

Remembering Mark London p. 10



Photo courtesy of Natasha Mast.

Letters & photos to the editor, p. 8

Dodge on real estate prices, p. 18

Social Notes (Chamber music), p. 16

Attractive Melville-Metcalf lane ownerless

City's plan to acquire lane is trial run for future

By LAUREEN SWEENEY

A long legal process for the city to acquire ownership of a so-called orphan lane running between Metcalfe and Melville just north of de Maisonneuve was kicked off August 6 when city council adopted a resolution to that effect.

The lane is one of some 70 public lanes maintained and cleared of snow by Public Works regardless of their status.

A few of the lanes in the city are private and others are city-owned, while many remain "shrouded in mystery" and are "orphan lanes" considered to pass through "no man's land" either falling into vacant succession when one-time owners died or when they were intended to be ceded by a developer to the city but never were (see story October 25, 2011, p. 8).

The Melville-Metcalf lane has been open to the public for at least 10 years, does not pass through any private property and the city has not collected any taxes for it, according to the resolution.

The acquisition process now being followed is laid out by the Municipal Powers Act (section 72) and is being undertaken as a "trial," for the possibility of the continued on p. 17

Old Glen overpass? Gone-zo



The old, highly raised 720 overpass above Glen Rd. is gone. This August 25 photo was taken looking south. Home Depot is to the left, just out of view. Glen Rd. was open in both directions to vehicles, pedestrians and cyclists the morning of August 27. See more Turcot demolition/reconstruction coverage on p. 3.

Photo: Ralph Thompson.

'Mechanical' unit at 200 Kensington 'unusual,' but not 'surprising'

Hot tub on balcony being assessed by city inspectors

By LAUREEN SWEENEY

The installation of a hot tub, reportedly on an apartment balcony at 200 Kensington, is now under review by Urban Planning inspectors, city officials confirmed last week.

"We are aware of the situation," said Urban Planning director Tom Flies. While reluctant to discuss details of the case, he

acknowledged that inspectors were looking into it.

A hot tub on such a balcony "is an unusual thing but not necessarily against regulations," he said.

He said it would be considered by the city as a piece of mechanical equipment, which – among other criteria – would require a permit, possibly also a plumbing permit continued on p. 14

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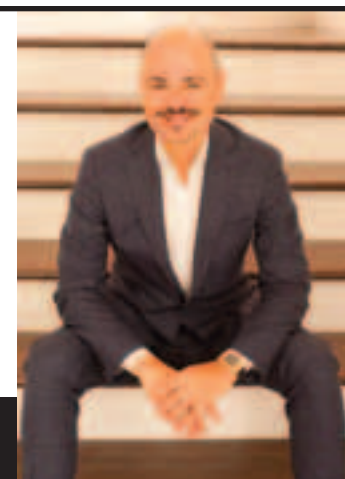
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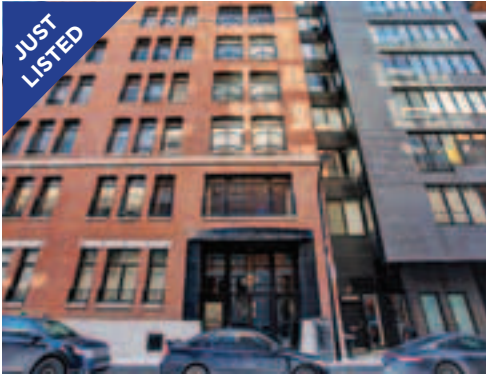
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Dust in southern Westmount criticized at Turcot meeting



Andrea Bobkowicz



Marie-Helene Foucault



Peter Krantz



Suzanne Kell



Resident Marie-Helene Foucault and KPH-Turcot's Olivier Beaulieu after the public session, appearing to set a time for the meeting Foucault requested during question period.

BY DAVID PRICE

Westmounters took advantage of a Turcot Bon Voisinage meeting, held August 22 at Victoria Hall, to complain about a new development, namely dust entering southern Westmount from the destruction of the old, raised 720, as well as to repeat concerns from the past.

Before the public's open mic session, Olivier Beaulieu of the KPH-Turcot construction consortium apologized for dust over the August 11-12 and 18-19 weekends. He explained that on the first weekend, the workers' water cannon were deployed at the bottom of the work site, but that the prevailing wind and a "chimney effect"

from the old highway blew dust towards houses in the Lewis-Irvine-Abbott area in a way that was invisible from below. "We thought it had gone well, but it had not gone well," he admitted. Eventually, the work was stopped.

They changed methods the next weekend and had "much better control" of the dust due to raised water cannon. Eventually one broke down and work was stopped again. The consortium is looking into other possibilities, including getting cannon onto CP's land above the highway to create a "wall of water" and having them right on the shovels doing the demolition. (This possibility materialized, see picture on p. 6.)

During the public question period, Westmounter Andrea Bobkowicz began by thanking the provincial ministry of Transport (MTQ) and KPH for their work, but asked for compensation for the dirty windows of her house. Beaulieu directed her to the complaints section of the Turcot website. Bobkowicz then complained about the sorry state of the linked fence that runs along the CP train tracks and speculated that it may explain some of the graffiti problem in the area. The MTQ's Sandra Sultana wasn't sure repairs would make much difference due to the "cassee cou" (neck-breaking) spirit of the graffiti perpetrators, who climb all sorts of structures to *continued on p. 6*

124 Days...

The summer is slowly drawing to a close and there are only 124 days left before December 31. Take advantage of the months ahead to examine your property and do the repairs you may have been putting off over the summer. Call a contractor for one or two quotes and hire someone you can trust to show up on time and finish the work 100%.

