

WESTMOUNT INDEPENDENT

Weekly. Vol. 10 No. 4c

We are Westmount

April 19, 2016

Parking system to go live May 2, pay stations being installed next week

BY LAUREEN SWEENEY

The city's new pay-by-plate parking system is on the launch pad and is expected to be rolled out for use Monday, May 2, Councillor Philip Cutler told the council meeting April 4. That's barring any late snowfalls or other unforeseen delays.

The first 24 pay stations of 75 had already been received and are starting to be prepared, he explained. "So we're very, very excited by that."

In an update April 13, Public Security director Greg McBain told the *Independent* the city's contractor had already cut up sections of sidewalk to install the bases for the pay stations. Poles and new parking signage, to be covered for now, are also going in. The pay stations for coins and credit cards are slated to be installed next week.

The city will also be using the Passport-Parking app for Canada as an option for parkers using smart phones, Cutler explained.

This is an app that can be downloaded from mo- continued on p. 28



Station 12 foot patrol agents Jérôme Beaudoin, left, and Ghislain Laporte stop MUHC nurse and Plateau resident Keira Samson to remind her of the rules of the cycle path, though she was not found to be breaking any. "I cycle along here most days from April to December. I don't like the stop signs, there are too many on this path," she said. Police were not handing out fines, just reminders, but said fines and demerit points would be handed out in the future. See story, p. 3. Photo: Ralph Thompson

Letters p. 10
Social Notes BY V. REDGRAVE p. 30
Bought & Sold BY A. DODGE p. 11

300 come to mark city's PAC centennial, architectural design

BY LAUREEN SWEENEY

More than 300 Westmount residents and architects in the community helped launch the 100th anniversary celebrations of the city's Planning Advisory Committee (PAC) April 13 at a reception and exhibition in Victoria Hall and its Gallery.

The city has been described as being the first municipality in Canada to scrutinize all exterior architectural designs before issuing building permits, even as early as 1906, Mayor Peter Trent told those attending.

The city's detailed construction by-laws in 1909 and 1912 also had been described as "setting a benchmark" for the island of Montreal suburbs.

"Our built heritage is the bricks and mortar that serve as the armature of our community," Trent stated in an opening address. It gives the community its structure, "quietly shapes it... allows for families to thrive in a known environment and ties us with the past and points to the future. It is our heritage, and it is who we are."

The event also welcomed newcomers and continued on p. 32



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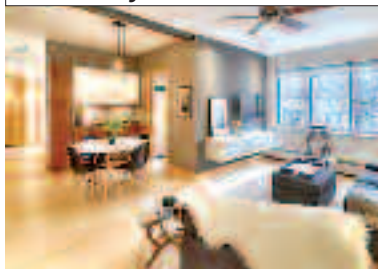
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Greenhouse broken in to, PSOs catch 2, one gets away

BY LAUREEN SWEENEY

The closure of the city greenhouses to the public for safety reasons failed to deter three young men from breaking in April 7, according to the Public Security reports. An observant library worker caught the trio on camera, and public safety officers arrived as the three departed.

One was immediately detained while another fleeing along Sherbrooke was intercepted by officers at Mount Stephen and Springfield. The third made good his escape through Westmount Park.

In relating the incident, Public Security director Greg McBain said the three males had broken four window panes at the back of the complex and managed to reach in-

side to open the door. It was not known what their motive was.

The break-in was reported by the library worker at 5:17 pm who stated the three were outside the greenhouse at the time. She provided descriptions enabling a nearby patroller to spot them walking past the library.

The one suspect initially detained was reported to have admitted to the break-in but was reported as saying he hadn't been the one to break the windows. He was identified as a 16-year-old Outremont resident. It was not immediately known where the 16-year-old second detainee lived.

Public Works was called to board up the broken window panes.

Westmounter arrested for graffiti

BY LAUREEN SWEENEY

Public safety officers arrested a 17-year-old Westmount youth March 26 at the scene of fresh graffiti painted on a large blank wall of the office building at 1310 Greene Ave., Public Security officials said.

An observant patroller passing by at 6:10 am noticed the large black tag that had not been there a little earlier. It measured 10 feet by four feet.

Stopped in the lane at the location, the youth, whose fingers were covered in what

was described as fresh black paint, admitted to tagging the wall but said it was the first time he had done graffiti. He was told police were on the way. A can of spray paint was in a handbag.

He stated he had wanted to run away but knew he would be caught by the patrol car. He lives close by.

He was to be ticketed \$119 under the city's by-law. The city would also be seeking clean-up costs, said Public Security director Greg McBain.

Warning tickets to be issued by foot patrol

Station 12 foot patrol agents were reminding cyclists of the rules of the road on the de Maisonneuve bike path April 14. Four agents were stopping cyclists and handing out a leaflet. "We're advising cyclists to respect the rules, wear a helmet, use hand signals and not wear head sets," said agent Jérôme Beaudoin. "This bicycle

path is quite dangerous with lots of crossing streets." According to the Montreal police website, the fine for not stopping at a stop sign is \$48 (fees included) plus three demerit points on one's driver's license. If the cyclist doesn't have a driver's license then the points will be added later if the individual acquires one. *See p. 1.* – RT

Leash-up starts in Summit Woods

The time has come again for dog owners to leash their dogs at all times in Summit Woods, Public Security officials said last week.

Public safety officers on regular foot patrol will be on the lookout for offenders. The spring leash-up began April 16 and lasts until June 15 during the period of bird migration.

It is also at this time of year that trilliums and other fragile flora are sprouting in the area, a nature preserve.



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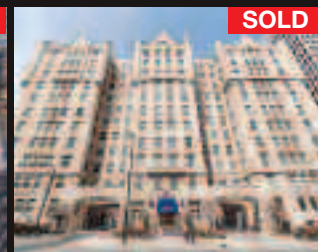
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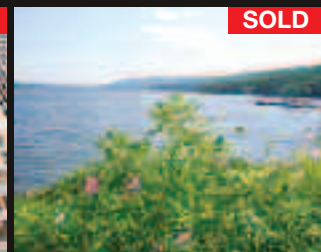
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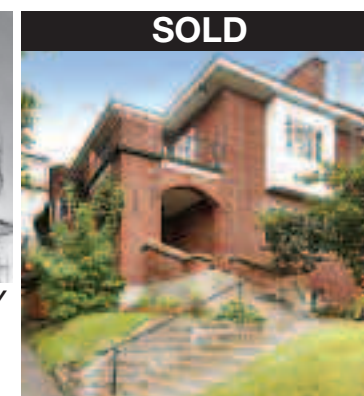


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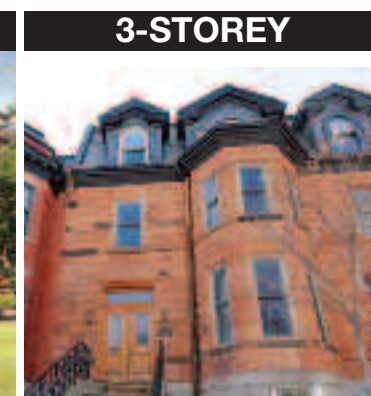


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Godon honoured during Volunteer Week

BY HEATHER BLACK

Clare Godon was named Manoir Westmount's outstanding volunteer of 2016 at a tea held April 13. The recognition event, organized by activities coordinator Simona Buth, honours the many residents and community members who volunteer for Manoir committees, activities and outings. This year, guest speaker Mayor Peter Trent spoke on volunteering in Westmount.

Godon, an NDG resident, has led exercise classes twice weekly at the Manoir for over 20 years. A course leader at the Thomas Moore Institute and retired teacher, she was also a co-leader of the residence's Thomas Moore discussion group.

Godon's name will be added to the designated plaque located near the reception area of the residence at 4646 Sherbrooke St.

Mayor Peter Trent, left, stands with Clare Godon, April 13.

Batshaw Children Needing Homes

Jake, 9, has become focussed, mature

The reality of 9-year-old Jake's history of trauma, neglect and attachment issues demonstrates resiliency in a child.

When Jake came into care three years ago, he was reading below his grade level; his integration into organized team activity was unsuccessful; and there were issues regarding honesty, accountability and distrusting of adults.

The staff has seen an evolution from a shy, over-active and insecure child into a more mature, focused and secure young boy, who is accepting of his situation – that his parents are unable to take care of him.

Jake is presently in a group home, where he is provided with the necessary structure, consistency and routine. In addition, he is encouraged and given positive feedback when earned.

The analysis of the changes in Jake's situation is that he has made these changes not because he knows it is the right thing to do but because he wants to.

For example, he has changed his attitude towards organized community activities and his commitment and team spirit

clearly shines through. His academic progress is remarkable in that he excels in reading and is now helping his classmates in math.

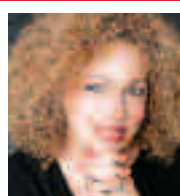
The issues of honesty and accountability have diminished to the point where he accepts responsibility in these situations. In addition he is kind, generous and very helpful.

Ready for a family

The group home staff strongly believes (and Jake lends his voice to this narrative) by stating that he is ready for a family to care for him on a long-term basis and that he is ready to be a part of the family. In spite of the gains he has made and the resiliency he has shown, being part of a new family could be a struggle for Jake as he tries to figure out where he fits in the family.

The ideal family would be that of a two-parent Caucasian family in which he would be the youngest child.

For more information on Jake, please call Batshaw Youth and Family Centres at 514.932.7161, ext. 1139.



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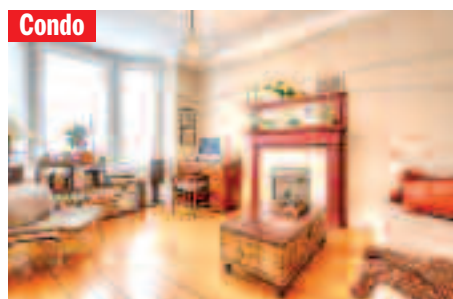
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Public Security: ‘We’ll follow up’

Too much poop on Greene? Beware of hidden cameras

BY LAUREEN SWEENEY

A Greene Ave. merchant is on the lookout for dog walkers failing to curb their dogs and clean up after them. And he’s seeking help from other merchants to help him catch offenders on candid camera.

“We have a major problem with dog poop on Greene Ave.,” said Glenn Neven, managing director of Birkenstock-Naturino Shoes last week. While the issue is not new, it really got under his skin Saturday, April 9 when excrement was left right in front of his front door.

“It’s a total lack of respect,” he said, notwithstanding the city’s by-law that requires dog walkers to clean up.

A \$77 ticket for the offence is not enough, he added. He also wants the city

to install signs, reminding dog owners to clean up.

“If I catch someone not cleaning up, I’ll take a picture of them and send it to the newspaper,” he said. “The idea is to shame them a little.” He said he was speaking to other merchants and hopes to get them on board with his plan.

Public Security director Greg McBain said that if anyone is able to get photos, “we’ll follow up.”

Neven said he doesn’t stop people bringing their dogs into his store as long as another customer doesn’t object. In a built-up area such as Greene, where stores and businesses go right up to one side of the sidewalk, it should be incumbent on dog walkers to at least curb the dog, then clean up, he explained.

Driver ‘comes to’ as help arrives

Public safety officers went to the assistance April 10 of a man seated behind the wheel of an immobilized car near Sherbrooke and Clarke, Public Security officials said. A woman, who had called in the need for medical assistance at 3:57 pm, stated the man appeared unconscious. Finding the car doors locked, responding officers were on the point of breaking a window to help him when the driver “came to” and unlocked the doors. Fire department first responders and Urgences Santé took over.

Knee gives out after surgery

Public safety officers were called to the Metro store at Sherbrooke and Victoria April 5 at 5:52 pm for a man in need of assistance. Public Security officials said patrollers found the Westmount resident and his wife, who explained the man had recently had knee replacement surgery and was suddenly too weak to walk. Officers obtained a wheel chair from the pharmacy next door and helped the man to his car. They were told further assistance was not needed.

Scholarship fund named for Gallery

A scholarship fund at Concordia’s School of Canadian Irish Studies has been named for former Westmount mayor Brian Gallery (1983-1987). The \$1-million endowment of the Brian O’Neill Gallery Scholarship Fund will provide approximately \$50,000 annually in support of nearly 20 student awards and be funded by the Canadian Irish Studies Foundation.

Gallery helped build an \$8-million en-

dowment for the school.

“Brian is a force of nature,” said Concordia president Alan Shepard in a press release. “Over two decades, he propelled Concordia’s Irish Studies program to the forefront in North America in terms of creating new opportunities, celebrating the past and creating the future. This new scholarship will recognize his impact for generations to come.”



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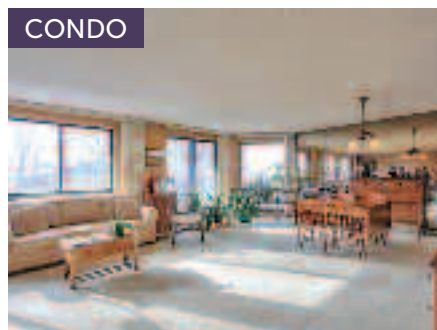
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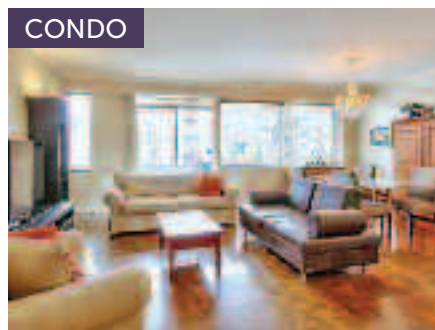
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Report ranks Westmount last of 100 cities in Quebec for regulations concerning small business

Concordia finance professor and Westmount resident cites study's poor methodology

By JOANNE PENHALE

A national independent business federation reported the city of Westmount was last among Quebec's 100 most populous cities in terms of municipal regulations being straightforward for small businesses.

