

## 500 Claremont project to transform, add to building

BY LAUREEN SWEENEY

A proposal to transform the now vacant institutional building at 500 Claremont into 16 “high-end” residential units calls for basement parking for 28 cars, an extension at the rear over the paved parking area and landscaping of the site.

The building’s four to five storeys would be retained, along with its front entrance on Windsor, and the creation of a pent-house for common use, all according to documents opened to public viewing November 29 at city hall.

The development is described as a \$13-million “boutique residential project” to

convert the 1908 building into multi-family use while restoring its front façade and increasing its overall footprint by more than 20 percent.

The project aims to combine traditional and contemporary elements by adding architectural cornices and other elements to the front façade and building large balconies on the east and west sides as well as ground floor terraces.

Because vested rights have expired and the site does not meet the current zoning of R3-16-01, the proposal is being considered as non-conforming and subject to the city’s by-law for Special Construction, Alteration or Occupation of an Immoveable (SCAOPI/PPCMOI).

Zoning is now limited to one- and two-family dwellings of about .....  
35 feet in maximum *continued on p. 16*

## Creative juices flow



Photo: Martin C. Barry

Temple Emanu-El-Beth Sholom transformed its community hall into a pop-up art studio November 17 for the opening session of its latest “inclusion initiative:” the Temple Art Hive. From left: Rachel Desjourdy, Guillaume Lussier-Houle, A.J. Rubineau, Kris Pauw and Rebecca Desjourdy. See , p. 3.

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**Social Notes** BY V. REDGRAVE p. 21

## Complaints from Redfern, Strathcona

### Gender insults, contractor parking bring tickets for \$221, \$1,250

BY LAUREEN SWEENEY

Complaints from residents about contractors’ vehicles monopolizing parking on Strathcona as well as Redfern north of de Maisonneuve have resulted in special attention to those streets, Public Security officials said. The problem is attributed to major construction work at three houses in each of the blocks.

As officers increased enforcement on

those streets, one worker was ticketed \$221 for unleashing a string of verbal insults at a parking inspector related to her gender, said director Greg McBain.

Another ticket was issued to a contractor, this time for \$1,250, for failing to remove two illegally parked Skyjacks no longer needed.

“The contractors on both streets are totally abusing the parking ..... regulations,” he said, “and *continued on p. 8*

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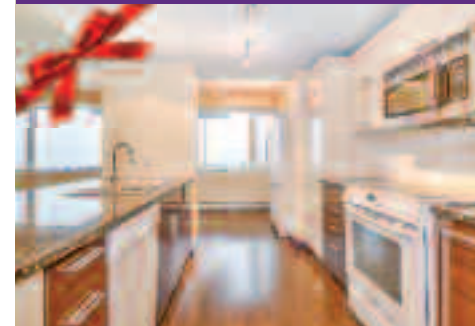
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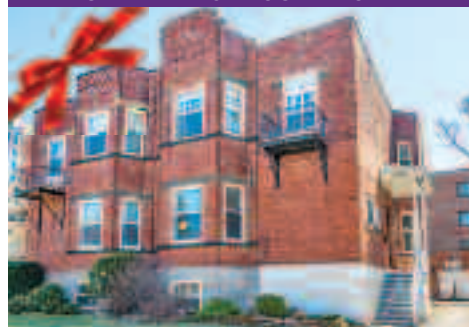
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## Court mandated clean-up in September

# Empty Forden Cr. house for sale, Toronto-style

The house at 68 Forden Crescent is for sale, and the sale process is a novel one for Montreal.

The frequently empty, sometimes neglected semi-detached dwelling has twice been covered by the *Independent*: once when neighbours complained and Westmount's Urban Planning department was investigating (September 16, 2014, p. 20), and again when Quebec Superior Court ordered the owner, at the request of the city, to clean up the property (September 6, 2016, p. 9).

The owner obtained full ownership of the house in a divorce settlement in 2014.

In the divorce judgement, she was described as having a hoarding disorder.

Profusion Realty real estate broker Christina Miller is listing the property, valued at \$2,003,800 for municipal tax purposes, at \$1,468,000.

"Stripped to its core, this spacious stone residence presents an opportunity for buyers to create the home of their dreams in a prime Westmount location," said Miller in a press release.

"The house has been cleaned up and is completely empty," she told the *Independent*.

She has adopted a "Toronto-style" selling

process for the listing, with bids on the house due by December 13 at 12 noon. She is asking would-be buyers to leave them open until December 15 at 12 noon. Bids should not be conditional on inspection or financing. A pre-listing inspection report "by a reputable inspector" is available for buyers.

## Temple starts up its own 'art hive'

Temple Emanu-El-Beth Sholom has started a drop-in program, Temple Art Hive, inspired by the "Art Hive" movement, which welcomes people of all ages and abilities to participate in art-making, side-by-side. The temple transformed its community hall into a pop-up art studio November 17 to start its session.

The program is free and open to the public between 4 and 7 pm Thursdays twice a month. There are seven more sessions scheduled for the 2016-2017 calendar year. See photo, p. 1. — MCB

## Westmount loses at annual Sal Grasso tourney



It was a tough weekend for Westmount, November 11-13, when its 13 teams went up against 14 from Cape Ann, Massachusetts in the annual Sal Grasso Memorial Tournament at the Westmount recreation centre. Pictured here during an early afternoon game November 12, U-12 Westmount girls goalie Zoe Azeff is seen at the moment Cape Ann scored. In the end, the Westmounters lost the series. Final score: 18 matches were lost and 8 won. The 24th annual tournament marked the first time that a few of the coaches who were players when it all started back in 1987 had some of their own children participating. The Westmount team will get a rematch in November next year when they travel to Cape Ann for the 25th tournament.

Photo: Martin C. Barry

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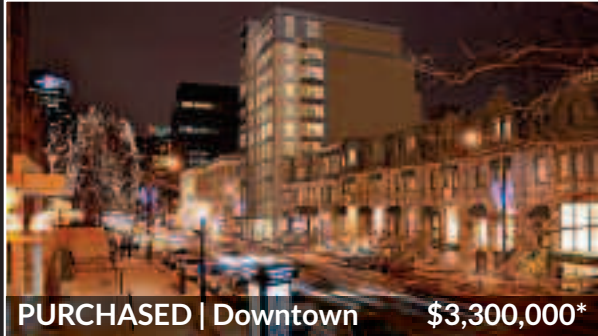
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# LETTERS TO THE EDITOR

## PERSONAL MEMORY OF LEONARD COHEN

Under poet and professor Louis Dudek, for my master of arts thesis at McGill University in 1982, I included interviews with several Canadian poets, such as F. R. Scott, D. G. Jones, R. Gustafson, R. Souster and, of course, Leonard Cohen.

