

Swearing-in preceeds meeting

New council adopts permits, hears concerns

By LAUREEN SWEENEY

The inaugural session of the new council November 13 lasted only 30 minutes following a swearing-in ceremony and cocktail reception for some 100 invited guests.

Bringing down the gavel and saying “that’s the signal the bar is closed,” Mayor Christina Smith opened the meeting, stating that after a long election campaign the council was now “excited to get down to work and get things done.”

While a short agenda was presented, Smith said it was important to her to hold this meeting so people waiting for building permits could have them before the onset of winter. In all, 56 were approved.

But questioners in the audience wasted little time asking about Urban Planning guidelines, St. Léon school expansion, sidewalk protrusions and safety, a new dog by-law, council commissioner-ships and the proposed phasing out of parking stickers.

“Why change something that works?” asked a resident of Springfield Ave. regarding elimination of the



At the swearing-in ceremony of Westmount’s new city council November 13, Mayor Christina Smith, wearing her chain of office, is flanked by councillors, from left: Anitra Bostock (D.1), Philip Cutler (D.2), Jeff Shamie (D.3) and Conrad Peart (D.4), Marina Brzeski (D.5), Mary Gallery (D.6), Cynthia Lulham (D.7) and Kathleen Kez (D. 8). See story, p. 6.

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New entrance started at Vendôme Metro

By REBECCA ANNE CLARK

Preparatory work has begun for the new building at the Vendôme Metro station, which will include access to the subway, commuter trains and the MUHC super-hospital.

Passers-by will notice construction barriers near the eastern exit of the existing

Société de transport de Montréal (STM) building. According to STM spokesperson Isabelle Tremblay, this initial work includes the relocation of natural air vents, some underground infrastructure and the bus loop, which surrounds the existing building in order to make room for the new one. This will be located immediately to the

.....
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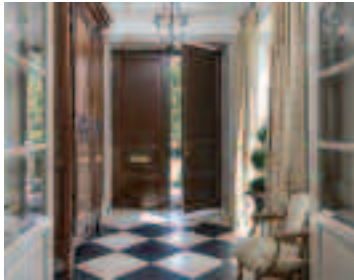
100-275 St-Jacques,
Montreal **\$6,900,000.00**



PH4-1000 de la Commune Est,
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680 Roslyn,
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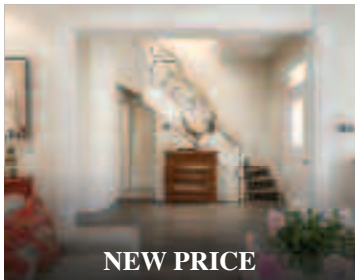


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Vendôme Metro cont'd. from p. 1

east of the existing one.

Construction of the actual building, which will house entrances to and ticketing for the STM (metro and bus) and Réseau de transport métropolitain (commuter trains), will begin early in 2018, according to an STM report that was handed out at a public consultation meeting in February 2017. The construction of the MUHC pedestrian corridor, which will allow access to the super-hospital from de Maisonneuve, is to take place concurrently.

The existing underground pedestrian corridor, which gives access to the MUHC via a non-wheelchair-accessible corridor, will remain open during construction, according to the report.

The construction on the railroad right-of-way will also begin in winter 2018. All this construction is expected to generate 18 truck entries and exits per hour going through Westmount, according to city of Westmount director general Benoit Hurtubise.

The impact of increased truck traffic had at least one Claremont Ave. resident concerned about the state of that road and the possible impact of heavy machinery on

her old house.

However, because Claremont is a designated trucking route for both this project and construction on the Turcot, “a complete resurfacing of the road would not be timely, given everything that’s going on and the impact it would have in the city,” said Hurtubise. Nevertheless, he said the city of Westmount and the STM have a good relationship and frequently communicate regarding measures to mitigate noise and traffic.

In terms of other potential construction projects in the area, the proposed Provigo supermarket and seniors’ residence on de Maisonneuve at Claremont is unlikely to be approved, said NDG city councillor Peter McQueen. Given the results of the recent municipal elections, he said he would be “very surprised” if the developer was successful in changing the zoning requirements to move ahead with the project.

The new Vendôme Metro station building, which is aiming to be in line with the Envision sustainability guidelines as well as accessible with the inclusion of five elevators, is due to open to the public in late winter 2020. More information can be found at stm.info/en/vendome.

Where did car get the orange paint?

Suspicious orange paint was found on a car outside 4700 St. Catherine November 11, Public Security officials said. The driverless vehicle was spotted at 11:46 am with a tire, bumper and fender badly damaged. A search did not turn up any clues to the origin of the orange paint though it was believed to have come from an accident. Police were called and took over the incident at 12:25 pm.

