

Arlington Ave. on March 20. Photo: Ralph Thompson for the Westmount Independent.

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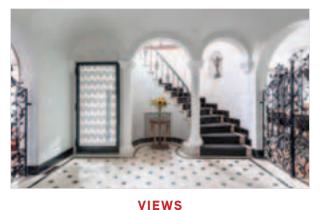






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## Just west of Westmount Provigo sells vacant Claremont lot to Groupe Maurice

#### BY MARTIN C. BARRY

The Provigo supermarket chain, which failed to win city of Montreal approval for a 10-storey mixed commercial/residential project at the southwest corner of Claremont, St. Catherine and de Maisonneuve more than three years ago, has confirmed to the *Independent* that it has sold the property to a seniors' retirement residence developer.

"I can confirm that Provigo has finalized the sale of its land located at the corner of Claremont/de Maisonneuve and that it is Groupe Maurice that has become the owner," Genevière Poirier, a corporate affairs specialist at Provigo's Montreal head office, said in an e-mail to the *Independent*.

Luc Maurice of Le Groupe Maurice, said in a statement received the by *Independent* March 25 that the company, "is proud to confirm the acquisition of this site. Strategically located, the site of our future residence will give us the fulfilling opportunity to cater to a big demand in the sector. The development of the project will be carried through in accordance with the



The lot on March 25.

expectations and aspirations of its clientele, ensuring conformity with its obligations at all levels."

The lot is the first one on de Maisonneuve west of the Westmount-NDG border. It was purchased by Provigo in 2001.

In 2015, Provigo and Groupe Maurice lost their bid to obtain a zoning change

that would have allowed them to build the planned seniors' residence with a supermarket at the ground floor level on the lot

Photo: Independent

that remains vacant to this day. At the time, the project would have included space donated for apartment suites for parents of children undergoing treatment at the Montreal Children's Hospital. However, residents of NDG on streets near the site rallied in opposition and gathered enough names on a petition to force a referendum. It never reached that stage, however, as the CDN-NDG borough council decided to withdraw the proposed zoning modification.

The residents maintained that the high-rise complex would generate unwanted amounts of traffic, noise and pollution in an area already coping with these problems since the completion of the nearby McGill University Health Centre's Glen hospital. They also complained that the insertion of a large supermarket at the intersection would deprive small local merchants of customers.

Contacted by e-mail, Montreal city councillor for eastern NDG Peter Mc-Queen said he was unaware of new projects proposed for the site. "I have absolutely no news," he said. "No project request has come in to our planning services."

The *Independent* also tried to reach media representatives at the Montreal Children's Hospital, although they had not responded by press time.

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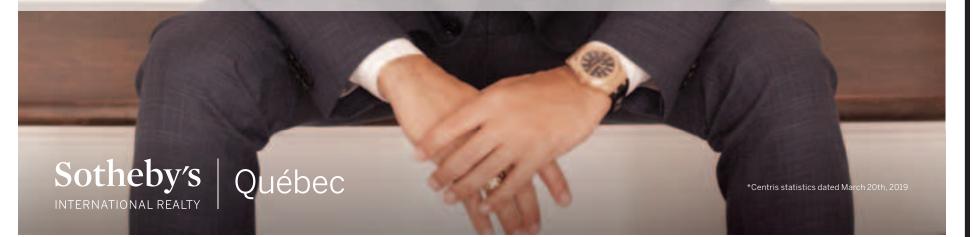
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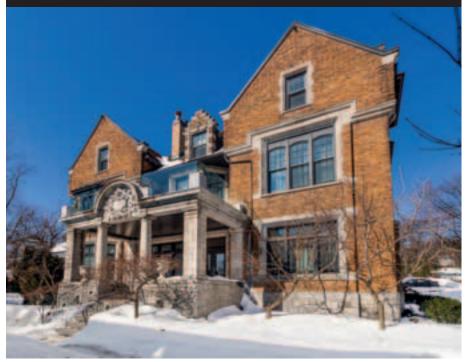
# **Joseph Montanaro**

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## Joseph had the THREE highest Westmount sales of 2018 and the top THREE in 2019\*



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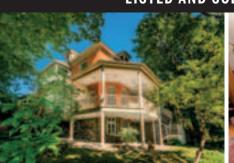
8 Forden, Westmount | **\$10,800,000** 

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Roslyn, Westmount





Trafalgar, Westmount

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1285 Redpath Crescent, Downtown | **\$4,988,000** 

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Redfern, Westmount

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## Armoury sold in December for \$4.8M Hillside's many sides explored at historical association

Guest speaker and heritage consultant Susan Bronson (left) is pictured with Westmount Historical Association's board member Ruth Allan-Rigby March 21 at the Westmount Public Library.

The lecture outlined a hundred years of history behind 1-3 Hillside Ave., which evolved from the Mount Royal Riding Academy and Stable to the Hillside Armoury.

The *Independent*'s most recent reporting ("Developer awaits news from city on sports complex," June 5, 2018, p. 1) relayed that the representative of the previous owner, developer Karl Beauchamp, was impatient, saying at the time "I can't wait forever [for city input and approval] and then have to go in another direction if there's no positive vibe. It's one of my many projects, but I can't leave the building vacant forever."

