

WESTMOUNT INDEPENDENT

Weekly, Vol. 13 No. 1c

We are Westmount

January 22, 2019

Number of permits dropped slightly last year

Cost of on-street parking permits hiked 25-33% for '19

BY LAUREEN SWEENEY

It's about to cost 25 percent more this year for most Westmount residents needing to obtain permits for 24-hour on-street parking – up to a total of \$600 for a third car per household. The total number of all types of parking permits issued in 2018 dropped below the level of the previous year.

The 24-hour permits are issued only to residents who can prove there is no off-street parking available to them on their property or in their apartment building.

Residents seeking the green stickers for four-hour parking will now pay \$30 per year, up 30 percent.

Notice of motion to change the rates was given January 19 with presentation of a draft by-law and are slated to go into effect with adoption of the by-law, expected February 4.

The following costs per year apply to all general 24-hour parking permit stickers (Blue A, Orange C and Red G) though, in the latter case, the cost will not change for an electric car with a green licence plate if it qualifies as the first car in a household.

All 24-hour on-street parking permits (Blue A, Orange C and Red G) are charged according to the number of cars required per dwelling unit as follows: \$200 per year (up from \$160) for the first car, except for an electric car; \$400 (up from \$320) for the second car per dwelling unit; and \$600 per year (up from \$480) for the third one.

Blue A permits are issued to car owners who reside on Abbott, Irvine, Lewis, Blenheim, Park Place, Academy and sections of St.

continued on p. 5



On January 19, with the temperature at -23°C but feeling like a very chilly -35°C with the wind chill factor, Isabelle Silverstone was well dressed for the conditions as she returned from the King George (Murray) Park dog run with her 9-month-old Spanish Waterdog, Lottie.

PHOTO: RALPH THOMPSON

Pool 'needs study' reaches out to community groups

BY LAUREEN SWEENEY

The first council meeting of 2019 kicked off January 14 with Mayor Christina Smith announcing that a "needs-assessment" study regarding an indoor pool had been awarded to a consulting firm called B2C.

The firm has begun by reaching out to various community groups in a process that would continue in January and February. She hoped to have an update at the February 4 meeting.

Denis Biro, of Burton, said during question period he was pleased to hear about the status of the study, later explaining he had been wondering why more than three months had gone by without any news since bids had been solicited.

The professionally conducted "needs study" resulted from the city's own survey of all residents. At that time it was reported that 80 percent of more than 1,100 respondents were generally in favour of a pool (see story August 8, 2017, p. 1).

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Remembering Ross MacCormack (1941-2019)

Became a key figure in Canadian aviation

BY LAUREEN SWEENEY

A service is in the planning stages to commemorate the life of a longtime Westmount resident who travelled the world as a key figure in the Canadian aviation industry.

Ross MacCormack died January 8 of melanoma, some nine weeks after its diagnosis and treatment at a hospital near the house in Vermont where he and his wife, Isobel Marks, had been spending much time during retirement. He was 77.

MacCormack, who was born, raised and educated in Westmount, continued to maintain an apartment on Clarke after retiring from Air Canada as senior vice-president for international affairs.

“Growing up in Westmount in a safe and secure environment with a strong sense of community provided the base from which Ross was able to feel comfortable with people and challenges all over the globe,” explained his sister-in-law and former Westmount mayor Karin Marks.

“From Victoria Ave. in the 1950s to retirement on Clarke Ave., from learning to ski on Murray Hill to skiing the Alps, from acting in *The Mikado* at Westmount

High to making boardroom presentations all over the world, Ross always came home to Westmount.”

He is survived by Isobel and many members of his extended family. They include his brother Bryan (Gillian), sister Anne Roxburgh (Barry), mother-in-law Irene Marks and numerous nieces as well as cousins, who include Kathleen Weil, who represents NDG in the Quebec legislative assembly.

“He went through his illness never once complaining,” Isobel said last week. “He was still concerned about other people as he had always been, encouraging others to shine in the spotlight.”

Good spirits

He was “philosophical, always hopeful, and his good spirits never wavered,” his sister added.

“We both grew up with an interest in aviation,” his brother explained. This was generated by their father (Gordon Mac-



Ross MacCormack, right, at the 100th birthday celebration of his mother-in-law, Irene Marks, seated, in January 2017. From left: Babs Shapiro Comte, Nesya Shapiro Blue, Judy Shapiro Knight, Karin Marks, Isobel Marks, Anne MacCormack Roxburgh and Bryan MacCormack.

PHOTO COURTESY OF KARIN MARKS.

Cormack) who had trained pilots in the Royal Canadian Air Force during World War II. Ross attended Roslyn, Westmount junior and senior high schools and was a member of the Scout troop at Dominion-Douglas (now Mountainside).

After graduating from Concordia in marketing, Ross joined Eastern Air Lines, commuting to New York after the head-

quarters moved there. When it relocated again, Bryan said, Ross joined Air Canada, starting his 32-year career there.

During that time, he became a co-founder of the Star Alliance network of some 28 international airlines, through which he made many friends in many countries. He also became a board member of Chorus Aviation (whose subsidiary is Jazz) and had been chairman and advisor to Premier Aviation, a regional airline in Quebec.

Both two-year sites K-to-6

Westmount Park students going to St. John Bosco, Marymount campuses

Details about how major renovations to Westmount Park Elementary School will be carried out were announced via press release by the English Montreal School Board (EMSB) on January 16. As previously reported (October 30, 2018, p. 1), the board will spend \$12.5 million to completely renovate the interior and exterior of the building, including for accessibility.

A major issue has been where the student body will go during renovations, which start this year and will take place during the 2019-20 and 2020-21 school years.

The board's press release dispelled this mystery: “The more than 700 students will be split between Marymount [’s building on Côte St. Luc Rd. near Decarie] and [the former] St. John Bosco [in Ville Émard, south of the Lachine canal] and both sites will have Pre-K to grade 6 levels in order not to separate siblings.”