I will be doing my usual rounds of exterior photography during the weeks of August 27 and September 3 for homeowners who are thinking of moving within the next 6 to 12 months. Please contact me to add your name to my list and I will take front and back photos of your home too. All in confidence of course.

I worked full-time this summer and listed and sold quite a few properties. I did manage to get away to Dominica for a week of scuba diving and a 5-day canoe trip with my 2 children in Algonquin Provincial Park. Oh yeah, I managed to land a personalized licence plate. Fitting, don't you think?

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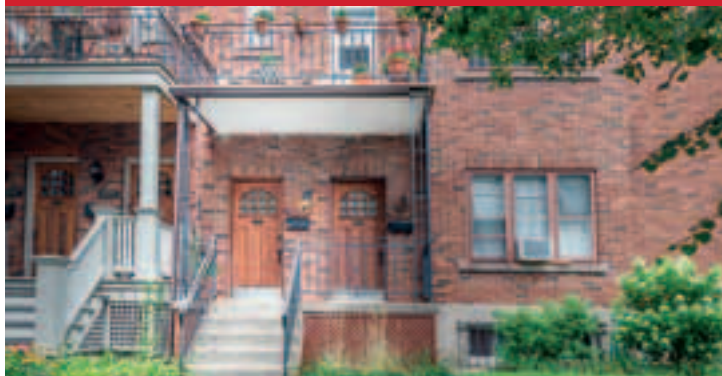
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As mooted at the August 22 Bon Voisinage meeting, the KPH-Turcot construction consortium was using water cannon attached to these scissors on August 25.

Photo: Ralph Thompson.

Dust, cont'd. from p. 3

accomplish their goals, but seemed open to doing something.

Marie-Helene Foucault of Irvine Ave. echoed Bobkowicz’s concerns, but was more passionate, insistent and vocal about the health effects of the dust. She said that apologies, better placed cannon and car-wash vouchers were not enough. Beaulieu apologized again. Foucault insisted on

having a meeting with him before the August 25-26 weekend, to which he agreed and seemed after the meeting to be scheduling with her (see picture p. 3).

At one point she replied sharply to his suggestion that she go to see her doctor if she had health concerns, “No, I will not go see my doctor,” implying it was KPH’s problem to fix.


Suzanne Kell of Claremont Ave. said

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that she and her neighbours were worried that all the increased traffic (presumably from Turcot detours) and rough street surfaces were causing cracks in their houses and that the city of Westmount had said it would not repair the street until the Turcot work was over.

Perennial points of view

Prospect St. resident Frank Candido criticized the absence of a sound barrier in the plans for the new 720/136, echoing his previous remarks (see “Turcot plans include closing of 720/136 for 20+ weekends,” December 5, 2017, p. 20) and the city of Westmount’s court case against the MTQ (see “Court refuses city request to stop 136/720 work for sound barrier,” May 29, p. 1).

After the meeting: How was the August 25-26 weekend?

Cynthia Lulham, Westmount city councillor for District 7, had this to say regarding demolition work on the August 25-26 weekend, i.e. after the August 22 Bon Voisinage meeting:

“There were some major vibrations over the weekend – and yesterday morning [August 26], it was very dusty ... Luckily, it started raining at 11 am. So then that kept the dust down.”

St. Antoine St. resident Peter Krantz criticized KPH and the MTQ for noise at night, “toxic dust,” replacing two entrances to the westbound 720/136 with one (at Rose de Lima and St. Antoine), the decision not to have a perpetual green light to access it, and the insufficiently salt-resistant design of the old 720. These remarks echoed his previous ones (see Feb. 13, 2018, p. 18).

Size and language

Approximately 45 people attended to hear from the pannellists, including Westmount city councillors Cynthia Lulham and Mary Gallery and director general Benoit Hurtubise, and Montreal city councillor for eastern NDG Peter McQueen.

NDGers and Montreal West residents were also present with their usual concerns: noise, dust, traffic in their areas and the absence of a CN representative at the meeting.

The meeting took place in English and French. The usual moderator, Pierre Guillot-Hurtubise of Octane Stratégies, was on vacation and replaced by Leslie Molko, who continued Guillot-Hurtubise’s practice from the previous meeting of translating some French answers into English. She was even willing to dispense with translating English questions into French if no attendee objected, until told the by Sultana that that was not the MTQ practice.



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Les collectes de résidus alimentaires et d'ordures s'effectueront selon l'horaire normal.

Veuillez noter que l'horaire normal des bureaux, soit de 8 h 30 à 16 h 30, du lundi au vendredi, reprendra à compter de la semaine du 4 septembre.

MUNICIPAL OFFICES CLOSED **Monday, September 3, 2018**

The City's administrative offices will be closed Monday, September 3 for the Labour Day holiday. Westmount Public Library will be closed September 2 and 3 and the regular council meeting has been moved to Tuesday, September 4 at 7:30 p.m.

The kitchen waste and garbage collections will take place according to the regular schedule.

Please note that regular office hours – 8:30 a.m. to 4:30 p.m. Monday through Friday – will resume the week of September 4.

westmount.org

LETTERS TO THE EDITOR

THANK YOU, MR. MORY

Our family would like to express our appreciation for the attention that Mr. Nicolas Mory, Westmount's superintendent of horticulture and arbriculture, has shown regarding a memorial tree in Westmount Park.