The building was sold by Hillside Limited Partnership to 9387-6852 Québec Inc. on December 19 of last year for \$4.8 million. Two of the directors of the new owner are Luciano Girlando and Nello Orsini.



Main photo: WHA meeting March 21; inset photo: The former armoury on March 25.

Main photo: Ralph Thompson, Inset photo: Independent.





## \$ 1,325,000

as well as parking and views. Gorgeous!

1270 Av. des Pins O., apt. 1, Golden Square Mile Stunning century 1,772 sqft condo spanning three floors, featuring 2+1 bedrooms, 2+1 bathrooms, A/C, and a heated in-ground saltwater pool, a terrace and a balcony,



#### \$ 825,000 3465 Rue Simpson, apt. 201, Golden Square Mile

This elegant turn-of-the-century condo with 1,374 sq.ft. featuring 2 bedrooms and 2 bathrooms, gorgeous wood floors, high ceilings, two fireplaces, A/C, one outdoor parking, as well as a private terrace overlooking large trees.



\$ 1,999,900 351-353 Av. Victoria, Westmount

This semi-detached commercial duplex in the heart of Victoria Village has a converted 3 car garage and 3 outdoor parking spots. Excellent investment property, business opportunity, or whatever you can imagine!

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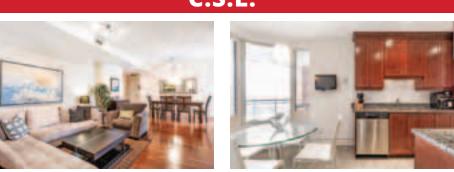


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## **Retail Watch**

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at david. price@westmountindependent.com before the 21st of each month. Major changes since the last coverage (February 12, p. 13) **in bold**.

#### **GREENE AVE. AREA**

#### New

Fade 2 Brooklyn salon coiffeur. 4267 St. Catherine St.

Save N Ship. 4267 St. Catherine St.

#### Construction under way

Lucille's, 4124 St. Catherine St, is closed for renovations.

206-208 Olivier Ave. *Not in retail use* 

1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.

#### Construction permit in window.

- 1362 Greene Ave., former site of Bistro on the Avenue.
- 1358-60 Greene Ave.
- 1347 (approx.) Greene Ave.
- 1308 Greene Ave.
- 1215 Greene Ave. (south of de Maisonneuve), former site of Lou

Goldberg Jeweller. Construction permit in window in name of Canada Far-East Art Center Inc. 1212 Greene Ave. 4024A St. Catherine St. (east of Atwater), former site of Tutti Frutti 4026 St. Catherine St., former site of Morning Glory 4026A St. Catherine St., former site of Tia Maria prêt a porter 4028 St. Catherine St. 4146 St. Catherine St. 4148 St. Catherine St. 4148A St. Catherine St. One first-floor unit in Alexis Nihon Unit in Westmount Square near Greene Ave. entrance

#### VICTORIA VILLAGE

Open for the season Dairy Queen. 4890 Sherbrooke St.

#### Coming

UCHUU. 4883 Sherbrooke St., former site of Manteaux Manteaux pop-up store.

Office of Joseph Montanaro, real estate broker, 4918 Sherbrooke St. (upper), former site of Made in Italy **Closed for construction** Dormez-vous. 5016 Sherbrooke St.

#### Moved in

Ben & Tournesol, 4937 Sherbrooke St.

#### Closed/closing

Second Cup, 5001 Sherbrooke St. (at Claremont), is closed. The North Face boutique at 4924

Sherbrooke St. is having a closing sale run by Continental auctioneers.

#### Not in retail use

South side of Sherbrooke 4822 Sherbrooke St., former site of SunSource 4848 Sherbrooke, former site of

Laurentian Bank 4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.

4920 Sherbrooke St., former site of La Canadienne's Westmount location4926 Sherbrooke St., former site of Evolve toy pop-up store and, before that, JoshuaDavid

4928A Sherbrooke St., former site of Happy Legs, which is now web only.4930 (basement) Sherbrooke St., former site of Sharyn Scott, now operating at 4916 Sherbrooke St.

- 4932 (upper) Sherbrooke St.
- 4932 (lower) Sherbrooke St., former site of Flore, now operating at 4818 Sherbrooke St.

5014 Sherbrooke St, former site of Bois et Cuir, which has moved to 3000 St. Antoine St. W., at Atwater Ave.

#### North side of Sherbrooke

- 4823 Sherbrooke St., former site of Pier 1
- 4825 Sherbrooke St., former site of
- Gascogne 4909 Sherbrooke St.
- 4915 Sherbrooke St., former site of Ben & Tournesol, now at 4937 Sherbrooke St.4927 Sherbrooke St. (upper) former site
- of Au Sommet pop-up store 4935 Sherbrooke St., former site of
- 4955 Sherbrooke St., former site of Envers.
- 4945 Sherbrooke St, former site of Swiss Chocolatier.

4 Somerville, former site of Ceïba. 320A Victoria

- 344A Victoria, former site of Galerie Licorne/Oleg Dergachov, now operating by appointment only
- 345 Victoria (north unit)
- 397 Victoria, former site of Guy Lachance Pharmacien, now at 370 Victoria.