Door-to-door solicitation stopped

Two complaints were received for a man selling chocolate bars door to door November 15, Public Security officials said. When officers responded to the first call at 6:49 pm from Grenville Ave., the man could not be found. He was located on Argyle following a call at 7:50 pm. He identified himself as living at a mission and selling the chocolate as a “personal job” not on behalf of anyone else. He was told that such solicitation without a permit is not allowed in Westmount.



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An area near the Vendôme Metro station exit is blocked off on November 13 as preparatory work begins to make space for the new building, to be situated in the area currently occupied by some trees and the bus loop.



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LETTERS TO THE EDITOR

WHY IS RINK CLOSED ON A PED. DAY?

I am a Westmount resident with a son at Roslyn and am curious if the Westmount recreation centre (WRC), indeed city hall, makes any effort to align the schedules of the public facilities with the needs of the public they are supposed to serve.

Recently, my son was off school from Roslyn due to a ped. day. In order that he do something physical and active, I tried to organize him and some of his school friends to go skating at the WRC – an ideal activity in the middle of November. However, I was dismayed to discover that the both rinks were closed. *Closed* on a ped. day! Who would schedule the closure of public rinks on a ped. day that had been set by the EMSB and published months ago?

In a small community like Westmount, is it too much to ask that the services that are supposed to serve the needs of the community actually align with the needs and availability of the community – so that facilities like public skating rinks are not closed when Westmount children are free and keen to skate?

A similar thing happened last year during Christmas week – a period when many of us citizens are normally on holiday and keen to be outdoors. On a gorgeous and

sunny day following a snowfall, none of the outdoor rinks were cleared – so none of us citizens could enjoy them. And they stayed uncleared for several days. Disgraceful.

MICHEL DE MARTIGNY, VICTORIA AVE.

AN IDEA FOR INDOOR POOL

The city now has a new mayor and [for the second time in a row] a majority of female councillors.

Congratulations to all and, of course, the two male councillors.

Recently, there was considerable discussion on a new indoor swimming pool. The new councillors will no doubt have this on their agenda for future consideration.

Originally ideas came up, like purchasing an old, dilapidated building, renovating it or possibly constructing a new building on vacant land elsewhere.

To simplify the situation, why not increase the popularity of the Westmount recreation centre by covering the swimming pool with a retractable winter- and summer-time roof. I can't imagine this being any more costly than any other proposal.

I know, I know. We don't need to use the same architect as the "Big O."

RITCHIE BELL, LANSDOWNE AVE.

Publisher's note

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Please know that the city of Westmount is an advertiser and that the current council is composed of six new councillors.

Please also know that many municipalities on the island of Montreal (and elsewhere), larger and smaller than Westmount, do not have a weekly paper devoted just to them. Some have nothing; many "share" a paper with an other

(or several other) municipality-ies, and some of these publications are less often than weekly. In addition, print newspapers of all types face all sorts of challenges in the current technological and regulatory climate.

If you don't like what we're doing, please feel free to write too, for publication or not (please say which).

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DAVID PRICE, PUBLISHER

STROVE FOR BALANCE, COMMON GROUND IN D8

I would like to thank the residents of District 8 for the trust and confidence they placed in me in my two terms as their councillor.

The primary role of an elected councillor is to represent the views of the citizens she or he represents. During my eight years in the role, it was difficult to find unanimity on any issue. For each committed group of citizens that would say "A," there were always others who would say "B" and who held their views just as strongly, but who may not have made as much noise about it. As councillor, I felt a great responsibility to balance these opinions and to try to find some common ground.

District 8 is like no other in Westmount. Over my eight years of service, I often felt that residents and councillors from other parts of the city just couldn't appreciate the different set of issues we faced: abandoned and graffitied store fronts, homelessness, alcohol and drug abusers on the

Tupper lots, a soup kitchen bursting at the seams, the Turcot project literally in our back yards 24/7, and the new Children's Hospital [residential] development, just to name a few.

These are the reasons the Southeast project is so important, and I am very glad that it was a key plank in Christina Smith's platform for mayor. My interest in the issues that are intertwined in the Southeast project is profound and ongoing. I can now look forward to coming to public council meetings and expressing my own strongly-held personal views on these issues, without the burden of having to balance the views of others in my community.

Kathleen Kez is now the councillor for District 8. I wish her well in her new role in representing all the residents of the district on all of their issues all of the time. This is what I have strived to do with positive energy in my two terms. It has been an honour and privilege to have served my fellow residents. *Un gros merci à tous mes concitoyens!*

THEODORA SAMIOTIS,
OUTGOING COUNCILLOR FOR DISTRICT 8

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We are Westmount.