We planted the tree in honour of our father and husband about 14 years ago. Recently, we noticed the tree was missing some branches as well as the memorial plaque. Mr. Mory took the time and care to investigate and, after several emails and phone calls, the issue has been resolved. The tree means a great deal to our family and our friends. It is very reassuring to be able to contact Mr. Mory and know all will be well. We are very lucky indeed.

CLEMAN FAMILY, METCALFE AVE.

200 LANSDOWNE DELIVERIES NEED ACCESS TO ROAD

I am sure you have received numerous letters about cycling in Westmount, and here is another!

Sunday morning [August 12], the president of the Westmount Walking and Cycling Association came to the 200 Lansdowne building and asked to speak to our superintendent. He noticed many deliveries to our building, commenting when delivery (UPS, post office, FedEx, messenger) trucks park, they do so encroaching the bike path. Larger trucks cannot enter the 200 Lansdowne courtyard because of the weight restriction, so they stop on Lansdowne, in the southbound direction. The 200 Lansdowne has numerous permits for construction on the building en-

velope, so construction materials and supplies cannot be unloaded and carried across the street, as Mr. President insisted we do. Lansdowne Ave. is already über-congested with car, truck and cycling traffic, hence the lives of delivery persons/construction people/movers could be endangered when they jaywalk across Lansdowne. I wait forever at the crosswalk light, so just imagine a mover, hands full or pushing a moving crate on a dolly, across a downward-sloped street, who gets paid by the hour!

In Westmount, people park on their properties when they come home. Some have to back over the bicycle path. I have heard cyclists go ballistic, shaking their fists at homeowners. The delivery trucks at the 5 Saisons on Greene Ave. have to back over the bike path on de Maison-neuve to access the store. They get yelled at and threatened constantly. Cyclists are discourteous to wheelchair users on the bike path and curse out 11-year-old kids on bikes.

The cyclists come across as quasi-fanatic. Don't they understand? They want it all! They are intolerant and want complete privileges.

The WWCA are commuter cycling advocates. Don't they understand that a lot of people cannot use bikes because they are too old, or too handicapped?

To the best of my knowledge and belief, cyclists pay no taxes like cars or trucks do, or any fee to use a bicycle patch. Most do not even have a bicycle licence.

There is room for everybody on the streets of Westmount. The 200 Lansdowne

Spotted by overnight Public Security patroller Two suspects arrested hiding behind houses

BY LAUREEN SWEENEY

The suspicions of a public safety officer on patrol at 3 am August 17 led to the arrest of two 18-year-old men found hiding at the back of two houses on Mount Pleasant and Elm, Public Security officials said.

While driving on Sherbrooke, the lone officer began following them after seeing them on private property. They fled. He managed to track one down hiding against a house on Mount Pleasant, arrested and cuffed him and called for police, who found the second one in a shed under a deck on Elm.

Both were taken into custody for trespassing on private property under By-law 1475 (6.1.11).

Relating how the arrests unfolded, Public Security director Greg McBain said the officer had initially noticed two men in black, one with a backpack, in an alley just north of Sherbrooke.

He looped around and saw them again behaving suspiciously at the northeast cor-

ner of Mount Pleasant outside 4141 Sherbrooke where they apparently became "spooked" and disappeared running east.

The officer continued searching for the two until eventually finding one hiding behind 427 Mount Pleasant, apprehending him and taking him into custody. The suspect was reported to have then waived his rights and began providing "conflicting information."

Inside a backpack, which the suspect claimed to have found on the street 15 minutes earlier, the officer discovered a wallet, clothes and other items that turned out to belong to the second suspect.

The officer called police, who found the second suspect in a shed below the deck of a house at 440 Elm. He also was arrested. The two were reported to have been trying car doors in the area looking for items to take. Both lived in Verdun.

"Thanks to a patrolling officer at 3 am who noticed suspicious activity, two guys were arrested," McBain said.

wants to make the bike path safer and respect the fact that it needs to be clear, however, 52 homes in the 200 Lansdowne get deliveries every week and that will not change.

Numerous construction sites divert the bike path onto the sidewalk for a short period while work is being done. With a few signs and cones, perhaps the city of Westmount would permit the 200 Lansdowne to divert cyclists onto the sidewalk whenever a delivery is made or someone moves in or out?

The 200 Lansdowne would like to resolve this issue, yet it's hard to discuss when the other party just does not want to understand.

ANNETTE PANKRAC,
LANSDOWNE AVE.

PRINCE ALBERT SQUARE: OUT OF CONTROL AND GENERIC

What happened to Prince Albert Square this summer? It seems like an after-thought. The designated flower/plant areas along Sherbrooke St. are nothing but dirt. The plants next to some seating areas have grown out of control. The new plastic flower pots look like they were purchased from some big-box store. Very generic looking. The garbage cans are often overflowing. It's quite sad looking.

I am always stunned at how the city holds property owners accountable for the

general maintenance of their homes. Citizens should hold the city administration accountable for maintaining public spaces. Isn't that what our tax dollars and votes represent?

NATHALIE ALLARD, PRINCE ALBERT AVE.
Editor's reply: I try to stay out of substantive debates, but I can't on this one. I went by the square on August 10 and had the exact opposite reaction. My spontaneous thought: "The council of the time took some heat for this square, but it really looks quite nice and is always in use."