City approves new salaries, tax rate, p. 7

New use of SCAOPI, p. 8

Classifieds, p. 5

Underdog, p. 14

Social Notes (Charlie's Foundation), p. 9

Dodge on real estate transfers, p. 18

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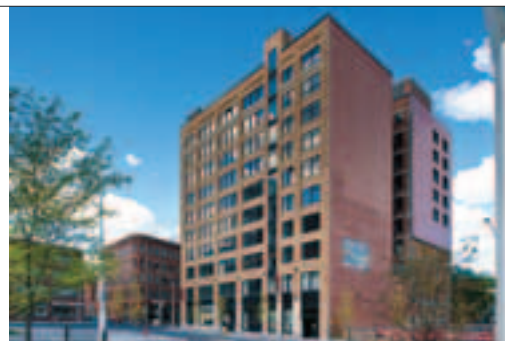
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Susan Lloyd
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Former ‘Subaru’/Packard building update

Powers to protect St. Catherine heritage building limited, says city official

By Martin C. Barry

While acknowledging that there is relatively little the city of Westmount can do to keep an old St. Catherine St. commercial building from deteriorating further, a senior municipal official says the city hasn’t given up hope that the Category 1 heritage building will eventually be restored to its past glory.

With its facade covered by a protective curtain for several years now to keep pieces of masonry from falling to the sidewalk, the former car dealership at 4026-4032 St. Catherine is still occupied by some street-level businesses, although the upper storeys that once served as a garage are now closed off.

The protective sheet has been in place since Westmount’s Urban Planning department asked the owner to take this measure as pieces of the facade were falling off. According to municipal property registration records, the building was originally erected in 1929.

It once housed a Pack-

continued on p. 5



Most of the facade of 4026-32 St. Catherine has been removed and a protective screen has been placed over the building’s front to keep anything left from falling off.

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ard automobile dealership, as can be seen from pieces of the facade that were visible from the street in January seven years ago. However, with the protective curtain in place, it is no longer clear how much of the crumbling facade is still there.

The owner is listed in property records as Fiducie Familiale Tehrani (Tehrani Family Trust). It had previously been the property of Reza Tehrani, the former owner of TMR-based Aviron Technical Institute. He pleaded guilty last year to bribing a Canada Revenue Agency employee over a period of several years.

The building was subject to a Régie du Bâtiment du Québec inspection nine years ago, when the provincial building standards agency asked the owner to produce an engineer's report attesting to its structural integrity.

The report recommended that reinforcements be added to interior support columns if the building's upper levels were to continue being used as a garage. However, the last automotive tenant, a Subaru dealership, left in 2011.

According to Westmount director general Benoit Hurtubise, municipal inspectors check the building periodically, "just to make sure that there's no safety issues," he said.

"Once a year, roughly, we ask for an engineer's report to just get a confirmation



In this photo taken in January 2012, a piece of the facade of 4024-32 Saint Catherine is seen, suggesting the building's origins as a Packard automobile dealership.

that there's nothing that is basically degrading. At this point in time, there's no concern. But it's not a building that's in great shape – that would be a lie. But there's no dangerous situation yet."

While noting that the owner has removed part or all of the facade and that it has been put in storage, Hurtubise admitted "this building is indeed a problematic situation, for sure. I mean, a situation where a facade can be degraded to that point, we would ordinarily not let that happen at this point in time. But there's really not much currently that can be done.

"We need to eventually, I believe at least, work with someone who undertakes to make this building live- continued on p. 14

Parking rates, cont'd. from p. 1

Catherine;

Orange C stickers are issued to car owners on the same basis but who reside on Mt. Stephen, Springfield and Metcalfe north of Sherbrooke.

Red G permits are issued for 24-hour parking on all other streets.

Though not specifically mentioned in the by-law, there is a Red S (special circumstances) permit issued for someone needing seasonal parking, for example in winter due to a sloping driveway. This is charged pro-rated at the same cost as a Red G permit, according to Public Security officials.

2018: fall to 2,978 permits

Councillor Anitra Bostock, commissioner of Public Security, who moved the new rates, told the meeting that "interestingly" the total number of all types of parking permits issued in 2018 dropped to 2,978 from 3,042 in 2017. While not a significant amount, she said, it suggests there might be fewer cars or that more people had found off-street parking.

The rates had not been raised "for a number of years," she said, and the \$40 increase for a first car was not considered "a significant amount" considering street cleaning and upkeep.

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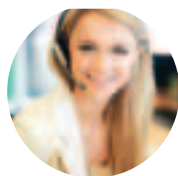


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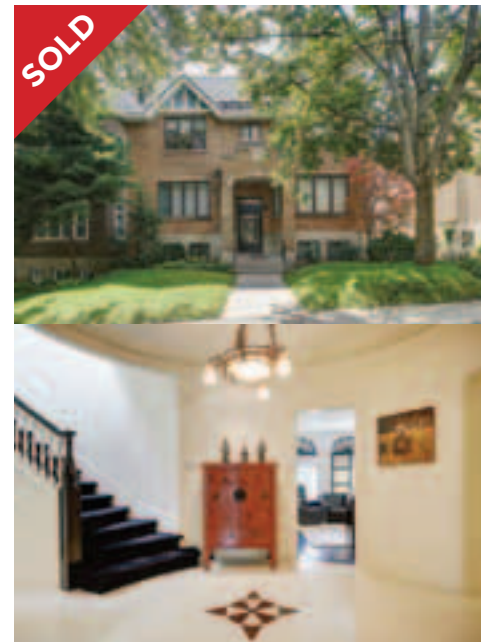
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LETTERS TO THE EDITOR

MAYOR’S INCREASE IN SALARY WELL DESERVED

The 55-percent increase in the mayor of Westmount’s salary is certainly indicated, considering the disparity that existed with other similar elected positions, the size of our city and the history of our previous mayors.

First, the \$68,000 salary brings Westmount in line with other similar municipalities. For example, the salary and expense allowance of the mayor of Côte St. Luc was \$69,330 in 2018. The city of Montreal’s average elected official, including councillors, received \$66,063 in 2015. And that was for women; men received over ten thousand dollars more. *The Gazette* reported in 2015 “Based on a survey of eight off-island municipalities, from Île Perrot to Hudson, most mayors garner a salary that falls in the range of about \$3 per resident.”

Considering a Westmount population of 20,000 in 2019, our mayor will earn \$3.40 per resident. Finally, recent Westmount mayors have been older citizens who appear to have taken up the mantle of public office to give back to their community after lucrative careers as entrepreneurs and private sector administrators. We are lucky to have attracted a 40-something mother of three young children to inject our local politics with the energy and creativity we need.

A large correction to the Westmount mayor’s salary was needed. Our city’s expenses for general direction and council has indeed been administered with great

frugality in the past and this increase ought not to be considered in any way an abuse of privilege or a distribution of largesse.