Presstime: Monday at 10:30 am

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CHIEF REPORTER: Laureen Sweeney

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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. Letter writers should not expect to be published in every issue, or in back-to-back issues, or repeatedly in the same season or on the same topic.

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Feet tap to the tunes of Klezmer band at Place K



A six-piece Klezmer band took front stage the evening of October 26 at Place Kensington. About 50 residents packed into the entertainment room to tap their feet to traditional music played by The Bagg Street Klezmer Band, named after Bagg St. Band members, from left, were: Rick Goldman on clarinet and tenor sax, Stephen Errington on keyboards, Philip Weech on trumpet and flugelhorn, Harle Thomas on percussion, Lorin Levine on baritone sax and guitar, and Minda Bernstein on violin.

Photo: Ralph Thompson



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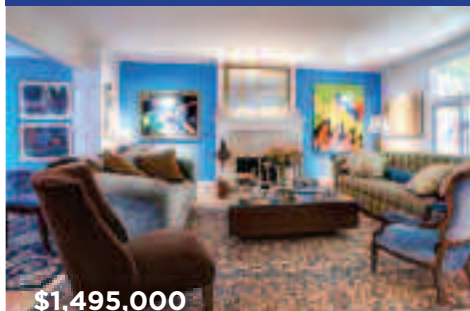
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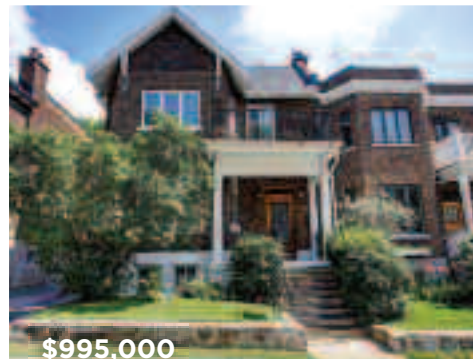
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Council sworn in at standing-room

By LAUREEN SWEENEY

All eight councillors and the mayor were sworn into office November 13 in a council chamber overflowing to standing room only, followed by a reception attended by close to 100 family members, friends and other invited guests.

“I think it’s great to see the make-up of the new council,” stated Gary Ikeman, who served on the 2009 council. “Renewal is a good thing.”

It was pointed out several times during the evening that a younger council was reflected in the number of children and teens on hand to see their parents inducted.

All council members took the required Quebec oath introduced for the council term in 2013, in which they swore to discharge their duties “with honesty and justice, in accordance with the law and with the Code of Ethics and Conduct of the Elected Municipal Officers of the city of Westmount and undertake to observe the rules of that code applicable to me after my term has ended.”

Interestingly, however, this council in adhering to the “minimum” Quebec requirement, did not additionally take the oath traditionally used in Westmount as had the previous council. This was to fulfil their duties “without partiality, fear, favour or affection and in the best interest of the city and of its residents” (see story October 15, 2013, p. 8).

This change was pointed out by former Mayor Peter Trent, who was attending the event.

Until the oath of office is taken, council members already elected are not legally empowered to take their seat.

In the case of Philip Cutler and Jeff Shamie, this event was their second swearing-in. See “Acclaimed candidates sworn in privately,” (October 24, p. 1).



Mayor Christina Smith and former mayor Peter Trent share comments during the reception.



Mayor Christina Smith.



Anitra Bostock, District 1.



Philip Cutler, District 2.

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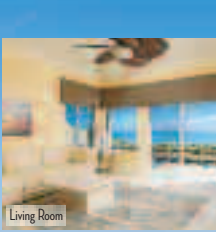
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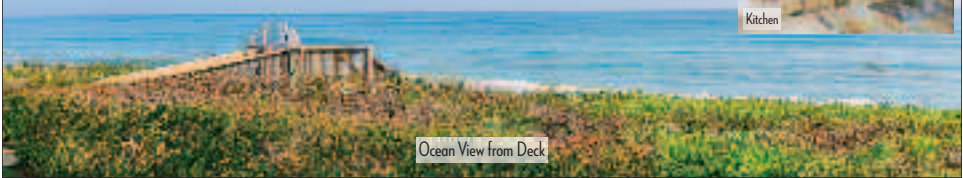
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Jeff Shamie, District 3, with city clerk Martin St-Jean, right, who officiated at the ceremony.



Conrad Peart, District 4.



Marina Brzeski, District 5.



Mary Gallery, District 6.



Cynthia Lulham, District 7.