In my interview with him, first at his home on Marie Anne, then at a bagel restaurant on St. Laurent, he thought back 30 years to remember the class he attended, a class which contained several writers for “poets specially chosen to study with Louis Dudek,” Cohen told me, “and people who thought poetry was the most important thing gravitated to

him.”

As I spent time with Leonard interviewing him, I was totally enchanted by his intellectual smoothness, his dignified, thoughtful way of expressing himself. His

words drew an unforgettable picture for me to interpret Louis Dudek that I have never forgotten.

Naturally, I went to visit the shrine/memorial outside Leonard’s home recently. As an artist, [I felt] that the most appropriate bouquet to take would be about Montreal, Quebec: Canada’s autumn maple leaves. So, I created a “sculpture bouquet” of these archetypal leaves for him, calling “R.I.P. Leonard Cohen: A Great Canadian.”

And with water filling from my eyes, placed it among the



Susan Stromberg Stein leaves artwork containing the Canadian maple leaf at the Montreal home of the late Leonard Cohen, November 13. Photo courtesy of S. Stein

hundreds of tributes already set there for him November 12. He had died around the time of Remembrance Day and the spectacular super moon. How fitting.

SUSAN STROMBERG STEIN, WOOD AVE.

## THANK YOU MR. FLETCHER, YOU’LL BE MISSED

It is with a tinge of sadness that we learned of Mr. Fletcher’s retirement in the *Independent* (October 18, p. 1).

Mr. Fletcher’s friendliness, generosity and commitment to the prosperity and well being of the local community over the years has been inspiring and a model for fostering great relationships between residents and local business owners. We are happy to hear that many of Metro’s loyal employees will be around to carry on this legacy. We wish them and the new franchise owner all the success they deserve.

Congratulations, Mr. Fletcher, on your successful career and all the best in your retirement years. Your visits to the neighbourhood will always be welcome!

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Graham Fletcher attends the Grosvenor block party June 18. Photo courtesy of M. Brzeski

## CAN’T GO BACK TO FUTURE

During my 45 years as a Westmount resident, I have driven through the Dorchester/Clark quarter-circle hundreds upon hundreds of times, through spring showers, summer downpours and winter snow storms. I wish all traffic circles functioned as well.

The proposed modification of the circle, which involves narrowing Dorchester and deflecting cars to smaller streets and possibly St. Catherine, will neither facilitate the flow of vehicular traffic nor improve the safety and welfare of pedestrians – so this campaign for change cannot be

reasonably defended as being wholly in the interests of the public good.

The beautification of the intersection and its return to the original configuration is a worthy ambition, but other, conflicting concerns – avoiding traffic congestion, preserving safe walking routes for school children at Westmount High and St. Léon – override it. Montreal is a major metropolis, and Dorchester is one of the city’s major thoroughfares. The character of the intersection has evolved, and the neighbourhood in which it is situated does not invite leisurely strolling, children skipping rope, or tourists picnicking. Cars, not calèches, rely on it for unimpeded access to the downtown core.

Moreover, the re-configuration of Dorchester’s western end so as to re-capture the “residential flavour” of the area, from 50 years ago, will transpose mature green space of home owners on the south side of Dorchester to the properties of homeowners on the north side\* – in whose advantaged company a city councillor sits. This state of affairs may well be a coincidence, but it’s unseemly. And no wonder the “flavour” that a number of residents are tasting is sour.

I have no opposition to the city modifying traffic circles to make Westmount a more liveable place. But this initiative on balance betrays an over-reach, however well intended, to turn back the clock for dubious and less than evenly distributed rewards.

You can’t go back to the future.

MARTIN EIDINGER, THE BOULEVARD

\* Editor’s note: For clarity, there are currently no houses on the north side of Dorchester. One councillor does live a bit east of the “quarter circle” that is under discussion, and the land that is across the street from her house could be impacted by a change. – KM.

## HAWK-EYED

This immature (first-year) sharp-shinned hawk was spotted at 11:30 am on December 3 in front of the Westmount Hydro substation on Olivier Ave. The hawk was hunting sparrows, who were sheltering in the hedge.

KENDALL WALLIS, OLIVIER AVE.



Photo courtesy of K. Wallis

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# Longtime Westmount physician Lysy retires

BY MARTIN C. BARRY

Dr. Paul Lysy was winding down his practice at the Hillside medical clinic, when the *Independent* spoke to him October 27. He had been there 30 years. But he said he would be continuing to see his patients at three Westmount retirement residences and at an out-patient hospital clinic.

Lysy, who is a Westmount resident, first opened an office here on Sherbrooke St. in the late 1970s. He joined the Hillside clinic, which is now called Hillside Family Medicine, in 1986. He was the director of geriatric medicine at the Queen Elizabeth Hospital until it closed in the mid-1990s. (It is now the Queen Elizabeth Health Complex.)

"I expect that the work will decrease with time," he said, as he sat behind several stacks of patients' files, most of which are being transferred to other doctors. A list of clinics that have agreed to accept new patients can be found on the Hillside clinic's webpage.

Pondering some of the changes that have taken place in medicine over the past four decades, he maintained that one of the most noticeable in Quebec was the public health care system's regulation of where doctors can practice.

"When I applied for a licence, I put my name on the door and started my practice and you just can't do that today," he said, noting that in Quebec a medical license

must be accompanied by a permit to practice in a given region.

Without this permit, a doctor will be penalized on fees received, he added. "The restrictions on where physicians can practice have had a big impact on physicians. So starting a practice is not like it used to be."

The seniors' residences where Lysy currently provides medical service are Place Kensington, Westmount One and Château Westmount.

His departure from Hillside Family Medicine will reduce the number of doctors there to three.

"It would be nice to have someone take over my practice, but there's low likelihood of that, I'm afraid," he said.

According to Lysy, the provincial government currently places a strict limit on the number of family practitioners in the Westmount region. As such, there is un-



Dr. Paul Lysy, who is winding down his medical practice after 30 years at the Hillside clinic, is seen here in this photo taken on October 27 with files for current patients as well as those being transferred.

certainty for now as to whether another doctor will come to fill the vacancy.

"It's a concern in so far as do we have enough doctors to provide in our community," he added, while pointing at one of the stacks of files to be transferred as proof that a good number of his patients are indeed finding doctors, although not always in Westmount.

## Beer confiscated at WRC

A West Island resident was warned not to bring alcoholic beverages into the Westmount recreation centre (WRC) November 17, according to Public Security officials. The beer was confiscated from a man in the stands during a routine patrol at 10:18 pm.

