSL Rec Center, 2 Ys and Benny Center. 3. Obviously environmentally friendly measures are to be encouraged and studied ... This question seems to be a waste of
	- Forget hybrid. 100% Electric vehicles are a must for all city vehicles. - The city needs to encourage less garbage and more compost. It should be illegal to put recyclables and compost in the garbage and there should be random inspections and fines for
397	significant non-compliance (maybe with some warnings) - The no idling law should be enforced, even in winter. I bet not one ticket has ever been issued. - Banning oil burning furnaces is a great step. Maybe some subsidies to help switch? Eliminate oil
	Adding facilities to Hampstead would be great. My only concern would be losing green space at Hampstead Park. If we can add services and facilities but keep some green space that would be great. We would benefit from having upgraded
401	apartment buildings on Cote St-Luc. I hope this can happen. Needless to say the key is not to have our taxes increased as a result of these activities.
	This survey seems to remove all context from the questions asked. The impact of changing building sizes is not explained in any way, nor is the impact of subsidies for green initiatives or the effect on the park and surrounding buildings from the
403	demolition and creation of a new civic center. I am very strongly against many of these proposals because of the context and impacts, even though the directly stated goal sounds pleasant. In addition, if amenities for the town are proposed for all
	There are multiple concerns about the contents of question 1, 2 and 3 of the survey. There is concern over operating costs of the proposed civic centre. If these costs are not included in the plans, the concern would be that a 'no limit on height,
407	meaning beyond 10 storeys' would be necessary to pay for a civic centre with no tax increases. This would not be acceptable. There are some inaccuracies with the CIMA+ traffic studies that have been acknowledged in a recent Town Hall meeting.
409	This possib
	No objections to 10 floors perhaps the 9-10 could reside allowing the building to front 8 storeys only. Not showing top to floors from the street would be a good compromise.
413	I believe any new construction study should include traffic assessments, as a whole. Restricting traffic on certain streets simply adds more cars on collectors, causing frustrations and delay.
	It's not necessary to make the apts higher- It's not imp to make a "new" civic Center with a library (No one borrows books as much since Covid, join csl library!) Also no need to make a gym/workout area ( most people who work out join a gym or have
415	their own equipment Our evaluations on our houses have already increased without all this stuff- people buy in hampstead cause they "want to" not for what hampstead can "give" them! ENOUGH
416	There is insufficient information to respond to the second question. How will this impact traffic and the people living behind these new buildings?
	The Mayor has been extremely selfish with the residents who do not agree with him. He doesn't care what people want or say, he does only what HE wants and defies the residents, the Council and anyone who remotely disagrees with him. This
419	survey, was primed by a mailer and email blast from the Mayor, to essentially ensure that the survey results are skewed to his liking. He tailored it to push his own agenda and this was very unprofessional nullifies the survey results. TOO BAD! WHAT A
	WASTE OF TAXPAYER