Also, to the best of my knowledge, Westmount does not have a general "upkeep and maintenance" by-law (which do exist elsewhere), although it does have many regulations about the aesthetics of renovations and, like all governments, lots of regulations, period. – DP

CONGRATULATIONS TO DEARLOVE ON 30 YEARS OF TAI CHI

The students of Westmount recreation wish to congratulate master instructor Andrew Dearlove on entering his thirtieth year of teaching tai chi, chi kung (qi gong) and weaponry in Victoria Hall. Thank you for your dedicated and excellent teachings. Here's to another thirty years together!

See you in September.

ANDREW MACDOUGALL,
DE MAISONNEUVE BLVD.

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Mark London (1947-2018)

Remembered as ‘father’ of city’s heritage guidelines

By LAUREEN SWEENEY

Architect Mark London, whose drive to preserve Westmount’s built heritage by enshrining it in the city’s current by-laws, guidelines and character areas, died in hospital in Boston August 18 at age 70.

He had served several terms over 20 years (1981-2001) on Westmount’s Architectural and Planning Commission (now the Planning Advisory Committee) before moving to Martha’s Vineyard in 2002 just after the forced mergers with the city Montreal, where he had been working as an urban planner.

London was reported to have been diagnosed with precursor NK cell lymphoma shortly after returning home from addressing the Westmount Municipal Association (see March 27, 2018, p. RE-23). He underwent a bone marrow transplant, as chronicled by his wife, Linda Thompson, on PostHope.org.

London was being remembered last week by those who worked closely with him in Westmount for his flexibility, open-mindedness and ability to explain the need to document and codify the city’s architectural and heritage rules, which until then had been based only on past decisions.

Recalled former mayor Peter Trent: “Mark’s unstinting 20-year effort is still very much in evidence today – 35 years after he quietly but doggedly began his journey with the personal goal of preserving the architectural integrity of Westmount.”

Trent joined city council as commissioner of building and planning in 1983 before becoming mayor in 1991.

Intact city, great man

London’s contributions, he said, resulted in Westmount being “a city with probably the most important and intact collection of late Victorian and Edwardian residential architecture in Canada.”



At a Westmount Historical Association lecture on March 16 of this year, Mark London showed, in the lower drawing, the type of urban renewal that was planned for Paris in 1925.

Photo: Ralph Thompson

“He was such a great man,” explained Joanne Poirier who retired as Westmount’s Urban Planning director at the start of 2017. She had worked very closely with London throughout his documentation efforts.

Poirier said that when she started with the city in 1987, London recalled he had been amazed that when he started the Architectural and Planning Commission had relied only on previous decisions.

“He set out to put these on a legal footing,” she said. The result included creating the *Guidelines for Building and Renovating in Westmount*, of which he was indeed the “father,” as well as the city’s 38 character areas, the demolition by-law and the 1995 drafting of the by-law regarding site planning and architectural integration program (PIIA).

Its adoption completed many years of work to provide legal clout for decisions of the commission, according to that year’s annual city report.

Supported by council

London’s personality and approach was one of the reasons he had “so much support from the council,” Poirier explained. “He was such a pleasant person to work with, always down to earth.”

“His goal was to achieve the architectural integrity of the city and I think he achieved that.”

A longtime resident of Westmount who lived on Prospect, London is survived by his wife Linda Thompson, two daughters Alexandra London-Thompson and Natasha Mast, and three grandchildren.

He began his career with the firm of

ARCOP working on large-scale projects such as the redevelopment of the Halifax and Toronto waterfronts. He became an activist with SAVE Montreal, was executive director of Heritage Montreal in its early years and then spent 15 years as an urban planner for Montreal.

Among his major projects, according to the family, were transforming the former Expo ’67 site into a large park, rehabilitating Olmsted-designed Mount Royal Park, and redeveloping the Lachine canal. He simultaneously served on Westmount’s architectural and planning board.

After spending summers on Martha’s Vineyard for decades, London made the move to year-round resident in 2002 where he was executive director of the Martha’s Vineyard Commission, the regional planning agency until 2015.

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Alan with Gertrude and Walter Klinkhoff, 1986



Walter Klinkhoff, Montreal Star, October 1974

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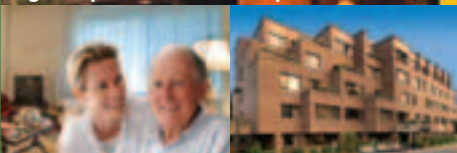
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Quebec needs a guaranteed minimum income, says NDPQ's Lawson

By MARTIN C. BARRY

The Ontario Conservative government's sudden cancellation of the province's guaranteed minimum income program was a bitter disappointment for Nicholas Lawson.

An economics professor at UQAM and downtown resident, Lawson is running for the New Democratic Party of Quebec in Westmount-St. Louis in the Oct. 1 provincial election.

"There was really no justification for what Ford did," Lawson said regarding the newly-elected Ontario premier's actions.

He and the NDPQ believe that a similar guaranteed minimum income would level the playing field in Quebec by ensuring a basic standard of living for everyone.

In an interview with the *Independent*, Lawson maintained that Quebec's incumbent Liberal government had been entertaining the notion of introducing a guaranteed minimum income program here – but ended up rejecting the idea.

"There was a study done in the last year or two that was commissioned by the Liberal government – actually one of my col-

leagues did some work on it – to look at how the social assistance system could be rearranged," he said.

"They ended up not recommending a guaranteed minimum income. They ended up recommending some smaller changes."

According to Lawson, the only previous experiment in Canada with a guaranteed minimum income was in Manitoba during the 1970s. "Again, an experiment that was cut shorter than expected because of a change of government," he said.

He said the implementation of a guaranteed minimum income program in Quebec, for which virtually all adult residents between the ages of 18 and 64 would be eligible, would replace other programs, such as welfare. (Retirement income programs would remain in place.)