Kathleen Kez, District 8.

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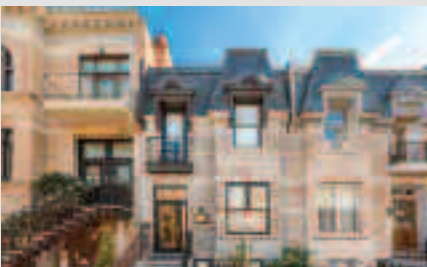
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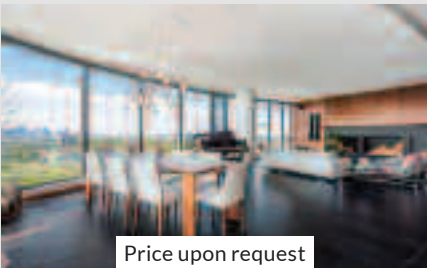
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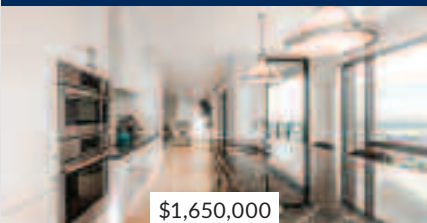


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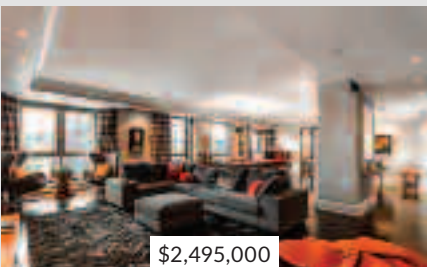
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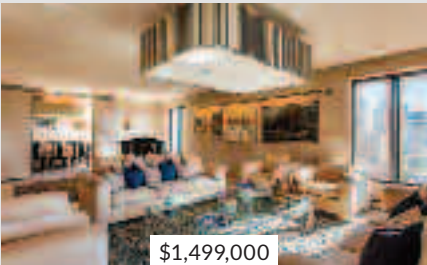
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Panelists offer differing views in HCP climate debate

BY MARTIN C. BARRY

Although they didn't see eye to eye on everything, a panel of scientists invited by the Westmount Healthy City Project to debate climate change at Victoria Hall on November 1 did seem to agree that something needs to be done – if only to improve the quality of life.

The panelists, Concordia University assistant professor of geography Jeannine St-Jacques, McGill University professor emeritus of computer science Gerald Ratzer and Concordia professor of climate science Damon Matthews, were given an opportunity to state their views on climate change, after which audience members were invited to ask questions.

According to St-Jacques, the warming the world has undergone in recent years began during the industrial age in the 18th century when Western societies started burning large amounts of coal, oil and natural gas, resulting in the increased emission of carbon dioxide (CO₂) into the atmosphere.

She said that if we continue this way, burning everything we can, by the end of this century the world is looking at the average global temperature rising by somewhere in the range of 2.5 to 5 degrees Celsius and a resulting sea level increase of up to a metre.

Ratzer said he is a "staunch supporter of clean air, clean water, clean power generation and reduction of all forms of pollu-

tion." All the same, he maintained that the climate change issue "has been politicized" by climate change believers who have turned it into something "more like a religion."

He said he was "quite convinced that man-made CO₂ has had some effect on the climate, but my statement, which is different from the first speaker, is that it is not the primary driver of the climate and of climate change.

"My big point is I'd like people to stop worrying about CO₂," added Ratzer. "CO₂ is your friend. It is not a pollutant, and it's responsible for feeding 7 billion people today, yesterday and the day before. So what you really want to do is get rid of the pollution, whether it's from smoke stacks or from your car."

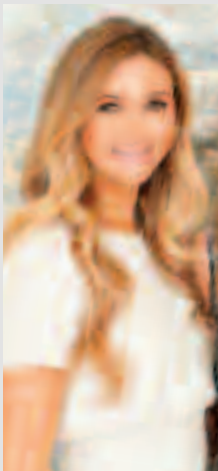
While acknowledging that CO₂ is a beneficial substance essential for life on earth, Matthews didn't agree that more CO₂ is good for the planet simply because it encourages plant growth. "In high enough concentrations, too much CO₂ is bad for you," he said.

"The very severe floods we just experienced this year are completely consistent with the signal of global warming. Hurricanes are getting stronger because of warmer ocean temperatures. Wildfires are becoming more likely and more deadly as a result of warming and drying in several parts of the world. This is all the signature of global warming."