DAVID CRONIN, ROSLYN AVE.

CITY MADE RIGHT DECISION ON LEAF BLOWERS

I am sorry that Maureen Kiely believes the gardeners/landscapers who oppose electric leaf blowers were “being targeted,” were “right,” or that they were “given a lot of hard grief” (December 11, 2018, p. 11). They were not. As the mayor pointed out, many large cities successfully use electric leaf blowers. And, in spite of what our Public Works director concludes, there are models that can do the job well. Even if there were not, or if crews have to “waste time” to recharge existing models, this is far better than continuing to pollute our planet. Gas models also offend some citizens (including Ms. Kiely?) because of their “noise and pollution.” It is true that many older people can’t rake, but few try to do so. And, I have a hunch most gardeners can recall how it is done. Granted, it may take longer, cost more and even reduce their profits, but this is a small price to pay for a healthier environment. Message to city: please don’t “rethink.” You made the right decision.

BARRY PLESS, LANSDOWNE AVE.

PARKING INFRACTION ON A SNOW DAY FOR PARKING MORE THAN 15 CM FROM THE CURB

On January 8, I parked on Greene Ave.,



did some errands, returned to my car and started to leave. Only when I started driving and put on the windshield wipers did I realize that I had a ticket on the wiper. I pulled over to view my ticket. I was surprised as I paid for the parking and checked in my phone and found the receipt. My ticket was issued at 14:47 and my parking receipt expired at 15:04. After further examination, it was because I supposedly parked more than 15 cm from the curb.

I have great difficulty with the ticket given that it was a snow day and the curb was not visible at all where I parked. I went back to Greene Ave. in the approximate area where I parked and took a couple of photos [of other cars in the approximate spot]. The only way to see the curb was to clean the snow myself with my boot, which I did for the purpose of the second photo. As you can see in the photos, the curb is not visible at all. That being said, I do not think I should be penalized for the snow not having been removed and the curb not visible. I am not complaining about the lack of snow removal,



as it just snowed. I hope you can appreciate that getting a ticket for parking when I have paid for parking and the curb is not visible because it has just snowed falls into the category of the ridiculous. I believe that common sense and a little bit of leeway, coupled with some understanding should prevail on snow days. I intend to contest this infraction.

RONY CUKIER, ROSEMOUNT AVE.

WHAT’S WITH CHANGE OF LANGUAGE OF STOP SIGN?

First, I would like to thank the *Independent* for printing my letter about council’s significant pay raises.

Secondly, I worry about the loss of Westmount’s proud heritage through covert misdeeds and lack of council oversight.

Witness Ralph Thompson’s photo (December 11, 2018, p. 15), “Illuminated stop sign seems to be a one-off.” It shows how someone has replaced Westmount’s proud history of English (inset) with a French replace- continued on p. 7



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At first meeting of the year

Council approves its new salary scale, tax rates

BY LAUREEN SWEENEY

Despite a very cold night January 14, the city council chamber was full for the first meeting of the new year as a long agenda included the adoption of two significant by-laws and a long list of contracts to be awarded along with other business items.

The by-laws included council salary (frozen since 2009) hikes, the tax rates that had been tabled with presentation of the budget December 17, and notice of motion given to increase tariffs for parking permits (see p. 1).

When it came to adoption of the salaries, Mayor Christina Smith announced she would be voting and her

“aye” was very audible.

The increases, which introduce a yearly escalator clause, come in the wake of a change by the federal government to tax the previously untaxed council expense allowances.

Only one resident spoke to the item during question period. Jack Locke of Stayner, said that while the increase “was not an unreasonable amount,” he had been taken aback, saying the proposed move had not been widely publicized and noting that invoices are not required to claim the expense allowances.

Mayor Smith and city clerk Martin St-Jean emphasized that tabling of the draft by-law had respected legal requirements



After the council meeting January 14, citizens had a longer than usual opportunity to mingle with council members and staff.



with respect to time frames and posting – only on the city website.

As reported in the *Independent* December 4, p. 1, the mayor's Westmount salary goes to \$68,000 from \$43,934 and the expense allowance from \$16,216 to \$16,595

(the maximum allowed).

The councillors' base remuneration increases to \$21,677 from \$14,645 with expense allowances of \$10,838, up from \$7,323. According to law, a councillor's allowance is half the base salary.

Letters, cont'd. from p. 6

ment.

Why? Why is this nationally-recognized historic community trying to erase its noble historic underpinnings?

Thanks to Google Streetview (main photo), one can see from 2016 the English illuminated stop signs that once proudly controlled Westmount's traffic.

Someone needs to answer why the English was replaced with French. I have no problem with the French language, but should we not protect our proud historical legacy here in Westmount?

What will come next? A by-law to change our name to Ouestmont?

JACK LOCKE, STAYNER ST.

CITY'S DORCHESTER PROPOSALS BETTER THAN EMPTY LOTS

I have been reading with interest over the last several years the commentary from various people about the happenings of the southeast sector.

It would seem by reading all the letters and news articles that there is a united consensus that is against the narrowing and adjustment of Dorchester, supports the idea of nothing but parks on the north side and that we want a bike path.

I can say with certainty this is not the case.

There are many of us who would like to see the changes that were initially proposed several years ago. Now, of course, most of us understand that there is a good chance all these changes will not happen, but we are open to a discussion on what could happen and are supportive of keeping all the options on the table. Many of us feel that the large open space on the north

of Dorchester is an eyesore, with crowded parking lots, alleys strewn with garbage, unkempt pavements and hedges with dark corners at night for vagrants. There truly is nothing positive about what we see to the north of us.

Townhouses with perhaps a small park towards the end near Greene, wider sidewalks with space for trees and plants as one can see on Westmount Ave. and other places, a green median (if one is still needed) – in essence a more tranquil environment that connects us again to Westmount – would be a huge improvement.

I have been told there is no demand for townhouses and whoever might be interested in developing the land would only be interested in multi-story apartments. I find that opinion odd given the recently approved [demolition so that] townhouses [can be built] on Hillside.

The countless arguments against narrowing the road also seem bizarre to me. Does Dorchester actually get more traffic than Clarke going north and south, more than Westmount Ave. as a key road going east from NDG? I travel both those roads quite often and I live on Dorchester, and I really cannot say there is more traffic passing in front of my house than I encounter on those roads. If there was, one would suspect there would be a huge backlog at the traffic light at St. Catherine, especially given that Greene is closed but there never seems to be.