"It's something that would be universal – everybody gets it," said Lawson. "One of the benefits of that, we think, is less stigmatization of low-income people. Another one is less bureaucracy: you don't have to have civil servants evaluating each case of whether they should get benefits or not."

He noted, however, that such a program would come with an inevitable cost attached. "Taxes have to go up somewhere to pay for that," he acknowledged.

Lawson feels very negatively about Bill 62, the controversial law the Quebec Liberal government passed in October last year that bans the wearing of face coverings by anyone giving or receiving public services.

"My view – and I think it's what we're going to be setting out in our platform – is that there's a distinction between the idea of a secular state and secular citizens," he said.

"Yes, the state should be secular. There



Seen here outside Westmount Public Library on August 15, New Democratic Party of Quebec provincial election candidate Nicholas Lawson believes strongly that a guaranteed minimum income program is needed in Quebec.

should be no promotion of any religious views, and there may be a place for restrictions in very limited cases.

"But saying that the state should be secular doesn't mean that people have to be secular. And there's a level of accommodation or tolerance or freedom that should happen even when we want to ensure secular values."

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CAQ's Morin wants big business to return to Quebec

BY MARTIN C. BARRY

Michelle Morin, who is running for the Coalition Avenir Québec in Westmount-St. Louis in the October 1 provincial election, has an extensive background in import/export, manufacturing and international trade.

A resident of the neighbouring borough of Ville Marie, Morin believes her experience and education (she has an executive MBA) would be very useful in a CAQ government, whose economic policies would include developing stronger trade ties between Quebec and Asia.

"Right now, most of our exports are to the United States," she said in an interview with the *Independent*, while maintaining that the CAQ would like to promote Quebec business internationally. "We want to open up into Asia and Europe. That's where my business experiences comes in."

Morin is concerned about the number of big businesses as well as products produced here that have been acquired by companies outside the province or whose head offices are no longer in Quebec.

"Rona has left, also St. Hubert BBQ, Bombardier's C-Series," she said. "We've lost a lot of big head offices. So therefore we really need to analyze what should be done to keep businesses here. And I find under the Liberal government too many big businesses have been lost."

While Morin thinks that business is a keystone for a properly functioning society, she also believes that it has an important role to play in ensuring social stability.

"As a company owner [Consultations M. Morin], I feel that we do have a social responsibility," she said, while adding that over the years she hired many employees from newly-arrived immigrant minority communities, as well as recently-graduated students and persons with disabilities, to give them a fair break.



Seen here in Westmount Park on Aug. 16, the Coalition Avenir Québec's candidate in Westmount-St. Louis, Michelle Morin, believes the party could help reverse a trend in which big companies are increasingly leaving Quebec.

In its platform, the CAQ wants to make improvements to Quebec's public health care system. A specific aspect of this concerns the health of children. Morin said she was surprised to learn recently that many children don't have access to the services of specialized children's doctors.

"What the CAQ wants to do is make sure that every child has a pediatrician," she said. "That's a really big thing that I want to work on. Also to have proper medical care not just for children, but for everyone else as well. And, of course, senior care."

A third element the CAQ is focusing on is better quality education. Pointing out that the drop-out rate at Quebec's high-schools has in some regions reached an average 25 percent, Morin commented, "That's way too high and we really want to decrease that."

Among other things, according to Morin, the CAQ proposes to improve the province's education system by introducing pre-kindergarten beginning at age four. She said the measure would allow educators to screen young children for learning disabilities before they reach grade school.

What riding is Westmount in?

The Westmount-St. Louis provincial riding includes Westmount and downtown Montreal from roughly St. Antoine St. to Camillien Houde to St. Lawrence Blvd. According to élections Québec, it had 39,736 voters as of April 7, 2014. The outgoing legislator is Jacques Chagnon (Liberal), who is retiring.

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Notice is given that Cécile ROUX, during her lifetime residing at 4860 De Maisonneuve Boulevard, Westmount, Québec, H3Z 3G2, died in Westmount, on March 26th, 2018. An inventory of the patrimony of her succession has been drawn in accordance with the provisions of the Law and can be consulted by any interested person at Prévost Notaries Inc. situated at 2000, McGill College Avenue, Suite 1600, Montréal, Québec, H3A 3H3, by appointment only, at 514-392-9033.

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PSO 'rescues' passport from locked post office in time for woman's flight

BY LAUREEN SWEENEY

A woman living in Halifax forgot her handbag at the post office on Greene Ave. August 14 but could not retrieve it after it closed at 5 pm, Public Security officials said. It contained a passport she required before she was to take an 8:45 am flight the next day, before the outlet re-opened.

At 5:32 pm, the woman's husband flagged down a Public Security patroller and related the problem.

Meanwhile, an officer managed to stop a Canada Post truck in the area whose driver gave him a phone number to contact. After being transferred "a couple of

times," the person responsible for the sector was reached, informed of the problem and stated that cleaning staff would be working there later when an officer could pick up the handbag.

The persistent officer returned, obtained the handbag and delivered it as arranged to the husband's grandmother living in the large 4300 de Maisonneuve complex so the visiting woman could have her passport before leaving.

"This shows how an officer took the time and followed through in an effort to find a resolution to the problem," explained Public Security director Greg McBain.

Hot tub, cont'd. from p. 1

and, if visible from the street, approval by the Planning Advisory Committee.

