

Our Royal Vic

Our Needs, Our Demands

A Community Consultation



On the Events in Recent Days



After this report and its translation were finalized for publication, the following statement was released by the kanien'kehá:ka kahnistensera (Mohawk mothers) on October 18:

"The kanien'kehá:ka kahnistensera (mohawk mothers), caretakers of thequenondah (two mountains/mount royal) by virtue of their connection with mother earth, demand the immediate suspension of all reconstruction plans for the Royal Victoria Hospital and Allan Memorial Institute sites on the campus of McGill University, for the following reasons: 1) The site is unceded kanien'kehá:ka territory. Only the kahnistensera can give permission to do anything on this land; 2) The site contains archeological remains from the original precolonial Iroquoian village; 3) The grounds of the Allan Memorial Institute must be investigated for potential unmarked graves and proof of atrocities committed during the MK-Ultra program, between 1954 and 1963."

The Our Royal Vic committee wholly supports these demands for the suspension of all McGill-related projects on the site of the Royal Victoria Hospital until an indigenous-led investigation is launched. Further, as we suggest in our conclusion, along with community consultations, consultations with indigenous communities are clearly lacking. Until these consultations are carried out in a serious manner, settlers are in no place to decide on the repurposing of the Royal Vic. In this regard, we share the perspective of the McGill student union, who wrote in September:

"[G]iven McGill's blatant lack of consultation with students, the SSMU is skeptical that McGill has properly consulted Indigenous communities regarding this land grant and planned management of a portion of so-called Mount Royal. "Mount Royal" is the unceded territory of the Kanien'kehá:ka Nation as well as a historic burial ground for the nation. Consultations with Indigenous communities are of utmost importance, especially in the context of a growing decolonial land back movement. The primary decision making power over the reoccupation of this land and its future projects should be the prerogative of relevant Indigenous communities."

This study's merits lie in outlining popular needs and demands – for housing, ecology, community, food security, and health services – in the city of Montreal, and we hope it proves useful, but not sufficient by itself, to informing everyone interested in a just repurposing of the Royal Vic.

October 24, 2021

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Introduction

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In 2015, the **Royal Victoria Hospital** was decommissioned with the construction of a new super-hospital in Notre-Dame-de-Grâce (NDG). The site occupies 1.4 million square feet of public land; subject to a particular caveat in its founders deed: that the site should always be used for the “sick and ailing without distinction of race or creed.” In 2020, an open letter signed by more than 60 community organizations, condemned the Quebec government’s decision to give a significant portion of the site to McGill university, a decision made **“without any consultation with civil society or local citizens, and without debate in the National Assembly.”** This group umbrellaed under the title “The Royal Vic for the Public Coalition.” Their letter observed a concerning trend in the management of public land. The **Children’s hospital, the Radio-Canada site, and the former Marianopolis College site** are just examples of this trend. These sites were all sold off despite substantial community opposition.

The “Our Royal Vic” project came out of the efforts of the Royal Vic for the Public Coalition to ensure a democratic and ecological repurposing of the former Royal Victoria Hospital site (the “Royal Vic”). The project aims to have community needs and demand shape the entirety of the site’s future. This operates on the basic premise of a democratic society: that citizens should determine public affairs, particularly the management of land, through their demands and needs. These major decisions are not the prerogative of institutional actors, be they university task forces, or unelected government officials. Our Royal Vic is consequently run, in majority, by grassroots labour, and membership in the project has always been open and promoted. Two organizations, mentioned in our acknowledgements, have contributed employee hours to the project. However, the majority of the work that saw the consultation process begin and finish was based on committed volunteers.

The following is an analysis of a **community questionnaire** which first began

collecting responses in March, 2021 and closed September 10, 2021. The questionnaire lasted 10-15 minutes. It was divided into three portions meant to situate the respondent demographically; to assess, broadly, their needs and political demands; and, lastly, to elicit strict public demands for future projects on the Royal Vic. The contents were inspired by a previous questionnaire filled out by over 30 signatories of the Coalition's 2020 open letter. This new questionnaire was posted on the Royal Vic for the Public Coalition's website. It was advertised through **over 200 posters** which were posted throughout the Plateau and Côte-Des-Neiges Notre-Dame-De-Grâce; public flyering down Parc avenue; and the distribution of flyers at community events, including the Milton Parc Citizens' Committee's picnics and food bank. **Over 400 flyers** were distributed in this fashion. The questionnaire was also disseminated through the Citizens' Committee's newsletter, with an audience of roughly 500 people. Environmental and community organizations, most of whom were signatories of the Coalition's letter, were also asked to distribute the questionnaire through their networks. In the end, **the questionnaire elicited over 350 responses**.



Major Takeaways



Our consultations suggest that the following uses would make for a repurposing that meets popular needs and demands:

- **Housing:** The use that was the most likely to be “strongly promoted” in the site’s repurposing. Overall, 84% asked that it be “promoted” or “strongly promoted” in the site’s management. (1) A housing related use was supported in 55% of free form written comments. Most frequently ranked as an issue affecting respondents and the people they live and work with. Homelessness was the third most selected issue.
- **Social Housing:** Most likely to be “promoted” or “strongly promoted” (by 88% of people) as a housing priority in the site’s repurposing. Most frequently ranked as a development priority in Montreal. Some form of social or affordable housing was supported in 35% of written comments.
- **Cooperative Housing:** Second most likely to be “promoted” or “strongly promoted” (85%) as a housing priority. Directly supported in 15% of written comments. Consistent with popular demand for communal and community control of the site.
- **Transitional Housing:** Third most likely to be “promoted” or “strongly promoted” (82%) as a housing priority. One tenth of comments supported transitional housing on the site. 84% ranked this as an “important” to “extremely important” transitional use.
- **Shelter Services:** Third most likely to be “promoted” or “strongly promoted” (82%) as a housing priority. 10% of comments supported some form of shelter service. Shelter services were the second most selected (86%) use seen as “important” to “extremely important” for the site’s temporary use as it transitions to a permanent function.
- **Affordable Student Housing:** 65% (and 77% of students) asked that affordable student housing be “promoted” or “strongly promoted” as a priority on the Royal Vic. On McGill’s portion of the site, 86% of people asked that some portion be used for social student housing. It was the second most likely use to be accorded a major portion of the site. It was the most apportioned use by students.
- **Ecology:** 91% asked that the environment be “strongly promoted” or “promoted” as a priority on the site. As a transitional use, 81% ranked urban agriculture between

Major Takeaways



“important” and “extremely important” and 62% as “very important” to “extremely important.” 19% of comments asked for the introduction of gardens or extensive urban agriculture on the site, while 13% stressed green spaces. On McGill’s portion of the site, green spaces and student-run gardens received the greatest amount of emphasis, above and beyond all other listed options.

- **Health Services:** 16% stressed that hospitals were not, or “not at all,” close enough to where they lived according to their needs. Healthcare was the second most frequently desired development strategy for the City of Montreal. 87% “promoted” or “strongly promoted” health services in the site’s repurposing. Transitionally, health clinics received the most approbation (88%) as important to extremely important. In written comments, 18% favoured a use relating to healthcare.
- **Community projects:** 92% asked that community activities be “promoted” or “strongly promoted” on the site. Community governance and activism were the fourth most likely to be selected, of 17 options, as a development need in the city. In written comments, daycare services, a community pool, and community-led workshops were frequently praised positively, as were indigenous-led projects. As an accessibility concern, art and theatre spaces ranked high. Arguably, the most supported community activity on the site was urban agriculture. Community projects were often integrated into a broader vision for the site.
- **Food Security:** Second most common issue affecting students (fourth for the general population) and the people they live and work with. For students, food banks were most likely to be “promoted” or “strongly promoted” as a transitory use. Privately-run grocery stores would likely be strongly discouraged on the site, where worker cooperatives would be favoured.
- **Community and Cooperative Governance:** The community sector was most favoured (53%) for the management of future projects on the Royal Vic. Overall, answers suggested a desire for an active, cooperative, and participatory village, economy, and ecology, on the site.