## Trying to enjoy the night

A man was issued a ticket for \$149 November 17 after "multi-complaints" were received about loud music around 2:17 am, according to Public Security officials. When patrollers managed to gain access to the apartment building at 222 Redfern they quickly found the source of the noise and knocked on the door. A resident

was reported to have said he had "respect for himself" and was just trying to enjoy his night. He was reminded he had been the subject of a number of prior infractions but replied that his last ticket had been two months ago. Patrollers remained on the scene until the music was lowered.



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# New feature offers comparables for valuation fans

By ANDY DODGE

The city of Montreal's valuation department has added a new feature to the current valuation roll to help homeowners understand their new municipal tax values and to justify the figures that make up the basis of the new levies.

It will now be possible to call up the sales that took place in 2015 and form the basis for the 2017, 2018 and 2019 valuations. The new service was introduced in early November, too late for the city of Westmount to add personal identification numbers (PIN) to the notices of assessment, which were being prepared late last month. However, homeowners who look up their new valuations on the web can order their PIN from the city of Montreal.

Once they have their numbers, homeowners can call up their address on the website and ask for a list of up to 14 properties that sold in their area in 2015. These would probably be the sales that the city would use to justify the 2017 municipal evaluation.

### Not an appraisal

Stéphane Fréreau, of Montreal's valuation department and who devised the pro-

gram, explained that the selection of comparable properties is very simple and does not constitute an appraisal. Since the city is divided into "unités d'évaluation," or small districts, the computer will only tell you what sales (e.g. of single-family dwellings) took place in the district in 2015. If there are more than 14 sales in the district, the computer will choose the ones closest to the homeowner's property. If there are less than 14, it will go outside the "unité d'évaluation" but still choose the closest geographically.

The computer reports, for each sale that it lists, the year of construction, number of storeys, price and registration date. Fréreau cautions, however, that the computer does not take any of those factors into consideration in selecting comparables. You may have a 1955 bungalow on top of the mountain, but the computer will only consider the location and not the size or age of dwelling. It does choose between number of dwellings (up to five units) but the only other criterion is location.

"These data are for information purposes only," the website explains, "and the property sales that are displayed are not necessarily the ones that were used to determine the value for your building. The service identifies the 14 closest property sales for the same category, but the assessment of a building may require an analysis of the whole market sector."

### Owners can contest

On the other hand, if an valuation is \$1,750,000 and none of the houses in the area sold for more than \$1,200,000, there is a good chance the homeowner can contest the valuation. Though the online valuation roll reports the sizes of land and building for a property, it does not do so for the list of sales. These would have to be researched and added to the information to get a good idea how those properties

compare. It is also important to realize that sales listed are only those registered in 2015, so even if a sale in late 2014 supports a higher evaluation, this would be ignored by the computer.

### Obtaining a PIN

Homeowners can obtain PINs by accessing the city of Montreal website ([ville.montreal.qc.ca](http://ville.montreal.qc.ca)), then selecting "English," "online services," "property assessment," and "Consult the assessment roll (in French)." The last page provides a description, in English, of the new service.

Once onto the French-only page for the valuation roll, type in the combination of letters and numbers that appear at the bottom of the page and press "continuer," whereupon the address can be provided. The computer helps with the street names, but the user should pay attention to choosing the correct suffix, such as "avenue" or "crescent," for example, for streets that share a proper name, for example Forden. Also, a street could be located in several districts, such as Grosvenor Ave. in Côte des Neiges-NDG and Grosvenor Ave. in Westmount.

Once the address is provided, a click on the upper right-hand corner called "visualiser les ventes" will bring up a window that asks for "code d'identification," underneath that window are the words, "Vous avez oublié votre code d'identification ou aucun ne vous a été transmis?" Click on those and another form appears, asking for an email address and phone number.

The city is somewhat touchy about the protocols to be observed, and it may take some time to obtain a "Code d'identification," but once it has been received and typed in, the sales list comes up almost immediately.

The city of Montreal has included the PINs on their 2017 notices of assessment, and homeowners there can quickly access the sales lists.

### Contractors cont'd. from p. 1

all because of work at three houses."

Workers are leaving their private cars over the time limit, taking parking away from residents, and construction vehicles are even being parked over the sidewalk, even temporarily, blocking safe passage for pedestrians, McBain explained.

Even though contractors are complaining they have nowhere to park their own cars, he said, they can park them further away and walk.

### Parking inspector verbally abused

The verbal attack on a parking inspector on Redfern November 24 was "unacceptable" McBain said. "She had a job to do."

As the inspector was writing out the first of several tickets for \$53 at 12:45 pm, a worker rushed out of a house asking what she was doing and why. When she told him the two-hour limit had expired, he became more and more aggressive in launching insults. She called for back-up and told him police would also be called if he continued. At that point, he drove off.

She was still ticketing, however, when he returned shortly after and received not only a parking ticket but also one for \$221 for insulting a municipal officer.

On November 28, a resident of Strathcona went to the Public Security station to complain about the parking problem caused by construction work on the street. He reported that two Skyjack lifts had been left in a no-parking zone on the east side just north of Sherbrooke. They were described as difficult to see at night by drivers turning off Sherbrooke.

Officers checked out the situation and found out from the contractor that the lifts had no longer been needed for the last week and were supposed to have been picked up. "The contractor assured us they would be removed that afternoon," McBain said. But the next day at 9:32 am, one still remained. The contractor was again contacted and informed this time the company would be receiving a ticket for \$1,250.

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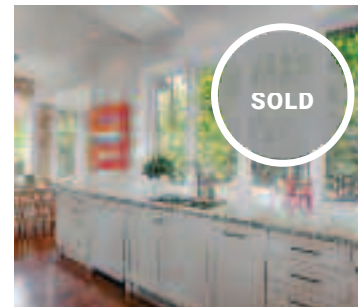
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**SOLD**



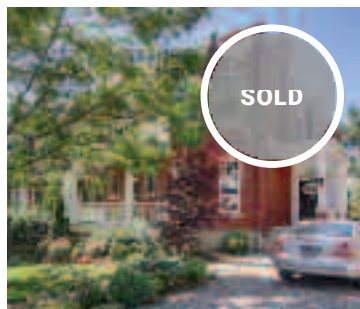
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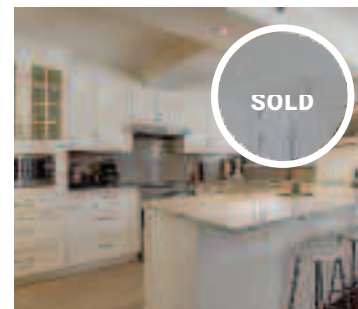
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Learning they can do ‘almost anything’

# Challenge in Nepal takes Rovers to unforeseen heights

BY LAUREEN SWEENEY

A contingent of Rovers accompanied by two well-known Scouting leaders from Westmount encountered a number of challenges that took them out of their comfort zone to new heights, as they trekked and worked in Nepal during May and June. “It was gutsy just to get on the plane for one person who had never flown,” said Doug Leahey, who led the group along with Virginia Elliott.