3032 Le Boulevard, Ville-Marie H3Y 1R7 \$995,000



4856 Rue Ste-Catherine O., Westmount \$889,000



162 Av. Hillside, Westmount H3Z 1V9 \$959,000



3038 Le Boulevard, Ville-Marie H3Y 1R7 \$4,500/month

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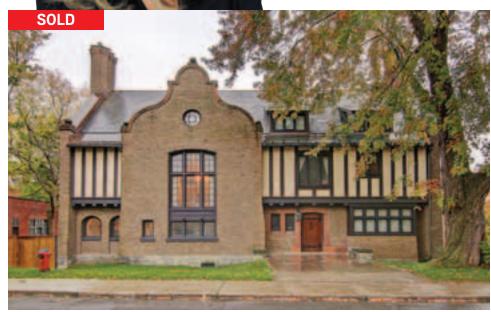
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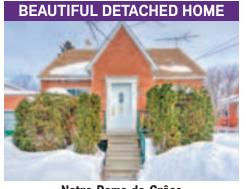


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Ville-Marie | 460 Rue St-Jean, apt. 306 \$425,000



Notre-Dame-de-Grâce 4445 Av. King-Edward | \$1,199,000



Notre-Dame-de-Grâce 3864 Rue Addington | \$4,750 per month

BUILDING PERMITS 😭 What's permitted

## **Council approves 31 building permits in March**

The following 12 permit requests for demolition, exterior construction, alteration and renovation were approved at the March 4 meeting of the city council. There were no refusals.

#### Approved

**636 Roslyn:** at a Category I house, land-scaping in the front yard;

14 Hudson: to replace the windows, modify openings for certain doors and windows and build a patio in the side yard; 4298 Montrose: at a Category I house,

to repair a roof; 414 Victoria: to install a fence;

**4449 Montrose:** to build a pool in the rear yard and do landscaping;

**360 Kensington:** to block a door opening on the rear façade;

62 Bruce: to replace some windows;

**1 Bethune:** at the city's Public Works yards, to replace the canopy over the office entrance doors;

**18 Anwoth:** to demolish the existing mudroom, terrace and garden stairs at the rear of the building in order to build a

basement and ground level addition at the rear provided the cladding below the rear ground floor windows is wood;

**21 Winchester:** to replace windows provided that the transoms on the front façade are retained;

**490 Argyle:** at a Category I house, to replace some windows provided the transoms over the balcony doors are the same as the existing ones and are not divided into two;

**498 Wood:** to replace windows provided those at the rear are replaced with wood windows, interior and exterior, without any cladding.

 $\bullet$   $\diamond$   $\bullet$ 

The following 19 permit requests for demolition, exterior construction, alteration and renovation were approved at the March 18 meeting of the city council. There were no refusals.

#### Approved

**41 Burton:** to demolish an existing balcony and build a new staircase and to do

landscaping at the rear;

**4151 de Maisonneuve:** to replace windows provided a central division on the bottom sash is added on windows designated #2 and #3;

**4872 St. Catherine:** at a Category I house, to install a fence;

**331 Côte St. Antoine:** to modify a balcony and do landscaping at the rear;

**62 Somerville:** to make a French door opening at the rear;

**55 Aberdeen:** to replace windows, block a window and modify door openings;

**3302 Cedar:** to install a fence;

**360 Redfern:** to repair a rear deck and do landscaping;

**1368 Greene:** to install signs provided the one facing Greene is smaller and situated on the central panel between the two vertical elements and that the parking sign meets certain height conditions;

**4329 Montrose:** to replace some windows and a door;

**419 Lansdowne:** at a Category I house, to modify rear openings, do landscaping at the rear and replace the windows pro-

vided all the windows and the front balcony door are in wood, interior and exterior, without cladding and that the door and transom are the same as the original;

**323 Redfern:** at a Category I house, to replace windows and a door provided the windows are made of wood, interior and exterior, without any cladding;

**4881 Sherbrooke:** at a Category I building, to install two signs;

**75 Rosemount Cresc.:** to replace windows;

**1386 Greene:** to install two signs provided the lettering for "Avenue G" on the sign on the façade is reduced to 9 inches;

**10 Ingleside:** to replace windows; **634 Sydenham:** to install a fence and re-

pair the front walk; 647 Grosvenor: to install a new canopy

over the side entry door and one over the rear basement door;

**4800 de Maisonneuve:** at the Westmount Estates apartment building, to make openings for ventilation conduits.





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401 ch. Côte-St-Antoine, Westmount 3,250,000\$ MLS 15966127



439 av. Grosvenor #18, Westmount



3077 av. Trafalgar, Westmount adj. 1,298,000\$ MLS 28112064



532 av. Grosvenor, Westmount 1,495,000\$ MLS 17735690



4931 av. Glencairn, Westmount adj. 2,850,000\$ MLS 22538194



470 av. Argyle, Westmount



1455 rue Sherbrooke O. #1006, Golden Square Mile 1,299,000\$ MLS 13393806



1415 av. des Pins O. #102, Golden Square Mile 1,150,000\$ MLS 27364052

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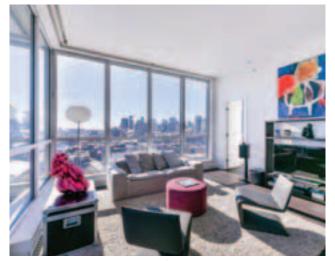