421	We are a small town and shouldn't be taking on a large project like this which is dependant on several large properties to be developed and on a guaranteed steady stream of income to fund the mentioned activities, as well as taking on huge debt. We shouldn't be changing the character of our town nor putting it at huge financial risk. Not interested in an eventual tax increase due to a risky venture. Terrible idea.
423	What is offered by the proposed new civic center, whilst it sounds nice, is not really necessary, whereas for us seeing the sky is... If a 6-10 storey apartment block appeared opposite our house, our kids would no longer see blue skies out of our front windows. Also, if it meant people who have lived in the area for decades will be evicted to fund what will likely be I am sure lovely but not really necessary facilities (if you want a cafe, or a gym, let a private company build one)... there is no real deal
427	Connecting the development and up-zoning to construction of a community building isn't fair. If you want a new sports building then make everyone pay, not just developers and impacted property owners.
428	Improve and renovate existing facilities instead of carrying out a large expensive capital expenditure for a new civic centre. Add more play structures, benches, tables and improve landscaping in the parks. Add electric car charging stations. Upgrade the baseball and soccer fields.
429	I fail to see why this previously settled issue is rising from the grave as a zombie to once again torment the town's residents. It was clear from the referendum that the residents of Hampstead do not want taller buildings on Côte St-Luc, and I'm sure the town's residents do not want to waste any further time or money on this. Mr. Mayor, I appreciate that you want to have a civic centre but without increasing taxes so that you can continue trumpeting that there have been no tax increases during your ten
431	I am concerned that the new civic centre will reduce park/nature space
432	Very much in favour of building a civic centre and using higher density apartments on cote st luc road to finance the Center.
434	all the above ideas will greatly improve our area. however they must be done slowly and methodically so as not to put hampstead in the "red"fo the next fifty years
435	NO COMMENT
436	i can't beleive you still want to kick people out of their home so you can have a new civic center when nobody is using the pool and tennis court that already exist. Shame on you
438	NO COMMENT
439	NO COMMENT
441	AUCUN COMMENTAIRE
442	NO COMMENT
443	NO COMMENT
444	NO COMMENT
445	fix the roads, strongly press hydro quebec to definitely install underground cables. solar roofs & solar water heaters will turn hampstead from a beautiful garden city into an ugly one
446	no comment
447	no comment
448	NO COMMENT
449	regulate leaf blowers, either ban or limit months. Pay attention to size of new constructions vis a vis lot size
450	NO COMMENT
451	NO COMMENT
452	volution related to location, city to install privacy for building 2 story plus
454	NO COMMENT
455	NO COMMENT
456	I beleive that changing the building height rules to allo higher buidings ont cote st-luc road will adversaly affect the property owners enjoyment of their land and homes that live in a 10 block radias of cote st-luc road. This imposittion is not fair and not justified
457	NO COMMENT
458	NO COMMENT
459	NO COMMENT
460	staff cost and additional security cost will have to be monitored carefully. Will there be any annual charges to non users?
461	the care for any potential evication residents, individuals to the point of their complete satisfactions. Noise control and limitations for constructions projects in a block area + standar of conduct for workers on sites with attention to noise. parking and respect for resident personal space.
462	NO COMMENT
465	I like the concept of environmental priorities but I think the list needs to be expanded. I would like to see significant incentives for homeowners to increase the greening of properties and the respect for water. To be truly environmentally conscious is more than multiple cars, even if they are electric - and I am not convinced that geothermal heating is good for the earth. There is room for more thought here.
466	NO COMMENT
467	NO COMMENT
469	NO COMMENT
470	NO COMMENT
472	i beleive this is a golden opportunity for hampstead to develop a beautiful csl road and to increase tax revenu
473	NO COMMENT
474	We have already a referendum on this issue please stop wasting our time
475	NO COMMENT
476	HOCKEY INTERIEUR
477	NO COMMENT
478	civic center should include an indoor pool and indoor skating rink
480	the city should follow the bc2 study which said 6-8 NOT 10. Civic center has nothing to do with opinions on height
481	allow natural gaz pipe to be installed when repairing roads. keep constructions permit to a limit of 2 per block even house around me adding pool, demoloshing or major work, cannot get in/out of my driveway or have guest stop gas blowers the wors polution air and noise. keep pot holes better filled.
482	you have to find a way to get cote st-luc road redevelop
483	only if it affects the town road not the citizens
487	the city should provide credits to the citizen who owns electric car

491	strongly support the mayor on this
492	No but the #1 problem in hampstead is the constant power failures do something!!!
497	I think we should have arena as well
499	if there is to be another referendum everyone should be aloud to vote and remote voting should be available
500	stop bothering us with these condos
511	a 10 story or 6 story building will block the view
512	too much increase traffic
513	stop building in this area
515	nous souhaitons aucun changement
517	what happens to the current occupants of these buildings
521	being senior these new developments do not really affect us but we voted for the young people who live in hampstead
523	we don't use the civic centers
525	non mais votre site web ne fonctionne pas
526	question3 should include upgrading our infrstructure and road repairs
530	we don't need a new civic center, the present recreation center can have an auditorium added for a variety or uses. almost every older home and newer resale are being renovated, generating increases taxes,
536	i am not sure i understand the full implication of #3
537	There should not be any connection between up zoning CSL Rd and the civic centre. They are two separate questions. I may be in favour of six floor buildings on CSL Rd (perhaps with two additional setback floors that don't bring shadows), but I categorically disagree that this subject should be connected to a community centre, which is not a priority for the town. Also, it is entirely disingenuous to ask about people's intentions for a civic centre on the basis of a false promise that taxes will never
539	A new civic centre will become a money pit and is not necessary for the town. Instead, the extra revenues should be used to improve current facilities, parcs infrastructure, add a refrigerated ice rink and ensure property taxes are controlled and not increased over time.
543	We resent the fact that this issue of higher building is still being pushed upon us after it was already voted on and declined by the affected residents

Some empty rows or columns have been removed