And the bike path! I am not sure where it would start or end or what it would connect to and hence I tend to see no need for it given the well-connected one on de Maisonneuve, but am open to hearing how one might be needed and maybe

eliminate the parking on the north side to have one installed on a quieter, more pleasant Dorchester.

Contrary to how others feel and have stated, we feel it is okay to leave the various ideas on the table and to continue a

discussion on what is the best way to move forward. The only thing we might be united on in the southeast sector is that what exists on the north side of Dorchester must change.

C. LECLAIRE, DORCHESTER BLVD.

Birks, Simons, Stack-Lévesque advance to global Scholar's Cup round



Sophie Birks of Miss Edgar's and Miss Cramp's School (ECS) is flanked by Theo Simons, left, and Henri Stack-Lévesque of Selwyn House School. They participated in the Montreal round of the World Scholar's Cup (Junior category) held at St. George's School January 18 to 19. As overall team champions, they will move on to the global round in The Netherlands in July. The competition includes debating, writing and academic portions.

PHOTO COURTESY OF JENIENE PHILLIPS BIRKS.

Interior change requested at 4160 Sherbrooke

Zoning variance to proceed under SCAOPI process

BY LAUREEN SWEENEY

An application has been received by the city for a zoning variance at 4160 Sherbrooke to convert the designated common use of the rooftop structure into a private apartment at the residential condo building just east of Greene.

This is the first time a request for a “major variance” has been made under the city’s by-law for Specific Construction, Alteration or Occupancy Proposals for an

Immoveable (SCAOPI/PPCMOI). Previous applications had involved non-conforming development projects.

No preliminary public meeting will take place this time before the project is reviewed by the Planning Advisory Council and city council, Urban Planning director Tom Flies confirmed last week.

“In this case, the by-law’s required preliminary meeting does not apply because the change does not touch on the exterior,” Flies explains. “We’re using the by-law as a major variance tool. I think it’s very transparent.”

This includes the public posting of plans and other documents and an opportunity for people to submit written comments before the review by PAC and council.

It is also subject to a potential referendum.

Built in 1988, the building and the proposed change have “a history,” the documents state.

Built to by-laws

According to information posted on the city website and in a file opened to the public at city hall January 15, the six-storey building was built as a conforming multi-family condo project having a recessed common area on the roof for recreational purposes.

But along the line, the condo co-owners agreed to convert the rooftop unit into a private apartment and sold it to the current owner, who has been paying taxes based on this use. The city could not allow it to be re-sold or renovated, Flies said, because of its designation as a common area.

As a result, the owner of this unit filed a lawsuit against the city seeking a change in its status and an application for a zoning variance.

A condo association resolution at a meeting August 29, 2018 agreed with the



A view from above, with line showing the location of the rooftop unit.

SOURCE: CITY OF WESTMOUNT WEBSITE, WITH DEMARCATING LINE EMPHASIZED BY INDEPENDENT.

request.

The city is now proceeding under article 2.7 of the SCAOPI by-law (1489), which makes a difference between exterior and interior proposals, Flies explained.

Westmount does not have a minor variance or derogation by-law, as do some municipalities, but its SCAOPI by-law is unique, he pointed out. This is because during its drafting some three years ago, residents requested the city add an initial public meeting to what is required later in the SCAOPI process laid down in Que-

bec’s Act Respecting Land Use and Planning.

In this present case at 4160 Sherbrooke, the use of SCAOPI is a “heavy process” for the type of change, which is “straight forward,” Flies concludes. It is, however, “very transparent,” he reiterates and is subject to a potential referendum procedure.

A deadline of February 5 has been set by the city for receipt of letters regarding the project.



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Social Notes

VERONICA REDGRAVE

A gusting gale blew in glam guests who attended Redefine at Le Richmond. A repurposed church, the event space now boasts a pastel gilt floral ceiling rather than religious symbols.

Silent auction items included wonderful images of mane-tossing horses by internationally renowned Canadian photographer **Roberto Dutesco**. His famous photos of the wild horses of Sable Island, Nova Scotia have raised awareness and protection of these wondrous thundering herds.

The Redefine Success eve, hosted by **Isabelle Racicot** (Radio Canada) and **Dona Saker** (The Beat 92.5), featured guest speaker **Arlene Dickinson**, CEO Venture Communications, and former *Dragons' Den* celeb.

Success redefined at Charlie's Foundation eve



Arlene Dickinson, Charles Le Pierrès, Carole Teitlebaum, Judith Richardson.

The event was a fundraiser for Charlie's Foundation. Founded by Westmounter **Charles Le Pierrès**, the organization expands opportunities for the children of the Dominican Republic. Supplementing the local education system, the foundation's method combines English lessons with tennis instruction.

Le Pierrès is the "Charles" of the fashion line Judith and Charles, created by **Judith Richardson**. They are neighbours with local res **Perry Shak**, vp, portfolio manager Perry Shak Group, RBC Wealth Management, attending with **Ilana Galberin**. Shak organized the eve.

Charlie's Foundation board members present were **Ali Le Pierrès** (vp), **Claude-Étienne Bordaas**, **Greg Berry**, **Gaetan Goneau** and **Andreea Dutesco Vanacker**, **Roberto Dutesco's** sister, CEO of SPARK-X5, in from New York, as was Judith and Charles daughter **Mar-**

.....
continued on p. 14



Perry Shak and Ilana Galberin.



Isabella Forget, Suzana Alexandrescu, Emilie Carr, Cassandra Wakefield and Daniela Kocianova.



Adrian Abdoo and Nikoleta Karamanos.