A resident of the building who contacted the *Independent* said an upstairs neighbour had installed a hot tub onto his or her balcony using a crane, and that he had called the city to complain. He said he was told the city didn't think it was legal, but was sending an inspector.

Along with many criteria for such an installation in a multi-family building would be approval of a condo association or building owner, Flies explained. In an apartment building, he said, "I would be surprised if no engineering assessment had been previously obtained."

The city's Board of Inspections would require noise and vibration levels as well as confirmation from an engineer that the

building could bear the load.

Opening a file

Inspectors would open a file and usually the timing of their actions and the issuance of any notices would depend on an assessment of what immediate danger a piece of mechanical equipment might present.

In the case of a hot tub, a lot might depend on the size, he explained. A barbecue, he suggested, could in fact be more of a potential danger.

And while a hot tub is unusual, Flies doesn't find it necessarily surprising given people's current requests for all sorts of amenities inside and outside the home, which Urban Planning typically deals with in many cases these days.



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Man caught after assaulting city contractor

An intoxicated man who asked a non-smoking city contractor for a cigarette at Argyle and Montrose around 4 pm August 15 punched him when he didn't receive one, said Public Security officials, who were alerted by Public Works. The man took off, heading west on Thornhill. A man later seen on a bench at Sherbrooke and Strathcona annoying passers-by turned out to be the same person.

Public Security officials called police who, they said, evaluated the man and sent him home after the contractor refused to press charges and "so he wouldn't be bothering people in Westmount anymore." The man was described as aged in his 40s.

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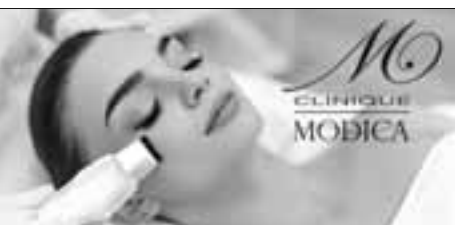
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Evening of note for Montreal Chamber Music Festival



Social Notes
VERONICA REDGRAVE

Award-winning cellist **Denis Brott** and his wife **Julie Brott** welcomed guests to a fabulous cabaret and sit-down dinner at the Marriott Château Champlain.

Founder and artistic director of the annual Montreal Chamber Music Festival, Brott has been a music educator for most of his life, including professor of cello and chamber music at the North Carolina School of the Arts, University of Toronto faculty of music and the Music Academy of the West in California.

Brott spent eight years with the famed Orford String Quartet, with which he recorded 25 chamber music discs. Especially acclaimed were the recordings of the complete string quartets of Beethoven, which won the Grand Prix du Disque Award (1988) and two Juno awards (1985, 1987) for best chamber ensemble classical recording.

In 1985, he played a pivotal role in the creation of the Canada Council for the



Anthony Layton and Denis Brott.

Arts Musical Instrument Bank, which collects rare string instruments to lend to Canadian musicians. In recognition of his efforts, the Instrument Bank gave Brott a 1706 David Tecchler cello for his lifetime use.

Festival board members present at the fun night included Westmounters **Lillian Elvir** and **Nigel Maund**, **Reuben Croll**, and **Pamela** and **Anthony Layton**, as well as **Michael Boer**, **Julia Turner Brennan** and



Julie Brott.

Peter Brennan, **Dominique Bélisle**, **Louis Chasles** and **Gilles Jarry**. Accompanying Brott in a virtuoso performance were **Jim Doxas** (drums), **John Sadowy** (double bass), **Solon McDade** (keyboard), **Isabella Perron** (violin and viola), **Bruno Tobon** (cello), **Abby Walsh** (violin) and **Vladimir Sidorov** (accordion). Music included works by Gershwin, Edith Piaf, John Kander, Rodriguez, Gardel, Handel-Halvorsen, Kummer and Arensky.



Peter McAuslan and Natalie Choquette.

Dancers from Swing 88 and solo dancers **Étienne Gagnon-Delorme** and **Catherine Toupin** received avid applause. Emcees were the ever-witty **Peter McAuslan** and **Natalie Choquette**.

Noted enjoying the evening were **Christine Gosselin**, executive committee responsible for culture, Ville de Montréal, **John Bambara**, **Alice Alexandru**, **Charles Kaufmann**, **Brigitte Goulet**, **Louise Ann Maziak**, **Matt Zimbel**, **Kenny Aliaga**, **Lyne**

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Nigel Maund, Lillian Elvir and Michael Boer.



John Bambara.

Tremblay and former city councillor Theodora Samiotis and Michael McAdoo.

The meal, catered by Richard Edwards, chef of the Marriott Chateau Champlain, was jump-started with a delicious bouillabaisse and truffle *foie gras* cooked in cloth with garnish.

Wines sponsored by Bambara Selection included Salentein Reserve Cabernet Sauvignon 2016, and Salentein Portillo Sauvignon Blanc 2016.

The festival raised \$84,500, which supports ongoing artistic events at the Montreal Chamber Music Festival.

Found dog's ID traced through licence

A small dog found running loose on Weredale Park August 14 was returned safely home on Clandeboye, according to Public Security reports.

The dog, who was picked up by officers following a call from the Batshaw Youth and Family Centre, was wearing an identification tag from Emili, the city's online dog permits system.

The owner was issued a warning not to let it run loose.

Lane, cont'd. from p. 1

city acquiring other ownerless lanes, city director general Benoit Hurtubise told the *Independent*.

"The process is complex so we'll see how it goes," he said. It also requires a lot of cadastral and historical research.

Hurtubise cited the reason for the city's acquisition of a lane is because "it's not a good practice" to leave land in this type of limbo.