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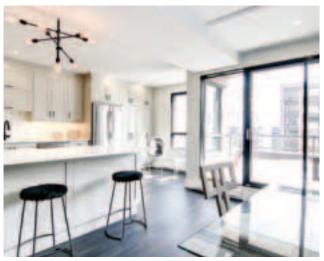
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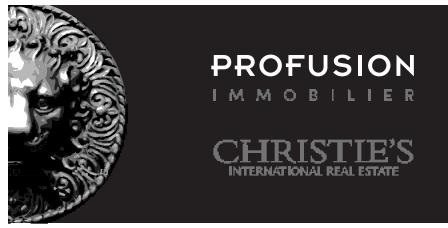


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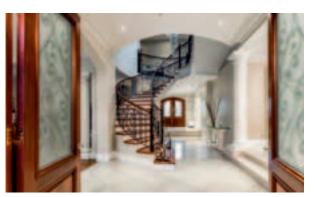


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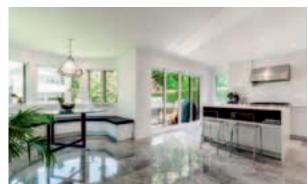
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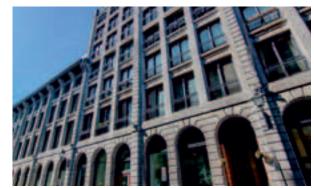
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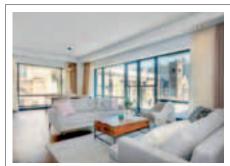
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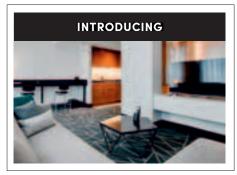
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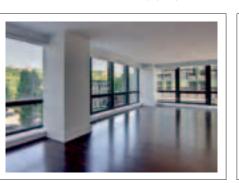


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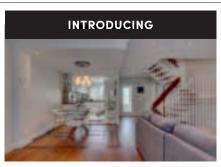
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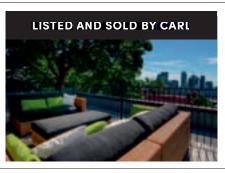


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WESTMOUNT I LANSDOWNE





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WESTMOUNT ADJ. I AV. GLENCAIRN





## St. Patrick comes to Westmount

By Ralph Thompson

The city of Westmount's first St. Patrick's Day pub quiz night took place March 20 at Victoria Hall. Experienced quizmaster Sean Murphy, who has Irish roots and works, appropriately, on *Greene* Ave., has coordinated quizzes for more than 15 years, including fundraisers for Head and Hands and the NDG Foodbank (now The Depot Community Food Centre).

Community Events organized the contest after the success of its quiz night last fall. "We wanted to do something to celebrate St Patrick's Day," said Donna Lach, assistant director, library and community events.

The quiz of Irish knowledge was compiled by Emily Gamble, community events & logistics. She categorized the questions under General Knowledge, Audio, St. Patrick, Irish Literature, Pictures, and Food & Drink. Gamble attended the Irish studies program at Concordia and has lived in Ireland.



Teams of between 4 and 6 players are welcomed by organiser Emily Gamble (front left) and quizmaster Sean Murphy.

Over a hundred people registered and attended the event, including Mayor Christina Smith; Councillor Mary Gallery, commissioner of library, culture, sports and recreation; Councillor Anitra Bostock and former councillor Victor Drury. The event was free but there was a cash bar with lots of Irish beer and Irish coffee.

The winning teams were:

• First prize: John Gutteridge, Ethna Barry,

Sid Gutteridge, Rebecca Rupp, SarahStevenson and Sally McQueen;Second prize: Shauna O'Donnell, StevenHilton, Helen Sanders, Stephane Korning,Rashed Chowdhury and Greg Stark.

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Westmount | 36 Crois. Summit | MLS 9997484 Stately Stone Residence situated on a gorgeous pool size lot in Upper Westmount, boasting fabulous views of the City. This traditional 4 bedroom, three-story home is ideal for entertaining and raising a family. Tre residence is flooded with light thanks to its Southern exposure. If you love views, you will love this splendid home.



HRISTIE'S

INTERNATIONAL REAL ESTATI

Westmount | 83 Crois. Summit | MLS 26700581 Magnificent contemporary style home on a much sought after quiet and peaceful Westmount Street. This gracious 4 bedroom home with double garage is sure to seduce you with its large living space. Open concept ground-floor. Spectacular double lot approx. 14000++ sq ft lot with pool size grounds. Perfect for entertaining. A must see!



Westmount | 206 - 215 Av. Redfern | MLS 28163675 Fabulously spacious unit in the recently built "215 Redfern" building. 1+1 bedrooms, 2 bathrooms, custom finishes throughout and a private terrace make this airy unit a true gem in an impeccably located luxury building in the heart of Westmount.



Westmount | 110 - 215 Av. Redfern | MLS 24617558 Welcome to spectacular 215 Redfern! The #110 is a bright and comfortable open concept 3 bedrm / 2 bathrm unit that will enchant you with its high ceilings, hardwood floors and floor to ceiling windows. Steps away from restaurants, shopping, grocery stores, parks, schools, and public transportation, the location is unbeatable.