"Naturally I was ashamed for our city," Mayor Peter Trent told the *Independent*. But after reading the Canadian Federation of Independent Business (CFIB) report, he said, "I'm afraid I don't agree with their conclusion."

The CFIB findings were largely based on information available through municipal websites and through requests for information made by email. The research did not consider individual by-laws in any city.

"We took a mystery shopper approach," said Simon Gaudreault, CFIB senior economist and one of the report's authors. In

July 2015, CFIB sent an identical email to all 100 cities from a fictitious entrepreneur asking six questions about starting a restaurant, Gaudreault said.

Westmount was amongst six cities that did not respond to the email, which Gaudreault noted significantly affected its ranking.

"The city should have responded, there's no question," Trent said.

"We lost 43 percent of our points because we didn't respond to an email," he continued.

Arvind Jain is a finance professor at Concordia University and Westmount resident.

"That really is poor methodology to say that because you didn't respond, we will give you bad marks," Jain said. He noted it's fine to list that Westmount didn't respond, but not fair to assign arbitrary points and rank a city based on questions for which CFIB did not get an answer.

"A municipality that doesn't respond is giving a signal they don't care enough to respond," Jain said. "But you can't then make a [negative] blanket statement... about their regulations."

Gaudreault said the studies also measured the information available for small businesses through each city's website, how many clicks from each city's homepage it takes to access by-law information, whether each city was a member of Bizpal, a centralized online database for entrepreneurs and whether each city had adopted a CFIB-recommended resolution to reduce regulations for businesses.

Business permits in Westmount cost \$200, which was more than most cities in the report, causing Westmount to lose points.

The city also lost points for not being a member of Bizpal.

"I don't know what Bizpal is," Trent said.

"We can take a look at it,"

he continued. "We're a small city, and these kinds of services are useful for a large place like Montreal."

Westmount lost points for not having its forms available online for small businesses.

"We have to pull up our socks in that regard," Trent said. "I'd like to see online forms for both businesses and residents."

Westmount also lost points because council failed to adopt the CFIB resolution to reduce regulations.

"I didn't even know they had a resolution," Trent said, adding Westmount gets monthly requests to adopt resolutions.

Trent criticized the report's authors use of the word "detailed" to describe the study. "Calling it a detailed study... is gilding the lily somewhat," he said.

Still, Westmount can do more for small businesses, he said, and suggested it could have a local economic development officer – an idea he noted he hasn't talked to council about.

Trent said while the CFIB study targets the specific issue of paperwork, the fundamental issue facing small business in Westmount, and elsewhere in Quebec, is taxes.

Fashion designer Astri Prugger is a member of the Victoria Village Merchants' Association, and her storefront is on Victoria Ave. "The tax burden is huge for businesses here," she said.

She criticized Westmount for what she called arbitrary zoning that is not friendly to business.

"We have always had a good, supportive relationship with the city," said Gerard Fellerath, another member of the merchants' association and co-owner of Folklore I. "They are very approachable"

"We have a severe parking problem," Fellerath said, adding Westmount has put measures in place like parking meters and one-to-two hour parking limitations on residential streets near commercial areas – but *continued on p. 18*



"I was really surprised to hear they got such a low rating," said Gerard Fellerath, co-owner of Folklore I on Sherbrooke St., which opened in 1974. "We have always had a good, supportive relationship with the city." He was photographed April 4.

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LETTERS TO THE EDITOR

BUREAUCRACY KEEPS REPORT FROM BEING FILED IN ‘NEPHEW’ SCAM

For the second time recently, we were potential victims of the “favourite nephew” telephone scam.

The first time, which occurred about a month ago, had someone on the line whose voice sounded really convincingly like our nephew, even with the same cadence and rhythm of his speech. But this person presented a story that sounded somewhat suspicious to us, which was that he had been in a car accident, was at the police station and needed money for bail. His lawyer would contact us.

We hung up and promptly telephoned our nephew’s line and his wife’s phones, to no response. Then the so-called lawyer phoned. This confirmed our suspicions as he did not present himself as we expected a lawyer to, i.e. a lawyer from [such and such a] firm.

So we told him to keep his scam and hung up. (PS: We later got through to our nephew, confirming that this was a scam. It felt a bit like a violation for someone who

really sounded like him trying to scam us.)

Then our “favourite nephew” called again. This one had a totally different voice. We simply told him off and hung up.

Now the interesting part: I called Westmount Public Security asking them what we should do. It was recommended we contact the police department. I called the police department in Westmount and was told that the police do not handle this but the RCMP would. The person was kind enough to give me the phone number to call. I called the RCMP. Then, after punching in about seven different numbers, I got a message telling me that all lines were busy and to please consult its website (www.antifraudcentre.ca). I could file my complaint there.

As a first-time user of the website, I had to create a user name and password. After being told for the third time that my username and password were not acceptable, I gave up.

[I’d like to make] readers aware of this scam making the rounds and how discouraging it is to try to stop it.

ALFRED EDEL, VICTORIA AVE.

DON’T REMOVE BOLLARDS AT GLEN – DANGEROUS

I hope no one seriously thinks that removing physical separation between cyclists and heavy vehicular traffic travelling at speed is a good idea. It is an invitation to lethal injury.

That, though, is what the removal of the bollards from the Glen represents. Imagine removing sidewalks from the Glen. I sat through innumerable council meetings where we tried to show how the lack of bollards for just the last 10 meters of the Glen as it approaches St. Catherine is dangerous.

There were so many incidents of vehicles encroaching across the cycle path at that point. It took testimonials and blown-up photographs to convince Westmount to install the missing bollards.

We should be designing a more permanent separation for the Glen cycle path, not going backwards.

ROGER JOCHYM, LEWIS AVE.

OPUS CARD FOUND

I found an Opus card, which expires 2016-10-31, on Kitchener Ave. April 15.

I phoned the Opus lost and found number at 5:54 pm and listened to a recording until 6:10 pm. The office closes at 6 pm on Fridays and is not open Saturdays or Sundays.

It is a card belonging to a woman of about 25 years old, with her name on it.

I feel someone is looking for this card, and I would like her to have it back.

BEVERLEY HUTCHISON, KITCHENER AVE.

SAVE DATE FOR WMA’S AGM

The Westmount Municipal Association’s (WMA) annual general meeting will now be held on Wednesday, May 18 at 7 pm in Victoria Hall. Please note that membership fees are due by the AGM. The full program of the meeting will be announced shortly. We would also like to thank the community for their nominations for the Derek Walker Volunteer of The Year Award.

PAUL MARRIOTT AND MAUREEN KIELY, CO-PRESIDENTS OF WMA

BRAVO COBRAS

The Lasalle-Verdun-Westmount Peeewe BB Cobras are regional champions after defeating the DDO Pirates with a score of 5-1. The Cobras excelled throughout the season with a record of 34 wins, six losses and one tie, while also winning the Longueuil national tournament, coming second while in Rochester, NY, and then reaching the finals in the Anjou tournament to wrap up their tournament play.

The Cobras were provided leadership

from each player to rally to win the regionals by going undefeated 5-0!

The coaching staff are proud of their players for showing that effort and determination wins championships. The Cobras will be representing the Lac St. Louis region at the Dodge Cup April 21 to 24. We wish them well in their quest for the cup. Go Cobras Go!

IAN MULCAHY, HEAD COACH



Peeewe BB Cobras players, from left, bottom row: Matisse Dupont and Leo Matos; first row: Luca Scalzo, Sam Chevrier, Max Miller, Ben Katz, Evan Gearey, Anthony Kambitakis, Evan Gubert-Mitchell; second row: Ryan Slaunwhite, Adam Addona, Zachary Choueiri, Wilson Belley, Greg Iozzo, Christian Lalonde, Thomas Plamondon, Giuseppe Gualtieri, Alexis Brisson and Nathan Grenier.

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OWNED AND PUBLISHED BY:

Sherbrooke-Valois Inc., 310 Victoria Ave., #105, Westmount, QC H3Z 2M9
Fax: 514.935.9241

Presstime: Monday at 10:30 am

PUBLISHER: David Price

EDITOR: Kristin McNeill

CHIEF REPORTER: Laureen Sweeney

LETTERS & COMMENTS:

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. E-mail any letter or comments to indie@westmountindependent.com.

Sales in 2015 move forward modestly

Real estate

ANDY DODGE, CRA

average in Westmount's history, but that average was helped by a decline in the resistance to higher-priced homes.

In fact, a handy \$8 million was paid out in December for 90 Summit Circle (see photo, p. 35), the highest price ever paid for a residence in Westmount (see April 5, p. 18), though a house at 841 Lexington Ave., just outside the city boundary near St. Joseph's Oratory, reportedly cleared \$10

million in 2014.

One more, at 3705 The Boulevard (see photo, p. 35), corner Edgehill Rd., sold for \$6 million in June, and three others brought their owners amounts between \$4 million and \$5 million. In 2014, only two sales cleared \$4 million, including 4299 Montrose Ave. at \$6,700,000 and 332 Metcalfe Ave. at \$4,495,000. With another

continued on p. 12

One- and two-family dwellings

| Price range | 2015 no. | 2014 no. | % volume 2015 |
|-------------|-------------|-------------|------------------|
| 5,000,000+ | 2 | 1 | 1.2% |
| 4,000,000+ | 3 | 1 | 1.8% |
| 3,000,000+ | 8 | 3 | 4.9% |
| 2,000,000+ | 15 | 18 | 9.2% |
| 1,500,000+ | 37 | 26 | 22.7% |
| 1,000,000+ | 57 | 65 | 35.0% |
| 900,000+ | 14 | 10 | 8.6% |
| 800,000+ | 10 | 9 | 6.1% |
| 700,000+ | 11 | 6 | 6.7% |
| 600,000+ | 3 | 5 | 1.8% |
| 500,000+ | 2 | 2 | 1.2% |
| 400,000+ | 1 | 0 | 0.6% |
| Total | 163 | 146 | 100.0% |

Residential condos, apts. (not incl. new ones)

| Price range | 2015 no. | 2014 no. | % volume 2015 |
|-------------|-------------|-------------|------------------|
| 2,000,000+ | 2 | 2 | 9.1% |
| 1,500,000+ | 2 | 0 | 0.0% |
| 1,000,000+ | 3 | 3 | 13.6% |
| 900,000+ | 1 | 2 | 9.1% |
| 800,000+ | 0 | 0 | 0.0% |
| 700,000+ | 1 | 2 | 9.1% |
| 600,000+ | 0 | 0 | 0.0% |
| 500,000+ | 2 | 2 | 9.1% |
| 400,000+ | 7 | 6 | 27.3% |
| 300,000+ | 2 | 5 | 22.7% |
| Total | 20 | 22 | 100.0% |

The following article relates to registration of deeds of sale for Westmount property in 2015 much as they appeared in monthly lists in the Independent. The alphabetical list of sales, by type of property, starts on p. 12.

Westmount homeowners: Save this list. It will provide the basis for the new (2017) valuation roll, which is supposed to represent the local market as of July 1, 2015. The sales of last year provide the best indication of that value, so once the new valuation roll is published this coming fall, you will be able to compare your tax assessment to the most comparable properties in your neighbourhood.