After stating that "the stakes are high,

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From left, Concordia University assistant professor of geography Jeannine St-Jacques and McGill University professor emeritus of computer science Gerald Ratzer look on as Concordia professor of climate science Damon Matthews makes a point about climate change with Lego figurines during the Westmount Healthy City Project's public meeting on the topic November 1.

and we are betting here on our children's future," Matthews laid out about three dozen Lego figurines from his children's toy collection. He said they represented the fact that an overwhelming majority of climate scientists believe global warming is real, with one representing scientists who are non-believers.

During question period, Lawrence Mysak, an emeritus professor of atmospheric and oceanic climate science at McGill and a former applied mathematics professor, criticized the use of mathemat-

ical models by climate change believers to bolster their arguments. "This story about models I can't believe. It's totally bullshit," he said.

On the other hand, he agreed that the amounts of CO₂ currently being sent into earth's atmosphere exceed the natural norm, since "they cannot escape fast enough to come to an equilibrium as it happened previously. So we are very strongly perturbing the carbon cycle, and therefore we have to do something about it."

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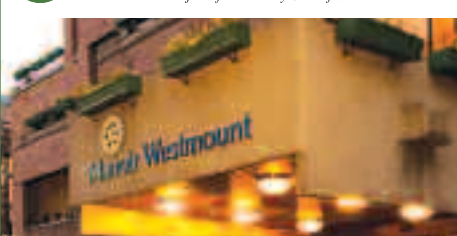
A photograph of a modern multi-story building with a glass facade and a courtyard area.

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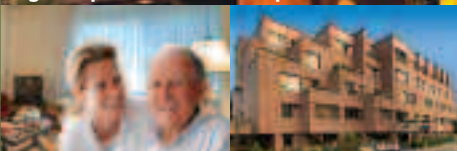
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By-law never got to be tested before judge Prosecutor withdraws \$108 ticket for snow removal tow ticket

By LAUREEN SWEENEY

A Westmount resident who complained to city council last January about receiving a ticket for \$108 and having a car towed during snow removal said last week the ticket was withdrawn 80 minutes before his case was to be heard in Montreal municipal court October 29.

"I had arrived early to do battle, but in speaking with the prosecutor, he agreed to withdraw the charge," said Jack Locke of Stayner Ave.

He said he had explained his case and shown the prosecutor the Section 59 of the city's traffic By-law 726, under which the ticket had been issued and which he was contesting.

"I don't know the reason the prosecutor agreed to withdraw the charge but he said he was doing so 'under the circumstances,'" Locke said.

"In my opinion, it's sadly a poorly written law," Locke concluded. "It's too vague and provides ticketers with powers that

are too broad."

Section 59 reads: "No person shall cause or permit any parked vehicle to remain unattended on any street during a snow fall or where special signs have been placed to warn drivers that road work or snow removal is intended or is being carried on."

He had told the city council meeting in January he had parked the car on Stayner at 1 pm January 8, when he had not seen any signs. But by 8 am the next morning, the car had vanished. "I was informed that the car had been towed to Dorchester, and in addition to the \$45 fine and \$13 costs, there was a \$50 towing charge."

He had complained at the time to Public Security and then at the council meeting about the by-law and a discrepancy in city website information that was subsequently corrected (see story January 24, p. 4).

While he had asked Public Security at the time to cancel the ticket, he said, he was told they could not do so.

Locke said last week, however, after seeing a "scant" report that had been written by the ticketer, "I suspect they knew they were not going to contest it."

Public Security director Greg McBain told the *Independent* that this was "a straight-forward" ticket issued as part of the towing process, for which a report was sent in as the only defence.

Ambivalent

Locke said he was "somewhat ambivalent about the result" despite being spared the cost of the ticket plus another \$27 the court adds if a challenge is lost. He had also borne the cost of a day off work plus \$40 for a certified copy of the traffic by-law

and considerable research and photocopying.

"Unfortunately, or perhaps fortunately," he said, "I was unable to test this provision before a judge. And fortunately, Montreal's Metro carried me home for just another \$3.25."

With the approach of winter, Public Security officials recently told the *Independent* to keep an eye out for snow removal signage.

According to the city's website "Westmount personnel will install signs at least 12 hours before snow removal begins, giving drivers ample time to move their parked vehicles before snow removal operations get underway. Please check your street daily before 7 am following any heavy snowfall, as vehicles blocking snow removal operations will be towed."

Tickets issued for blowing leaves onto bike path, street

A landscaping contractor was issued a ticket for \$442 November 14, Public Security officials said. Two workers for the company were observed blowing leaves onto the bike path at 8:37 am in front of 4500 de Maisonneuve despite previous warnings. The men were then seen putting the leaves onto a tarp and placing them in a no-parking zone.