CSL | PH-1 - 6005 Boul. Cavendish | MLS 18071086 "CHATEAU COLLINS," Stunning Penthouse condo spreading over 2650 sqft, 2 bedrooms, 2 bathrooms + 1 powder room, wrap around paved terrace, 2 garage spots. Wonderful views, plenty of storage, huge open concept living, and dining room. Gym, sauna, indoor pool, 24hrs,7/7 security serviced building. DON'T MISS!



Ville-Marie | 2A - 3430 Rue Peel | MLS 25920010 Excellent opportunity to live in "Sir Robert Peel," one of the very best and most prestigious addresses in the Golden Square Mile. This beautiful condominium has a large terrace off of the kitchen and a big balcony off of the master bedroom with a magnificent garden view



Ville-Marie | 1601 - 1455 Rue Sherbrooke O. | MLS 16342129 The #1601 is a remarkable 1,862sqft , 2 bedroom / 2 bathroom condo that will impress you with its refined interior and classy comfortable layout, ideal for entertaining. The amazing views on the Mountain and City and the perfect downtown location complete the natural grace of this apartment



Ville-Marie | 1606 - 1455 Rue Sherbrooke O. | MLS 9374313 Welcome to the PORT ROYAL, one of Montreal's most prestigious build-ings located in the heart of the Golden Square Mile. This elegant 1426 sqft 2 bedroom/2 bathroom condo will charm you with its impressive views of the city. Live Montreal at its best, just steps away from the Museum of Fine Arts, elegant shopping and fine dining.



Ville-Marie | 807 - 1455 Rue Sherbrooke O. | MLS 25207479 The perfect balance of an open-concept contemporary floor plan and classic proportions. Designer conceived and executed with the finest degree of detail: 2,024 sqft., 3 bedrooms, 3+1 bathrooms, 1 garage space. Splendid northern mountain views, a superb layout unprecedented in the building

## www.profusion.global

## Greta visits a Delft dining room



Aurelien Guillory & GRETA VON SCHMEDLAPP

Well, well, my dear neglected design friends and fiends! It's your dear Greta von Schmedlapp still here on this plane of existence.

My very close friend, Aurel Guillory, and I have recently been recovering from a severe bout of arthritis, but we have been jolted out of our doldrums!

We recently had the marvellous surprise of meeting friends on the frozen paths of downtown Westmount. They expressed admiration of my writing style and encouraged me to continue writing.(!)

So, herewith a new chapter.

Aurélien Guillory and Greta von Schmedlapp will reminisce on favourite homes and design projects. They all have an unusual story worth sharing. I'll disguise their identities – but there will be clues.

I now have permission from an ultradiscreet Westmount traveller to show you a photo of her truly lovely and inventive dining room that lifts their worldly Delft Dutch porcelain to a fine art.

You scholars of porcelain history will remember reading about the intrepid Dutch merchants who were the first Europeans to see the astounding porcelains of China in the late 16th century.

For an amazing perspective on Chinese civilization, consider that the Han dynasty began in the year 206 BC! Blue and white remains their earliest combination. The classic, cobalt-blue pigment was invented by them.

The Dutch explorers exported the porcelain to Europe for ecstatic collectors. The Chinese clay in certain regions had an unusually fine kaolin that fired with a translucent lustre, and Delft became the premier porcelain of the era.

The lovely dining room illustrates both harmony and restraint with the classic Delft blue and white porcelain, the classic cobalt-blue with the exact Delft blue and white floral sheer curtains. She painted two slightly different sets of chairs a cream enamel that harmonizes with the étagère detailing.

I also notice the charming Delft porcelain modular town houses. She has a large collection of these city facades.

Usually, these were filled with special Genever gin – another invention of those



creative Dutch merchants!

There are several larger display plates with dates and illustrations of the earliest tulips. In the beginning of merchant travel, a very rare bulb could be a deposit on a new home!

My only decorative touch would be to paint the ceiling Benjamin Moore's pale sky colour: constellation. This subtle colour would add height and enhance the Delft blues.

Greta will confirm that I usually never paint a ceiling matte white. Related tints are far more enhancing.

Finally, two items that give testament to the creativity of our private lady: the su-



perb accent vase splash of red flowers; and her unexpected tablecloth. It is a remarkable batik of the famous M. C. Escher wax print: Sky and Water: 1938. His cloth echoes the woodcut of both positive and negative shapes, namely birds and fishes.

My dears, I do hope that this story and photos do appeal to you. Greta and I hope to soon be reminiscing about other design projects of my years of interior design. Certainly, many of these projects will have kernels of design ideas that will inspire your own home.

Do send me notes and ideas that you would like to share with our other readers. Colourfully yours, Greta.

**ESTATE BROKER** COURTIER IMMOBILIER My here for you.

We just recently purchased our first home. There is no doubt in our minds that without Gab as our broker, this dream home would have slipped through our fingers. He was constantly available, quick-acting, and reliable. What should have been an entirely overwhelming, experience was made manageable. (almost fun?) thanks to his positive attitude and calm demeanour. We will definitely relace a glass to Geb this summer on the patio of our new home. Thanks again for the excellent work!

> Tim Lymboriou and Mélika Drouin - Cutremant

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Asking Price \$1,850,000 | MLS #10736864 "Location, location" In the heart of The Golden Square Mile. Unique charm with high ceilings, wood floors, a private terrace outside the sunroom and indoor parking. 4 bedrooms, 3 bathrooms and a powder room. Courtyard views.