In July last year, the market was up about 10 percent from the summer of 2012, which provided the basis for the current valuation roll. The average price for 163 sales of one- and two-family dwellings jumped to \$1,587,392, the highest annual

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Westmount's 2015 sales

| Address | Price | 2014 Valuation | Ratio | Month |
|------------------------|-------------|----------------|--------|-------|
| SINGLE FAMILY | | | | |
| 48 Aberdeen | \$2,220,000 | \$2,371,900 | -6.4% | Jun |
| 35 Aberdeen* | \$3,850,000 | \$3,380,300 | 13.9% | Nov |
| 473 Argyle | \$1,132,500 | \$1,065,500 | 6.3% | Sep |
| 4 Belfrage | \$4,450,000 | \$5,029,600 | -11.5% | Mar |
| 16 Bellevue | \$2,450,000 | \$1,994,800 | 22.8% | Jul |
| 613 Belmont | \$1,285,000 | \$1,374,000 | -6.5% | May |
| 614 Belmont | \$1,658,000 | \$1,265,800 | 31.0% | Aug |
| 615 Belmont | \$1,010,000 | \$1,083,800 | -6.8% | Oct |
| 645 Belmont | \$1,400,000 | \$1,358,900 | 3.0% | May |
| 659 Belmont | \$1,680,000 | \$1,500,600 | 12.0% | May |
| 604 Belmont* | \$960,000 | \$1,060,500 | -9.5% | Nov |
| 651 Belmont* | \$1,857,000 | \$1,889,400 | -1.7% | Feb |
| 64 Bruce | \$1,020,000 | \$843,600 | 20.9% | Nov |
| 25 Burton | \$798,000 | \$769,400 | 3.7% | Aug |
| 41 Burton* | \$882,500 | \$728,700 | 21.1% | Apr |
| 617 Carleton | \$2,515,000 | \$2,300,900 | 9.3% | Mar |
| 618 Carleton | \$2,400,000 | \$1,972,300 | 21.7% | Jun |
| 3239 Cedar | \$1,250,000 | \$1,252,900 | -0.2% | May |
| 3255 Cedar | \$3,125,000 | \$2,772,000 | 12.7% | Feb |
| 4 Chesterfield | \$735,000 | \$632,700 | 16.2% | Aug |
| 53 Chesterfield | \$925,000 | \$776,400 | 19.1% | Feb |
| 55 Chesterfield | \$1,243,000 | \$1,277,500 | -2.7% | Jul |
| 36 Church Hill | \$1,300,000 | \$1,306,400 | -0.5% | Sep |
| 51 Clandeboye* | \$908,000 | \$1,050,000 | -13.5% | Jul |
| 558 Claremont | \$950,000 | \$1,163,200 | -18.3% | Oct |
| 560 Claremont | \$967,000 | \$1,080,900 | -10.5% | Sep |
| 365 Clarke | \$1,200,000 | \$1,188,500 | 1.0% | Nov |
| 457 Clarke | \$1,185,000 | \$947,600 | 25.1% | Jul |
| 509 Clarke | \$1,263,000 | \$1,187,800 | 6.3% | Jul |
| 521 Clarke | \$1,700,000 | \$1,684,700 | 0.9% | Sep |
| 603 Clarke (plus land) | \$3,325,000 | \$2,834,900 | 17.3% | Sep |
| 59 Columbia | \$705,000 | \$731,900 | -3.7% | Nov |
| 175 Côte St. Antoine | \$1,568,000 | \$1,557,500 | 0.7% | Sep |
| 200 Côte St. Antoine | \$1,530,000 | \$1,590,100 | -3.8% | Jul |
| 472 Côte St. Antoine | \$1,660,000 | \$1,333,600 | 24.5% | Jul |
| 604 Côte St. Antoine | \$992,500 | \$1,106,100 | -10.3% | Aug |
| 31 de Casson | \$1,257,500 | \$1,165,100 | 7.9% | Aug |
| 4400 de Maisonneuve | \$1,025,000 | \$841,600 | 21.8% | Jun |
| 4451 de Maisonneuve | \$1,870,000 | \$1,380,000 | 35.5% | Aug |
| 4458 de Maisonneuve | \$1,320,000 | \$1,170,600 | 12.8% | Dec |
| 4820 de Maisonneuve | \$1,750,000 | \$1,445,000 | 21.1% | Nov |
| 1 Douglas | \$1,690,000 | \$1,615,200 | 4.6% | Jul |
| 7 Douglas | \$1,226,697 | \$1,308,100 | -6.2% | Sep |
| 32 Edgehill | \$1,520,000 | \$1,573,800 | -3.4% | Apr |
| 167 Edgehill | \$1,600,000 | \$1,590,600 | 0.6% | Aug |
| 428 Elm | \$1,125,000 | \$1,036,500 | 8.5% | Apr |
| 488 Elm | \$1,975,000 | \$1,578,400 | 25.1% | Jul |
| 65 Forden | \$3,998,000 | \$4,229,700 | -5.5% | Jan |
| 47 Forden Crescent | \$4,800,000 | \$4,134,800 | 16.1% | Oct |
| 52 Forden Crescent | \$1,525,000 | \$1,509,600 | 1.0% | Oct |
| 1111 Greene | \$460,000 | \$610,700 | -24.7% | Dec |
| 305 Grosvenor | \$1,120,000 | \$900,700 | 24.3% | May |
| 382 Grosvenor | \$783,000 | \$738,600 | 6.0% | Nov |
| 505 Grosvenor | \$1,380,000 | \$1,300,400 | 6.1% | Dec |
| 577 Grosvenor | \$1,195,000 | \$1,013,100 | 18.0% | Jul |
| 641 Grosvenor | \$1,165,000 | \$1,229,400 | -5.2% | Aug |
| 687 Grosvenor | \$1,800,000 | \$1,207,900 | 49.0% | Feb |
| 1 Grove Park | \$1,570,000 | \$1,710,200 | -8.2% | Apr |

Dodge cont'd. from p. 11

eight sales last year over \$3 million – compared to only three in 2014 – there is every indication that the higher prices are starting to find buyers.

For the 13 sales over \$3 million, the average mark-up over valuation was 12.3 percent, higher than the average for all the sales last year, which was 6.5 percent, and in fact four of the 13 came in at less than the municipal valuation.

Lowest price on Greene

On the low side, a small rowhouse at 1111 Greene Ave. changed hands, again in December, for \$460,000, the lowest price for a single-family home since 2011. The next three lowest prices involved homes along the south side of St. Catherine St., all built in 1999 near Victoria Ave., and in fact the lowest six prices (including 49 York St. and 3 Winchester Ave.) all sold for less than valuation.

The highest mark-up among sales last year was 76 Summit Crescent (see photo, p. 34), at 70.6 percent, followed by 533 Lansdowne Ave. (see photo, p. 34), whose \$1,490,000 price was 55.3 percent above valuation. Those were the only two to sell for more than 50 percent mark-ups.

The biggest markdown, at 42.1 percent, involved 475 Roslyn Ave. (see photo p. 34) whose two adjacent land lots had been sold off independently prior to the sale of the house. Next lowest was 51 Sunnyside Ave., (see photo, p. 34) the only other house to sell for more than a 40-percent mark-down.

Duplex, condo sales

The statistics include 11 full duplex sales, which averaged 12.6 percent above valuation, with prices ranging from \$743,000 to \$1,675,000.

Among condominiums, 28 sales were reported including 20 apartments and eight shares of duplexes and triplexes (which had been subdivided for condos). The apartments ranged in price from \$315,000 for an apartment

at 4500 de Maisonneuve continued on p. 35

| Duplex- and triplex-type condominiums | | | |
|---------------------------------------|----------|----------|---------------|
| Price range | 2015 no. | 2014 no. | % volume 2015 |
| 1,000,000+ | 0 | 1 | 16.7% |
| 800,000+ | 0 | 0 | 0.0% |
| 700,000+ | 0 | 1 | 16.7% |
| 600,000+ | 3 | 0 | 0.0% |
| 500,000+ | 4 | 2 | 33.3% |
| 400,000+ | 1 | 1 | 16.7% |
| 300,000+ | 0 | 1 | 16.7% |
| Total | 8 | 6 | 100.1% |

continued on p. 13

Westmount's 2015 sales

cont'd. from p. 12

| Address | Price | 2014 Valuation | Ratio | Month |
|-------------------------------|-------------|----------------|--------|-------|
| 10 Grove Park | \$1,630,000 | \$1,707,800 | -4.6% | Mar |
| 18 Holton | \$1,472,500 | \$1,182,300 | 24.5% | Sep |
| 45 Holton | \$1,090,000 | \$1,147,800 | -5.0% | Apr |
| 79 Holton | \$923,000 | \$886,400 | 4.1% | Feb |
| 130 Irvine | \$789,000 | \$668,900 | 18.0% | Jul |
| 321 Kensington | \$1,900,000 | \$1,615,100 | 17.6% | Jun |
| 359 Kensington* | \$1,850,000 | \$1,734,400 | 6.7% | Jun |
| 331 Lansdowne | \$1,950,000 | \$1,888,000 | 3.3% | Sep |
| 497 Lansdowne* | \$1,380,000 | \$1,473,000 | -6.3% | May |
| 529 Lansdowne | \$1,210,000 | \$989,300 | 22.3% | Jan |
| 533 Lansdowne (see p. 34) | \$1,490,000 | \$959,600 | 55.3% | Sep |
| 541 Lansdowne | \$848,000 | \$842,400 | 0.7% | Feb |
| 566 Lansdowne | \$1,465,000 | \$1,296,900 | 13.0% | Jun |
| 572 Lansdowne | \$1,322,500 | \$1,298,000 | 1.9% | May |
| 577 Lansdowne | \$1,090,000 | \$1,249,200 | -12.7% | Dec |
| 9 Lansdowne Ridge | \$2,100,000 | \$2,072,500 | 1.3% | Nov |
| 121 Lewis | \$750,000 | \$553,300 | 35.6% | Sep |
| 740 Lexington* | \$2,750,000 | \$3,250,000 | -15.4% | Aug |
| 8 Lorraine | \$955,000 | \$854,200 | 11.8% | Sep |
| 4000 Montrose | \$1,650,000 | \$1,605,200 | 2.8% | Jul |
| 4350 Montrose | \$1,440,000 | \$1,334,500 | 7.9% | May |
| 419 Mount Pleasant | \$1,110,000 | \$1,291,100 | -14.0% | Oct |
| 437 Mount Pleasant | \$1,850,000 | \$1,433,900 | 29.0% | May |
| 425 Mount Stephen* | \$1,456,885 | \$1,215,600 | 19.8% | May |
| 451 Mountain | \$1,325,000 | \$1,098,600 | 20.6% | Jun |
| 622 Murray Hill | \$1,567,500 | \$1,509,200 | 3.9% | May |
| 634 Murray Hill | \$1,550,000 | \$1,300,500 | 19.2% | Sep |
| 654 Murray Hill | \$1,570,000 | \$1,533,300 | 2.4% | May |
| 32 Oakland | \$1,400,000 | \$1,282,400 | 9.2% | Jul |
| 49 Oakland | \$1,735,000 | \$1,738,500 | -0.2% | May |
| 59 Oakland | \$1,547,500 | \$1,207,400 | 28.2% | Mar |
| 258 Olivier | \$905,000 | \$977,400 | -7.4% | Nov |
| 371 Olivier | \$900,000 | \$1,004,000 | -10.4% | Aug |
| 329 Prince Albert* | \$975,000 | \$1,030,700 | -5.4% | Jun |
| 431 Prince Albert | \$800,000 | \$892,000 | -10.3% | Dec |
| 33 Prospect | \$857,500 | \$817,200 | 4.9% | Jul |
| 69 Prospect | \$775,000 | \$685,600 | 13.0% | Nov |
| 2 Ramezay | \$3,680,000 | \$3,689,300 | -0.3% | Jul |
| 22 Renfrew | \$1,295,000 | \$1,356,400 | -4.5% | Dec |
| 37 Rosemount | \$1,390,000 | \$1,272,600 | 9.2% | Mar |
| 353 Roslyn | \$1,012,000 | \$1,004,800 | 0.7% | Jun |
| 475 Roslyn (see photo, p.34) | \$1,650,000 | \$2,850,000 | -42.1% | Jan |
| 557 Roslyn | \$1,305,000 | \$1,164,900 | 12.0% | Mar |
| 567 Roslyn | \$2,200,000 | \$1,794,000 | 22.6% | Jul |
| 611 Roslyn | \$1,370,000 | \$1,291,200 | 6.1% | Jun |
| 671 Roslyn | \$1,800,000 | \$1,426,800 | 26.2% | Nov |
| 686 Roslyn | \$2,275,000 | \$2,107,600 | 7.9% | Sep |
| 64 Somerville | \$801,000 | \$736,000 | 8.8% | Oct |
| 69 Somerville* | \$829,000 | \$876,800 | -5.5% | May |
| 14 Springfield | \$795,000 | \$795,800 | -0.1% | Jul |
| 4828 St. Catherine (see p.35) | \$611,627 | \$623,700 | -1.9% | Mar |
| 4830 St. Catherine (see p.35) | \$545,000 | \$550,000 | -0.9% | Apr |
| 4856 St. Catherine | \$546,000 | \$577,400 | -5.4% | Jun |
| 482 Strathcona* | \$910,000 | \$1,301,200 | -30.1% | Jan |
| 482 Strathcona* | \$1,720,000 | \$1,301,200 | 32.2% | Jun |
| 70 Summit Circle | \$2,580,000 | \$1,793,500 | 43.9% | Aug |
| 90 Summit Circle (see p. 35) | \$8,000,000 | \$5,771,800 | 38.6% | Dec |

continued on p. 34

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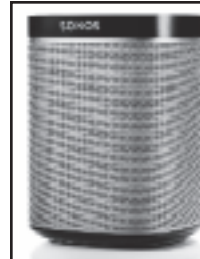
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Winter closures of CIBC ATMs thwart homeless man

By JOANNE PENHALE

As the weather warms, the CIBC on Sherbrooke St. at Victoria Ave. may reinstate 24-hour access to its two automated teller machines (ATMs).

To prevent a homeless man sleeping and urinating in the bank's ATM vestibule, access to the ATMs has been closed daily from 11 pm to 5 am, said the branch's general manager Walter Syring.

"Due to the complaints of a lot of my clients, I had to take some action," said Syring, who began as branch manager in November. He said the overnight closures began late November or early December, and the bank did the same thing the previous winter to prevent homeless people from sleeping there.

Syring said while he expected complaints from clients who no longer had 24-hour access to the ATMs, only a couple people asked about it. "When we explained why [access was closed overnight] they said, 'Okay, we prefer that for security reasons,'" Syring said.

A male between 40 and 55 years old was



The CIBC branch at 4854 Sherbrooke St., seen April 13, has two ATMs through its main doors that are open from 5 am to 11 pm daily.

regularly sleeping overnight in the vestibule in the fall, he said, and the man was uncooperative when staff asked him to leave in the morning.