An individual worker had been given a ticket for \$149 the day before for blowing leaves around parked cars on de Maisonneuve. He was intercepted on Metcalfe at 10:04 am and returned to remove the leaves.

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Start of cold season makes its mark



A rainy period followed by the season's first hit cold weather created interesting fossil-like imprints of leaves on sidewalks and roads November 10. Fallen leaves that were moist when they fell to the ground left icy contours when they blew away. This one was seen on Arlington Ave. around 4 pm.

Photo: Ralph Thompson

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Social Notes

VERONICA REDGRAVE

A bright, bubbly brut was served on October 25 as jewellery designer **Gloria Bass** partnered with Pat Flesher Furs for a cocktail. The event, held at her Westmount boutique, was in honour of breast cancer awareness month (October) and CURE, a national foundation that provides funding for basic and clinical research for breast cancer.

"Bubbles and Bites" attracted a chic crowd of ladies (and a few men), who enthusiastically admired Bass' designs and "oohed" over the rabbit, mink and sable. "All farmed," explained **Stewart Chadnick**, designer/owner of Flesher, who featured furs, leathers, shearling and cashmeres from Italy, France, Germany and Canada, as well as his own collection. He was in from Ottawa with his wife **Lori Shuchat-Chadnick**, who handles PR/sponsorship for CURE, represented that night by founder/president **Diane Proulx-Guerrera**. A portion of the evening's sales was donated to the foundation.

Fur seems to be making a comeback with celebrities such as **Beyoncé** and **Rihanna** Instagramming their glossy garments. Recently, renowned super-glam-gals **Bella Hadid** and **Cara Delavigne** walked the runway in Fendi's *haute fourrure* show. As the Flesher collection shown was from farmed animals, invitees were amenable to slipping into a style or two. Stand-outs were a sensational sable (wow!), a fun green rabbit jacket and bright blue warmer-than-warm fur mitts.

Adja Thompson modelled shearlings, reversible fur-lined coats and marvellous minks.



Diane Proulx-Guerrera.

Gloria Bass, there with her husband **Richard Bass**, welcomed guests as they squeezed into her small-but-sparkly shop. Richard Bass sported a fabulous pin – "a surprise anniversary gift," explained Gloria Bass. "I found this charming little green agate frog at a gem dealer and perched him on a hand-carved branch made of ebony." The jewellery designer's own necklace – emeralds and Tahitian exotic pearls with her signature coiled 18K gold beads – was admired by all, including local res **Susan Curry** elegant in black and wearing diamond rings created by Bass.

Other Westmounters noted included **Laurie Samuelson**, just back from touring Italy, **Gabriella Eidinger**, **Carol Goldenberg**, **Janice Greenberg**, **Amy Kornick**, **Nancy** and **Stephen Molson**, **Gloria** and **Barry Sternthal** and **Jennifer Campbell**, there with her mother **Gail Campbell** as well as **Lillian Mauer**, **Lynn Viner** and **Susan Kolodny**.

Also seen was Shuchat-Chadnick's brother **Philip Shuchat**, co-proprietor of the Comedy Nest and president of Spot On Entertainment, featuring performing



Janice Greenberg, left, and Laurie Samuelson.

"super dogs," most adopted from shelters. What everyone loved? The fabulous pom-pom fur key rings/bag charms donated by Stewart to all who made a donation of \$50 to CURE.



Lynn Viner, left, and Susan Kolodny.



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Safety issues requested of new council

cont'd. from p. 1

parking permit stickers once licence plate readers can be installed in Public Security patrol cars (see story October 10, p. 9).

The stickers enable neighbours to identify cars illegally parked in spaces on their streets reserved for permit holders, he explained.

"It's a reasonable concern," Councillor Philip Cutler replied. He said the cameras were intended mainly to facilitate the monitoring of time-related parking in commercial areas. He said no stickers would be eliminated in 2018.

Street, sidewalk safety

Maureen Kiely of The Boulevard asked how sidewalk protrusions would be made visible now that plantings were removed for the winter. Councillor Cynthia Lulham said the city would use construction markers as is done in the Plateau.

And was the council prepared to improve pedestrian safety on streets and sidewalks, asked Dan Lambert, president of the Association of Pedestrians and Cyclists of Westmount.

Smith said she was committed to bike paths and sidewalk safety features and would welcome the opportunity to discuss them with the association. "There is so much that can be improved on," she said.

Expressing more safety concerns, Clarke Ave. resident Maura McKeon asked the council to eliminate her block south of Sherbrooke from the city's recently designated truck route.