The lane in question bears lot numbers 1583423 and 1583482, which is the road as mentioned in the resolution.

Attractive yards

The Melville-Metcalf lane provides access to many small backyards and parking spaces belonging to houses on the north side of de Maisonneuve as well as some bearing addresses on Melville.

Public Works officials in mapping out city infrastructure in 2011 said confusion surrounds some lanes but described every one as "unique" and requiring separate research. Many older ones were built to provide rear access to horse stables or deliveries of coal and ice.

What is known is that Public Works has been using a figure dating back many years to determine that 9.8 kilometers of lanes pass through Westmount and that



Looking east down the lane from the Melville access on August 27.

the city maintains 70 of them that account for 8.7 km. This includes a traditional practice of plowing, sweeping, re-paving, lighting and patrolling the lanes that serve a communal purpose.

The city's regulation of lanes dates back to at least 1896 when in By-law 64, the town of Westmount at the time required "proprietors or occupants" of private lanes to keep them in "clean and good sanitary state."

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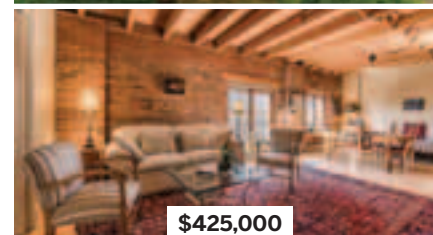
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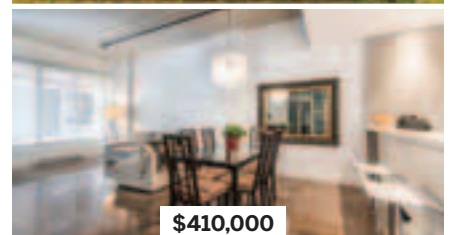
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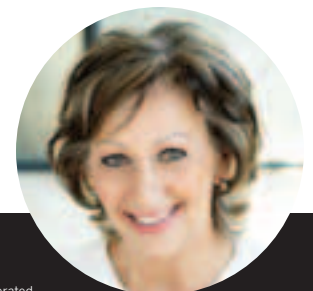


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ANDY DODGE,
CRA (RET.)

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in July 2018. 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.

The tightest real estate market Westmount has seen in years is driving the adjusted price of Westmount's "typical" house well into the \$2-million range, though the highest price among seven one- and two-family sales in July was just over \$2.5 million and that was the only sale over \$2 million.

The average price of the seven sales was \$1,613,143, the lowest raw average price since January when only four sales were posted. Except for the one \$2.5-million sale, the others ranged in price from \$1,125,000 to 1,870,000. One sale price was less than one percent higher than its municipal evaluation, but the others ranged

Average adjusted price for 'typical' Westmount house, by month, January 2011 to July 2018, based on accepted offer dates



Month	Price (\$)
Jan 2011	1,300,000
Jul 2011	1,450,000
Jan 2012	1,500,000
Jul 2012	1,550,000
Jan 2013	1,500,000
Jul 2013	1,550,000
Jan 2014	1,500,000
Jul 2014	1,550,000
Jan 2015	1,500,000
Jul 2015	1,550,000
Jan 2016	1,500,000
Jul 2016	1,550,000
Jan 2017	1,500,000
Jul 2017	1,550,000
Jan 2018	1,500,000
Jul 2018	2,100,000

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between 19 and 44 percent higher than tax value, thus an average mark-up of almost 27 percent, up 3 percent from the previous two months, which had been about the same.

The main problem is volume. On average July produces 11.8 sales, though in 2013 we only recorded six sales in July, seven each in 2010 and 2011. For this year through July, agents have posted only 83

sales, the lowest year-to-date volume since 1994, just before the last Quebec referendum. Obviously market conditions are much different now, with Westmount's super-high prices (relatively) preventing most families from even looking to buy here.

As of mid-August, the number of available house listings dropped to 79 from 85 in June, only two asking less than \$1 mil-

lion and three asking more than \$10 million. Seven more house rentals were posted in the last month, for between \$2,000 and \$9,000 per month; six houses are asking \$10,000 or more, but so far this year nobody has agreed to that amount.

The condominium market appears equally tight. After a second quarter in which agents posted 21 condo sales, only two were added for July, one for \$595,000 and the other for \$1,850,000, which makes it difficult to draw any conclusions about the direction of that market. Suffice to say that the two sales averaged 23.9 percent higher than their municipal valuations, just about the same as the 24.3-percent av-

erage mark-up in the second quarter.

Two sales just north of Westmount and two more just to the east of the city limits rounded out the latest house sales for adjacent-Westmount, and the prices are generally up compared to last year. The area around the new MUHC super-hospital is drawing a number of condominium buyers, and home sales in eastern NDG have seen the strongest price increases in adjacent-Westmount districts.

The average house is selling for more than \$1 million to the west and north of the city, more than \$2 million east of the city limits and downtown in the Square Mile.

Comin' Up

TUESDAY, SEPTEMBER 4

► City council meeting. City hall. 8 pm.
► Writer, literary translator and founding editor-in-chief of Accent magazine, Licia Canton speaks on "Healing Through Writing: The Pink House and Other Stories" presented by the Women's Art Society of Montreal (www.womensartsociety.com). Non-members: \$10. Unitarian Church of Montreal, 5035 de Maisonneuve Blvd. West from 1:30 to 2:30 pm.