"We had called Westmount Public Security and the police a few times," he said, adding the man was more cooperative when authorities arrived.

Syring said he was getting complaints daily about the man's presence. "There were clients who felt scared coming in to use the ATMs at night," he said.

Since ending overnight access to the bank machines, Syring said he hasn't seen the homeless man, and there have been no signs of him using the vestibule after bank hours, which end at 5 or 6 pm, depending on the day.

Syring said he expects 24-hour access to the ATMs to resume by this summer. "As the weather starts getting better – maybe

by the beginning of May," he said.

A sign in the branch window redirects clients to 24-hour bank machines at 6595 Somerled Ave. in NDG, and 455 Guy St. in downtown Montreal.

"My understanding is that last year, the Royal Bank, which is across the street from us, had to lock their doors as well."

Denis Dubé, RBC media relations manager, said the RBC ATMs on Sherbrooke St. at Victoria have been closed from 11 pm to 6 am continuously since February 2015.



This sign posted in the window of the CIBC vestibule redirects clients to 24-hour bank machines in downtown Montreal and NDG.

Fooled by patrollers

A Westmount dog owner who hurriedly leashed her dog on spotting a Public Security patrol car on Hallowell April 12 was seen continuing a ball game with the dog off leash after the car had passed. Department officials said the patroller saw the dog off leash a second time at 10:10 am from a different vantage point. As well, the dog licence tag was not fastened to the leash as also required. The woman was ticketed \$77 for the off-leash offence.

Dog unleashed

Public Security officials said a Westmount woman was caught walking her dog off leash April 2 in Westmount Park near Sherbrooke St. She was issued a ticket for \$77 when spotted at 5:09 pm.



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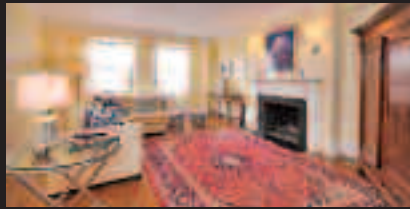
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References available upon request

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2 Place de Richelieu
\$1,425,000 MLS 17628386



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8 Place de Richelieu
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Place de Richelieu

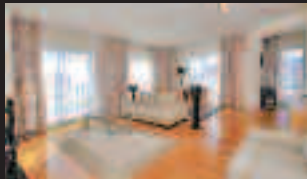
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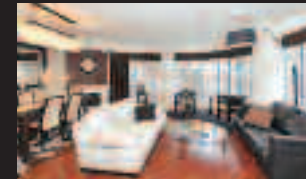
15th floor, 3 bedrooms, 2 bathrooms, 2 parking. \$1,485,000 MLS 22033585



NEW LISTING

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Le Roc Fleuri



8th floor, 2 bedrooms, 2 bathrooms, fully furnished. \$4,500 / month MLS 22840976



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3445 Rue Drummond



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\$395,000 MLS 18685532



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1 bedroom, 1 bathroom
Asking price \$325,000



SOLD

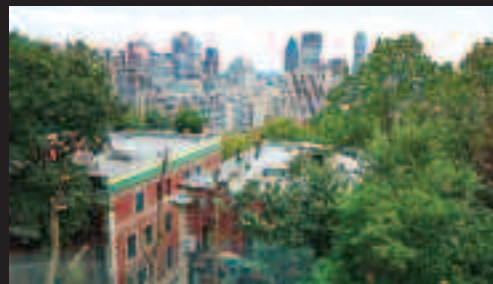
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NDG | CHESTERFIELD AVE. \$ 2,250,000
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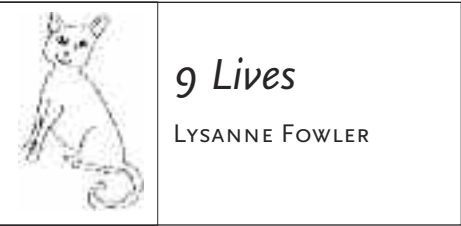


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NEW PRICE | AMAZING HOME



WSMT | EDGEHILL RD. \$ 1,425,000
CONTEMPORARY OPEN-CONCEPT HOME

Midnight comes in from cold



9 Lives

LYSANNE FOWLER

Midnight is such a striking black short-haired cat with huge grey-blue eyes. The first thing people say when they see him is how handsome he is. Yet, even though his outside appearance is perfect, his emotional state is fragile.

He was abandoned outdoors and was living in the back of houses near Summit Woods in the worst of winter. He came near the front door of a home and waited, hoping for food and shelter.

He was noticed and given food and water outside then, over a short period of time, in the front lobby. Bit by bit, he stayed a little longer in the lobby and one day it was possible to close the door behind him to offer him his first

night inside in warmth.

Midnight was very well behaved and had simple needs: bowls of food and water, a litter box, a comfortable spot to hide under the sofa and then an opportunity to hide again under the bed.

He has now gone to the veterinary clinic for his basic needs: inoculations, neutering, teeth cleaning. He was tested for FIV and the results came back positive, so it's important that he remain an indoor-only cat now. He is more than ready for a family yet he is not confident. He hides as he did when he was outside.



We are hoping for a family for Midnight that would give him the gift of space and time and the chance to find his place in the home slowly. If you could find it in your heart to be that patient and sensitive family, please contact the veterinary staff at Hôpital Vétérinaire Général MB by telephone at 514.935.1888. The clinic is located at 3400 St. Antoine St., corner Greene.

Your neighbour, Lysanne

On parking: Fellerath

cont'd. from p. 9

that it lacks the empty space to add parking.

Pointe Claire and the Town of Mount Royal were the two other cities on the island of Montreal that placed in the bottom ten out of 100 cities ranked by CFIB. The top five were Victoriaville, Cowansville, Thetford Mines, Rivière du Loup and L'Assomption.

CFIB has 109,000 members across Canada, Gaudreault said, and all are independent business owners with less than 500 employees, and usually much less. 24,000 members are in Quebec, he said, and 60 are in Westmount. CFIB has 300 staff, including 200 whose work is recruit-

ing new members, he said.

"We really are the voice for small business," Gaudreault said from his Montreal office.

"There is a bias in their research," Jain said, noting CFIB wants to demonstrate what is in the best interests of small businesses, in this case, reducing regulations. "It's perfectly legitimate," he said. "That's exactly what business organization are for."

"Regulation can be very burdensome," Jain said. "But at the same time there's a purpose behind regulation. The interest of the business has to be weighed against the interest of the public. Sometimes the two can be in conflict."

The report, *Le casse-tête municipal des entrepreneurs*, was released in January and is available through www.fcei.ca.

Comin' Up

THURSDAY, APRIL 21

Documentary photographer and Westmounter Gabor Szilasi speaks on "My Life and Work in Photography" in the last of the Westmount Historical Association's visual arts lecture series. 7 pm at the Westmount Public Library. Free for members, \$5 for non-members.

SUNDAY, APRIL 24

"Poetry and Pastry," 2 to 4 pm in the Westmount Room of the Westmount Public Library. Reserve: 514.989.5299.

MONDAY, MAY 2

City council meeting, 8 pm, at city hall..



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HAMPSTEAD | 8 COLCHESTER ROAD

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SOLD

“ We felt very confident in our choice of Tina and Earl, as our brokers, when we decided to list our home with them. There were many showings, and several offers, and they both worked to better the offers, and advised us correctly. They gave us feedback after visits and always answered phone calls and texts promptly. We look forward to working with them in the future. ”



HAMPSTEAD | 20 HOLLY ROAD

Architecturally unique, detached, modern, open concept and fully renovated family home. Spectacular cathedral ceilings. ASKING PRICE \$ 1,149,000

SOLD IN 40 DAYS

“ We required a larger home and called upon Tina and Earl to list 20 Holly Road. Tina and Earl sold the house in 40 days. With their help we then successfully and quickly purchased another home in Hampstead. Tina and Earl worked as a strong team throughout both processes, always giving us the best advice. We could not be more satisfied having chosen Tina and Earl as our brokers. ”



BB

BUNNY BERKE

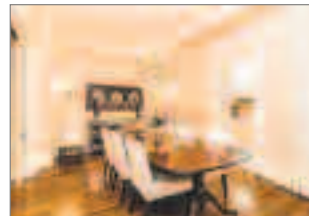
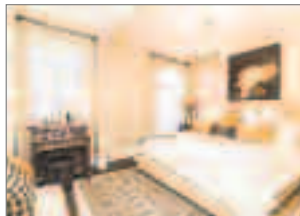
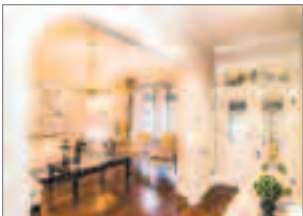
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Westmount, 4290 De Maisonneuve

This distinguished residence boasts all the rich architectural elements of the “Belle Epoch” era combined with contemporary styling and renovations for a wonderful blend of traditional appeal and modern convenience. Well located “On the Flat”, close to Greene Ave. 3+1 Bedroom, 2+1 Baths, 2 car Parking, Private Garden. **Asking price \$1,295,000. MLS # 14437288**



Baie D’Urfé, 44 Balsam

This English-style residence with 4 bedrooms and 2+1 bathrooms, on over 17,174 s.f. of landscaped gardens and mature trees throughout, has been renovated and expanded with quality and taste. With excellent curb appeal, near the lake and park, this home offers comfort and convenience. **Asking price \$949,000. MLS # 14558973**



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Westmount, 434 Metcalfe

A magnificent home located on the flat with a cut stone façade with 4+1 bedrooms, 3+1 baths and garden. Impeccably renovated with style & taste, this is a quintessential Westmount residence. Lofty ceilings and plaster mouldings are but a few of the beautiful original features. The kitchen is a Gourmet’s delight. The coach house and garage are an added bonus. **Asking price \$1,795,000. MLS # 16792152**



Le Plateau, 1665 Rachel Est #2

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CSL, 5845 Marc Chagall #508

Custom designed 1783 s.f. condo located in “La Marquise” – a full service building. Luxuriously appointed 2 bedrooms + den, 2 bathrooms, plus many unique features. 2 garages and an exceptionally large, extra, storage room of 126 s.f. are also included. **Asking price \$845,000. MLS # 14778803**



Ville Marie, 1200 De Maisonneuve O #14B

Outstanding corner unit on 14th floor in impeccable building! Best views of downtown. Steps away from fine shops, restaurants, universities, museums and transportation. Very bright with spacious rooms, open concept, state of the art kitchen and contemporary bathrooms. High end finishes 2 bedroom, 2 bathroom, Garage. A must see! **Asking price \$895,000. MLS # 10870595**

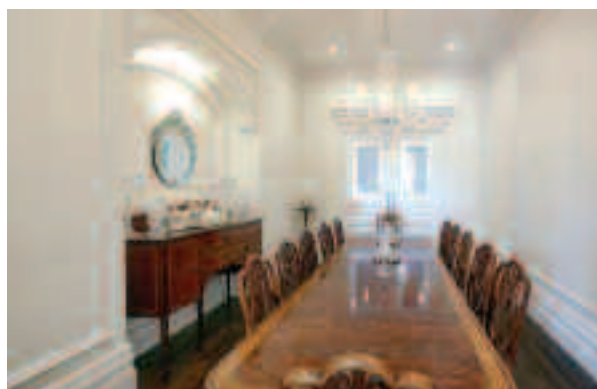


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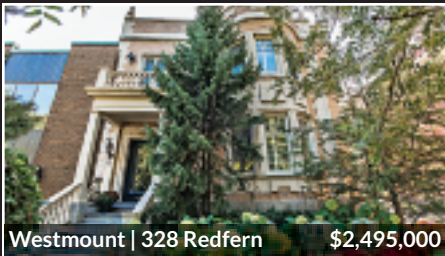


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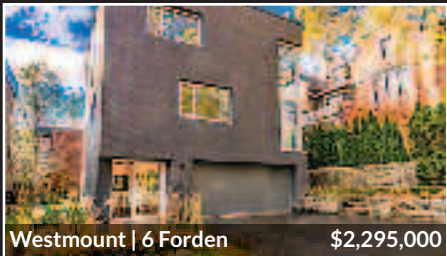


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Sincerely, Stephen Sztern and Esther Almela



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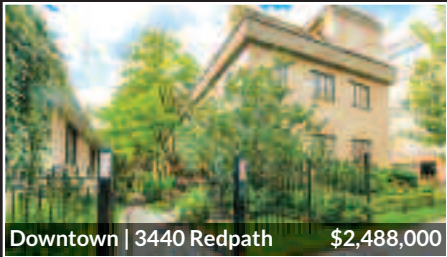
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Westmount | 734 Upper Lansdowne \$1,899,000



Downtown | 3440 Redpath \$2,488,000



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Westmount | 109 Sunnyside \$1,549,000

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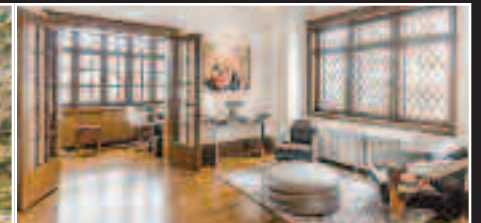
Westmount | Elegant and stately 6 bedroom residence with 2 garage

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Westmount | Gorgeous Greystone with terrace and garage