Major Takeaways

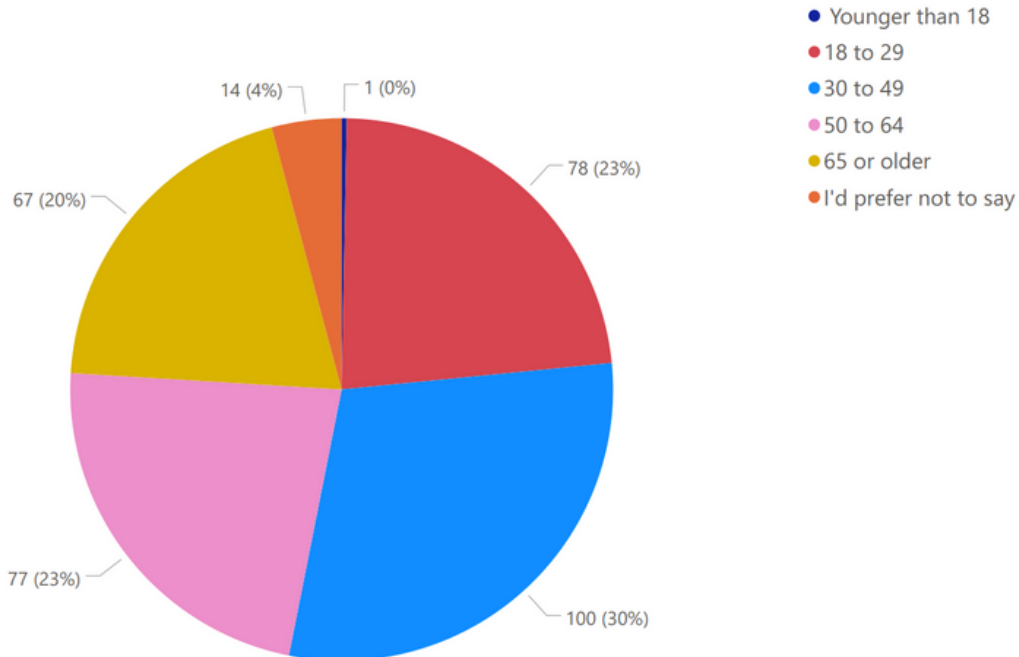


Our consultations suggest that the following uses would NOT make for a repurposing that meets popular needs and demands:

- **Privately-run Enterprises:** Commercial enterprise was “strongly discouraged” more so than any other option in the Royal Vic’s repurposing. 76% of people either discouraged or strongly discouraged commercial enterprise as a priority on the site. Only 5% wanted the private sector to play some role in managing projects on the Royal Vic. Condominiums and privately-run apartments were discouraged or strongly discouraged by 87% and 34% of people respectively. Privately-run cafés and restaurants on McGill’s portion were not desired by the majority of respondents.
- **University-run Student Housing:** 38% (and only 28% of students) asked that this use be “promoted” or “strongly promoted” in some way as a priority for housing on the site. 34% similarly “discouraged” or “strongly discouraged” – with the rest asking for “no action” to be taken in the construction of this type of housing.
- **Government Offices:** 84% asked that government offices be placed somewhere between “take no action” to “strongly discourage” as a priority on the site. Only 5% of the population asked that government offices be “promoted” or “strongly promoted” as a transitory use.
- **McGill’s Occupancy:** When asked to select their “desired limitation on [McGill’s] occupancy” 28% of people selected that “McGill should NOT be given” the “entire apportioned stie.” Another 15% asked that McGill not be given several of their allotted buildings.