She explained the block was already congested due to traffic and parking related to St. Léon school. Smith said the city's goal was to get the trucks out of Westmount as quickly as possible especially with the Turcot work.



These construction cones were seen March 30 as warning markers for the protrusion on Westmount Ave. at Grosvenor.

Open dialogue

McKeon also asked that "someone from the city" be appointed to a construction committee for the school. Smith said that everything would be done in conjunction with the city's Urban Planning department. There would be liaison with the parents' committee and there would be "a very open dialogue" with the neighbourhood.

Smith indicated in reply to a question from Judy Philpott of Claremont Ave. that residents could expect the new commissionships to be announced in about two weeks. These would reflect current issues such as accessibility, she said.

Paul Marriott, president of the Westmount Municipal Association, asked council to move forward quickly in adopting a proposed dangerous dog by-law and to get on with updating Urban Planning building guidelines – a major campaign issue.

Citing one of the permits on the meeting's approval list, he said it was "nonsense" for the city to be requiring new windows and doors to be of wood "without metal cladding" rather than using "materials efficient for today." In this particular case, he noted, the windows and doors were at the back of the house, not visible from the street. The house has a Category I heritage rating.

The city was also asked to approve the use of PVC piping as allowed in other municipalities for plumbing. "We have different standards," Smith replied, adding "all these issues" would be explored.

Many concerns would have to be discussed by the new council in general committee, she explained.

The next regular public meeting is scheduled for Monday, December 4.

Comin' Up

SUNDAY, NOVEMBER 26

Quaker open house, 11 am. Meditative silence, followed by lunch and question period, 12 pm. Centre Greene, 1090 Greene Ave. Free. Info: 514.935.1608.

TUESDAY, NOVEMBER 28

Comité de bon voisinage of the Turcot project public meeting, 7 pm to 8:30 pm, Westmount city hall.

WEDNESDAY, NOVEMBER 29

Poetry workshop with Ann Lloyd, 10:15 am to 12 pm in the board room of the Westmount Public Library.

FRIDAY, DECEMBER 1

The Atwater Library's "Canada 150 video project" conducts the final showcase event, 1 to 3 pm. Some of the 150 short videos will be screened, with a focus on the work of Concordia University feminism and art history students. 1200 Atwater Ave. Free.

SATURDAY, DECEMBER 2

Westmounter **Doreen Lindsay** delivers a talk on the five businesses and their owners at 318 Victoria Ave. since 1960, 1 pm at 318 Victoria. Coffee provided by Leonidas.

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It is with deep sadness that we announce the passing of Jan Carl Spaniel at the age of 88. True father to his son Paul and daughter Nima; loving grandfather to Joseph, Kayla, Norah and Theo. Born in Prague to Oldrich and Kamila. He spoke many languages and when working for the Associated Press escaped the communist regime and made Montreal his home in 1951. He was a hard working devoted and loved father, whose many great passions included travel, soccer, arts and culture, fine cuisine, and sharing a good laugh. The family would like to thank the staff at St. Mary's, MUHC, and especially Lev-Tov Senior Residence. A memorial will be held at Mount Royal Funeral Complex, 1297 Chemin de la Foret, Outremont, 7:00 PM on Friday, November 24. In lieu of flowers, donations may be made to Covenant House Toronto, or a charity of your choice.

Mood of the Market

October sales: Going crazy



Real Estate

ANDY DODGE

The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in October 2017. Because they are not final registered sales, the addresses cannot be made public but give a good idea of current trends in local real estate activity. The graph offers a picture of these trends over time.

Crazy. There is little other way to describe what is going on in the current Westmount real estate market, where the average house value is moving in on \$2 million, and volume is almost as strong as last year but otherwise stronger than in any year (through October) since 2002.

Only three of 15 home sales reported in October went for less than municipal tax value, and the average mark-up of almost 19 percent – coupled with 22 percent for

September sales – is driving the value of the “typical” Westmount house into the clouds.