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Outremont | Luminous turn-key across from Pratt Park

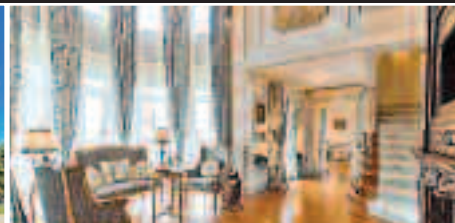
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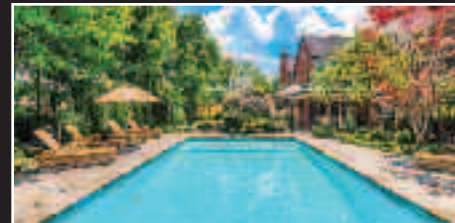
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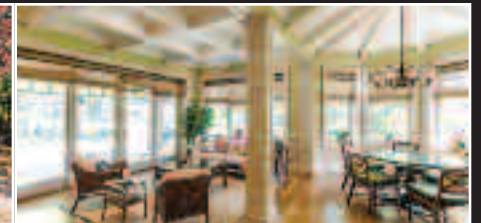
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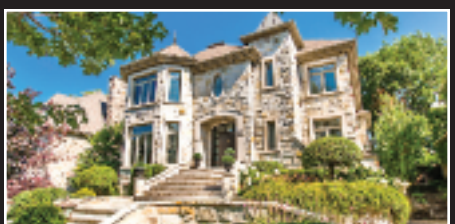
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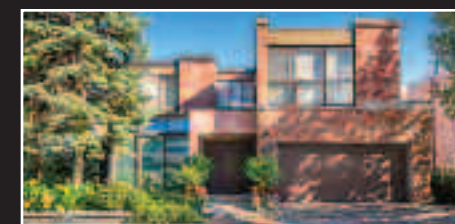
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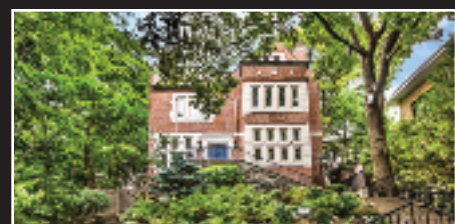


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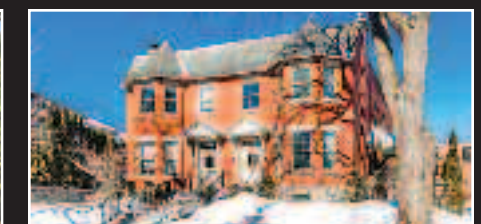
PURCHASED | Westmount

\$2,998,000*



PURCHASED | Westmount

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Westmount



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5225 de Maisonneuve O. #503 \$249,000

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Smith breaks world record – again

By JOANNE PENHALE

Seventy-four-year-old Westmounter Ian Smith is making a splash in the world of swimming.

This past February, he broke a world record for his age category in a men's freestyle race in Nepean, Ontario.

"I [swim] because I feel better for doing it," Smith told the *Independent*. "I feel stronger."

Smith completed the 50-metre long-course race in 30.26 seconds – two one-hundredths of a second faster than the previous world record made by American swimmer David Radcliff in 2009. Smith's time also beat the Canadian record of 33.41 seconds, and the Quebec record of 36.68 seconds for the 50-metre freestyle race, swum in an Olympic-sized pool by a swimmer in the 75-79 year-old category.

Smith said he celebrated once he was back in Montreal with his wife.

"We had a bottle of Prosecco," he said, noting they'd brought it back from a recent trip to Italy.

Smith said the age category rules set by the international swimming federation, FINA, work in his favour. Since he turns 75 before the end of 2016, he can compete in the 75-79 year old category.

"As you age, one year makes a big difference," Smith explained, noting his 75th birthday is in December. "It's like the difference between a three-year-old and a four-year-old. So I benefit."

Smith also broke a world record in the previous age group in 2011, beating a US gold Olympian. Then, he completed the 50-metre long-course freestyle race in 28.35 seconds, a record which has since been beaten.

At the Nepean Masters Long-Course Swim Meet on February 21, Smith beat the world record doing a forward crawl, which is typically how the freestyle is swum.

Masters swimming is a

class of competitive swimming for swimmers who are 25 years and older.

In his youth, Smith swam competitively in Cape Town, South Africa, he said, and began swimming competitively again when he was 57, after a hip replacement prevented him from playing squash.

Smith said he now trains four times a week and is preparing for the Quebec provincial championships happening this April in Montreal, and the Canadian national championships in Toronto this May.

A retired mechanical engineer, Smith has been a Westmount resident since 1984, he said, and now leads continuing education courses in English history at McGill University.

The Westmount YMCA Masters swim club has about 100 members, said head coach Troy Rhoades. "I'm really proud of everything Ian has accomplished this season," he said.



Ian Smith stands beside the Westmount YMCA pool March 11, where he trains with the Westmount YMCA Masters swim club.



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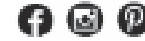
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Rotarians hear from new federal minister of Transport

Garneau says new rules coming for drones, self-driving vehicles

BY MARTIN C. BARRY

NDG-Westmount MP Marc Garneau, who is Canada's Transport minister, says his department is preparing new rules for unmanned aerial drones, as well as for self-driving cars and trucks, which may become a common sight on Canada's streets and highways in a few years.

"I was told that over a million drones were going to end up under Christmas trees in the United States because everybody wanted to have one," Garneau said during a lunch-hour talk he gave to members of the Rotary Club of Westmount at Victoria Hall on March 30.

While pointing out that some larger commercial-grade drones get used for tasks such as inspecting power lines and large structures like bridges, Garneau said the vast majority of drones to come into use in recent years are recreational.

"It is important not to fly one of these things within nine kilo- metres of an airport so

continued on p. 42



MP Marc Garneau, the federal government's new Transport minister, addressed the Rotary Club of Westmount on March 30.



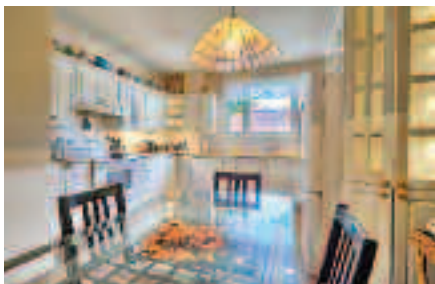
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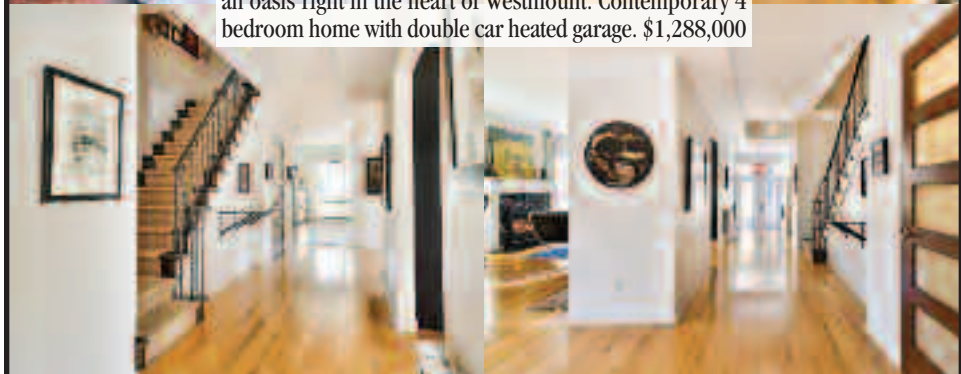
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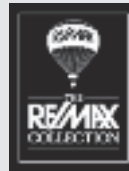
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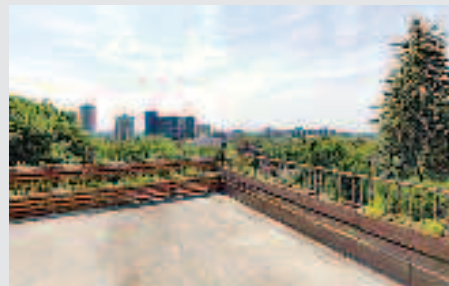
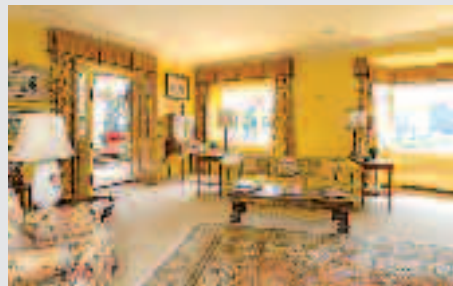


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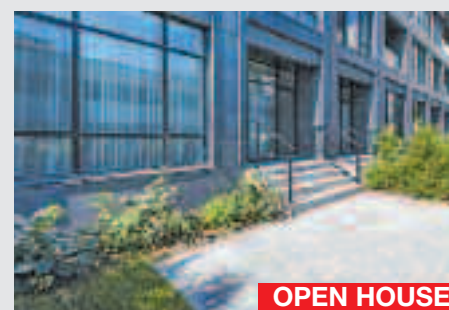
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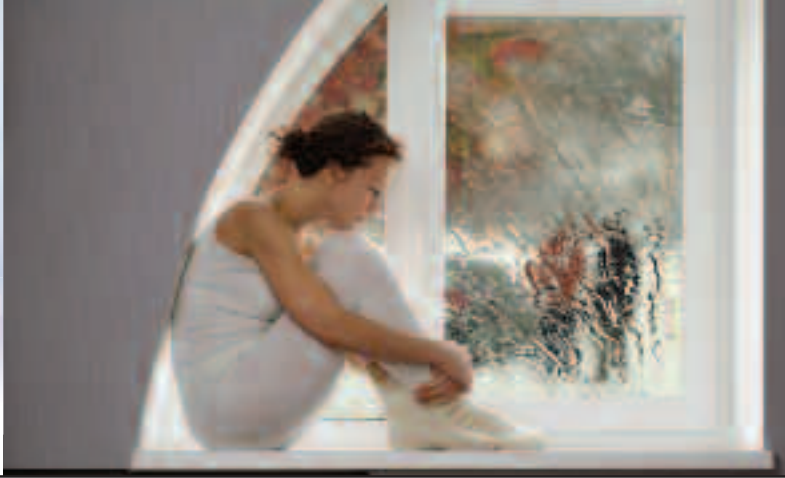
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Parking app approved for

cont'd. from p. 1

bile devices at a fee 25 cents per use, he said. When some in the audience interjected that the fee is “cheaper in Montreal” at 20 cents, Cutler added, “so around there,” to general laughter.

While the 25 cents might be more, McBain says the majority of Westmount’s

parking rates are lower than in Montreal so “it will cost less to park in Westmount.” As well, users will be able to move their cars around within the city when paid up as part of the new pay-by-plate system (see story April 15, p. 1).

Once the system goes live, coin slots in the defunct meters will be covered with stickers ad-
continued on p. 29



A construction scene on Victoria Ave. the morning of April 14 shows the start of a new parking station.

mobile phones, designated spaces to go

vising people to use the pay stations. The meter heads and more than 350 posts will eventually be removed.

City officials have said the experience of other North American cities has shown

that designated spaces are not needed to be marked out (typically at the length of 20 feet) in the same way they aren't designated now on heavily parked streets such as Burton. This should enable more cars

that are shorter than SUVs to park in a block (see story November 10, p. 20).

Concern over lack of marked spaces

That's a concern, however, for at least one longtime Westmount resident.

"I'm waiting with baited breath to use the new system," said Lisa Vatch of Upper Belmont. "The whole system is great, and I can't wait to use my phone for paying. I'm just afraid that without parking spaces marked on the street, people will park poorly using up two spaces and there will be nowhere for me to park my SUV."

She said she experienced this on some streets without designated spaces. "It's human nature to park in front of the door where you're going," she explained. "So if that takes up two spots, it defeats the purpose of trying to enable more cars to park in a block."

McBain said that the start and end of permitted parking in a block will be marked. This would apply to bump-outs on Greene, for example. If one car parks incorrectly, the situation will correct itself as others park properly.

The current white street markings will fade away, he said.



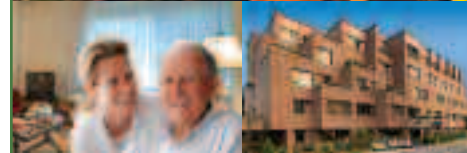
Councillor Philip Cutler announces the rollout of the new parking system at the council meeting April 4.

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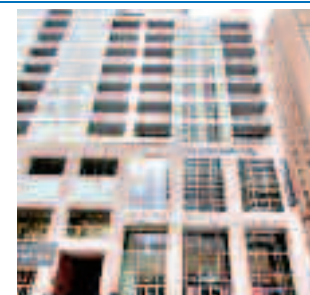
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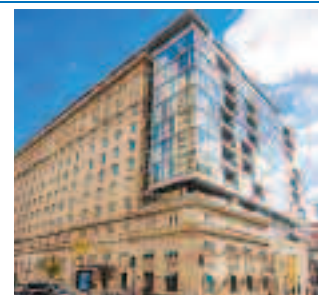


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A darling birthday party



Social Notes from Westmount and Beyond

VERONICA REDGRAVE

Two birthdays were celebrated on January 15 when the Darling Foundry, the renowned cutting-edge art centre, welcomed 160 guests to a private party. The eve was to fête birthdays of Westmounters **Liz Gomery** and her mother **Pierrette Rayle-Gomery**.