It was a challenge for some to board a Twin Otter plane small enough to land between steep mountain sides at Lukla, ride on a helicopter or walk across suspension bridges, he said. For others, it was walking five to six hours a day, eating a steady diet of Indian food or acclimatizing to high altitudes on the way to Mount Everest base

camp. “They went there with a predetermined limit of their capabilities, and they found new limits,” he explained. “Now they know they can do almost anything.”

“It certainly was a life-changing experience,” adds Elliott. “You don’t know from one moment to another how you’re going to react.”

The group travelled through the region between Kathmandu and Everest base camp, interacting with villagers and helping with restoration work after last year’s earthquake.

Neither Leahey (the Scoutmaster at Westmount Park Church) nor Elliott (the deputy area commissioner and Cub leader at Mountainside Church) had been to Nepal before. About half of the Rovers, eight young men and women aged 18 to

26, had never been outside North America. They came from various Rover crews in the Montreal area.

The group was accompanied in Nepal by four guides, who did the cooking, and 11 porters, who carried the food and equipment. All were Indian or Pakistani.

### Mingling with villagers

Leahey, who had climbed Mount Kilimanjaro last year, told the *Independent* last week his own take-home from the experience was the cultural element: mingling with the villagers, playing soccer and hopscotch with the kids, visiting their quarries and befriending the dogs that ran loose and tagged along with them for protection from leopards as the group headed toward Everest.

“We never met a dog that was grumpy,” he said. And they never met a leopard.

Among highlights of the expedition were two weeks in Thame, a village in the Sagarmatha National Park – a World Heritage Site – where the group planted tree seedlings and painted a common area in a monastery. They also sanded floors at one in Khunde.

It was when they reached Mamche Baazar (more than 3,000 meters above sea level) that high altitude effects began to kick in. Mount Everest is 8,848 meters high.

At Gorak Shep, a town that grew up on the site of the original Everest base camp, they reached an altitude of about 5,300 meters, Leahey said. This compares

to Mount Royal at 232 meters. About half the group ventured on up to the current base camp on a glacier at 5,643 meters.

### Taking it step by step

“The guides are very good,” he said. “They walk you very slowly – step, step, step – so you don’t get exhausted. I find walking that slowly is very difficult to do.”

Changing diet is also important in adjusting to higher altitudes. “As you get above 3,000 meters, 70 percent of your diet should be carbohydrates.” As a result, he said, the group consumed eggs and some chicken for energy. “And we ate peanut butter like crazy.”

While many suffered some form of altitude or food-related sickness, Leahey said, “a couple of them really struggled but they kept going and their character came out.”

They were delayed two days on the way back “when we got clouded in at Lukla and had to call helicopters, which our insurance paid for.” This airport has been described as the “number one most extreme and dangerous airport.” The helicopter sat



Yangji Doma Sherpa, left, presents “Khata” scarves – a traditional Tibetan sign of thanks – to the Rover team for their work at Thame. Wearing their red uniform shirts are, from left: Virginia Elliott, Doug Leahey, Ryan Marcoux, Erin McRae, Alex Manolakos, Sabrina Manolakos, Amber Hastings, Parker English, Katherine Richard and Anthony van Voorst.

Photo courtesy of Douglas Leahey



Photo courtesy of V. Elliott

Planting tree seedlings “in the clouds” outside the Sherpa village of Thame: three Rovers with their guides and local Sherpa.

five plus the pilot, so it had to make two trips.

By then, however, Elliott, had already left to return to work as project manager for the city of Westmount’s Community Events Office.

On November 2, she spoke about the Nepal experience at the Westmount Public Library after addressing on October 12 the Rotary Club of Westmount, which had helped finance the Rover expedition. “I told them we would be back again to see them for our next trip to Nepal in 2019.”

She said the exchange between Canadians and the communities they visited had “big value” in establishing

continued on p. 16

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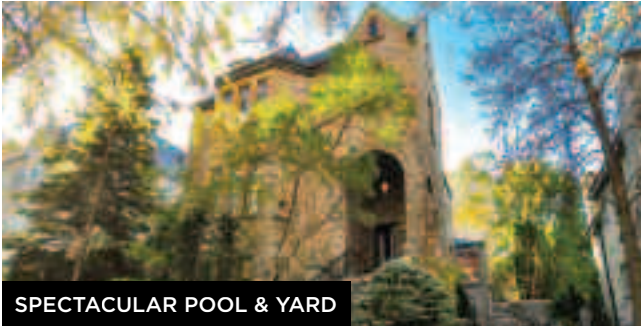
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BACKS ONTO MONT-ROYAL

PL. PARKSIDE, WESTMOUNT ADJ. \$795,000

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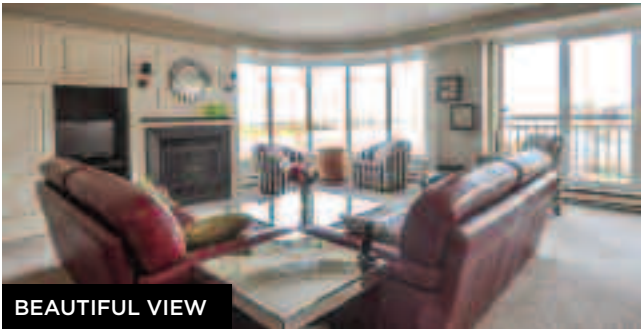


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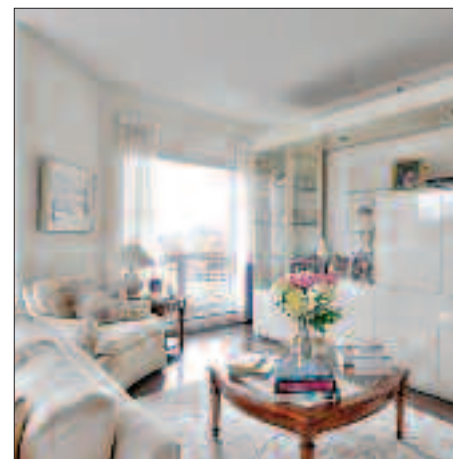
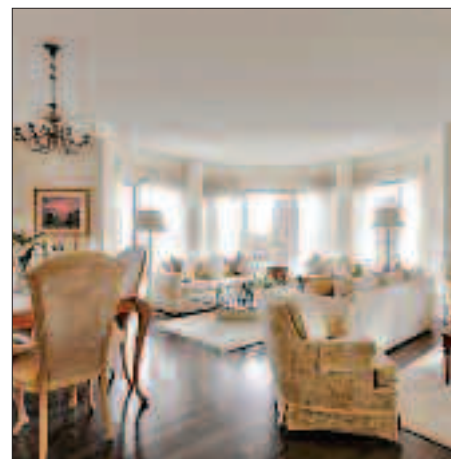
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# LITVACK MONTGOMERY