Le Chateau - 1321 Rue Sherbrooke O.



Asking Price \$975,000 | MLS #23353292 2nd floor 1775 sq ft - bright southern exposures, 2 bedrooms, 2 bathrooms.

Le Roc Fleuri | 2000 Rue Drummond



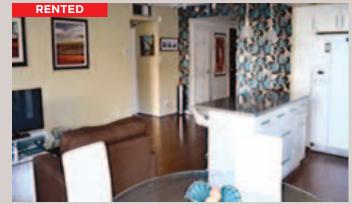
Asking Price \$4,550/month | MLS #11260168 12th floor. 1519 square feet - furnished rental great views, 2 bedroom, 2 bathrooms.

3455 Rue Drummond





Furnished rental, 2nd floor, 2 bedrooms, private terrace.



Asking Price \$2,600/month



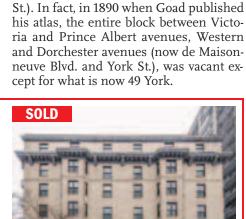
## History by the House

ANDY DODGE

The large duplex on the north side of York St. between Prince Albert and Victoria avenues was once doomed to be demolished to clear the way for a high-rise, but the conservationist conscience of Westmount in the 1970s got in the way and left us with an elegant duplex huddled in among various other types of construction.



Westmount: The Summit: will be beautifully renovated, 3 bedroom, 2 bath, roof top pool doorman and so much more \$3.600 mls 26098555



Historically, the house next door, at 49 York St., was the original building on what

was then a section of Dorchester St. (there is some question, in Goad's Atlas, that the

western part, off Victoria Ave., should be

Dorchester Ave., while the eastern part, off

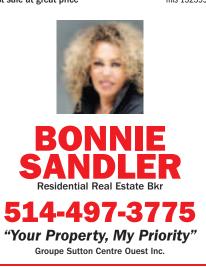
Atwater Ave., was definitely Dorchester

St. Marc: multiple offers, 2 bedroom, 1.5 bathrooms on Fast sale at great price mls 1523992

For proper pricing and fast sales contact Bonnie!

Susan Homa

**RESIDENTIAL REAL ESTATE BROKER + DESIGN** 





41-43 York St. on March 6, left, and 39 York, right.

The original farms at the west end of Côte St. Antoine had been owned by Joseph Hurtubise and Jackson Rae, farmland purchased by Richard Warminton (whose house at the corner of Côte St. Antoine Rd. and Claremont Ave. is still standing) and Campbell Bryson, who subdivided the entire area in the 1870s. Recession set in and the two were forced to turn the mostly vacant land over to La Banque du Peuple in 1883. Five years later, it was picked up by Thomas C. Bulmer, a bookbinder, developer and sometime city councillor, whom some have called one of the largest landowners in Westmount. A year

41-43 York St.: Almost a land-assembly victim

later, the corner of Prince Albert Ave. was sold to the Hirsch brothers for construction of (what is now) 49 York, and the two lots next to the house went to William Tees, whose listing for Tees & Co. calls the company "undertakers, manufacturers of office desks and revolving book cases, wood carpet, parquet and inlaid floors."

Tees held on to the two 50-foot lots fronting on Dorchester Ave. for four years and finally sold to John Armstrong, another wholesale manufacturer, in 1893, about the time the two-block street was being renamed as York St.