Organized by Gomery's husband **Stefan Fews**, and dad and retired jurist **John Gomery**, what a pretty party it was! Guests wore party cocktail attire: perfect dresses (hemlines just to or below the knee à la Kate Middleton), artfully accessorized with beautiful brooches and necklaces (mainly pearls) and draped Hermès scarves.

Adding to the sparkle was a display of Jell-O. But wait. Not just any old Jell-O from years gone by. These were performance pieces created by **Karen Kraven**, artist-in-residence at the Foundry, who used Victorian molds for the jewel-bright jiggly portions.

Hubert Marsolais' Le Serpent resto created the delicious nibbles.

Westmounters noted enjoying the evening included Liz Gomery's and Fews' lovely daughters **Coco** and **Lili Gomery Fews**, **Ann Vroom Lank** and **David Lank**, **Camilla Leigh** and **Benn Mikula**, **Heather Sokoloff** and **Lev Bukhman**, **Pamela** and **Donald Hendy**, **Cynthia Gordon** and **Mostafa Elhilal**, **Madeleine Gomery** (John Gomery's grand-daughter), **Babak Barin**, **Sarah Woods** and **Jean-François Emmanuel**, **Tasha Lackman** and **Scott Sternthal**, **Jocelyne** and **Michael Turcotte**, **Aphrodite Salas** and **Inder Arya**, **Nicole Major** and **Rosemary** and **Mel Hoppenheim**, who flew in from Florida for the festivities.

Also noted in the gallery's main room with its soaring ceilings were **Janice** and **Joel Silcoff**, **Hélène** and **Pierre Despatis**, **Sharon de Gaspé Power** and **Gilbert Pommeupuy**, **Michèle Monast**, **Katherine Farish** and **Chris Chrelly**, **Edith Bonnot**, **Alison Silcoff**, **Isabelle Rayle-Doiron** and **Antoine Auger** and **Caroline Andrieux**, visionary founder/director of the Darling Foundry.

Westmount lawyer and continued on p. 31



From left: Maurice Forget, Liz Gomery and her husband Stefan Fews flank daughters Coco and Lili.
Photos courtesy of Liz Gomery



From left: John Gomery, Jocelyn Turcotte, Pierrette Rayle-Gomery and Michael Turcotte.

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Chris Chrelly and Ann Vroom Lank.



Mel and Rosemary Hoppenheim



From left: Edith Bonnot, and Donald and Pamela Hendy.

Social Notes cont'd. from p. 30

art collector **Maurice Forget** planned a memorable gift for his god-daughter Liz Gomery. Guests contributed to the purchase of a beautiful print, *Histoire de l'oeil*, by Geneviève Cadieux, an artist renowned for her iconic image *Lips*, which sits high above the Montreal Musée d'art contemporain.

Bargaining, insulting costs man \$298

A man and woman were issued tickets at Summit lookout April 9 at 2:20 am for violating the midnight park curfew, Public Security officials said. The two were co-operative.

But a minute later, while they were being ticketed, a car pulled up to park and a man got out. He was told the park was off-limits at that time and cautioned to leave. He

began to "bargain," asking to be allowed to stay for shorter and shorter periods of time. When that failed to work, he started insulting one of the officers who finally told the "courtesy of a warning" was no longer viable. The Laval resident was given a \$77 curfew ticket plus another for \$221 for disobeying and insulting an officer.

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cont'd. from p. 1

honoured city volunteers.

The city's architectural heritage "is one of the reasons we choose to live in Westmount," Urban Planning commissioner Theodora Samiotis said in inviting those present to view the exhibition that is expected to remain open for the next two or three weeks.

The diverse architectural trends and styles that emerged over the years have been woven together by a common thread resulting from the adherence of the PAC in its various evolutions to the city's zoning regulations and guidelines, explained architect Bruce Anderson, curator of the anniversary exhibit.

Anderson told the *Independent* that "the city's stringent requirement to maintain first-class quality materials is essential to what we have today," even though this has often been seen as "a headache and a feeling that the city meddles too much," he added.

53 photos featured

The exhibition features
53 photographs of West- *continued on p. 33*

Centennial exhibit traces



Current members of the city Planning Advisory Committee are, from left: professional architects Julia Gersovitz (chair), Andrea Wolff and Erik Marosi as well as city representatives and support staff Tom Flies (Urban Planning assistant director), Councillor Theodora Samiotis (Urban Planning commissioner) and director Joanne Poirier.



Councillor Theodora Samiotis cuts a piece of the PAC's anniversary cake for longtime Westmount volunteer Francie Montgomery.

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design trends

mount buildings. These represent the work of architects from 1916 to the present. All were photographed by Derek Drummond, a colleague of Anderson, both of whom served as directors of the McGill School of Architecture and members of the PAC.

“There are some wonderful buildings built before 1916,” Anderson points out, but the exhibit, called “100 Years of Architectural Excellence,” focuses on the PAC years.

“In the first few years, there were interesting stylistic representations, such as Tudor, a prominent tendency seen in Selwyn House School,” he explains. These architects “were very adept at working through certain styles.”

In the 1930s, '40s and '50s, art deco – such as St. Paul's School (now École Internationale de Montréal) – was a very strong and important influence seen in many houses in Westmount, he said.

“Then as we move into the 1960s [the pe-

riod of the urban renewal movement] the style is much more diversified and modern.”

Since that time, however, there has been “a much stronger tendency” to move into what Anderson calls “modern classicism” exemplified by conservationist Julia Gersovitz, who now chairs the PAC, as well as Andrea Wolff, another current member, and his own firm.

These architects, he said, “are much more adept at being able to work in the architectural language of Gothic, Greek revival or Romanesque rather than exploring imaginative designs respecting their own philosophy as one sees in the international field.”

One of the reasons for this, Anderson said, is the city's guidelines to architects on how to cope with construction, heights, setbacks, materials and the composition of walls, windows and colours. “So when you're through the list, there isn't much left.”



Among newcomers invited to the reception were residents of the new condos at 175 Metcalfe, from left: Maya Khankhoje, Roselyne Perrault and Gad Elmoznino.

Launched under city charter

The city's architectural design review committee is believed to be oldest in Quebec, established initially as the Architectural Commission under the city's own charter.

It was known for many years as the Architectural and Planning Commission (A and P) before assuming the name of PAC in 2002 under the forced merger with Montreal, explained Urban Planning director Joanne Poirier. It now operates under powers laid out by the provincial government.

The PAC is composed of three professional architects or urban planners appointed by council on rotating mandates along with a member of the city council.

The committee is supported by the city's Urban Planning



Phyllis Lambert, founder of the Canadian Centre for Architecture, was among those viewing the exhibit.

While the professional members of a municipality's PAC must come from those living in the municipality, Westmount's PAC gained an exemption to this from the

Quebec legislature allowing it to name one professional living outside (see story December 9, 2014, p. 10).

This was granted to widen the professional pool from which the city can choose someone with conservation experience consistent with the PAC's newly added role to serve as the city's Heritage Committee.

Among other milestones identified by Poirier from during her 30 years with the city are the launch in 1985 of the “Renovation in Westmount” booklet that morphed into the current “Guidelines for Renovating and Building in Westmount” and the series of streetscapes.

The historic importance of Westmount's trailblazing building codes and permit approval process is outlined extensively in *Montreal Metropolis, 1880–1930*, a book by Walter van Nus (department of History, Concordia University) written in 1998. In it, he refers to Westmount as “Canada's model city.”



Derek Drummond, left, who photographed the houses and buildings on display, and exhibit curator Bruce Anderson.

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Westmount's 2015 sales

cont'd. from p. 13

| Address | Price | 2014 Valuation | Ratio | Month |
|--------------------------------|-------------|----------------|--------|-------|
| 46 Summit Cres. | \$2,400,000 | \$3,450,000 | -30.4% | Mar |
| 76 Summit Cres. (see photo) | \$3,550,000 | \$2,080,300 | 70.6% | Aug |
| 3 Sunnyside | \$2,608,000 | \$1,870,500 | 39.4% | May |
| 44 Sunnyside | \$4,200,000 | \$3,152,900 | 33.2% | Oct |
| 51 Sunnyside (see photo) | \$2,300,000 | \$3,894,200 | -40.9% | Apr |
| 18 Surrey Gardens* | \$3,000,000 | \$2,912,200 | 3.0% | Mar |
| 642 Sydenham | \$2,288,000 | \$2,282,500 | 0.2% | Dec |
| 3174 The Boulevard | \$1,131,000 | \$1,145,300 | -1.2% | Apr |
| 3223 The Boulevard | \$1,900,000 | \$1,524,600 | 24.6% | Feb |
| 3682 The Boulevard | \$1,125,000 | \$1,214,600 | -7.4% | May |
| 3705 The Boulevard (p. 35) | \$6,000,000 | \$4,740,100 | 26.6% | Jun |
| 3720 The Boulevard | \$1,650,000 | \$1,773,700 | -7.0% | Oct |
| 3781 The Boulevard | \$2,225,000 | \$2,174,100 | 2.3% | May |
| 3657 The Boulevard* | \$3,300,000 | \$4,502,400 | -26.7% | Dec |
| 19 Thornhill | \$1,468,000 | \$1,122,900 | 30.7% | Aug |
| 61 Thornhill* | \$1,150,000 | \$1,011,500 | 13.7% | Jun |
| 739 Upper Belmont* | \$888,000 | \$772,300 | 15.0% | Jul |
| 754 Upper Belmont | \$1,250,000 | \$1,420,800 | -12.0% | Apr |
| 758 Upper Belmont | \$1,588,000 | \$1,355,100 | 17.2% | Dec |
| 765 Upper Belmont | \$1,390,000 | \$1,253,000 | 10.9% | Oct |
| 770 Upper Belmont | \$1,558,888 | \$1,394,900 | 11.8% | May |
| 796 Upper Lansdowne | \$1,440,000 | \$1,285,000 | 12.1% | Apr |
| 808 Upper Lansdowne | \$1,400,000 | \$1,265,700 | 10.6% | Jun |
| 742 Upper Roslyn | \$1,384,000 | \$1,080,900 | 28.0% | Sep |
| 674 Victoria | \$1,250,000 | \$1,459,000 | -14.3% | Oct |
| 707 Victoria | \$1,045,000 | \$1,029,500 | 1.5% | Dec |
| 16 Weredale Park | \$840,000 | \$791,600 | 6.1% | Mar |
| 4350 Westmount Ave. | \$1,572,500 | \$1,324,300 | 18.7% | Oct |
| 4379 Westmount Ave. | \$1,890,000 | \$1,699,700 | 11.2% | Jun |
| 4385 Westmount Ave. | \$2,250,000 | \$2,018,100 | 11.5% | Mar |
| 28 Willow | \$1,270,000 | \$1,230,900 | 3.2% | Jun |
| 9 Willow | \$937,256 | \$1,035,400 | -9.5% | Jun |
| 10 Willow* | \$1,242,500 | \$1,233,000 | 0.8% | Apr |
| 3 Winchester | \$621,000 | \$633,200 | -1.9% | Sep |
| 25 Winchester | \$845,000 | \$825,600 | 2.3% | Jun |
| 21 Windsor* | \$1,400,000 | \$1,063,000 | 31.7% | Nov |
| 49 York* | \$680,000 | \$719,400 | -5.5% | Aug |
| DUPLEXES | | | | |
| 23-25 Church Hill | \$1,200,000 | \$1,268,000 | -5.4% | May |
| 4380-82 Côte des Neiges | \$1,086,000 | \$809,800 | 34.1% | May |
| 356 Côte St. Antoine | \$1,270,000 | \$1,390,100 | -8.6% | Jun |
| 4130 Dorchester | \$765,000 | \$602,700 | 26.9% | Sep |
| 131-33 Lewis | \$743,000 | \$732,400 | 1.4% | Jan |
| 355-57 Melville | \$1,300,000 | \$1,109,500 | 17.2% | May |
| 370-72 Olivier | \$1,675,000 | \$1,410,000 | 18.8% | Jul |
| 1-3 Parkman Place | \$985,000 | \$874,300 | 12.7% | Oct |
| 531-33 Prince Albert | \$860,000 | \$837,400 | 2.7% | Jun |
| 4464 Sherbrooke | \$1,125,000 | \$841,000 | 33.8% | Sep |
| 85-87 Windsor | \$750,000 | \$570,000 | 31.6% | Dec |
| 445-47 Victoria | \$1,235,000 | \$1,353,000 | -8.7% | Jan |
| 72 York | \$857,500 | \$741,900 | 15.6% | Jun |
| APARTMENT CONDOMINIUMS¹ | | | | |
| 4215 de Maisonneuve #7 | \$430,000 | \$467,400 | -8.0% | Jan |
| 4500 de Maisonneuve #31 | \$315,000 | \$367,700 | -14.3% | Mar |
| 1250 Greene #2C | \$1,279,818 | \$1,316,600 | -2.8% | Jan |
| 1250 Greene #2D | \$2,684,061 | \$2,766,600 | -3.0% | Jun |