JUDY LITVACK // KATRINA MONTGOMERY

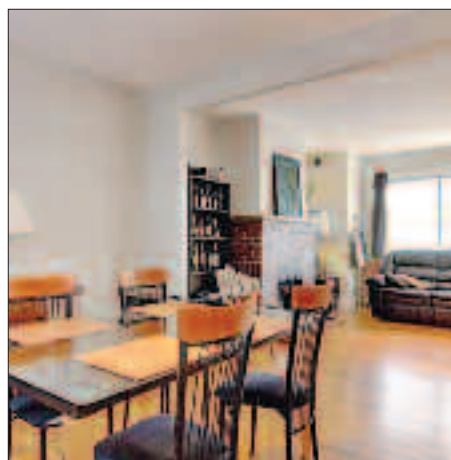


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## *Bought & Sold – real estate transfers in August 2016*

For list of transfers, please consult paper archive.

.....  
continued on p. 18

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# Plans outline details of 500 Claremont project

cont'd. from p. 1



A rendition of the proposed footprint for 500 Claremont showing the front entrance on Windsor and a proposed addition at the rear to the south. All images show are from plans on view at city hall with designs by the firm of Vézina Architects.

height.  
The project's benefit to the community – an important component for “special consideration” under the PPCMOI by-law – is described as transforming the site, restoring a vacant and historical building, improving the aesthetics of the neighbourhood, greening the asphalt back yard and providing inside parking, according to the submission to Urban Planning from Iconic Developments.  
“This is seen as the best solution to the reconversion of a building of religious vocation,” it states.  
The proposal does not specify whether the ultimate aim is to create condos or apartments.  
Purchased in 2015 by Brookline Development, the property's current owner, from the Congrégation de la Fraternité Sacerdotale, the property is being developed by Iconic using Vézina Architects. The landscape architect, Marc Fauteux, prepared the city's master plan for parks and the design for the refurbishment of

Summit Woods.  
The building had been used between 1976 and 2015 by the religious order after serving successively as a home and school for the training of young girls as domestics, followed by an orphanage, a vocational training school for young soldiers and the Children's Aid Society.

### Demolition permit not required

The project will require exterior demolition of the south wall of the building, several openings in the front

façade and work on the penthouse. This is estimated at 49 percent of the building envelope, according to the city's chief inspector Chris Rogers. This is just shy of the 50 percent that would require a demolition hearing and permit.  
The documentation on view includes sun and traffic impact studies.  
A design for the driveway off Claremont resembles a similar type of hidden entrance seen at former Fire Station 2 at Victoria and The Boulevard. Mirrors would be installed to improve the visibility of drivers exiting onto Claremont, the proposal states.

As now required by the city, the garage would provide parking spots for bicycles, eight in this case.  
The construction timeline is estimated at 21 to 26 months starting with exterior demolition, followed by structural work, interior demolition and landscaping.  
The project, which ultimately could be subject to a referendum, will be officially presented to the city's Planning Advisory



A rendering showing the view from Claremont of the original building to the right with a new addition at left, looking west.

Committee (PAC) Tuesday, December 13 at 8:30 am. Interested citizens will be able to submit comments to the city in writing or on the website until January 10.  
It is believed that city council could de-

cide whether the project should advance to its next stage under the PPCMOI process as soon as its first meeting of 2017 on January 16.



Left: A view of the new back addition and garden, looking north; right: Current back view of the existing building whose façade would be demolished to add an extension.

### Rovers cont'd. from p. 10

relationships and finding out first hand the differing needs of villages and services. At one high school, for example, they cleaned up a computer room that was more of a store room, refurbished old computers using parts from one and parts from another, and set up new equipment that had never been unpacked. It was the “know-how” that was lacking, Leahey said.  
As a sign at the Kunde clinic read, Elliott explained: “You want to help Nepal, visit us in your next holidays.”

### Bike lock cut off

A public safety officer helped a resident of Weredale Park cut the lock off his bicycle November 25, Public Security officials said. The man was unable to unlock it and provided proof of his ownership.



Virginia Elliott is followed by one of the loose dogs that tagged along with the Rover group.



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# TRENDSETTERS

SUZANNE WEXLER

By VERONICA REDGRAVE

*I used to enjoy reading this stylish fille's articles in the Gazette. She covered fashion in a wonderfully quirky way. Today, a married mom, she still writes (and blogs!) on trends but on a freelance basis for such prestigious brands as Huffington Post. I was interested in seeing how her life had segued from solo to shared; and shared with young 'uns at that. She is a redhead – or "ginger," as my British mother would say – the hair colour adored by artist Daniel Gabriel Rossetti. Meet local res Suzanne Wexler.*

continued on p. 22

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Suzanne Wexler November 2 at home on Côte St. Antoine.

Photo: Ralph Thompson

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Sales analysis

# August transfers: High-priced sales



Real Estate

ANDY DODGE

The following article relates to the registration of deeds of sale for Westmount property in August 2016, gleaned from non-city sources. A list of sales can be found on p. 15.

Five more \$2-million-plus sales graced the August list of real estate transfers in Westmount, the second month in a row that these higher-priced houses have moved in such a volume, though there were four each in February and April. So

far this year, some 23 prices over \$2 million have been registered, compared to 25 for all of last year, but 31 in 2014 and 34 in 2012. Whether we attain those records this year remains to be seen, though it does appear from the September transactions posted by local real estate agents that those records are easily in reach.

Top price in August was \$4,450,000 for 76 Summit Circle, one of the large bungalows with the set-back driveways near the corner of Summit Crescent. This was the highest price registered for a single-family dwelling in Westmount so far this year, though the \$8-million payout for 90 Summit Circle – just on the other side of Summit Crescent – was registered last December.

Lowest price was \$820,000 paid for 246 Redfern Ave., part of the row of houses below de Maisonneuve Blvd. and in the shadow of the 4300 de Maisonneuve apartment building. The house was presented to the market last May asking \$775,000 and sold in a day with “multiple offers” according to the agents.

Of 19 one- and two-family sales in August, the average mark-up over the 2014 municipal valuation is 9.6 percent, up slightly from June and July but just below the av-

erage for May. For the year thus far, the average mark-up is 6.8 percent compared to the average of 6.6 percent for the whole year 2015, thus statistically there has been no significant movement between last year and this year.

Highest mark-up for August involved 243 Clarke Ave. at 39.9 percent. Six sales actually went below their tax value; the biggest mark-down, 22.9 percent, was the sale of 571 Grosvenor Ave.