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Anne Ben-Ami (Madar)* 514.726.3037



\$22,500,000

A cultural icon, Ville-Marie
BED: 6 BATH: 6+2 MLS 9935267
Kaufman Group† 514.379.1333



\$9,980,000

Luxurious mansion, Ville-Marie
BED: 7 BATH: 6+2 MLS 28177902
Joseph Montanaro* 514.660.3050



\$4,750,000

Prestigious waterfront house, Île-Bizard
BED: 6 BATH: 4+2 MLS 20015455
Monica Genest* Victoria Marinacci* 514.400.0280



\$3,500,000

Spectacular res/prof, Outremont
BED: 4 BATH: 5+2 MLS 15901641
Jill Shpritser 514.691.0800**
Maureen Brosseau* 514.995.4597

« SINGLE FAMILY HOMES »



\$2,500,000

The White Castle, Plateau Mont-Royal
BED: 7 BATH: 6+1 MLS 12564457
Pierre Brunet 514.248.8032**
Anne Gascon* 514.592.5520



\$2,398,000

Extraordinary garden, Boucherville
BED: 5 BATH: 3+1 MLS 15677863
Martin Bilodeau* 438.871.1030



\$2,395,000

Dream home, Outremont
BED: 5 BATH: 3+1 MLS 15211019
Saguy Elbaz* 514.892.7653



INTRODUCING

\$1,985,000

Rare architectural beauty, Hampstead
BED: 5 BATH: 3+2 GAR: 3 EXCLUSIVE
Karen Karpman* 514.497.8218



SOLD

Luxurious property, Saint-Laurent
BED: 6 BATH: 4+1
Jelena & Vesna Terzic^ 514.660.9952

« SINGLE FAMILY HOMES »



\$1,985,000

Stunning spacious Tudor, Hampstead
BED: 5 BATH: 4+1 PMLS 14253099
Maureen Brosseau* 514.995.4597
Jill Shpritser 514.691.0800**



\$1,795,000

Beautiful custom-built home, DDO
BED: 6 BATH: 4+1 MLS 21105719
Cassandra Aurora 514.293.2277**



\$1,649,000

Magnificent residence, Senneville
BED: 5 BATH: 3+1 MLS 19260181
Pina Pizzi* 514.781.4826



\$1,549,000

Revenue property, NDG
TRIPLEX MLS 15576665
Karen Rossy 514.963.6311**



INTRODUCING

\$1,300,000

Immaculate residence, Laval
BED: 5 BATH: 5+1 MLS 20316140
Stefano Bizzotto^ 514.962.3539

« SINGLE FAMILY HOMES »



\$1,195,000

Investment opportunity, Léry
BED: 3 BATH: 2+1 MLS 11358092
Diane Oliver 514.893.9872**



\$1,175,000

Impeccable family residence, Laval
BED: 4 BATH: 3 MLS 21551799
John Di Pietro* 514.726.1400
Jessica Di Re^ 514.465.4197



\$975,000

Custom architectural design, Laval
BED: 5 BATH: 3+1 GAR: 2 MLS 19821309
Gabriele Di Iorio 514.267.8596**



\$949,000

Prestigious property, NDG
BED: 6 BATH: 3+1 MLS 27455277
Kevin Perreault* 514.774.5932
Vincent G. Bussière^ 514.816.3231



\$899,000

South Shore luxury, Mercier
BED: 2 BATH: 2+1 MLS 11456406
Anick Truong* 514.836.4062

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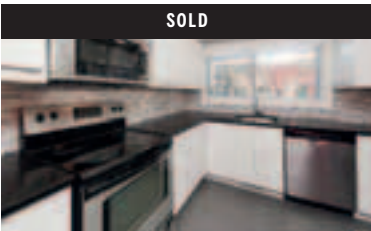
\$839,900

Golf St-Raphaël cottage, Île-Bizard
BED: 4 BATH: 2+1 MLS 11468358
Nancy Salanueva* 514.793.5619



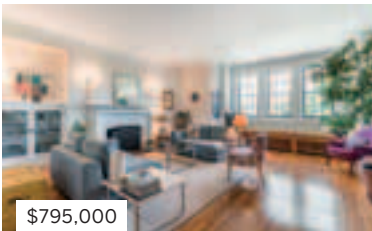
\$820,000

Exquisite semi-detached, Bois-Franc/V.S.L
BED: 3 BATH: 1+2 MLS 18109227
Dino Cafaro* 514.898.7722



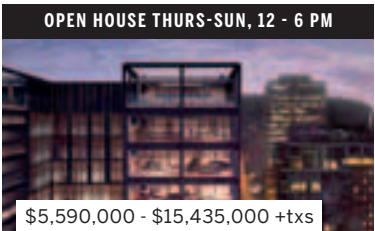
SOLD

Renovated townhouse, Beaconsfield
BED: 2+1 BATH: 2 PARK: 2
Penelope Vilagos 514.779.5122**



\$795,000

Spacious & renovated, Westmount
BED: 2 BATH: 1+1 PARK: 1 MLS 19901617
Laurie Tenebaum* 514.248.7272

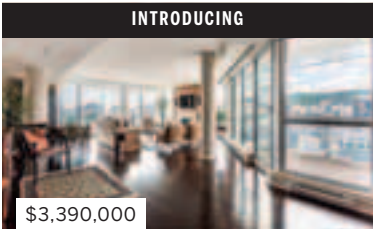


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« CONDOS »



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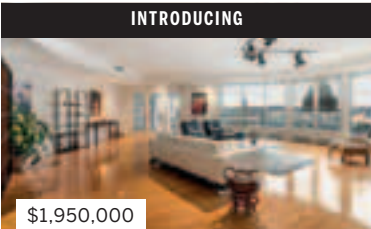
\$3,390,000

A home at the Crystal, Ville-Marie
BED: 3 BATH: 3 GAR: 4 MLS 22156877
Louise Latreille* 514.577.2009



\$3,295,000

Penthouse, Golden Square Mile
BED: 2 BATH: 3+1 GAR: 3 MLS 15205045
JJ Jacobs 514.817.7020**



INTRODUCING

\$1,950,000

Panoramic view, Old Montreal
BED: 4 BATH: 2 GAR: 2 MLS 12459556
Patricia Lallier 514.239.1898**



INTRODUCING

\$1,398,000

Luxurious corner unit, Old Montreal
BED: 3 BATH: 2 GAR: 1 MLS 20472211
Karine Doche* 514.677.6244
Nayla Saleh* 514.941.6244



\$1,380,000

Le 1200 Ouest, Golden Square Mile
BED: 3 BATH: 2+1 GAR: 1 MLS 22218635
Phyllis A. Tellier 514.924.4062**

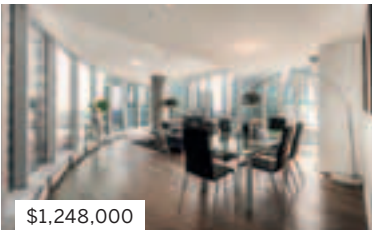
« CONDOS »