51 Sunnyside

Photos: Westmount Independent



76 Summit Crescent



475 Roslyn Ave.



533 Lansdowne Ave.

continued on p. 35

Westmount's 2015 sales

cont'd. from p. 34

| Address | Price | 2014 Valuation | Ratio | Month |
|-------------------------|-------------|----------------|--------|-------|
| 1250 Greene #3D | \$2,391,824 | \$2,394,300 | -0.1% | Mar |
| 11 Hillside #208 | \$425,000 | \$417,800 | 1.7% | Jun |
| 11 Hillside #310 | \$425,000 | \$367,500 | 15.6% | May |
| 200 Lansdowne #701 | \$927,500 | \$848,300 | 9.3% | Sep |
| 175 Metcalfe #205 | \$414,500 | ² | | Nov |
| 175 Metcalfe #206 | \$421,000 | ² | | Dec |
| 175 Metcalfe #208 | \$444,500 | ² | | Nov |
| 175 Metcalfe #209 | \$464,000 | ² | | Dec |
| 175 Metcalfe #305 | \$417,000 | ² | | Dec |
| 175 Metcalfe #307 | \$743,000 | ² | | Nov |
| 175 Metcalfe #401 | \$586,500 | ² | | Dec |
| 175 Metcalfe #405 | \$399,000 | ² | | Nov |
| 175 Metcalfe #408 | \$583,500 | ² | | Dec |
| 175 Metcalfe #604 | \$1,265,000 | ² | | Dec |
| 215 Redfern #203* | \$539,994 | \$1,187,100 | -54.5% | Nov |
| 215 Redfern #401 | \$1,904,150 | \$532,900 | 257.3% | Oct |
| 215 Redfern #401 | \$2,050,000 | \$532,900 | 284.7% | Nov |
| 4160 Sherbrooke #301 | \$735,000 | \$807,200 | -8.9% | Dec |
| 4410 St. Catherine #3B | \$485,000 | \$430,900 | 12.6% | Aug |
| 4476 St Catherine #202 | \$373,000 | \$355,600 | 4.9% | Jul |
| 4476 St. Catherine #401 | \$515,000 | \$445,400 | 15.6% | Jul |
| 4175 St. Catherine #801 | \$1,160,000 | \$1,422,400 | -18.4% | Feb |
| 4175 St. Catherine #902 | \$1,425,000 | \$1,428,400 | -0.2% | Jul |
| 205 Victoria #103 | \$495,000 | \$540,000 | -8.3% | May |
| 295 Victoria #103 | \$597,000 | \$479,100 | 24.6% | Feb |
| 1 Wood # 708 | \$1,750,000 | \$1,599,500 | 9.4% | Aug |
| 1 Wood #1803 | \$1,550,000 | \$1,570,800 | -1.3% | Apr |
| 10 York #104 | \$430,000 | \$405,300 | 6.1% | May |
| 10 York #201 | \$424,000 | \$453,000 | -6.4% | Mar |

DUPLEX-TRIPLEX CONDOMINIUMS

| | | | | |
|--------------------------|-----------|-----------|--------|-----|
| 75 Bruce | \$600,000 | \$540,300 | 11.0% | Nov |
| 426 Claremont | \$560,000 | \$449,700 | 24.5% | Jul |
| 353 Clarke | \$430,000 | \$564,300 | -23.8% | Oct |
| 459 Grosvenor | \$603,000 | \$528,800 | 14.0% | Mar |
| 273 Melville | \$540,000 | \$559,600 | -3.5% | Nov |
| 5044 Notre Dame de Grâce | \$537,000 | \$471,900 | 13.8% | Jul |
| 4650 St. Catherine | \$650,000 | \$713,300 | -8.9% | Nov |
| 15 York | \$590,000 | \$558,000 | 5.7% | Oct |

COMMERCIAL

| | | | | |
|----------------|-------------|-----------|-------|-----|
| 1358-60 Greene | \$1,525,000 | \$855,400 | 78.3% | Com |
|----------------|-------------|-----------|-------|-----|

SHARE SALES³

| | | | | |
|----------------------------|-----------|-----------|-------|------|
| 231-33 Melville, 45% | \$550,000 | \$345,915 | 59.0% | 2015 |
| 17-19 Chesterfield, 16.67% | \$440,000 | \$279,888 | 57.2% | 2015 |
| 3235-41 St. Antoine, 30.9% | \$390,000 | \$282,364 | 38.1% | 2015 |

¹Where applicable, the valuation includes garages and/or lockers which have been evaluated separately.

²New building, Valuation not yet determined.

³Valuation in share sales is the proportional share of the 2011 valuation.

* These listings did not appear in the previous transactions published in the *Independent*.

Dodge cont'd. from p. 12

Blvd. to more than \$2,684,000 for one at 1250 Greene Ave. The latter was fairly modest compared to some of the prices in that building in 2013-14, including two at more than \$4 million. For the converted

duplexes and triplexes, prices ranged from \$430,000 to \$650,000 per unit.

Other condos that sold in 2015 include a buy-up of apartments at 175 Metcalfe Ave., corner Hillside Ave., which have yet to be

evaluated by the city, and three sales of two apartments at 215 Redfern Ave. for which valuations have been assigned by the city, but they are so extreme it seems clear that the building, still being sold off,



3705 The Boulevard



4828 and 4830 St. Catherine St.



90 Summit Circle

needs a new analysis (mark-ups range from -54.5 percent to 284.7 percent).

Several sales have been added to the list, uncovered since the monthly lists were published in the *Independent*. These have been indicated by an asterisk next to the address.

An examination of the sales by price range shows that, at least for residential dwellings, the number of high-priced sales increased significantly last year compared with 2014. See tables p. 11 and 12.

TANIA KALECHEFF

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Wall to wall city & water views. Contemporary design, 3 bedrooms, 3.5 baths. 2 garage. 3,500 sq.ft. Rooftop pool and terrace. Convenient and quiet location. Asking **\$2,500,000**



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VivaVoce performs at last concert



Peter Schubert, director, and members of his VivaVoce choir walk on stage to start the first piece of their last concert April 5 at Salle Bourgie.

BY MATT FAIGAN

Westmounter Peter Schubert led chamber choir VivaVoce in its last concert on April 5 at Salle Bourgie downtown.

VivaVoce is a professional and award-

winning ensemble founded by Westmounters Peter Schubert and his wife Lori in 1998. They created the ensemble to inspire a passion for music by performing three educational concerts per year. This year, Schubert chose to perform pieces by

the Renaissance composer Cipriano De Rore to celebrate the 500th anniversary of his birth. He explained that De Rore's music is known to have "flowing lines, chromatic harmonies and thick counterpoint." Throughout the concert, Schubert paused and explained the music to the audience, creating a more interactive listening experience.

The choir was invited to perform at Salle Bourgie by the Montreal Museum of Fine Arts as a part of their "Complete Bach Cantatas" series.

Schubert, a professor at McGill's Schulich School of Music, commented that the choir "went out on a high note with a really great concert." He said he specializes in Renaissance music, and that "Rore's compositions were a real discovery" for him.

Lori Schubert, executive director of the Quebec Writers' Federation based in Westmount, said they had "done everything we set out to do – educational concerts for all ages, recordings, commissions. We're sad to stop, but our lives are too full to keep up the pace. Better to leave the scene while our audiences are still wanting more!"

The ensemble will be for hire by other ensembles or concert presenters.

Fire put out in men's washroom

A fire alarm was set off April 7 at the comfort station in Westmount Park. Responding officers discovered that someone had used the fire extinguisher to put out a small fire in the men's washroom. The area was filled with white powder from the device. A surveillance camera showed two possible suspects leaving the building. The incident occurred about 1:40 am.

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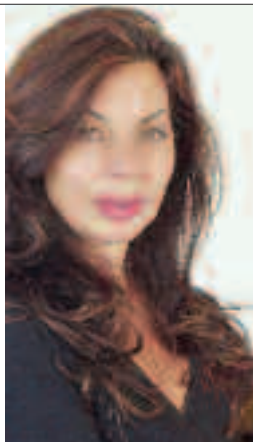
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some ideas for the next AVATAR movie."

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Retail Watch



VERONICA REDGRAVE

Rudsak is coming!

The Indie has learned that Rudsak will soon be moving into Westmount. Love their leather! Watch this space for more details.

Electrolux celebrates 75 years here

Popping into Electrolux to buy a new vacuum, I gleaned all sorts of fun facts for Indie readers. Celebrating 75 years in Westmount, this shop is welcoming. Massimo Brunetti manages the shop (trilingually: English, French, Italian) with sons Domenico and Roberto. On Victoria Ave. for many years, the store was first located beside Metro and is now just steps away, where it has been for 15 years.

"Montreal's Ritz-Carlton uses them, to name just one local hotel." Although full of the latest technological advances in home cleaning – and also air purification – the shop has a European feel, with a customer-worn Persian carpet and family photos, not to mention rows of celebratory plaques. On top of the counter, a silver ram trophy sits beside a trumpeting elephant, achievement awards presented to Brunetti Sr., who has a staff of 15. "We also now carry new products with a low ecological foot-print," he said.

What I loved? The team came to my home. Oh, and the Dolce and Gabbana-style assortment of family photos, showing all generations. Bellissimo!

Located at 353 Victoria Ave., it is open Monday to Friday 8 am to 7 pm and Saturday from 9 am to 5 pm.

NoBottle turns 1

Chatting with the Brunetti team I discover that Domenico Brunetti's firm is also celebrating: A one-year birthday candle for NoBottle. He is the sole owner of this company, which filters water directly from the city line. Hot, cold and even sparkling water is available directly to the home. The filter, installed under the sink and changed annually, is designed to limit bacteria growth. Another option, the whole-home water systems address challenges such as rust stains, as well as acting as a filter and using UVC lights to kill bacteria. Larger standing units have already been sold to offices. "We have a miniscule environmental

footprint: no plastic bottles," he said smiling, referring not only to the ubiquitous hand-held one, but the huge containers used in office water coolers.

What I loved? No more worrying about replacing a water filter in a jug.

It is located at 353 Victoria Ave.

Nails place moved

Ongles Experts is now open at a different location on St. Catherine near the corner of Atwater. They have convenient hours for those who work. Not only do they offer every service for nails – extensions, French, UV shellac, pedicures – but also waxing, eyelash extensions, permanent make-up, massages and facials.

What I loved. Open until 7 pm for busy people!

It is located at 4004 St. Catherine St.

Chez NGA

This local store at 4022 St. Catherine St. opposite Alexis Nihon Plaza has closed. Peering through dusty windows reveals piled up tables and a huge *fermé* sign.

New Prêt-à-porter opens

Open just one month, also opposite Alexis Nihon Plaza, is a new prêt-à-porter offering Joseph Ribkoff and other designer lines at excellent prices. There are different mix-and-match items ranging from sportswear to dressy. There are also handbags that will satisfy those seeking the "it" look.

What I loved? The spring-coloured cocktail suit – soft primrose yellow and iris mauve pattern, with just enough Midas touch of gold.

It is open Monday to Saturday, 10:30 am to 6 pm, at 4026A St. Catherine St.

Flore opens in new location

Big news. My favourite florist shop, owned by Gilles Lord and Denis D'Etcheverry, moved April 1 to a different location on Sherbrooke, this time corner Grosvenor. "Our new name is now Flore L'Atelier," explained D'Etcheverry, "and we are re-focusing on flowers, flowers, flowers. Hardly any accessories." And what a cute little space it is. Tiny, but bursting with colour, the new Flore is a joy to visit, let alone buy a sprig of spring. (PS: Telephone number remains the same.)

What I loved? My favourite flowers are all there. What's not to love in a shop full of sensuous scents and a rainbow range of colours, even though I only buy white.

Flore L'Atelier is located at 4818 Sherbrooke St.