Four apartments and three subdivided shares of duplexes made up the condominium list, with prices ranging from \$470,000 for 461 Grosvenor Ave. to \$1,500,000 for a 14th-floor apartment at 1 Wood Ave., whose 22.7-percent mark-up over valuation was the highest in the month. Added to two in July, the average mark-up for condominiums in the third quarter of 2016 is only 1.9 percent, down from 4.4 percent in the previous quarter



76 Summit Circle – highest price at \$4,450,000, photographed November 30.

but just about exactly the average for all of 2016. Still, it is well below the average mark-up for one- and two-family dwellings.

Two commercial buildings sold in August, including 348-348B Victoria Ave., corner Somerville, which drew a stunning \$1,900,000 despite having a municipal valuation of only \$832,700. Some of the price, according to the deed, was for the “name and goodwill” of Le Petit Club 2013, the tenant at 4 Somerville Ave. The purchaser was a company headed by Sharon Azrieli.

Andy Dodge is a retired Canadian Residential Appraiser.



246 Redfern – lowest price \$820,000, photographed November 30.

Bought & Sold cont'd. from p. 15

For list of transfers, please consult paper archive.

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# Tapestry weaving tales of the Scots on display at Atwater Lib.

BY VERONICA REDGRAVE

The Montreal-embroidered panel of the Scottish Diaspora Tapestry was inaugurated at the Atwater Library November 22.

In commemoration of the self-proclaimed Homecoming 2014 event in Scotland, the Prestoungrange Arts Festival team created an international initiative. The project celebrated achievements made by Scots throughout the world. Through various clan and Scottish associations, 34 countries were contacted, and submissions illustrating local Scots' contributions were submitted.

In Scotland, artist Andrew Crummy

Both have Scottish heritage. Barclay Fernie was born in Edinburgh and lived there until she moved to Westmount in 1965. For Hope-Johnston, "Sunni" is her Scottish connection from her father's family from Dumfries, Scotland.

They sewed for three months, recreating the design of local res Bruce Bolton and the Reverend J.S.S. Armour. The stories show the roles of Scots in Montreal's development and include images of James McGill, the Bank of Montreal (founded in 1817), the St. Lawrence River, and the beaver, "whose fur drove local success stories, including that of Mr. McGill," explained Bolton.

The Atwater Library is featuring the display of panels until Saturday, December 10. The website [www.scottishdiasporatapestry.org](http://www.scottishdiasporatapestry.org) explains the project and offers a free downloadable guide to



From left, Sunni Hope-Johnston, Bruce Bolton and Moira Barclay Fernie were at the launch of the Scottish Tapestry project at the Atwater Library on November 22. Inset: Their piece was co-designed by Bolton and embroidered by Hope-Johnston and Barclay Fernie.

then designed each of the 305 panels on paper, which was then sent out as a kit, complete with linen (from Kirkaldy, Scotland) and threads (Appletons, England). Embroiderers were volunteers with a passion for sewing. Among them were Westmounters Sunni Hope-Johnston who did "the circles, lots of lettering and the ocean waves" and Moira Barclay Fernie, who did the squares, some faces and the lakes.

the presentation, tapestry-inspired items such as tea towels and cards, as well as a book with each of the panels explained.

Of the 305 panels, 37 are from across Canada and two from Quebec, the other one from Lennoxville.



# Yuka: Cuteness is ageless



This 13-year-old bichon-maltais still looks like a puppy, doesn't she? As with us humans, maybe better diet, cutting-edge medication and less stress mean a more youthful appearance and longer life for dogs too.

Yuka was surrendered into the care of Gerdy's Rescues & Adoptions because her person is now obliged to travel often and doesn't want to board Yuka for long periods of time. In addition, the dwelling's three-story staircase was getting a bit too strenuous for this senior pooch.

She's a shy, retiring girl, who prefers to be in familiar surroundings with people she knows and loves rather than hanging footloose and fancy free on expeditions or in parks. But she is getting gradually more sociable on outings with her foster dog-brother.

Yuka is doing super well right now in her foster home but she doesn't enjoy change – a right she's earned by virtue of her years – so the transition to a new family will require a lot of love and patience. She has always lived with cats and is neutral with dogs (as long they don't try to hog all the human cuddling time.)

She can only deal with calm or older children who know enough not to treat her like the cuddly toy that she resembles.

Although still boasting plenty of *joie de vivre*, Yuka doesn't need a lot of exercise.



That being said, her own backyard to wander in away from street and traffic noise would be heaven for her. She'd make a great companion for the medium-active retiree.

This 18-pound darling is currently on heart medication but in overall fine form. Could your life use a bit more adorable in it? If so, please contact Gerdy's at [info@gerdysrescue.org](mailto:info@gerdysrescue.org) or page 514.203.9180.

**In case you missed it:**  
**Bill C-246**  
**was rejected**

On October 5, MP Nathaniel Erskine Smith's controversial Bill C-246 (the Modernizing Animal Protections Act) was defeated in parliament by a margin of 198 to 84. Marc Garneau, MP for NDG-Westmount, was among the 117 Liberal parliamentarians who voted against the bill.

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# Greta says: Be unique in your design, not trendy



Colourfully Yours

AURELIEN GUILLORY &  
GRETA VONSCHMEDLAPP

Well, my dear design fiends and friends, your dear Greta vonSchmedlapp, design sleuth, has been relaxing in the Eastern Townships the past few months. Our time there has not been wasted. One must have time for reflection and to ponder how best to tell the loyal readers of the *Indie* our thoughts and recent experiences regarding the ever expanding and complex world of design. After all, your Greta recently had an extraordinary week in Manhattan, as well as Toronto. Ah, the tales that could be told...

Our perspective with design trends is definitely affected by our years of exposure to lots of hype – otherwise known as marketing *everything!*

Too often, Aurel has seen the same colour schemes and sometimes even the same fabrics displayed in many places. Why? Are they all following the same

trends? Shops, magazines, websites, all are guilty of declaring a “new” trend, a re-iteration of another design era. All in order to make shoppers become dissatisfied with their boring old décor!

Let’s rant a bit here. Frankly my dears, I’m bored. We are not really impressed with money these days. We have seen so much wasted with little imagination. What really impresses Aurel and me are *ideas*. Sometimes a creative use of a humble fabric or a colour scheme that accents the architectural space – eclipses any trend repetitions. Using a unique approach to your own family personality’s hobbies and your home architecture results in a mood of ease, contentment and also lowering stress from your work day. Moreover, visiting friends will realize how the furniture, colours and lighting reflect your family’s style.