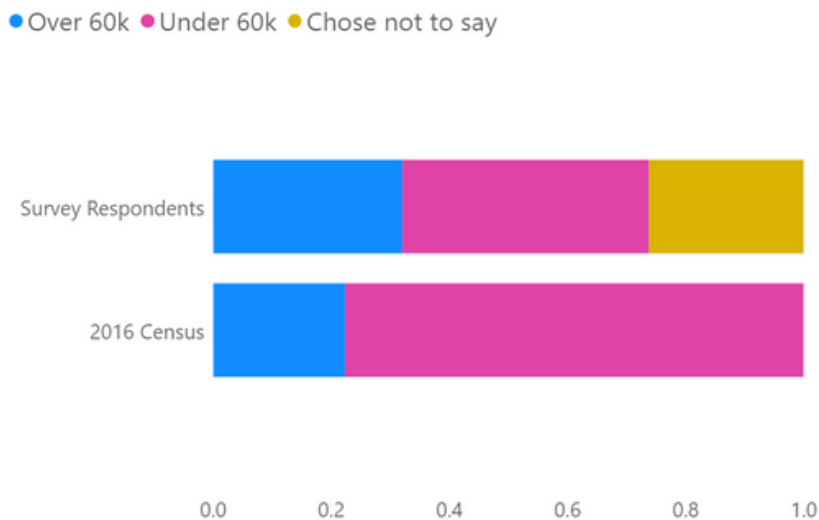
Demographics

Age



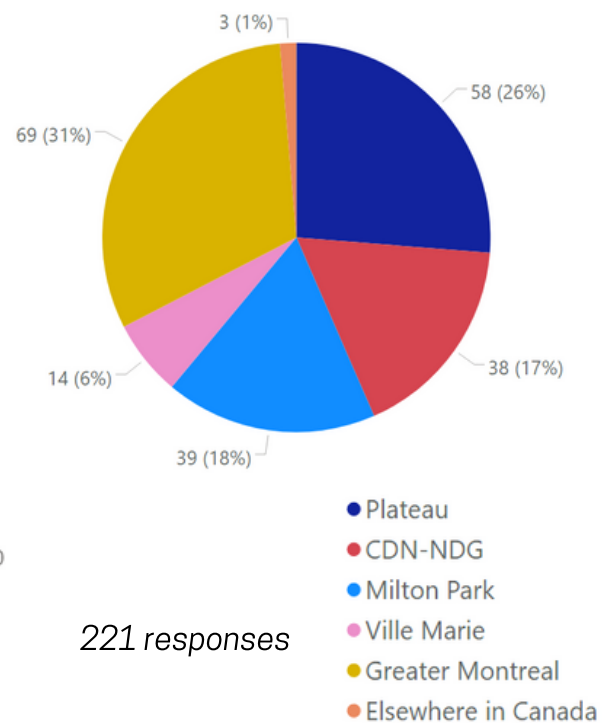
337 responses

Household Income



378 responses

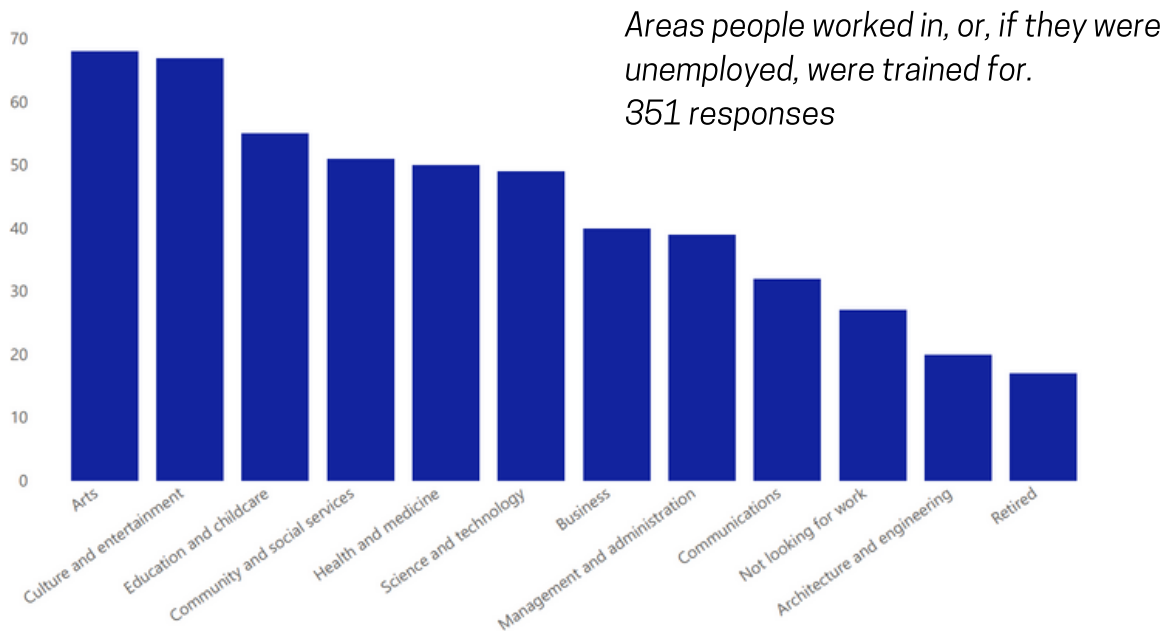
Neighbourhood



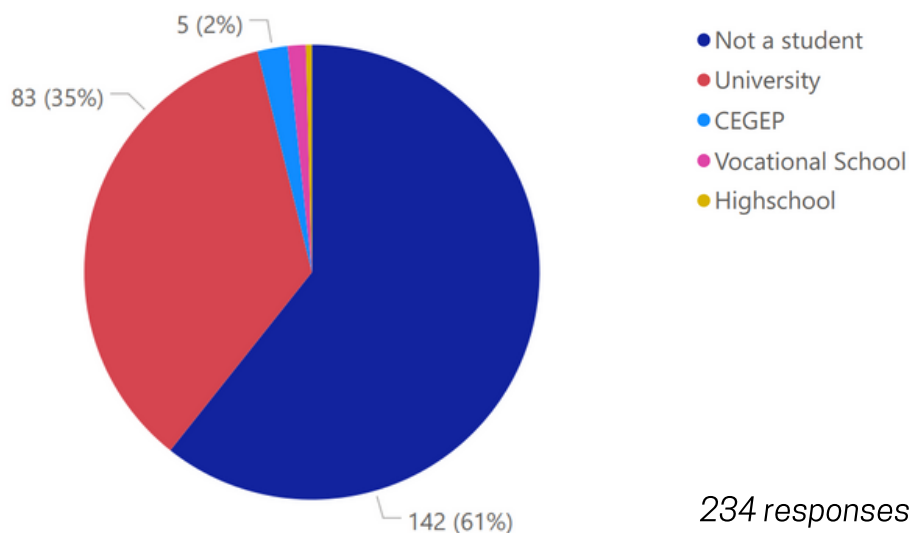
221 responses

Demographics

Top Professions



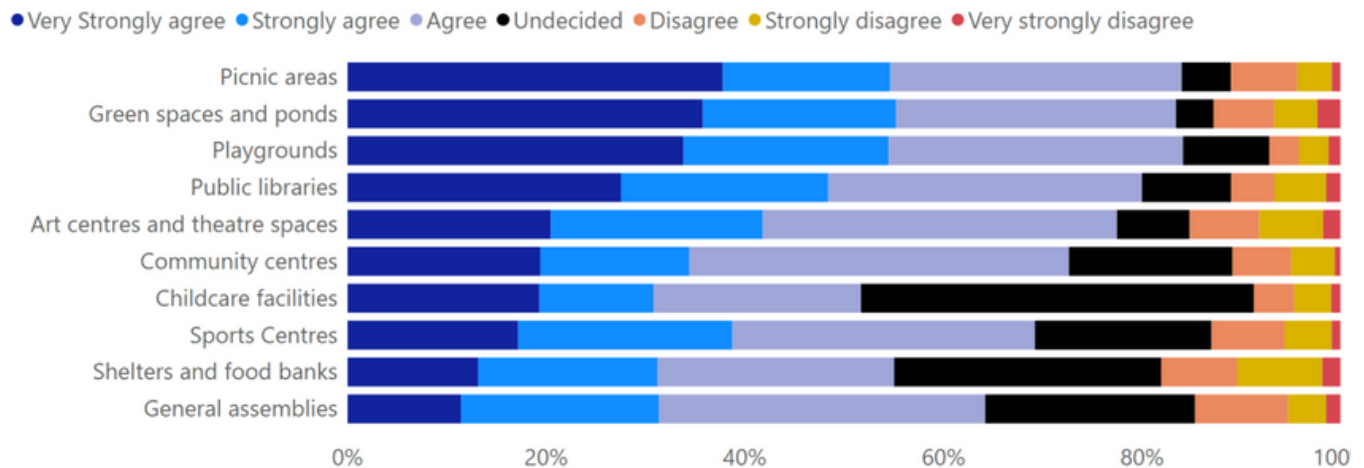
Respondents who are Students



Community Needs

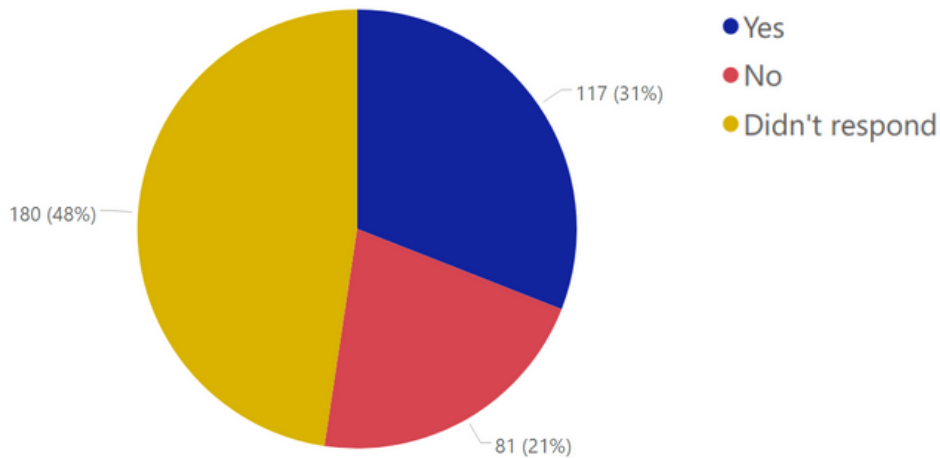
Accessibility

"The following spaces in Montreal are easy to reach, easy to access, and affordable for you..."



321-345 responses

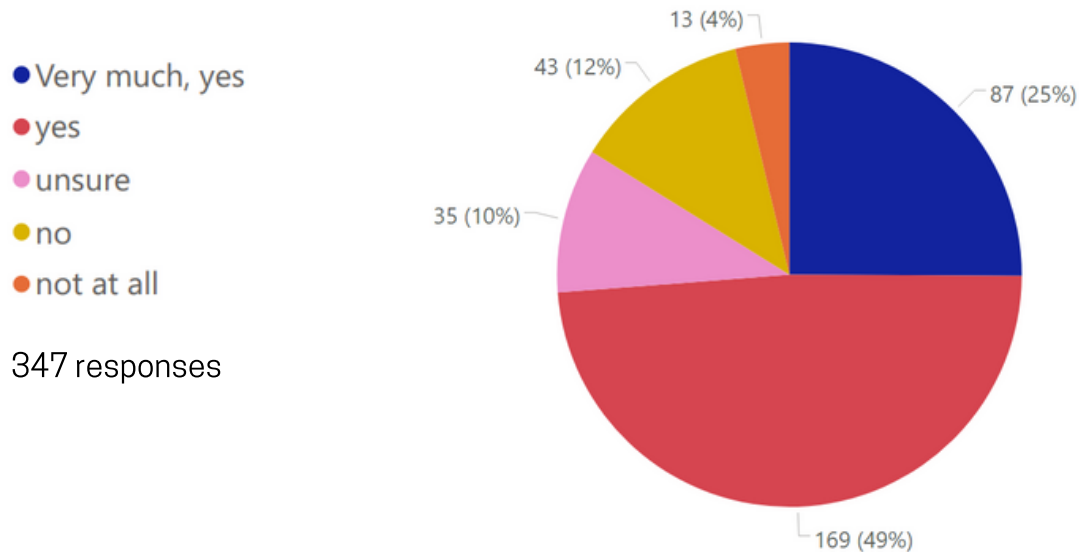
Community involvement



Respondents were asked if they were "volunteering or working in any community or student-led organizations." / 378 responses

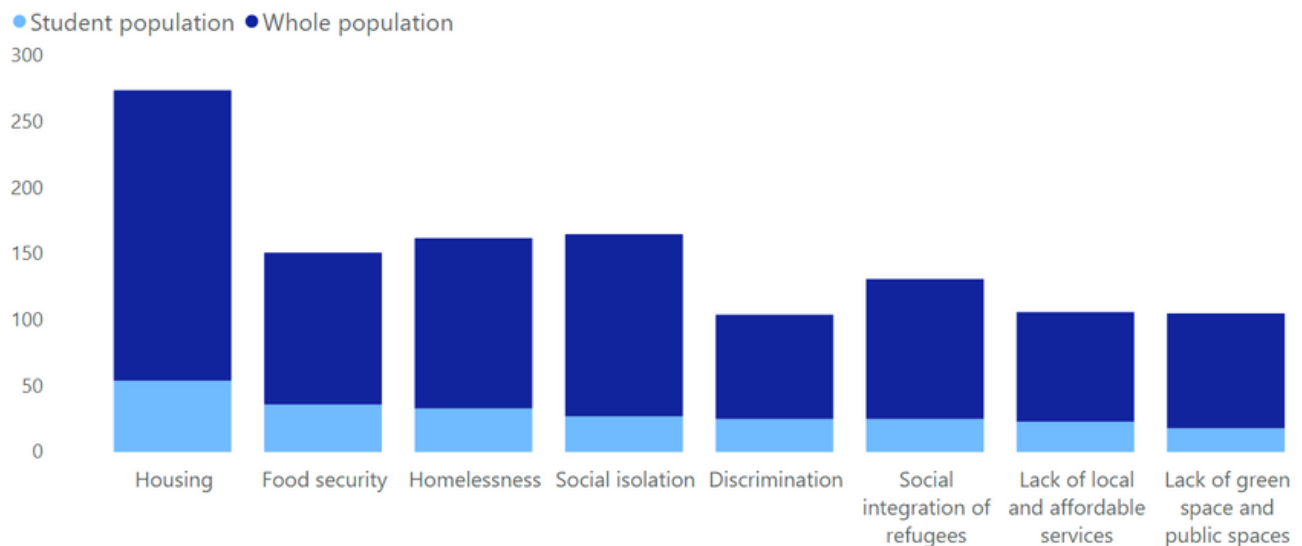
Community Needs

"Are hospitals close enough to where you live according to your needs?"