Mark-ups as high as 68%

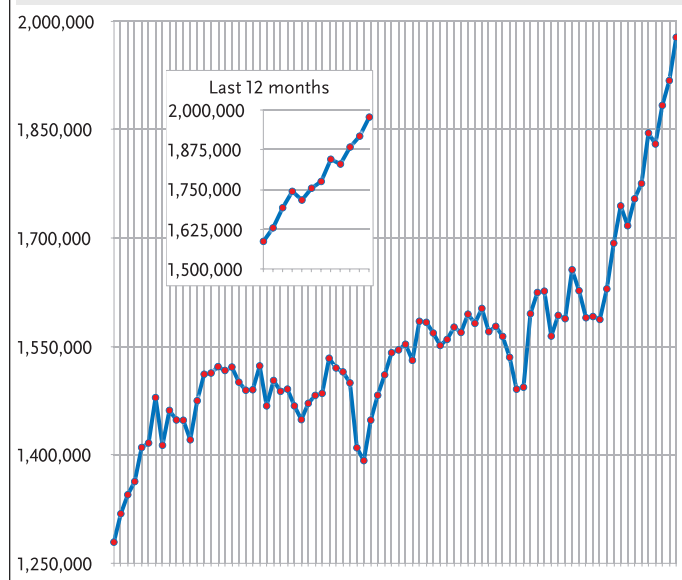
The actual prices paid for houses in October were relatively modest, with only two sales logged at more than \$2 million while three went for less than \$1 million, but mark-ups went as high as 68 percent, not to mention four more mark-ups over 40 percent. Three of the 15 posted sales were at or above full asking price, and the average house took only 37 days to sell, the fastest monthly average we have on record since February 2005. In fact, five of the reported sales in October were accomplished in less than a week, while only two sat on the market for more than 100 days.

Condo volume limited

Condominium sales were equally high-priced but volume was limited, with only four posted sales, two over \$1 million and two less than that, all mark-ups over municipal valuation and two which sold at or above their asking prices.

Even in adjacent-Westmount areas, where another five single-family homes sold in October, prices are still going up. In the Square Mile, the average price of nine sales so far this year averages \$1,919,722 compared to only \$1,486,085 in eight sales last year. In the Trafalgar-Daulac area, the

Average adjusted price for ‘typical’ Westmount house, by month, Jan. 2011 to Oct. 2017, based on accepted offer dates



average is \$1,523,109 (16 sales) compared to \$1,483,836 (19 sales) last year.

At last count, there were still 59 houses listed for sale in Westmount, the same number as mid-October, but only four asking less than \$1 million, compared with seven a month ago, and 17 asking more than \$4 million compared to 11 a month ago. The market may be moving up, but it is still tough to sell one of the more expensive mansions.

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l'ajout d'un train et à l'augmentation de
la fréquence de passage sur la ligne verte.

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HAMPSTEAD



HARROW | MLS 22176307

Detached 4+1 bedroom home on pool-sized lot with double garage!

Asking \$1,595,000

COTE ST LUC

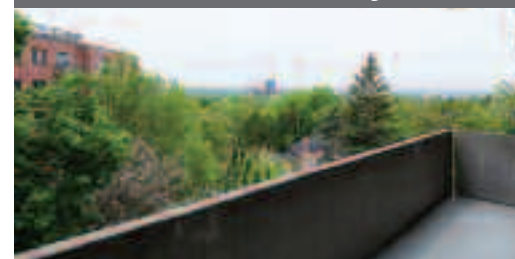


PINEDALE | MLS 27880576

Detached 3+1 bedroom bungalow on corner lot near synagogue!

Asking \$689,000

WESTMOUNT ADJ.



BONAVISTA | MLS 22150021

3 bdrm/2 bath 1,860 sqft condo with breathtaking views!

Asking \$599,000

WESTMOUNT



LANSDOWNE | MLS 25124043

4 bedroom home w/central air and integrated garage!

Asking \$1,495,000

***Over \$6.5 Million sold
since our last big ad!
One of the best month's we
ever had! We have hungry
buyers eager to pay!
We need more properties,
call us YESTERDAY!***

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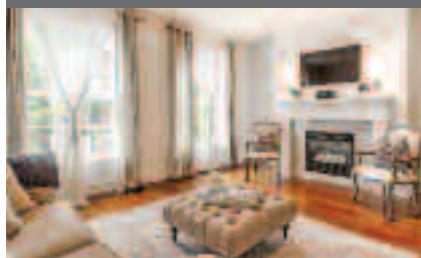


3439 MARLOWE | MLS 12724202

This renovated 3 bdrm home is the one you are looking for!

Asking \$1,345,000

DOWNTOWN



DR. PENFIELD | MLS 27194699

LOCATION! 2 bdrm condo w/2 balconies, garage + cent. air. VALUE! **Asking \$549,000**

SAINT LAURENT



CHARLES DARWIN | MLS 28185723

Bright 2-storey condo with balcony and garage! **Asking \$229,000**

WESTMOUNT



OLIVIER | MLS 16646535

LOCATION! 2 bedroom fully renovated unit w/washer + dryer. **Asking \$1,495/mo.**

HAMPSTEAD



FINCHLEY | MLS 19135555

Duplex with detached garage and huge garden WOW! **Asking \$849,000**

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