The current use of clear white and medium grey plus silvered, polished surfaces does give an illusion of space – airiness. However, grey in any permutation without a colour accent will not flatter or enhance any skin tone. Especially in the bedroom! You all have heard Aurel complain that matte white ceilings are a cop-

out.

At least on the bedroom ceiling, use a tint of pink, peach or yellow for a room that is often a bit cool or with a northern light. If the bedroom is sunny, the client who prefers to sleep “on a cloud” should consider a pale celadon or sky blue. Aurel finds that there is a colour he calls higher than white: Benjamin Moores’s Constellation AF-540. Their Affinity series is composed with complex colours that mutate with the colour temperature of the room lighting. Therefore, watch out for painters who substitute poor quality paint. Remember: the labour is the more expensive element.

In terms of the electronic revolution, just think that the LED (light-emitting diode) is totally eclipsing Mr. Edison’s warmly coloured light. LED is hugely different; there is low power consumption, little or no heat, and bulbs last years. They provide a better colour rendition as their light mimics our actual sun spectrum. Consequently, lighting fixtures have been also transformed.

With these major transformations of light, colour schemes will change in response. Aurel always starts with diagnos-

tic questions: “What kind of red are you?” “What kind of pattern and texture do you respond to?” “What is your primal bedroom mood – sky, garden or cave?” Your responses will ensure that your home is unique and harmonious – not “keeping up with the Joneses.”

Design sleuth alert! The illustrious and always inventive Ambianti Home Furnishings (conceived in 1998) has now opened (west of Decarie, corner Ferrier) in a huge, elegant space. Modern luxury and glamour personified by Madame Maria diPietro, the *patronne extraordinaire*.

Do send us comments of your design trips and trials. Aurel and I love hearing about your finds.

Colourfully yours, Greta vonSchmedlapp.

## Tags to be removed at 25 spots

A city-wide list of graffiti that required removal before winter identified 25 to 30 locations that needed attention, Public Security officials said. Most involved small markings on mail boxes, lamp posts and a variety of other city poles and signs.



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### EMPLOIS D'ÉTÉ 2017

Dès le jeudi 1<sup>er</sup> décembre 2016, vous pouvez postuler pour un emploi d'été à la Ville de Westmount. Les formulaires sont disponibles en ligne à [westmount.org/emploisdete](http://westmount.org/emploisdete).

**Veuillez noter que la date limite pour soumettre votre candidature est le vendredi 27 janvier 2017.**

*Les postes sont octroyés selon les qualifications et l'expérience de travail et seules les personnes retenues seront rencontrées pour une entrevue.*

### SUMMER EMPLOYMENT 2017

Beginning Thursday, December 1<sup>st</sup>, 2016, you can apply for a summer job at the City of Westmount. Forms are available online at [westmount.org/summerjobs](http://westmount.org/summerjobs).

**Please note that the deadline to submit your application is Friday, January 27, 2017.**

*Positions will be awarded to candidates with appropriate qualifications and experience. Only selected applicants will be interviewed.*

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# Montreal Chamber Music Festival fêted at stylish soirée



## Social Notes

VERONICA REDGRAVE

Another elegant European-style salon soirée was held October 18 at the home of **Phyllis Lambert**. It was held for the Montreal Chamber Music Festival, whose founder and artistic director **Denis Brott** greeted guests with his wife **Julie Brott**.

Happy to stroll over cobbled streets far from the madding crowd and multi-directional detour signs, music lovers enjoyed the cocktail-dînatoire catered by *Maître et Chef*.

Festival board members in attendance were **Michael Boer** (president), Westmounter **Michael McAdoo** (there with his wife, Westmount city councillor **Theodora Samiotis**), **Julia Turner Brennan**, and **Dominique Bélisle**.

Westmounters noted included Westmount city councillor **Nicole Forbes**, **June Ainley**, **Barbara Bronfman**, **Reuben Croll**, **Jill de Villafranca** and **David Kostiuik**, **Sheldon Magder** and **Annette Lefebvre**, **Alexandra MacDougall** and **Hubert Colas**, and **Nancy Turner**.

Also seen were **Avi Lev Louis**, formerly deputy consul general, consulate general of Israel in Montreal; **Lieve Pernell** and **André Poulin**, executive director Destination Centre-Ville; **Didier Bensa**, president, Medici TV; **Marissa Nuss**, **Monique Dubé**, Pro Musica; **Joseph Rouleau**, and **David Sela**, president, COPAP.

Seated in the inner courtyard complete with a towering *figus benjamina* tree, music aficionados enjoyed the music of Mozart, Weber and Paganini performed by **Alexander Fiterstein**, one of the world's greatest clarinetists; **Andrew Wan**, MSO concertmaster; brilliant violinist **Timothy Chooi**; violist par excellence **Victor Four-nelle-Blain**, and renowned cellist **Denis Brott**.



Lieve Pernell and André Poulin.



Denis and Julie Brott.

The evening was particularly celebratory as Brott announced that in the presence of **Marc-André Blanchard**, Canada's ambassador to the United Nations, they were to be performing for TD Wealth Management at the Union Club in New York City in November 7.

Brott, along with **Barry Shiffman**, artis-

tic director Banff International String Quartet Competition; **Andrew Wan**, **Timothy Chooi** and **Alexander Fiterstein** were to perform.

The lovely eve raised \$25,000 to benefit the Montreal Chamber Music Festival, which runs February 1 through June 18.



From left: Michael Boyd, June Ainley and Dixi Lambert.



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*Trendsetter cont'd. from p. 17*

**STYLE**

*What is your favourite way of dressing?*

For me, party dresses and stilettos are among life's greatest pleasures, right up there with good wine, food and travel. This fall, I was especially looking forward to a cocktail dinatoire for the Neuro in October and the Cedars Cancer Foundation 50th anniversary ball in November. I'm on the committee of these fundraisers in memory of my mother, Sharon Wexler, who sadly passed away of brain cancer last year.

*On weekends, what do you like to wear?*

I adore comfy harem pants or silky joggers. Nothing too tight! If I wear jeans, they'll be stretchy and paired with a loose top. I'll probably be wearing wedges too, since my husband is tall – plus I like them.

*Do you have favourite artists?*

Cindy Sherman for her prescience, Damien Hirst for taking on pop art and succeeding and Wolfgang Tillmans, who put on the most visually arresting exhibit I've ever seen. Locally, I follow Jean Labourdette a.k.a. TurfOne, a graffiti legend who moved here from Paris years ago.

**LIVING**

*If you had a choice, where would you live in the world, money being no object?*

I'm glad to be here in Montreal, but a villa in Florence would be lovely.

*What is your favourite flower? Do you have flowers in your home? Do you like to garden?*

Spring flowers are my favourite: Tulips, lilacs, cherry blossoms. I also love blue hydrangeas. In my garden, herbs and roses are always a treat.