Top Five Biggest issues

"The main issues currently affecting you and the people you live and work with?"

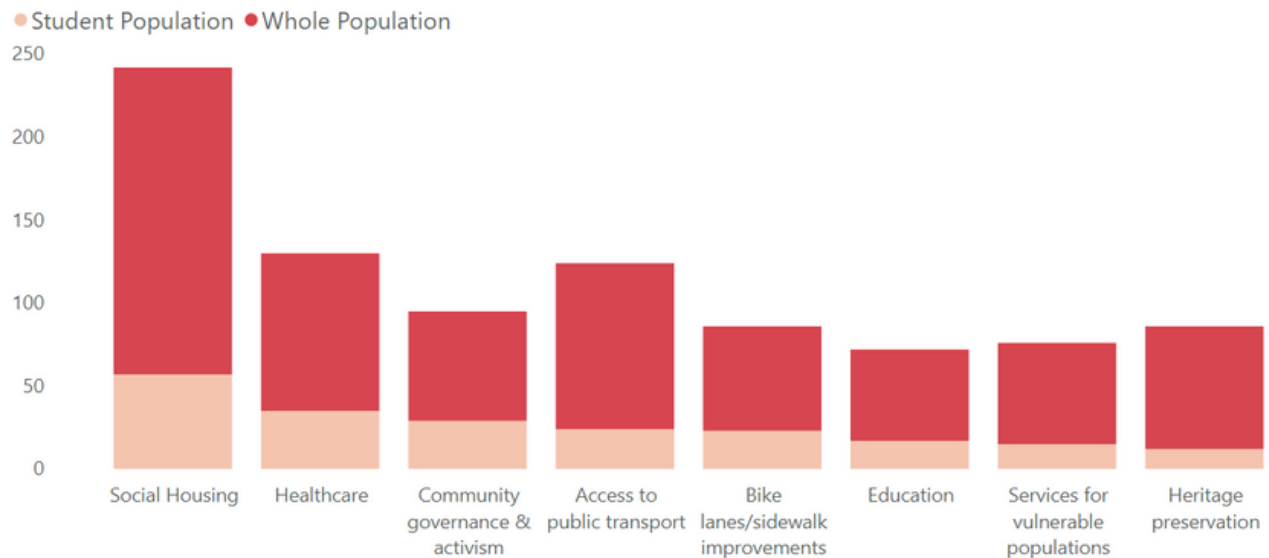


People could pick up to five of a list of 17 issues/options or write in their own answer. (2)
343 responses.

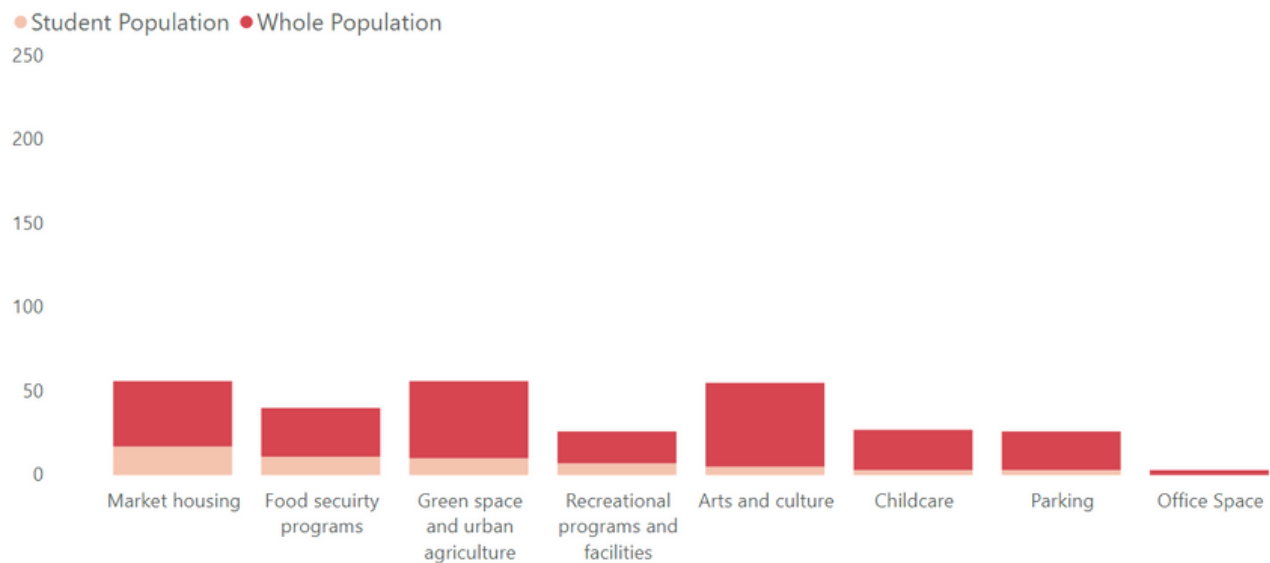
Community Needs

Top Desired Developments in the City

"The five most important development strategies you think the City of Montreal should adopt to best serve its population?"



Less Desired Developments in the City

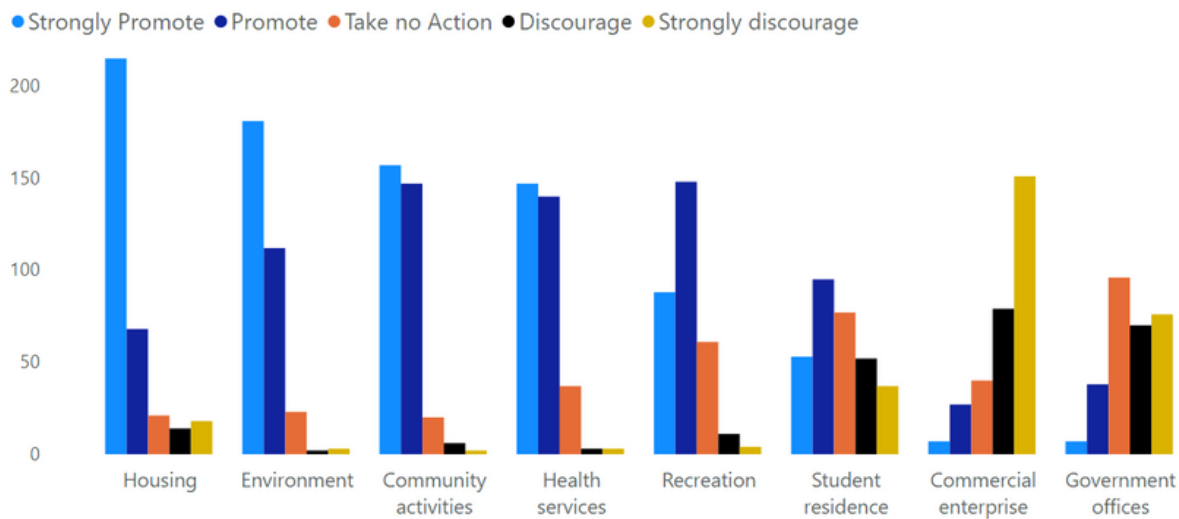


People could pick up to five of a list of 17 issues/options. (3)
349 responses.

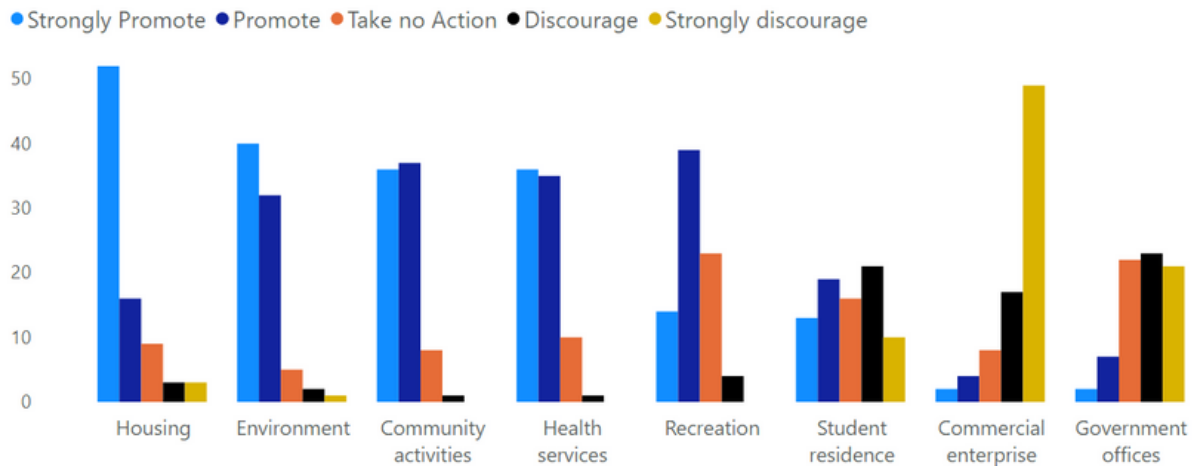
Community Demands

Priorities for the Site's Repurposing

"Let us know how you want to see the following areas prioritized for the site's repurposing?"