INTRODUCING

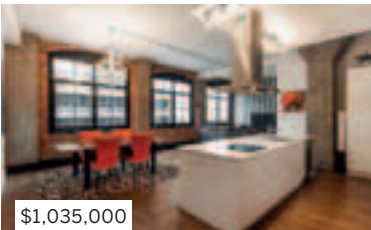
\$1,250,000

Tropiques Nord, Cité du Havre
BED: 2+1 BATH: 2+1 GAR: 3 MLS 18486548
David Wilkes* 514.947.5152



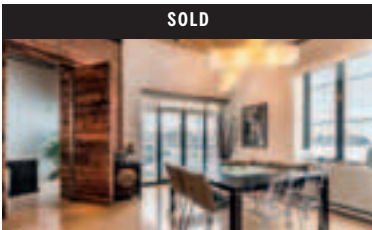
\$1,248,000

Stunning views, Ville-Marie
BED: 3 BATH: 2 GAR: 1 MLS 13767387
Patrick Vaillant 514.774.6917**



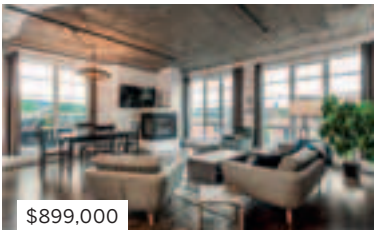
\$1,035,000

Superb Penthouse, Ville-Marie
BED: 2 BATH: 2 MLS 13115759
Vincent Chaput* 514.264.3555



SOLD

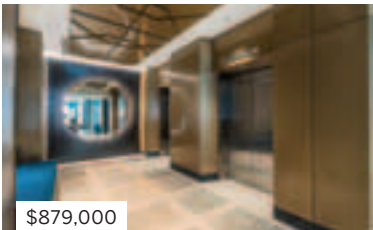
Spectacular loft, Le Sud-Ouest
BED: 3 BATH: 2 GAR: 2
Géraldine Libraty* 514.962.5563



\$899,000

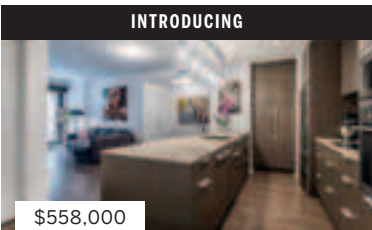
Atwater Market, PH style, Le Sud-Ouest
BED: 2 BATH: 1 MLS 11035384
Sophie Le Guerrier* 514.655.0773

« CONDOS »



\$879,000

Cours Mont-Royal, Ville-Marie
BED: 2 BATH: 1 GAR: 1 MLS 22106528
Jessica Lombard* 514.476.9700
Elizabeth Cox* 514.577.2737



INTRODUCING

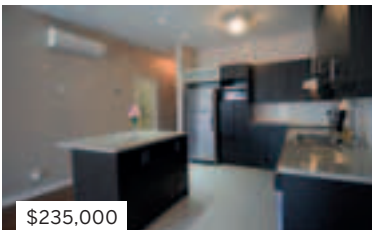
\$558,000

Charming Views, Le Sud-Ouest
BED: 2 BATH: 1 GAR: 1 MLS 18599667
Saul Ciecha* 514.941.6248



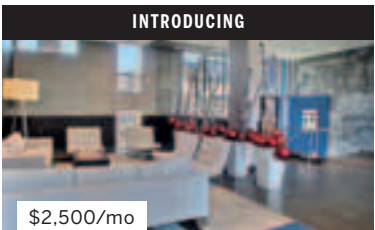
\$259,000

Fully furnished condo, Greenfield Park
BED: 1 BATH: 1 MLS 21501497
Mia Drymousis^A 514.668.5164



\$235,000

Condo - Village, Hudson
BED: 2 BATH: 1 GAR: 1 MLS 27443698
Linda Noseworthy* 514.830.2288



INTRODUCING

\$2,500/mo

SAX, Nuns' Island
BED: 3 BATH: 2+1 MLS 25300565
Johanne Turenne 514.909.9029**

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Prime retail commercial condo, Westmount
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Randy Naomi 514.743.5000**



\$4,700,000

Villa Franceschini, Lake Tremblant
BED: 6 BATH: 6 MLS 16100796
Herbert Ratsch‡ 819.429.9019



\$2,400,000

Exclusive | Lac Masson, Estérel
BED: 4 BATH: 3+1 MLS 21440172
Melanie Clarke* 450.694.0678




\$2,395,000

Lac Desmarais, Mont-Tremblant
BED: 5 BATH: 3+1 MLS 21400604
Marsha Hanna* 819.425.0619


« COUNTRY PROPERTIES »

INTRODUCING



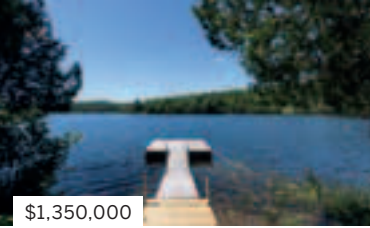
\$1,995,000

Valdurn waterfront, St-Faustin/Lac-Carré
BED: 5 BATH: 4+1 MLS 13586097
Cody Ratcliffe 514.234.8004




\$1,925,000

Rustic and chic domain, Dunham
BED: 3 BATH: 1+2 MLS 22001210
Marie-Piers Barsalou 450.577.0272**
Johanne Meunier* 514.926.5626




\$1,350,000

Beautiful Ouimet Lake, Mont-Tremblant
BED: 3 BATH: 3 MLS 19028820
Raymond Dalbec 819.425.4568**



\$1,275,000

Nicest bay on the Lake, Nominingue
BED: 4 BATH: 2+1 MLS 22322897
Lynne Leclair* 514.570.8998



\$1,250,000

Exceptional opportunity, Coteau-du-Lac
BED: 3 BATH: 1+1 MLS 22929996
Bea Jarzynska^ 438.989.8912

« COUNTRY PROPERTIES »



\$995,000

Waterfront, Ste-Marguerite-du-Lac-Masson
BED: 4 BATH: 4+2 MLS 14045352
Michel Davidson* 514.239.7399



\$988,000

Villa Toscana, Morin-Heights
BED: 5 BATH: 3+1 MLS 21069443
Stéphane Larrivée* 514.809.8466



\$785,000

1-acre waterfront, Lac-Supérieur
BED: 4 BATH: 2+1 MLS 9170363
Bo Shi Li^ 514.998.1835

INTRODUCING



\$598,000

Private domain on a lake, Rivière-Rouge
+/- 387 ACRES MLS 26059725
Rachelle Demers* 514.378.8630

INTRODUCING



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Turnkey: ski-in/ski-out, Sutton
BED: 4 BATH: 3 MLS 16625358
Marie-Josée Rouleau* 514.660.6682

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Retail Review

VERONICA REDGRAVE

Clifford's

Faster than the launch of a new app, Westmount's Marché Clifford (4498 St. Catherine Street) has closed. The friendly space – complete with an outdoor bench – has quietly and quickly shut. Once a source for ice and chopped wood as well as “run-out-of” items, it is no more.