*Who would you invite to a dinner party if you could have anyone from any era?*

My mom, along with my grandparents, all of whom recently passed away. And once the heavens were open, I'd also invite *bon vivants* Oscar Wilde, Dorothy Parker, Christopher Hitchens, Nora Ephron, Joan Rivers and Prince. I'm almost done writing a humour book (about my Southern side of the family) and would love to hear their thoughts – even if they are skewering! Dave (husband), Alana (sister), Howard (brother-in-law) and Abe (dad) would join. We'd all have an exceptional time.

*What do you think of today's fashions?*

I thought Jonathan Saunders' debut collection for Diane Von Furstenberg spring 2017 was a knock-out. His hyper-modern digital prints sent her 70s show into a new era.

## Posters by Wolfensohn exhibited at UQAM

BY HEATHER BLACK

An exhibition of over 74 posters by Westmounter Nelu Wolfensohn is currently on display at the Université du Québec à Montréal. Entitled "Notes vagabondes," posters on display include those for the Montréal mois du design and Le Festival de Lanaudière.

A vibrant record of contemporary culture and design from 1980s to the present, the exhibition reveals an eclectic mix of illustrative, typographic and photographic styles.

Wolfensohn attributes this design diversity to "a concern with concept over form." An internationally recognized graphic designer with 27 posters in the permanent collection of the Montreal Museum of Fine Arts, Wolfensohn teaches at UQAM's École de design and is the director of CRIN, the university's digital images research centre. The exhibition continues until Sunday, December 11 at the UQAM Design Centre, 1440 Sanguinet St.



Nelu Wolfensohn, November 26.

## Hidden talents: Artistic photo project Catleidescope



*"With three cats in our house, mischief abounds," writes Montrose resident Eli Dannenbaum. "This is Thumbs in his recurrent pickle: wedged between two glass patio doors. And not the least bit sorry." The photograph was taken October 11.*

Photo courtesy of E. Dannenbaum

It turns out there really is hidden artistic talent in Westmount. We hope you have been enjoying the photographs displayed in this new column – and please keep them coming. We run the best ones. Please email your photo in high resolution to [indie@westmountindependent.com](mailto:indie@westmountindependent.com), including what struck you about the scene and the date you took the photo. – Kristin McNeill, editor

## Comin' Up

**THURSDAY, DECEMBER 15**

Westmount Historical Association's December social, honouring Doreen Lindsay, 7 to 9 pm at the Gallery at Victoria Hall.

**FRIDAY, DECEMBER 16**

Craft Talk's pop-up shop, 3-9 pm. Also December 17 and 18 (12-9 pm). Handmade crafts from Burma and Bangladesh. Info: [hello@crafttalk.org](mailto:hello@crafttalk.org).

**WEDNESDAY, DECEMBER 28**

Westmount Public Library's children's film *Finding Dory* (4+ years), 2-3:30 pm. Register: 514.989.5229.

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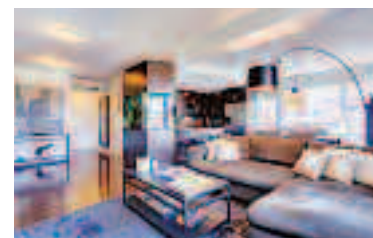
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**ANOTHER JUST LISTED and RENTED!**

**Westmount, 4800 de Maisonneuve O. #210**  
Hard to find 3 bdrm, 2 baths apt in a well administrated doorman building. Includes garage, A/C, heating, pool, balcony. Ideal walkable location. Quick occupancy. **\$2,567/month**



**ANOTHER JUST LISTED!**

**Westmount, 520 Argyle Ave.**  
Majestically positioned overlooking the southern slope of Westmount, this handsome 1906 heritage home retains all of it's EXQUISITE original character. **\$2,350,000**



**Westmount, 494 Argyle Ave.**  
RARELY available + HIGHLY desirable! PRIME mid-level location. Spectacularly spacious + amazingly bright 4 bdr home. Impressive views + gardens! QUALITY construction. **\$1,565,000**



**New price!**

**Westmount adj., 4089 Highland Ave.**  
Country chic/City living! A tranquil, hidden gem. Impeccable DETACHED 4 bdr heritage property complete with the white picket fence! Lovely garden. Garage. **\$1,139,000**



**New price!**

**Verdun, 3995 Bannantyne #311**  
Stunning 2 storey 1,180 sf, 2 bedroom, 1½ bathroom condo. New 2012 construction with elevator. Fabulous kitchen + bathrooms. Balcony. 2 garages! **\$419,000**



**Westmount, 160 Metcalfe Ave.**  
Exceptionally spacious, flooded with light and LOADED with charm, this lovely 1895 Victorian townhouse will absolutely delight you. **\$829,000**



**Westmount Adj., 17 Northview Court**  
The PERFECT condo alternative! LOW maintenance living! Darling mews type townhouse, loaded with charm, + in MOVE IN condition! 3 bdrms, courtyard garden, garage. **\$645,000**



**Downtown, Le Chateau**  
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**Westmount, 815 Upper Lansdowne Ave.**  
Spectacular heritage property, PRIME Upper Westmount location! Impressive views. Extensively renovated, 2 garages 5 bdrms, 3 bthrms, 2 powder rooms. **\$15,000 mo.**



**Westmount adj., 5124 Cote St-Antoine**  
FABULOUS sun filled 5 bedrooms, 3+1 bathrooms, FULLY renovated by owner/ designer. Gorgeous architectural features. **\$7,500 furnished**



**SOLD IN 9 DAYS!**

**NDG, 4274 Hingston Ave.**  
SPACIOUS, impeccably maintained. New foundations, roof, plumbing, etc.! WIDE parking spot. Gorgeous wdwrk/oak floors. Beautifully landscaped gardens! **\$849,000**



**SOLD!**

**Westmount, 701 Victoria Ave.**  
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**ANOTHER TROPHY PROPERTY SOLD!**

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**OTHERS FAILED, BRIAN TRIUMPHED! SOLD!**

**Westmount adj., 3105 The Boulevard**  
STUNNING detached heritage property designed by Maxwell & Pitts. Remarkable architectural features. Extensively renov. 4+1 bdrm, 3½ baths. Garage + prkg. **\$1,645,000**



**ANOTHER GREAT SALE BY BRIAN!**

**Westmount, 646 Lansdowne Ave.**  
Perfectionist owned home, FULLY renovated, done in top quality and sparing no expense! 4 bdr, 3½ bathrooms, garage + 3 car parking. **\$1,675,000**



**ANOTHER OUTSTANDING SALE!**

**Westmount, 709 Grosvenor Ave.**  
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**SOLD!**

**Westmount, 22 Renfrew Ave.**  
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