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Westmount – 54 Aberdeen #28887063
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Westmount – 602 Côte St. Antoine #21644090
Beautifully renovated, sun-filled family home. Superb example of contemporary and traditional design featuring family rooms on two levels, master suite and deluxe open kitchen/dining room, parking and garage. Large, quiet private back yard. **\$1,379,000**



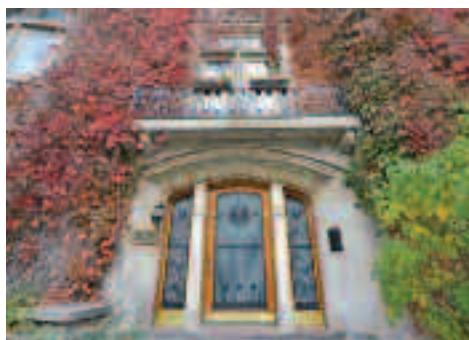
Westmount – 505 Argyle #24173778
Spectacular decorator-owned townhouse – open concept living on main floor, 3 bed/2 bath upstairs, garage, terrific walk-out basement and serene garden. Turn-key, impeccable, & rare opportunity for a downsize or small family. **\$1,299,000**



Westmount – 119 Lewis #24852204
Elegant and immaculate historic cottage. Ornate architectural detailing throughout this 3 bed+ office/2 bth, restored beauty. Ideal high walk score location with private, lush garden and parking. **\$789,000**



Westmount – 478 Wood #20104925
A rare find on wonderful Wood. Perfectly situated, 3 bed/2 bath, open kitchen/family room, parking and garden. Wood & heated floors, exposed brick, high ceilings. A gem next door to all amenities. **\$689,000**



Ville Marie – 3675 Côte des Neiges #17429246
A Golden Square Mile opportunity... once occupied by Ernest Cormier. Striking architectural details and very large rooms in a downtown setting. Separate entrance to bachelor/office... a unique property! **\$849,000**



Sud-Ouest – 4150 St. Ambroise, #302 #11844264
Rare, spectacular, 1700 sf. condo with two terrasses-views to canal and Mt. Royal. Open living/dining room/kitchen, large granite island, 2 bedrooms, 2 bathrooms, hardwood floors throughout, gas fireplace & stove, garage. **\$779,000**



NDG – 2128 Vendome #11138108
Fantastic investment opportunity with three rentals! Very desirable location – steps to Sherbrooke St./Victoria Village & Vendome metro, MUHC. This well-maintained duplex is a rare find! **\$739,000**



NDG – 4862 Wilson #17887515
Well maintained, Asselin-built, bright lower condo. Three bedrooms and bsmt family room with space for more. LR/DR leaded windows. Large private deck and lovely backyard, plus garage. **\$469,000**



Sud-Ouest – 90 Vinet, #102 #10498681
Loft alert! Idyllic canal location in Cours Charlevoix - Private entrance to 3 bed, 1.5 bath and 30 ft. terrace directly on the canal. Immense light and ceiling height. Steps to Atwater Market and all canal has to offer. An opportunity! **\$795,000**



NDG – 2121/23 Marlowe #27869017
Bright & spacious duplex, just renovated, vacant, super location, walk to MUHC, metro, Victoria Village. Each apartment shares 1500 SF basement space. New cedar decks and lots of parking! **\$995,000**



Ville Marie – 525 Lucien L'Allier, #303 #10540382
Spacious, bright & open 2 bdr /2 bth, 21' balcony. Quiet alcove, short walk to downtown, Notre Dame, supermarket, metro, bus, universities. Safe & secure building with garage. **\$409,000**



Reggie Robbins

Real Estate Broker

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Westmount



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Police Report

Car thief makes off with Lexus SUV

BY MARTIN C. BARRY

The following news story is based on information from police reports provided by a Station 12 constable in an interview with the reporter.

Some time between the early evening of April 5 until the early morning hours of April 6, a thief succeeded in stealing a Lexus RX crossover SUV that was parked on Greene Ave. near the intersection of Dorchester Blvd.

According Montreal Police Station 12 community relations officer Stéphan Laperrière, the car's owner went the morning of April 6 to where his vehicle was usually parked to find it wasn't there. "It's rare that we have car thefts, but we still have them now and again," said Laperrière.

The standard procedure in car thefts, added Laperrière, is to notify the police and the insurer. "Sometimes a vehicle will have a tracking device, and the insurance will help activate that," he said.

Happier ending to nephew scam

Chalk up another incident to be filed under "nephew scam" – only this time with a happier ending.

On April 12 around 5 pm, according to Laperrière, a retired resident of Clarke Ave. received a phone call from a young male claiming to be his nephew, Adam.

Realizing immediately that the caller was a scam artist since he didn't have a nephew by that name, the man played along and kept him on the line for a time to be absolutely sure he was being tricked.

It was the latest reported incident in Westmount of a confidence trick that tar-

gets senior citizens by trying to persuade them that a distant or obscure relative is in trouble and needs money quickly.

In this particular case, though, when the scamster called a second time a few minutes later to arrange to pick up money around 6 pm, the intended victim didn't pick up the phone, Laperrière said. He added that recent news reports of the scam (including several in the *Independent*) appear to be getting the word out.

Victoria Ave. tenant robbed

A Victoria Ave. tenant who was on an extended leave from home from September 11 to January 6 discovered upon returning that a large amount of personal effects had been stolen during his absence.

According to the police report, the landlord had contacted him part way through his time away to get permission to enter the apartment because of a problem with the refrigerator that needed fixing, and the tenant gave permission.

"But when he came back he noticed that several items were missing," Laperrière said. There was no mention in the report of any signs of forced entry. "A substantial amount of clothing and other fashion items were stolen," he said.

Hiding the Tequila

A ticket was issued to a St. Laurent man at Summit Lookout April 2 after he was seen trying to hide a partially consumed bottle of tequila in his sweater, according to Public Security reports. Patrollers spotted eight more people close by, but a \$77 ticket was issued only to one identified as age 21.

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& GRETA VON SCHMEDLAPP

Well hello and bonjour my fellow design friends and fiends! It's your dear Aunt Greta von Schmedlapp back from her voyages, brimming over with tales of her travels with her mentor and co-pilot in the design world: Aurélien Guillory.

As you may have noticed, we have not been sending our usual chronicles as we have taken a bit of a hiatus to focus on some private homes and condo constructions – plus, introducing Aurel's new division AURELIO for importation of home furnishings of the Americas. Currently, we are working with the best Peruvian Pima luxury bedding suppliers for some special shops here in Canada. (Interesting tales to follow!)

Now, back to what I want to share with you in this column: the facets of luxury. Aurel and I will now give you a free-association (and discreetly edited) list, showing the variety of people's interpretations of what luxury really means.

My dears, please imagine these varieties of luxury (L!) that Aurel and I have encountered in the months past: This is a mix of both ideas of luxury: extravagant, and please remember there are also essential luxuries. Everyone must afford these moments of quiet indulgence, perhaps even a daily luxury?

L is the good memories of time well spent with your loved ones. These are priceless.

L is a white piqué dress shirt with French cuffs.

L is wearing the antique silver and mother-of-pearl cuff links that your father

wore.

L is your lover's gift of monthly spa massages.

L is indulging in a service for 12 of Limoges gold-on-cream porcelain from Lise Labelle's shop Antiquités pour la Table. Promise me you'll use it often.

L extrême is also buying the matching théière, crème and sucre dessert set!

L the most minimal, elegant and practical laptop desk found – a sensuous swooping of smoked glass supported on polished brass. A true *objet de vertu* at Le Living on Greene Ave. Tell Mme. CEO-Florence “bonjour from Greta.”

L is Portuguese cotton flannel winter bedding.

L is sleeping in Peruvian Pima bedding. Only three percent of the world's cotton is Pima, so...sleep with the top three percent! (This is a very private luxury) – only your closest friends will know!

L is taking the time for afternoon pause at your best neighbourhood spot for a coffee and croissant.

L is Aurel's 8-year-old dear niece Sage in Calgary, who told us this winter that her favourite L is a bubble bomb, a candle and a good soak in her parents' bathtub. (We can only imagine what her future indulgences will be...)

L is having your neighbour in for Darjeeling and warm oatmeal scones, with Seville orange marmalade.

L is finding just the right European pine night tables at Rowntree over on Atwater Ave. for your dacha near Sutton.

L is reading your favourite novel near the grand fireplace at Panorama Resort with a Crown Royal snifter within reach.

L is swimming in your pond and plucking autumn wild blackberries from the bank.

L is settling down for a well-deserved lunch of the most savoury sandwich extant at Le Richmond's delicatessen: paté and

confit de canard on grilled multigrain bread with a large ballon of Barolo. Chapeaux to the genial conceptions of CFO Luc LaRoche!

L is a weekend at the astounding Alberta hideaway Azuridge Lodge Hotel. (It's just outside of Calgary in another realm...)

L is sharing a baguette with Bosc pears, Roquefort and Chablis in the garden at Hôtel Rodin in Paris with your wife for a special anniversary.

L is having a tasting tour of the vineyards in the Okanagan Valley, BC.

L is reserving the telescopic viewing at the Megantic observatory, and luckily having a display of the aurora borealis.

L is walking the tour of the botanical gardens followed by a bistro supper in Hochelaga-Maisonneuve quartier.

L is a spa weekend suite at Banff Springs with a Pima terry robe and slippers.

L is reserving the annual wine spectator tasting weekend in Manhattan for your partner's birthday weekend.

L is planning a full moon midnight meditation at Paz Y Luz in Pisac, Peru with your favourite nephew.

L is a custom pair of Lobb shoes for your husband's birthday (and the flight to London for the fittings.)

L is a long weekend at the surprising hotel La Purificadora in downtown Puebla, Mexico and its unforgettable glass walled lap pool on the roof terrace.

L is their notable Pollo Molas for dinner that night.

L is Greta's current favourite: A frosty Ungava martini with orange zest while listening to Eric Satie's “Gymnopédie” – intimate music created for sipping martinis.

Philosophy

Finally, on a more philosophical level, the essence of luxury is having choices.

Charlie Chaplin once said “The only real luxury is time.”

Well, Dears, I must close this Joycean stream. We are warning you design aficionados to look for our new blog. Can you believe that Aurel and I, Greta von-Schmedlapp, design sleuth, have been writing together since 2007? We are currently editing, and are planning to slowly release 50+ blogs of our rants and musings to become an e-book: *The Chronicles of Greta von Schmedlapp, Design Sleuth*. How's the title?

Another new facet of my life: Greta's gastronomy! The design and appreciation of cuisine in all its aspects. Aurel and I have been enjoying capturing photo events of inventive and delicious meals. I am now slaving on the editing of “Delicious Dishes I have Known.” We'll let you know of unveiling.

Well, my dear design friends, I entreat you to send us your views of luxury. We will publish the most inventive ones soon.

May all of my jabbering on luxury inspire us all to pause and count our blessings.

Must trot now, colourfully yours, Greta von Schmedlapp.

Car rolls into another on Columbia

A Mazda parked on Columbia rolled forward April 12 causing heavy damage to a Subaru parked in front, Public Security officials said. The Mazda was reported to have been left in neutral but with the handbrake engaged. Both cars belonged to Westmount residents. The owner of the Subaru called Public Security at 9:08 pm on discovering what had occurred. No tickets were issued.

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Garneau at Rotary cont'd. from p. 26

that you're not going to be possibly accidentally in the approach path of an airplane," said Garneau, adding that it's also easy to lose control of drones because their radio-control systems only operate on a line-of-sight basis.

"We're having more and more pilots of airplanes reporting that they're seeing drones nearby them as they are approaching a runway or taking off from a runway," he continued, while noting that Transport Canada will be bringing in new regulations to deal with an increasingly hazardous situation.

Garneau said the department is also concerned about out-of-control drones suddenly falling into traffic on busy streets. "Transport Canada has to do a very quick and sensible job of putting in place the regulations and intervening in full because otherwise we will end up with an unsafe situation."

As for self-driving cars and trucks, Garneau said the current prediction is that they will begin to be seen in as little as five years. "You will essentially program them much as you would sit at your laptop and program it ... If this done well, it can actually increase safety."

There are other challenges to be surmounted. Noting that Google and Apple have both been testing automated cars on California roadways, Garneau said "it's another thing to drive them on a Canadian road in the winter, where the lines are not visible, where there may be black ice on the road and where a lot of our judgment as experienced drivers comes into play."

"How does one build judgment into an automated vehicle? So, these are some of the things that are ahead of us, but it is going to happen, and again Transport Canada will have the responsibility to come up with the rules and regulations that will eventually establish the safety of these vehicles and how they can operate."

Questioned about pipelines

During the question period, Garneau was asked for his opinion on oil pipelines. "I personally think that pipelines are a safer way of doing things," he said, comparing them to the alternative of rail transportation.

"I believe that today's technology allows us to build pipelines much more safely, and we're very much aware of the importance of maintaining [them.] Very often the problem that happens is that after 30 years, when they start to suffer from perhaps less maintenance than they should have had, that's when they become more of

Cedar waxwing takes a break on Arlington along migration route



One of a flock of more than 20 cedar waxwings was seen taking a rest in a crabapple tree on Arlington Ave. It's possible it was en route to its breeding grounds further north. The Cedar Waxwing is common across Canada. It typically winters in the southern states and Central America, and breeds in the middle regions of the Canadian provinces, north of Montreal and south of James Bay, according to National Geographic Complete Birds of North America and The Aududon Society Field Guide to North American Birds.

Photo: Ralph Thompson

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a risk."

Garneau was also asked to comment on the Liberal government's pending decision on whether to grant Bombardier Aerospace a \$1-billion subsidy.

Referring to Bombardier's C100 currently under development as "the best airplane in the world in its class, bar none – it really is an extraordinary airplane," he added "we are looking very carefully at what can be done, and we are cognizant of the fact that it's a lot of money and it's taxpayers' money. But a decision will be made in the not-too-distant future on that, and we'll see what happens."

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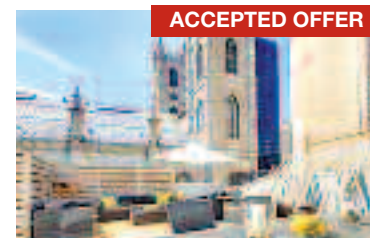
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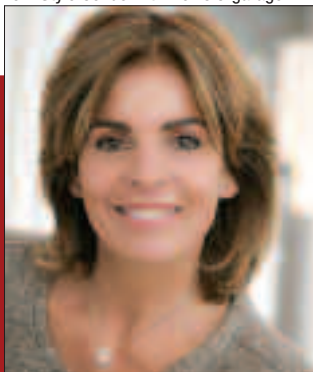
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



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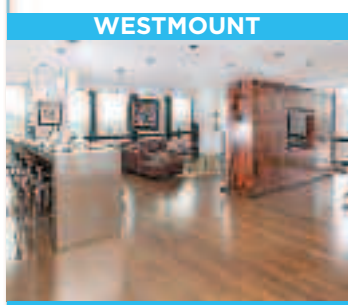
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