THURSDAY, SEPTEMBER 6

For the Atwater Library Lunchtime Se-

ries, Gabriel Safdie, writer, photographer and businessman, recounts some of his experiences in China: "The Rise of the One-Eyed Dragon." Atwater Library, 1200 Atwater Ave. 12:30 pm.

TUESDAY, SEPTEMBER 11

Meet the Candidates for the provincial election, hosted by the Westmount Municipal Association. Victoria Hall. 7 pm.

TUESDAY, SEPTEMBER 25

With the blessings of Abenaki elders, artist Sylvia Bertolini offers an interpretation of some universal wisdoms in "The 13 Clan Mothers of the 13 Moons" presented by the Women's Art Society of Montreal (www.womensartsociety.com). Non-members \$10. Unitarian Church of Montreal, 5035 de Maisonneuve Blvd. West from 1:30 to 2:30 pm.

LISTED & SOLD BY TERRY in 6 DAYS!!!

Ideal mid-level family home on upscale elegant street near parks and private schools. Large kitchen leading to stone patio and landscaped garden, wood floors, high ceilings, original moldings & paneling, leaded windows, skylights, fireplace, 4 bedrooms, integrated garage, plus 2-car driveway. Don't miss this one!

\$1,650,000



TERRY EVANS

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Real Estate Agency

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SOLD

WESTMOUNT, UPPER LANSDOWNE, totally renovated 4 bedrooms, 3½ bathrooms, heated floors, enclosed terrace, garage plus 2 car parking.

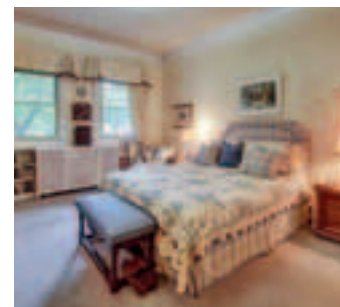
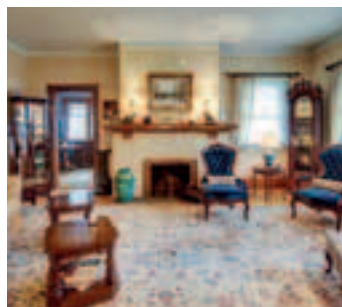


Another SOLD

WESTMOUNT, QUIET CRESCENT, 5 bedrooms, 2½ bathrooms, lovely garden deck, garage plus parking. Walk to Greene Ave., schools & metro.



DETACHED



MONTREAL-OUEST: Exceptional home on a corner lot, first time on market in 50 years. Built by Payne, high ceilings, oak and chestnut woodwork. 5 bedrooms, 2½ bathrooms, eat-in kitchen, deck, garage plus 4 car parking, close to shops, restaurants, schools, park, and train. **\$929,000**

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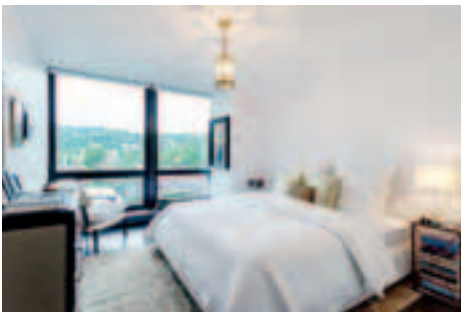
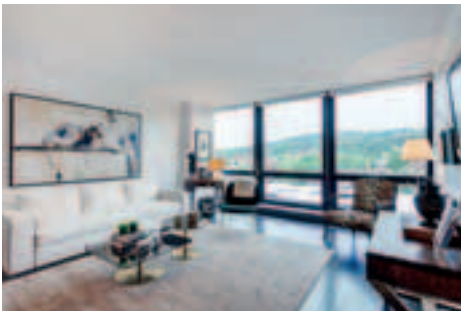
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Welcome to the *right* address

NEW



Westmount | \$635,000 | 2 Westmount Square #505, MLS: 25513849 | Beautiful 1 bedroom apartment offering one of the most amazing views in the Westmount Square.



WESTMOUNT **\$2,495,000**
3206 Boul. The Boulevard MLS: 10313661
Sumptuous details & Breathtaking views. Perfectly located close to Westmount's best schools.



TMR **\$1,975,000**
236 Av. Portland MLS: 21070256
PRIME LOCATION! Charming property on a lot of more than 7000SF, 4 Bdr, beautiful garden & garage.



WESTMOUNT **\$1,895,000**
561 Av. Grosvenor MLS: 11245905
Magnificent contemporary style semi, fully renovated 4+1 bedrooms in prime location!



WESTMOUNT **\$1,895,000**
7 Av. Thornhill MLS: 16729278
Stunning 3 bedrooms semi with beautiful garden & garage on quaint street.



WESTMOUNT | **\$1,795,000**
34 Av. Holton, MLS: 15471705
Beautiful semi-detached perfectly located on the flats! 4 bdrms w/large terrace w/magnificent deck & garage.



SUD-OUEST **\$599,000**
1730 Saint-Patrick #806 MLS: 26374455
PH opportunity w/ private rooftop terrace & amazing view.



GOLDEN SQUARE MILE
Chelsea Place MLS: 17514933
Most Prestigious townhouse in downtown Montreal! 5 Bdr w/ 2 car garage.



WESTMOUNT **\$1,870,000**
3 Av. Hudson MLS: 24495422
Spacious and bright property in Westmount's best location with large garden & garage.



WESTMOUNT
3 units sold in Westmount Square...



WESTMOUNT **\$ 895,000**
1 Av. Wood, apt. 511 MLS: 26513404
Beautiful corner unit with Northwest exposure.



Marie Sicotte

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