Student Priorities for the Site's Repurposing

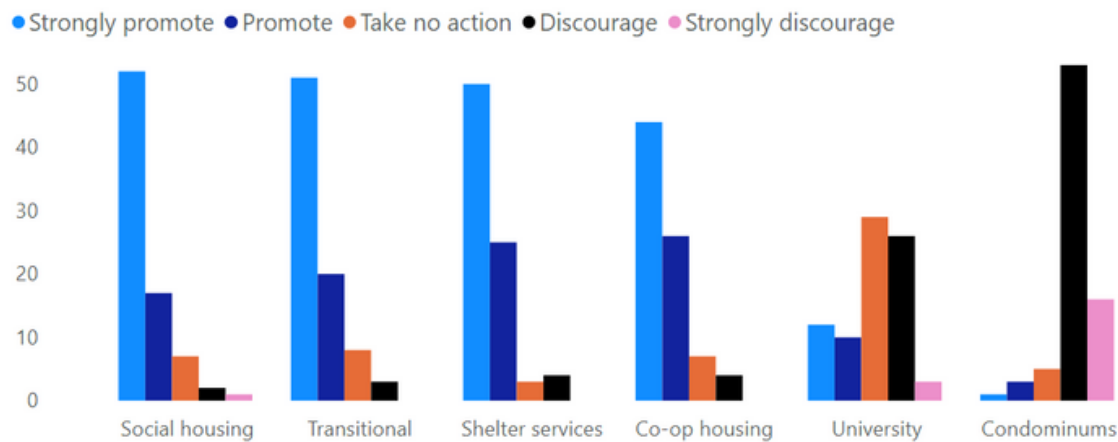


287-336 responses (75-83 student responses). (4)

Community Demands

Desired Forms of Housing on the Site

"Let us know how you want to see the following areas prioritized for the site's repurposing?"



Student Desired Forms of Housing

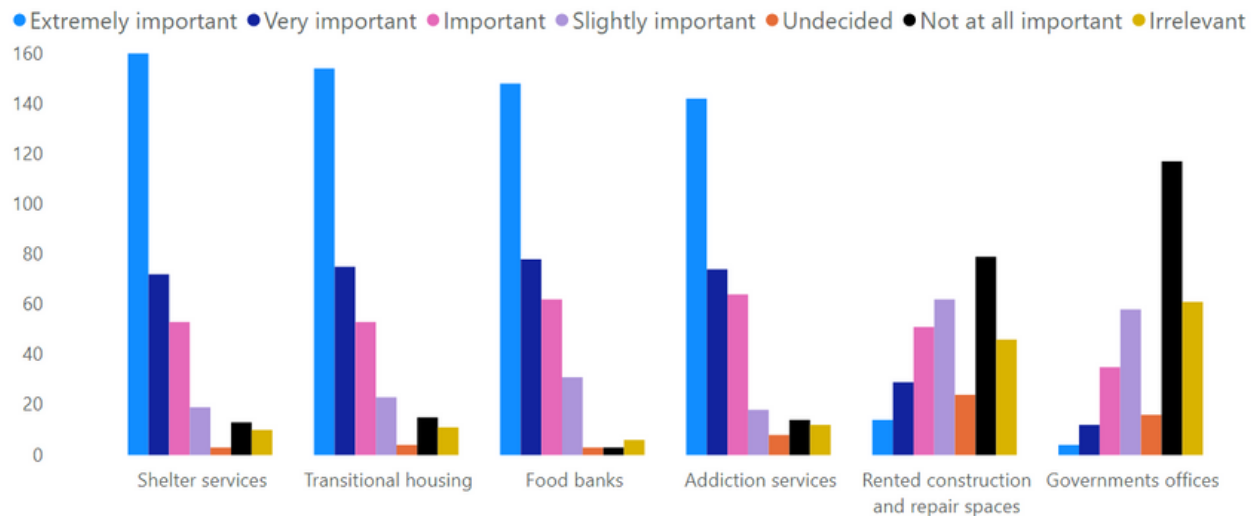


Top 4 favoured responses and the two least favoured responses shown. (5) 308-337 responses (78-82 student responses).

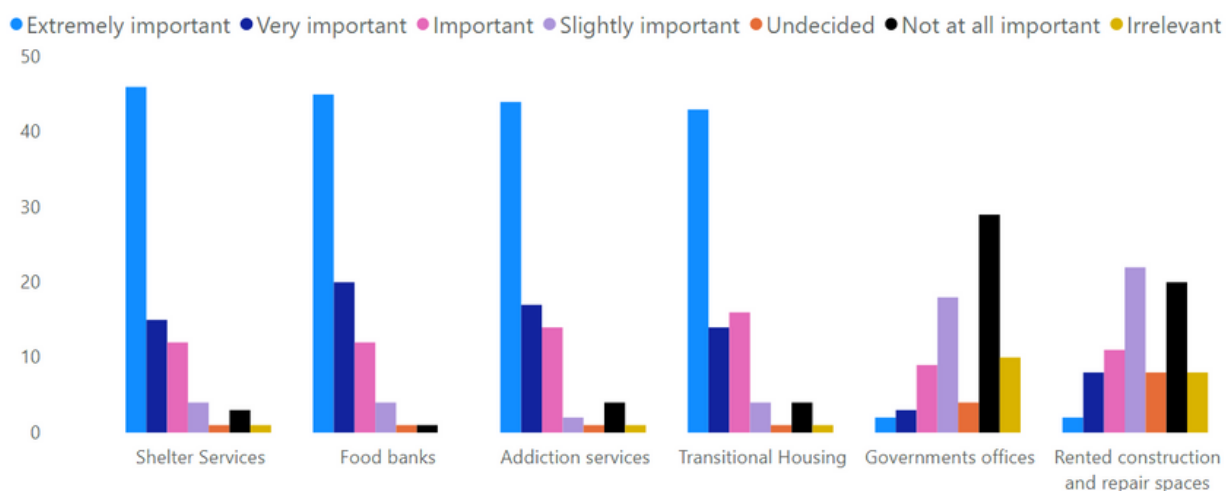
Community Demands

Desired Transitional Uses for the Site

"Governments can sometimes take several years to decide on a permanent use for a large site... How important are the following as "transitory" uses for the site?"



Student Desired Transitional Uses for the Site

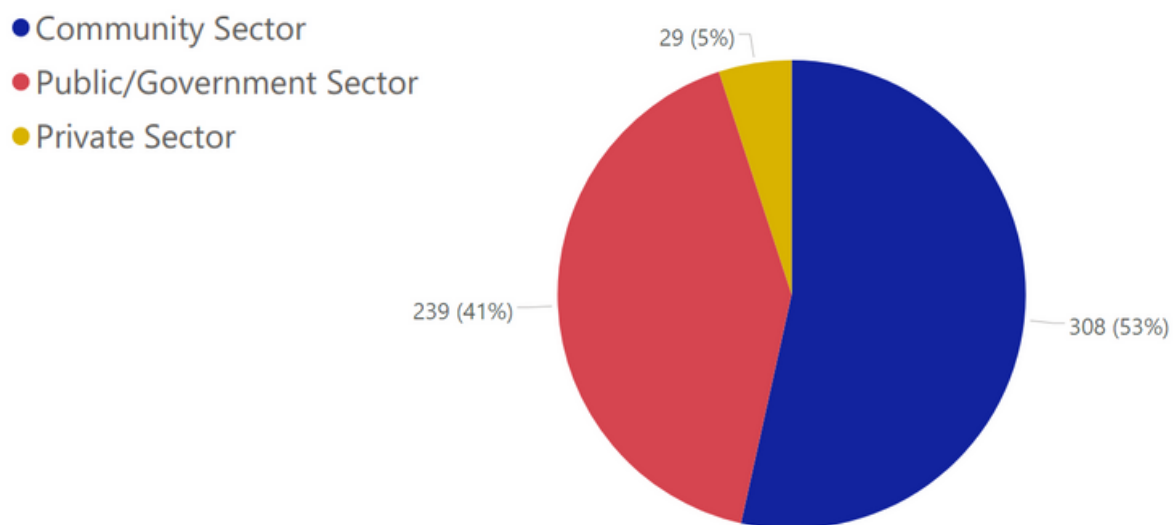


Top 4 favoured responses and the two least favoured responses shown. (6)
303-335 responses (75-83 student responses).