continued on p. RE-24



Westmount





Finding your way home

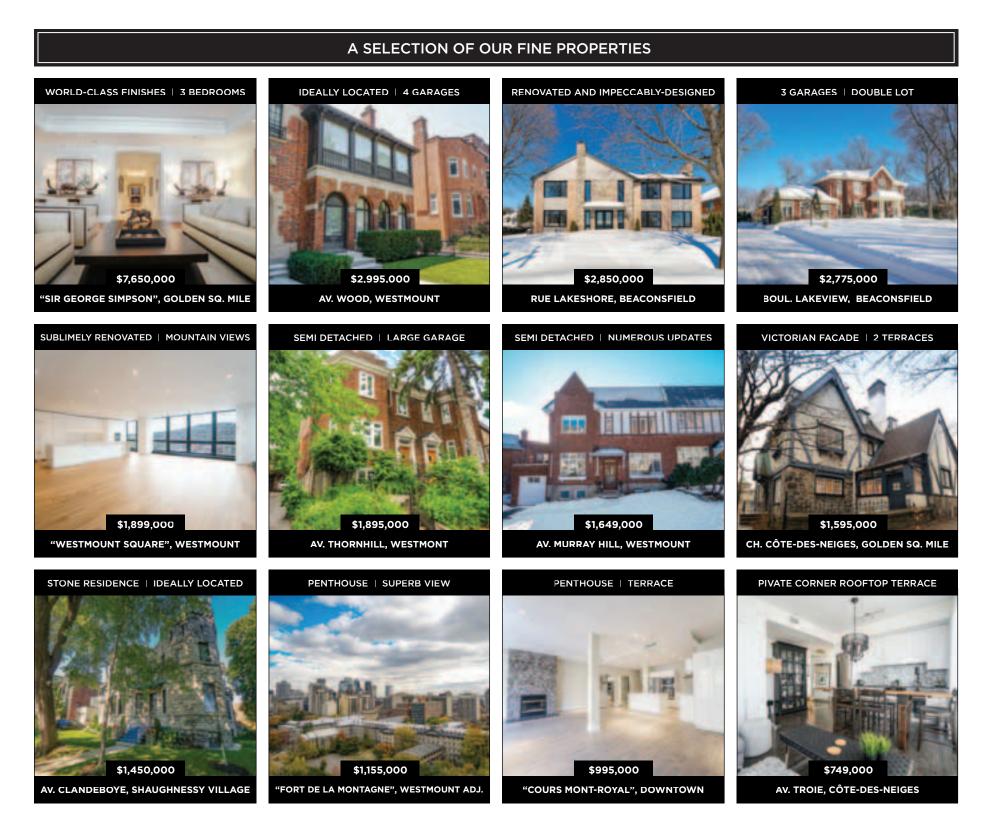




Westmount asking \$4,150,000 57 Sunnyside Av.

SUSanhoma.com 245 av. Victoria, 20, Westmount, QC H3Z 2M6

Finding your way home





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#### History, cont'd. from p. 22

Armstrong fairly quickly sold off the eastern lot to a builder, who constructed a house at 35 York. Two years later, he split the western lot and sold half of it to a family that eventually constructed another detached house, at 39 York. The final land sale did not take place until 1902 when Robert T.W. Parsons bought the half-lot but then abandoned his plans and sold off the lot again, this time to James Barn Scott, a contractor of some renown in Westmount, in 1912.

According to city records the large duplex was built in 1913; the addresses and names of tenants do not start to appear in Lovell's Directory until 1916. Horace Earl Pettingill, a clerk who lived on Marcil Ave., bought the duplex in 1919 and rented to various tenants until finally moving into 43 York in 1928, though it appears H. MacLachlan was the tenant upstairs at 41 York from 1917 until 1932, when G.W. Plow of Greenshields, Hodgson & Racine Ltd. moved in. Pettingill stayed at 43 York until 1938, then in 1939 the tenants changed in both addresses. Mrs. Lucy Nadig, widow of Melchior, moved into 41 York with her two grown daughters, Mae and Marjorie, while Bert E. Taylor, a draughtsman with Canadian Steel Foundries, moved into 43 York.

Throughout the 1940s there was no change of occupancy until finally the duplex was purchased (from Pettingill) by Const. Robert Robinson of the Westmount Police Force in 1951, with Lucy Nadig still living at 41 York. Occupancies did not change until at least 1957. It appears Lucy Nadig moved out and Robinson was not far behind, though he continued as owner until 1962.

#### Vacant for years

The land on the south side of Western Ave. behind the various York St. houses remained vacant as part of an estate through most of the 20th century until Marcus Wiseman, a furrier, built a commercial building in about 1955 and sold it to E.G.M. Cape Construction, a thriving development company, in 1958. This was happening as development fervour was rearing its head in Westmount: Alexis Nihon Plaza, Westmount Square, 4300, 4800 and 4998 de Maisonneuve, among many others, were being planned or constructed. In 1960, the Bland Commission report proposed rezoning the entire area - from 35 York St. and the Cape building (4898 Western, now de Maisonneuve Blvd.) to the western city limits, for highrise development.

Eyeing the large parking lot on the east



4898 de Maisonneuve on March 6.

side of their own building, the tumbledown house behind it at 35 York St., and the tiny houses at 49 and 51 York (as well as the duplex), Cape began making plans. In August 1962, the company assembled the owners of 41-43 York with those of 39 York in a notary's office to purchase both properties, each for "\$1 and other good and valuable considerations." *continued on p. RE-26* 

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Exclusive



Gorgeous and renovated property with 4 bedrooms and 3+1 bathrooms. Private garden and impeccable garage and parking. Absolutely turn-key!



Two-storey semi-detached, steps from Westmount. 4 bedrooms & private yard. This house is well-maintained. A little esthetic touch-up will turn it into a dream home! Big private backyard & a private exterior park are great bonuses! MLS: 12721239



\$2,228,000 106 Sunnyside, Westmount

This unique 3-floor stone house boasts 7 bedrooms and 4+1 bathrooms, recent renovation with many updates, including above-garage deck and private backyard. MLS: 21443322



Best location in the mid-Westmount, close to all schools, steps away from the Murrey Hill Park. Gorgeous and well-maintained residence offers its tenants with 6 bedrooms and ample living space for entertainment. MLS:11487325



**Your Chinese Broker** 

in Westmount

**RE/MAX** Action-Westmount

1225 ave. Greene, Westmount

O: 514 933-6781

**\$1,920,000 782 Upper Belmont, Westmonn** Perfect Location! This UPPER WESTMOUNT stone house is located on the quiet and desirable street in Upper Westmount. New renovation with many updates! 4+1 bedrooms and 3+1 bathrooms. Built-in garage and many more! Must See!



Mid-Westmount central location semi-detached property, with new renovation throughout and new backyard landscaping, 4+1 bedrooms, 3+1 bath, detached garage, walking distance to all the schools, impeccable!