However, Alexis Nihon Plaza is bustling with new and different offerings.

Alexis Spot

To ease one into spending more time in stores, the Plaza offers Alexis Spot: a resting haven. Conveniently located on the Metro level, significant others, children, grandparents *et al.* can stop and rest awhile in a low-lit area: calm away from consumerism. Comfy seating.

Oh. And it has wi fi.

Alexis Spot

Alexis Nihon Plaza (Metro level)

Open every day.

Zar Beauty Bar

In Pashto, one of the two official languages of Afghanistan, “Zar” means gold. The Midas touch is opulent – and fun! – at Zar in Alexis Nihon Plaza. The new beauty bar has Hollywood-Bollywood type high-back chairs in white, tufted leather sparkling with crystals. The posh seating is where pedicures are offered. Those waiting their turn sit on charming stools in pink velvet (also tufted *à la* Miss Muffet) with gold legs. Chandeliers add the final touch of bling. Manager Vered Levy explained that Zar is all about “express.” Express facials, gel acrylic, eyelash extensions, threading, microblading, waxing: all for a beautiful result.

Zar

Clifford's closes, Alexis Nihon continues to have new shops



The former site of Clifford's on St. Catherine near Abbott Ave. on January 19.

PHOTO: INDEPENDENT.

Alexis Nihon Plaza (1st floor)

Open every day.

T-Shirt Time

Also in the Plaza is T-Shirt Time. The shop is its fourth in Montreal. Dinah Elmaleh explained that it carries “t-shirts – both short and long sleeved – and also popular hoodies, mugs and baseball caps.”

Many Ts have an existing logo or figure, ranging from the Canadiens to classic life-guard and cartoon figures. Much of T-Shirt Time's business is from personalized printing, either corporate logos, icons from the shop's catalogue or images from the customers themselves.

“You can email us your picture,” Dinah explained, “and then come and pick up your T.” All high-quality cotton from Montreal-owned Gildan, the merchandise is for kiddies, teens and adults. The teeny hoodies for children couldn't be cuter.

T-Shirt Time

Alexis Nihon Plaza (1st floor)

Open every day

Liquidation sale

Although Alexis Nihon Plaza is always a crowd scene of all ages, the south side of St. Catherine St. is a tad derelict. Number 4032, a source for home items (sheets, side tables, etc.) is having a liquidation sale. The space sits beside Tia Maria (empty), Bluetooth (empty) and Morning Glory (empty).

4032 St. Catherine St.

Mandy's

Moving east, just on the edge of Westmount's eastern border, the Cineplex Forum will soon be the site of yet another Mandy's Salads. Owned and managed by Westmount sisters Rebecca and Mandy Wolfe, the new location will be a go-to destination in a nanosecond. Mandy's also has a location on Westmount's western border, on Sherbrooke between Claremont and Grey.

Daisy correction and clarification

Mea culpa. In my Retail Review of December 11 (p. 33), I mentioned Daisy Exclusive in relation to its new expansion, Daisy La Galerie. For years, Daisy Exclusive has been a go-to destination for estate jewellery. However, I did not realize that owners Monica Savage and Jeff Pollock also offer new jewellery designed in house.

Recently, the team opened a space next door on the main floor at Westmount Square. The gallery will act as a secondary market, as more and more people wish to replace their art but have, in my words, “no more wall space.”

It seems some readers misinterpreted my phrasing. This is what I meant: Art collectors have a challenge. They love and buy art. But often they have “no more wall space.” Solution? Selling a piece in order to make room for a new one. Daisy La Galerie offers assistance. Its experienced team will assess the market value of the art and possibly accept it for sale.

Daisy La Galerie
Westmount Square
Main floor

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merci et Joyeuses Fêtes. – Viviane Agia*

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Andreea Dutescu Vanacker, Julian Hecht and Debbie Mowat.

Social notes, cont'd. from p. 9

Westmounters noted enjoying the evening included Nick Niro, Annette Hellmeister and Marvin Epstein, Cynthia Carsley and Vincent Lacroix, Nikoleta Karamanos and Adrian Abdoo, Cheryl Brownstein, Carole Teitelbaum, Despina Liberopoulos, Magdalena Kuskowski, Kenny King, Julian Hecht, Gregory Azancot, Linda Rina, Carrie Mazoff, Geoff Moore, Joshua Ostrega, Jamie Wilson, Murray Dalfen, Bruce Isenberg and

Alexandre Abecassis, and Karen Bouzaglo.

Also noted in the shoulder-to-shoulder crowd were former *Flare* exec Catherine Juster, Margaux Le Pierrès, Isabella Forget, Suzana Alexandrescu, Emilie Carr, Cassandra Wakefield, Daniela Kocianova, Frank Niro and Rebecca Perez, who distributed her magazine *GOSS* (girl + boss... get it?).

The fun eve raised \$160,000, which will be used to build classrooms and purchase computers.

Barley deserves that second look



First impressions. How important are they? Turns out very for Barley. As human beings, we hope we might be given a second chance, if, say, at an important meeting we're having a bad hair day. We want to believe people will see that there's more to us than fly-away hair.

But for dogs in shelters, when potential adopters come in, it's often the first look that determines whether they will get even a second one. And this has been the sad state of affairs for this otherwise happy and friendly blond Lab mix over the last year.

At almost two, Barley is quite excitable. He can be hard to control and he gets a little bit nippy (please note he's not aggressive) – and to date he has made a really bad first impression. The folks at Frontier Animal Society say adopters are quick to move on.

But he has potential.

Under a firm and consistent handler (read: a no-nonsense person), Barley's chaotic energy can be brought in check. A trainer was able to teach him some correct behaviour, and he was responsive. He is smart and learns quickly. His new owner needs to be in command, show him structure and leadership – and give him the exercise, mental stimulation and one-on-one training he needs.