Community Demands

Who Should Govern the Site?

"Which sector(s) should be in charge of managing future projects on the Royal Victoria site?"



351 responses.

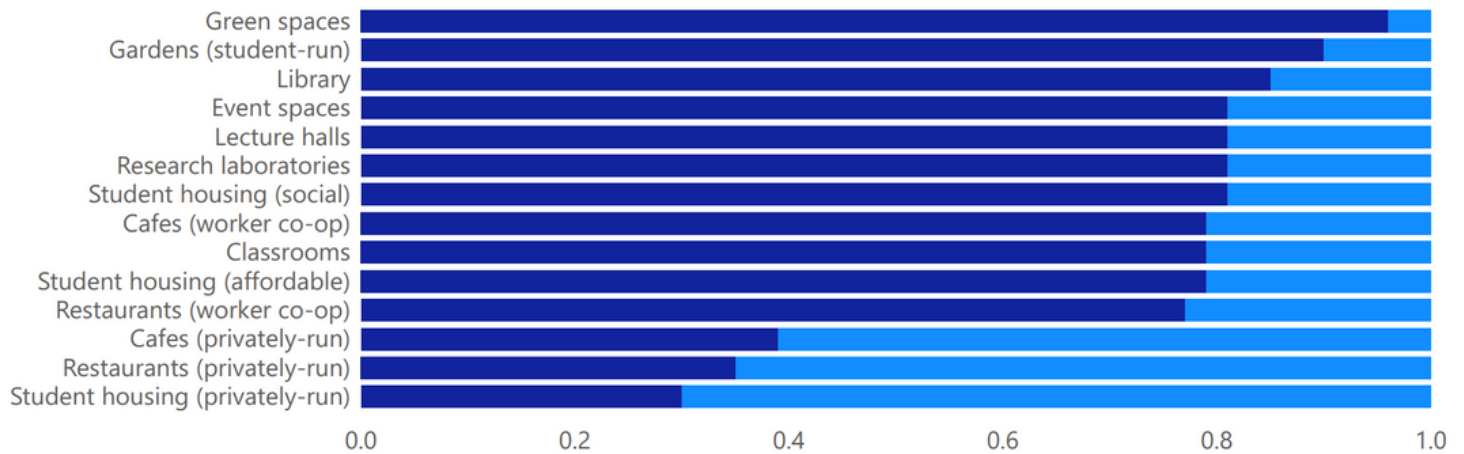


McGill's Portion

Uses Deserving, at Least, a Portion of the Site

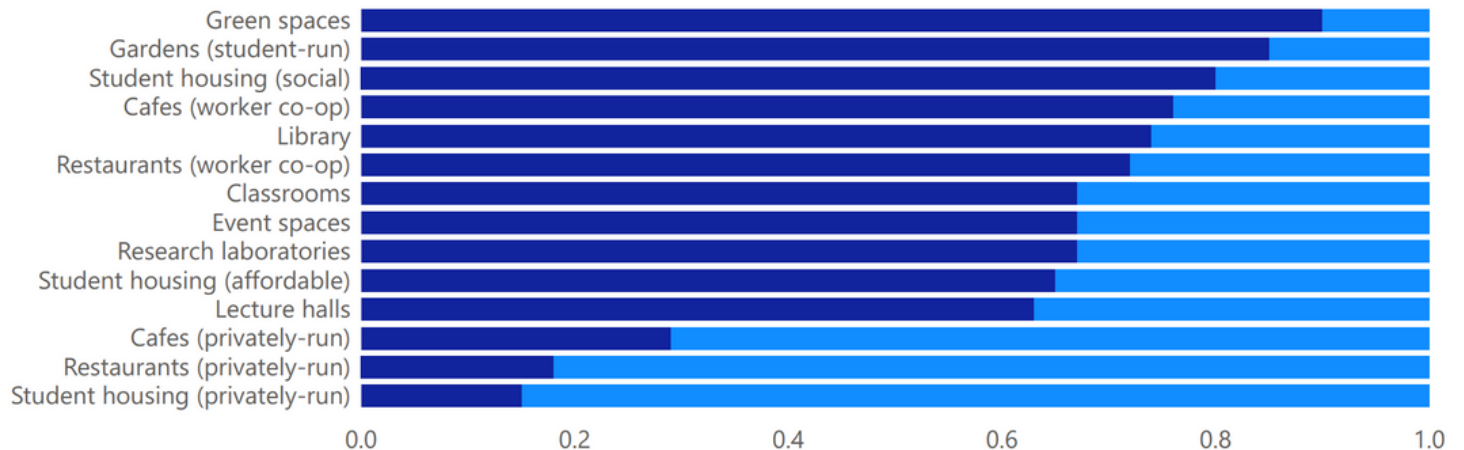
"How should the parts of the site being considered for McGill be used?"

● Some portion ● A secondary priority or none



Uses Deserving, at Least, a Portion of the Site According to Students

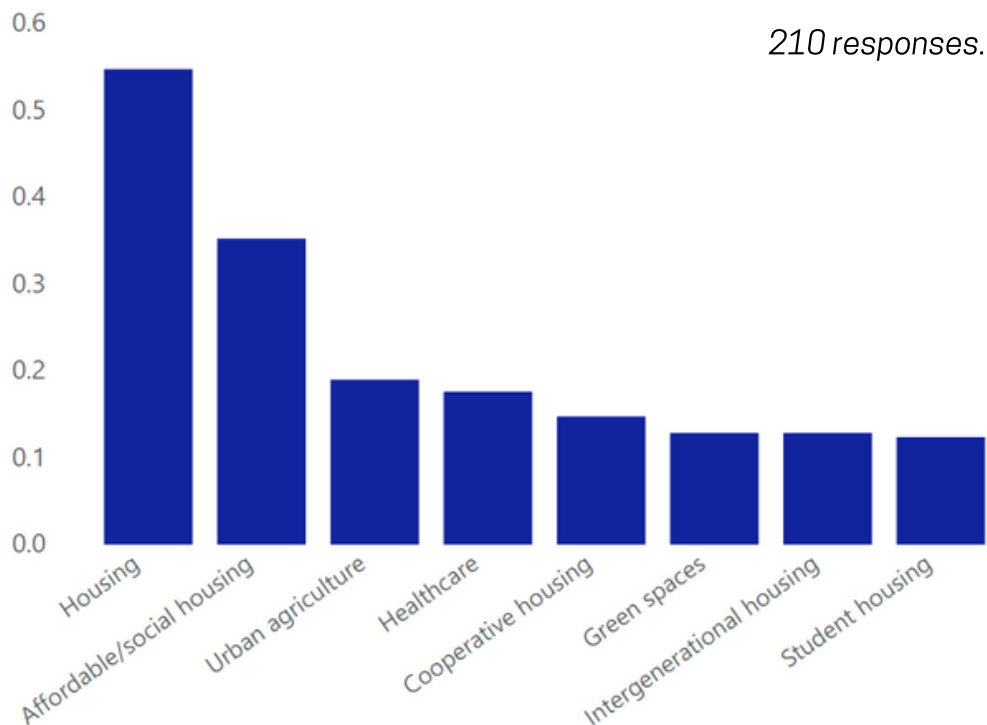
● Some portion ● A secondary priority or none



142-159 responses (37-42 student responses).

In our own Words

Uses Mentioned Favourably in Written Comments



People in our consultation were prompted with a satellite image of the site, and the following paragraph: "If you were to propose a specific use for the site or part of it, now or in the future, what would it be? How much space and what type of space do you think this use would take up? Be imaginative!"

The most favourably mentioned uses are listed in the above graph. However, importantly, the following is a list of uses that were frequently mentioned and, regrettably, were not listed among our preset multiple choices in the main survey:

- **Daycare Services:** This use was mentioned in 13 written comments
- **A Community Pool:** The reopening of a community pool was mentioned in 8 written comments
- **Community-led Workshops:** Spaces for workshops that are led by the community and not the university were emphasized in 11 different comments.
- **Indigenous projects and governance:** The need for the Indigenous population to take over the governance of the site, or for projects specifically directed at people who are indigenous, was discussed in 7 different comments.