**\$2,090,000 361 Leithbridge, TMR** Amazing detached house on 6000 sqft lot, this house was newly

constructed in 2015. About 2900 sqft living space, 4 bedrooms, located closed to the prestigious Rockland Centre, this house has everything you need for a family residence! MLS: 13444595



\$1,190,000 215 Redfern #403, Westmount

1400 sqft gorgeous condo with top-of-the-line finishing, lots of built-ins, 2 bedrooms, 2+1 bathrooms, balcony, locker + garage, walking distance to Greene ave., metro and park, absolutely move-in ready! MLS: 23719835



Huge 3-storey brick house with 2 over-sized garage, a huge terrace and private backyard. Totally renovated 5 years ago, this house is totally turn-key! It would certainly impress the most discerning buyers. MLS:20377338



Nested in the centre of TMR, only steps away to Ecole St. Clement and the town center, this gorgeous detached residence offers 4+1 bedrooms, 3+1 bathrooms, double garage and many more!

## CELEBRATING MY 35 YEARS AND A MONTH AS A Real Estate Brokerl

Today marks my 421st month as a chartered real estate broker. From the heritage that my mother left in the industry to my 900 transactions realized over the years, I can humbly say that I saw it all and did it all!

Back in 1984, computers were a rarity, MLS wasn't around and phones were called portables! What a journey since then! The Internet changed it all. Web sites, laptops, social media, online advertising, smartphones, and yes even pagers were all tools I mastered to achieve and maintain the ranking of "Top 1%" of RE/MAX individual brokers.

My first real estate permit, my first Christmas card, my first scooter, my first listing... 536 Grosvenor! All fond memories that made it possible to pave my way in real estate; long enough to be able to sell the same property three times!

But in the end, what makes a successful career in real estate is passion! Passion to meet people, to listen to your stories, to help you take huge steps in your life and make sure that everything is on track when you put your home and trust into my hands.

Thank you to all my clients and colleagues that made this first 35 years and a month a success, and for sure I will be adding months and years to that count!



Sylvie <u>afrenière</u> 514.895.7001 | sylvie@sylvielafreniere.com <u>RE/MAX Action Westmount</u> 1225 Greene Ave | 514.933.6781 | fax 514.313.5362

#### History, cont'd. from p. 24

Then two years passed before the widow Robertson died and they were able to pick up the two houses 49 and 51 York, both which she owned. Apparently they failed to purchase the house at 35 York, which was purchased by M. D. Barclay Inc. in 1958; that company had its own plans and replaced the house with a two-storey office building, which eventually (1970) was sold to the Boys' Clubs of Canada and has had its own history (it is now being offered on the market as two luxury condominium units).

#### Cape abandons hope

It may have been the construction of 4998 de Maisonneuve Blvd. - and the adverse reaction to the Bland Commission report and the city's urban renewal program - which scared residents of the tiny Prince Albert-York St. neighbourhood, or it may simply have been the resistance of the owners at 35 York, who would not allow Cape to complete the square; one way or the other, Cape appears to have abandoned its plans for a high-rise, even though it actually handed over all of the land rights to a sister company, La Société de Construction et de Terrassement Inc., in 1978. By 1980, Cape gave up on the whole idea and moved - like so many other Westmount businesses - to Toronto, selling 41-43 York to Russell Green and Shirley McLeod, who lived at 43 York, and John Davidson, who lived at 41 York.

This heralded the beginning of a new tradition in Westmount; while many duplexes have since been made into condominiums, many others such as this one are held co-operatively between the residents, divided exactly 50-50. Davidson's 41 York St. has sold three times since then, while the Green-McLeod share at 43 York has sold five times (see lists below).

The current owners are Laetitia Labassée and Nadeem Butt, who live at 43 York, and Irma A. Miller and Steven Cobrin, 41 York. The entire duplex has a 2017 municipal valuation of \$925,000.

#### History of 41-43 York St. (since construction)

Date	Buyer	Price		
24 Feb 1919	Horace Earl Pettingill	\$11,250		
14 Feb 1951	Robert John Robinson	\$10,500		
29 Aug 1962	2 E.G.M Cape & Company (1956) Ltd.	\$1		
22 Dec 1978	3 La Société de Construction et de Terrassement Inc.	\$1		
10 Apr 1980	John Davidson (41 York); Russell Green & Shirley McLeod (43 York)	\$75,000		
41 York (upstairs)				
30 Mar 1993	2 Agnes Durbet	\$145,000		
25 Aug 1997	7 Hunter Scott & Caroline Saunders	\$130,000		
03 Dec 200	7 Irma Alvarez Miller & Steven H. Cobrin	\$500,000		
43 York (downstairs)				

02 Oct 1992	Jean Claude Marion	\$130,000
30 Apr 2002	Kaleem Siddiqi	\$242,000
22 Oct 2009	Jonathan Frankel	\$442,000
30 Jun 2011	Caroline Rechia Speirs & Scott Speirs	\$525,000
23 Feb 2017	Laetitia Labassée & Nadeem Butt	\$559,000

## Spring means water, frozen and unfrozen



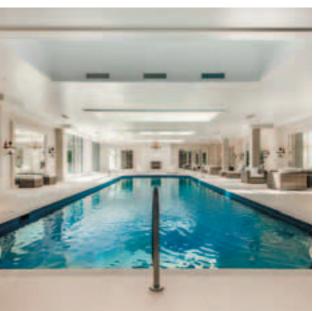
The path through Westmount Park near Melville and de Maisonneuve, above, was watery on March 16, but the next day this path in front of Westmount High, below, was frozen solid.





39 York, left, and 35 York St. centre, on March 6.









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