Though Barley is good with other dogs, he tends to annoy them with his boisterous play. "Not cool," they seem to suggest. But he just doesn't get it.

He is a fun and outgoing young dog and, like all dogs, once bonded to the right person, will be loyal and engaged. Some,



like Barley, just need a second look if you can find it in your heart to do so.

Barley is ready to leave the shelter and be in a nice home. Push-overs need not apply, but please do contact SAFAS if you would like to know more! Contact frontieranimalsociety@gmail.com or 819.876.7747. For information on the organization, visit safas.ca.

The Underdog Club gives exposure to dogs who would otherwise be passed over for reasons of looks, behaviour or age. Every dog should get a second look.

St. Catherine, cont'd. from p. 5

so that we can find a way of coming back somehow to its former glory," he added.

He said the city is looking into the possibility of introducing changes that would make it more difficult to end up with out-comes like this.

Hurtubise said provincial law was recently changed to give cities more power when dealing with buildings that are deteriorating. "But at the end of the day, it would require probably a Superior Court order to really force an owner," he said.

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HIGHEST Westmount sale of 2018* MONTROSE AVE, WESTMOUNT



+1.2 BILLION \$ in sales volume since 2008**

+215 M \$ in sales volume in 2018**	<1 M \$	+300	+120 sales transactions in 2018
	1 M \$ - 2 M \$	+225	
	2 M \$ - 3 M \$	+100	
	3 M \$ - 4 M \$	46	
	4 M \$ - 5 M \$	7	
	5 M \$ - 6 M \$	8	
	6 M \$ - 8 M \$	3	
	8 M \$ - 10 M \$	2	
	10 M \$ - 30 M \$	5	
	+30 M \$	1	



Real Estate

ANDY DODGE,
CRA (RET.)

Note: The following article relates to the registration of deeds of sale for Westmount property in September 2018, gleaned from non-city sources. A list of sales can be found at right.

Westmount real estate took an unprecedented breather during September last year, with only five one- and two-family dwellings registered in a month that usually sees 14 or 15 deeds signed. That low number means that only 97 real estate sales were recorded in the first nine months last year, the lowest year-to-date since 1976, which had the same 97 sales in that time period.

On the other hand, in 1976 the market was in decline following that year’s Montreal Olympics. This time, the market is soaring: houses sold at an average 41 percent more than municipal valuation in September and the lowest mark-up is just under 27 percent. This helped bring the average mark-up for 2018 to 22 percent, and since the 2018 registrations are the basis for the next valuation roll, this could mean a substantial increase in the 2020 one- and two-family valuations.

Highest price among the five September sales was \$2,700,000 for 344 Redfern Ave., a relatively modest price in a year that, only one month earlier, included sales as high as \$5,500,000. Perhaps more significant is the fact that the lowest price in September was \$1,650,000, by far the highest monthly minimum in Westmount’s history. The average of the five sale prices was \$2,058,000; if we apply the average mark-up to the 2017 municipal valuations of those properties, the figure moves up to \$2,225,175, which is way over the August adjusted price – based on 20 sales – of \$1,902,709.

And fear not, the paltry volume in September is not indicative of a trend: so

September transfers: all-time low volume



3 Hudson Ave.

far we have collected 16 one- and two-family sales in October, to be analyzed next month.

Condos

The low volume among one- and two-family sales also found its way into the condominium list, where only two more sales were registered in September, both at 1 Wood Ave. and including the highest priced condo sale of the year, Apt. 1903, whose stunning \$2,900,000 price is the highest since Apt. 2302 in the same building sold for just under \$3.5 million in March of 2017. The September sale was also the highest mark-up (among condos), not only for 2018 (to date) but also for 2017, whose sales were based on the same valuation roll. Even though we had only two sales in September, for the third quarter of 2018 (July through September) there were 17 condominium sales, up from 15 in the second quarter of the year.

Late data

We also came upon two more sales of interest that had not been reported in previous *Independents*. First was the April sale of 65 Hillside/100 Metcalfe Ave. from the consortium of doctors that had owned the large one-storey building since early 1986, to a company headed by Darren Reid. Demolition of the building was approved on

Bought & Sold – real estate transfers in September 2018, and others

ADDRESS	PRICE	2017 VAL	RATIO (%)
3 Hudson	\$1,870,000	\$1,476,100	26.69%
15 Melbourne	\$1,795,000	\$1,237,500	45.05%
739 Upper Lansdowne	\$2,275,000	\$1,669,500	36.27%
344 Redfern	\$2,700,000	\$1,907,300	41.56%
DUPLEXES			
4151 de Maisonneuve/310 Elm	\$1,650,000	\$996,300	65.61%
CONDOMINIUMS			
1 Wood #403	\$1,645,000	\$1,289,100	27.61% ¹
1 Wood #1903	\$2,900,000	\$1,647,200	76.06% ²
OTHER			
65 Hillside/100 Metcalfe (April 2018)	\$1,200,000	\$1,254,900	-4.37%
4872 St. Catherine (November 2017)	\$515,000	\$678,300	-24.07%

¹Valuation is a combination of \$1,229,900 for the apartment, \$50,900 for one parking space, \$8,300 for one extra locker.
²Valuation is a combination of \$1,545,400 for the apartment, \$50,900 for each of two garage spaces.



344 Redfern Ave.



4151 de Maisonneuve Blvd.

December 17 (*Independent*, January 15, p. 1).

The other sale, of a tiny single-family house on the south side of St. Catherine St. opposite Prince Albert Ave., was actually the lowest-priced home sale for 2017,

at \$515,000, some 24 percent less than municipal evaluation, which becomes the fifth-largest mark-down for 2017. The next lowest price for a one- or two-family dwelling in 2017 in Westmount was \$665,000 for 111 Irvine Ave., in February of that year.



65 Hillside from Metcalfe Ave.

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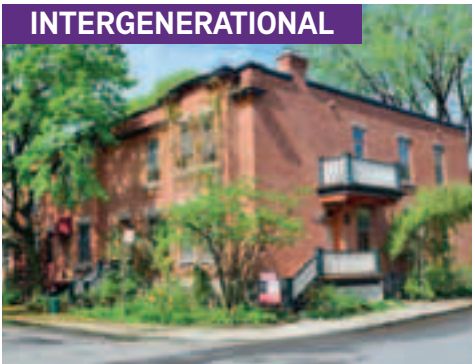
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