Conclusion



Housing

Housing was the option for the site's repurposing **most often asked to be "strongly promoted" in the site's repurposing**. In total, it was selected to be "promoted" or "strongly promoted" by 84% of people (third most popular priority, after "community activities" and "environment"). **The development of social housing was, equally, by far the most frequently ranked** in the top 5 important development priorities for the city to best serve its population. Housing was also **the most common of five main issues** people selected as affecting those they lived and worked with. These needs were reported most by both students and the general population. **In written comments, 55% of people** mentioned a desire to see some form of housing built on the site.

When it comes to the forms of housing most encouraged on the site, respondents highly ranked **social housing** (88% strongly promote or promote), **co-op housing** (85%), **transitional housing** (82%), and **shelter services** (82%) of ten housing options. This was following descriptors of each. Where housing for the non-unsheltered is concerned, social housing was described as "rented out by the government or non-profits at a lower rate which is scaled to income" where co-op housing was described as "rather than managed by a landlord, the building is owned and managed by an association of its tenants, who charge below-market rent." In written comments, 35% of people wrote that they were interested in some form of affordable or social housing, while 15% specifically mentioned co-op housing.

Cooperative housing, because of its scarcity in Montreal, may be less well known which may have contributed to a lower response rate to cooperative housing in the consultation. Some written comments seemed to allude to environments that exist within cooperative housing, but not using this precise vocabulary. The following demand in written comments is one of many that illustrates this tendency: "Multi purpose multi generational multi income green space and occupied so people cooperate with each other to pursue healthy sustainable lives." The strong trend to prefer "community sector" control to "public/government sector" control contributes towards **conclusions on public demand favourable towards cooperative housing**.

In the survey, **transitional housing** was described as housing which "provides a long-term but limited stay for people who have experienced homelessness to help residents secure permanent housing in a supportive environment." **Shelter services** are "providing housing, clothes, food, and sanitation, to otherwise unsheltered people, including those experiencing

Conclusion

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chronic homelessness.” Around 10% of written comments supported the idea of transitional housing on the site, and 10% supported some form of shelter service. A repurposing that commits to servicing Montreal’s population that is unsheltered would be in keeping with the emphasis given to “homelessness” as one of the five biggest issues affecting respondents and the people they live and work with (the third most selected issue).

In terms of transitional uses for the Royal Vic, **shelter services were the second most selected as “important,” “very important,” or “extremely important,”** with 86% community support. Meanwhile, 84% of people similarly demanded transitional housing. Such services would be suggested by similar support for addiction services and food banks on the site.

Our survey does NOT suggest that McGill students would be against services to vulnerable populations if a portion is reserved for McGill-related uses. In fact, **students, though informed that McGill has a portion reserved for its use, were more likely to favour transitional housing on the site**, and 9% more likely than the general population to ask that shelter services be “promoted” or “strongly promoted” as housing on the site. Similarly, students were more in favour of food banks and shelter services than the general population when judging transitional uses.

Student Housing

People reacted **favourably towards the idea of affordable student housing** on the site if housing is to be introduced. However, there were **strong negative reactions towards standard university-run student residence**. For instance, over a third (34%) of respondents thought that university-run housing should be “Discouraged” or “Strongly discouraged” on the site if housing is to be introduced, and only 38% asking for it to be promoted in some way. Meanwhile, 65% wanted to “Promote” or “Strongly promote” affordable student housing, and only 16% asked this to be discouraged in some way.

Students were far more likely to support affordable student housing. 77% (compared to 65% of the general population) asked that this form of housing be promoted or strongly promoted on the site. Meanwhile, only 28% of students (compared to 38% of the general population) had a similar reaction to standard university-run student residence. This may flow from poor experiences with McGill’s current framework for student residence, as well as needs among students for more affordable housing.

Conclusion

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With respect to **McGill's portion of the site, 86% of people asked that some portion be used for social student housing.** After libraries, social student housing was the second most prominently promoted use, tied with event spaces, lecture halls, and research laboratories. Social student housing was also frequently accorded a major portion of the site. Following libraries (45%), **people were most likely (42%) to want a building, several buildings, or the entire apportioned site, to be used for social student housing.** For students, social student housing was the most prominently supported indoor use.

Ecology

For the site's repurposing, 56% of people ask that the environment be "strongly promoted" as a priority in the site's repurposing (second to housing), and 35% to "promote" (third to recreation and community activities). Overall, along with community activities, it was selected the most to be promoted or strongly promoted. When considering transitional uses, parks on the site were not particularly strongly supported, with 78% of people either viewing this function as somewhere in and between "important" and "extremely important" and 53% as "very important" to "extremely important." **Urban agriculture was more strongly supported** with 81% ranking it in and between "important" and "extremely important" and 62% as "very important" to "extremely important." Though not at all mutually exclusive, **these uses were, however, not as prioritized transitionally as** addiction services, food banks, health clinics, shelter services, or transitional housing. 19% of comments asked for the introduction of gardens or extensive urban agriculture on the site, while 13% stressed green spaces.

On McGill's portion of the site, green spaces and student-run gardens received the greatest amount of emphasis, above and beyond all other listed options. Indeed, 11% of people were willing to accord the entirety of McGill's site for use as green space, while 6% were ready to do so for student-run gardens. 42% wanted much of the exterior as green space, and 30% wanted much of the exterior as student-run gardens.

In assessing needs, "green spaces and ponds," "picnic areas," and "playgrounds" were viewed as the top three most accessible spaces in Montreal. Moreover, lack of green spaces and public spaces did not receive notable attention as a main issue affecting respondents and the people they work with. As a development priority, green space and urban agriculture was low. It is unclear why these spaces are, generally, viewed as accessible and not prioritized as a development strategy in the city, but often heavily prioritized in the site's repurposing. This may possibly be owed to the site's connection to Mount-Royal and its surrounding ecology.

Conclusion

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Health Services

For health services, 74% of people responded that hospitals were close enough to where they lived according to their needs. However, **16% responded that these services were not, or “not at all,” close enough to where they lived** according to their needs. For both students and the general population, the development of healthcare was the **second most likely initiative** to be categorized within the top five most important development strategies for the City of Montreal to best serve its population.

On the site itself, 87% of people “promoted” or “strongly promoted” health services in the site’s repurposing: third, in this respect, to the environment and community activities. **As a transitional service, health clinics received the most approbation** (88% of respondents) as an important to extremely important option. **Addiction services were well received**, with 84% finding them important as a priority in some way, and 65% finding them as extremely or very important. In written comments, 18% favoured a use relating to healthcare.

Community projects and activities

Community governance and activism were the fourth most likely (following social housing, healthcare, and access to public transport) to be selected within people’s top five developments in the city, and the third most likely for students. Accordingly, social isolation was the second most common option to be ranked among people’s five biggest issues affecting them and those they lived and worked with. On the site, Community activities were the third most “strongly promoted” priority in the site’s repurposing after housing and the environment. Furthermore, **community activities were the most likely to be promoted or strongly promoted**, with 92% of responses highlighting this level of priority.

Of possible community projects and activities, rented repair and construction spaces did not receive substantial positive attention, and tended most to be found “not at all important” as a transitory use. **Arts and theatre spaces**, on the other hand, were second to “shelters and food banks” to have people disagree to very strongly disagree that these spaces were easy to reach, easy to access, and affordable. In written comments, **daycare services, a community pool, and community-led workshops** were frequently praised positively, as were indigenous-led projects. Arguably, **the most supported community activity on the site was urban agriculture**, with 19% of people supporting such a function in written comments.

Conclusion



In written comments, community projects were often integrated into a broader vision for the site. Here are just a few examples of such comments:

Un des bâtiments pourrait devenir une université populaire ayant pour vocation le progrès humain et la réduction des inégalités; sans prérequis académique d'admission; offrant une programmation; permettant aux groupes sociaux de la société civile de participer aux activités d'éducation ou d'y offrir une programmation (très petite ou plus grande)

Intergenerational Housing for students and seniors where both groups could cohabit and thus help each other, with activities such as cooking, sewing, general knowledge shared by all generations.

City Farm school and community market, volunteer gardening in exchange for food distribution. / Collective community gardens, green spaces for wildlife, education around this.

A large community garden (available plots for people in the area)... different community workshops.

Garderie qui est avec une résidence personne âgées : permettant un contact entre les enfants et les personnes âgées. Avec accès un grand jardin pour agriculture urbaine, fleurs et parc/terrain de jeu. Aussi avec une bibliothèque, une clinique santé et une pharmacie et un petit café.

Food Security

Food security was the fourth most likely issue to be ranked within the top five biggest issues affecting the respondent and the people they live and work with. **For students, it was the second most common issue, after housing.** Similarly, for students, food banks were the most likely function to be “promoted” or “strongly promoted” as a transitory use for the site. For the general population, and by a small margin, food banks were tied with transitional housing as a similarly emphasized transitional use, second to shelter services.

Owing to **the lack of grocery stores and essential services to the site** (as many written comments grappled with) it is probable that there would be popular support for services such as grocery stores and other amenities on the site itself if housing services were to be installed. Such a prospect engages a major issue: that of private commercial enterprise being

Conclusion

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strongly discouraged throughout our consultations. Other than food banks, one method to overcome potential public opposition would be **the introduction of worker cooperatives on the site**, which were popularly supported and well received, particularly by students. For both students and the general population, privately-run cafes and restaurants were the most discouraged introductions to the portions of the site destined for McGill. However, worker co-op cafes were the second most supported interior option for at least a portion of the site among students, and restaurant co-ops, after libraries, were the fourth. For the general population, worker co-ops of one of the two forms received a similar margin of support as other popular uses for McGill's portion of the site (though library space held a clear lead).

Governance Models

The community sector was supported by 53% of people to manage future projects on the Royal Vic site. The emphasis on this style of governance was greater than both the "public/government sector" and the "private sector." As discussed above, such a favoured model of governance may coincide with the push for cooperative housing, as well as for cooperative business on the site. It is equally evident in the ideas of urban ecology, often stressing participatory gardens, that appear through written comments. A similar phenomena emerged in discussions of intergenerational housing, where decision making and communal activities between residents were stressed. **All in all, these answers would suggest a vision of some sort of active, participatory village and ecology on the Royal Vic, rather than a controlled public-sector or non-profit environment.** Otherwise, the **need for indigenous governance** was discussed in several comments.

Discouraged Uses

Privately-run uses for the site were, generally, strongly discouraged. As a priority in the Royal Vic's repurposing, **commercial enterprise was "strongly discouraged" more so than any other option**, with 50% of people voicing this sentiment. Even more students (61%) selected "strongly discouraged." In total, 76% of people either discouraged or strongly discouraged commercial enterprise as a priority on the site. In terms of housing, condominiums, privately-run apartments, and market university housing were all discouraged or strongly discouraged by 87%, 68%, and 34% of respondents respectively. As discussed above, affordable student housing was much more strongly favoured, particularly by students, as compared to typical

Conclusion

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university housing. **Privately-run cafes or restaurants were equally discouraged.** These results were in keeping with the lack of support for private management of future projects on the Royal Vic. Only 5% wanted the private sector to play some role in managing projects on the Royal Vic.

Government offices were also strongly refused on the site. 51% of people discouraged or strongly discouraged government offices as a priority. In all, 84% asked that this be placed somewhere between “take no action” to “strongly discourage” as a priority. As a transitional use, only 5% of the population asked that government offices be “promoted” or “strongly promoted.” Only 2 people ranked the construction of office space as within their top five needed developments in Montreal.

McGill also faces some opposition to their occupancy. Criticisms of McGill’s acquisition have appeared in Quebec media and national assembly. In our consultations, when asked to select their “desired limitation on [McGill’s] occupancy” 28% of people selected that “McGill should NOT be given” the “entire apportioned site.” Another 15% asked that McGill not be given several of their allotted buildings. These results accord with the resistance towards private acquisition of the site, opposition towards university housing, and the desire for community governance. That said, the option was phrased in the negative, rather than the positive, unlike the other options in the same question. This may have led to some confusion. That said, this consultation contributes to the conclusion that there is, at least, considerable opposition towards McGill’s acquisition of a major portion of the Royal Vic.

Methodology

Our consultation faces an inherent and unavoidable sampling bias due to the voluntary nature of the survey. Compared to Montreal’s general demographics, the consultation was accomplished with fewer respondents from low-income households. Moreover, the survey attracted people who worked in or were trained for, to name the three most prominent, the “arts,” “culture and entertainment,” and “education and childcare” industries. Very few reported working in areas such as retail. A strong proportion were students. That said, demographically, the consultation reached an even breadth of ages, a strong proportion of lower-income and high-income respondents, and workers from varying industries. For instance, “science and technology,” “business,” and “management and administration” remained prominent areas for work.

Conclusion



The diffusion of the survey through community and political organizations, was offset by flyer and poster that could reach people living in Montreal not involved in these groups. This said, we would advise against assumptions about the heterogeneity of people reached through the networks of community organizations. Organizations such as the Milton Parc Citizens' Committee, for instance, reach a broad base of people living in their neighbourhood, those who come to picnics, film screenings, the food bank, general assemblies, or those interested in past or present campaigns for the neighbourhoods preservation.

As most of the questions were optional, some people did not complete the survey in full. Some questions were also added later. We have included total respondent counts to each question to avoid misleading information. Check out our Appendix for more data.

Otherwise, **the questions in our consultation did NOT address opportunities for governance of the site by indigenous nations.** A survey targeted towards people who are indigenous should better assess if there is sufficient desire for the **return of historical territory to the Kanien'kehá:ka nation, or to members of Tiohtià:ke's indigenous populations.** In this way, indigenous peoples would not have to compete with settlers' desired developments on the site.

Finally, the survey gave a considerable emphasis on housing that may have skewed responses towards housing on the site. In particular, no other blanket use, such as community activities or environment, was given a question to specify the desired form of that use. On the other hand, respondents were given a chance to specify a desirable form of housing on the site. **However, the emphasis on housing was appropriate,** as, before this emphasis could be apparent later in the third section of the survey, housing had already been placed as the primary issue and then social housing, the primary development need, in the city. Likewise, at the beginning of the survey's third section, where housing would soon, but not yet, be given this considerable emphasis as an option, housing was already selected, in the first question, by the most respondents as needing to be "strongly promoted." While respondents had the capacity to correct their previous responses, we consider this unlikely to have occurred on a statistically significant basis considering the length of the survey. As proportions of support for housing, in relation to other uses, remained similar in later questions on transitional repurposing and McGill's portion of the site, we believe the emphasis on housing for the Royal Vic in these consultations came organically, and from a real perceived need and desire for social, cooperative, and transitional housing, as well as shelter services, to be developed on the site.

Acknowledgements

Thank you to Evelyn Ginzburg for her constant commitment to postering to spread public awareness about this consultation and for her work in the committee that lead these consultations. Thanks to Alex Hanyok for the important work of data compilation, and for assisting in the compilation of this report. Thank you to H  l  ne Montpetit for her sage advice as a member of the Our Royal Vic committee, and for her work in translation and graphic design. H  l  ne's initial successes in the diffusion of the survey provided a reassuring boost of confidence in the ability of this consultation to reach a wide audience. Thank you to Rachel Schleifer for her assistance in starting an initial committee to execute these consultations, for giving this project direction, and for her efforts to find funding for this project, as well as her edits to the questionnaire.

Thank you to Esten Lewis Steflik-Fabec for assisting in these meetings, in the diffusion of the questionnaire, and in useful feedback throughout the questionnaire's creation. Thank you to Samuel Helguero for his membership in the committee, his work recruiting for the committee, his thorough postering and tabling, and his efforts in compiling and designing this report and the questionnaires. Thank you to the other members of the Milton Parc Citizens' Committee, including Aidan Gilchrist-Blackwood, who gave invaluable tips on the questionnaire's rough drafts, as well as Yasemine Ozturk who lent a hand in postering and newsletter work.

Thank you to Sierra Francoeur-Pereira for her assistance in flyer-ing and poster-ing, coalition work, and devotion to this study's goals. Special credit to Alexandra Moca and her family for their invaluable poster-ing of major Montreal streets.

A final thank you to the Milton Parc Citizens' Committee and to the Community-University Research Exchange for providing employee hours to this survey, including those of Morgane Kuyl, Vincent Chevarie, and Nathan McDonnell, and to the The Quebec Public Interest Research Group for their printing services.

Footnotes and Appendix



The Appendix can be found here: bit.ly/3p2wvRk.

(1) Percentages are rounded.

(2) “Lack of leisure activities,” “Heritage,” “Transportation,” “Access to education,” “Unemployment, criminalization, and violence/personal safety were other options. In “Other,” lack of childcare, basic medical care (mental health and family doctors), climate change, agism, and language discrimination were highlighted multiple times.

(3) The option of “Office space” was added later into the study.

(4) The priority of “Government offices” was added later into the study, receiving the minimum 287 responses.

(5) Forms of housing that are not shown in the graphs include “Affordable student housing,” “Apartments,” “Elderly housing,” and “Intergenerational housing.” Responses to these forms of housing can be found in the appendix.

(6) Potential transitional uses that were listed as options and which are not shown in the graphs include “Cultural and community activities spaces,” “Health clinics,” “Parks,” “Rented activist and social initiatives spaces,” “rented art spaces,” “student housing,” and “Urban agriculture and gardening.” Responses to these potential uses can be found in the appendix.

