# WESTMOUNT INDEPENDENT

Weekly. Vol. 13 No. 7a We are Westmount July 2, 2019

'Mixed-use the future of houses of worship'

# No petitions against new by-laws come from the 60 eligible zones

BY LAUREEN SWEENEY

No opposition was received by a June 19 deadline regarding the city's three draft by-laws to re-zone houses of worship and permit them to have additional uses, city officials said last week. These would include new services and activities.

As a result – pending final approval by council – the way appears clear for these 12 heritage sites to rent out some of their

This issue is the *Independent's* second-to-last one before our usual summer break.

unused space for revenue to work to ensure their viability. Many are facing costly maintenance but decreasing revenue from declining congregations.

The fact that not even one petition was received from any of the 60 concerned and contiguous eligible zones is consistent with the results of a city online survey (see story April 2, p. 16) and a lack of representation from residents of any of the affected zones at a public consultation meeting (see story June 4, p. 1).

The petitions to open a register could have led to a potential referendum should enough signatures be obtained.

# Masons fence off city hall



City hall has been fenced in, presumably for work on its brickwork. (See "\$1M contract awarded for masonry work at city hall," June 11, p. 1.) This photo was taken on June 22. City hall remains open.

Photo: Independent.



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Date pending for referendum register

# Petitions come from 7 of 8 zones affected by 500 Claremont

By Laureen Sweeney

Only one of the eligible eight zones did not submit registry petitions concerning the redevelopment project at 500 Claremont, though the validity of those received had yet to be confirmed, according to the city clerk's office last week. The deadline for petitions was June 19.

Also to be determined is a date when a

register would be opened, as well as the minimum number of signatures that would be required to sign a register depending on the validity of the petitions. The more the zones, the greater the number of signatures.

The only zone not heard from was C5-20-03, a small contiguous commercial strip on Sherbrooke, roughly ......between Victoria and continued on p. 4



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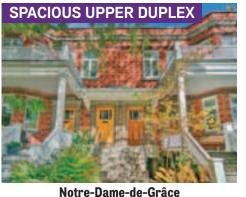


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# 'Stricter' boil water guidelines applied

BY LAUREEN SWEENEY

While Quebec regulations regarding water testing have not changed, Westmount began applying "stricter guidelines" for boil-water advisories a couple of years ago whenever a decrease in water pressure is experienced, city director general Benoit Hurtubise said last week.

As a result, "whenever there is a water main break, maintenance operations or lower water pressure, we will issue a 'preventive' advisory, after which samples will be taken and tested as conforming to norms."

This is what occurred Friday, June 14 when an eight-inch water main was ruptured on Claremont north of Côte St. Antoine, explained Engineering director Elisa Gaetano

The network had to be flushed and the boil water advisory retained until Tuesday after testing.

A "full" boil water advisory occurred earlier in March on the summit when the city's mandatory routine weekly testing turned up a non-conforming (contaminated) sample in that area.

#### Worship, cont'd. from p. 1

"The mixed-use of the buildings is the future of houses of worship," Rev. Neil Whitehouse of Westmount Park United said last week. "The new by-laws are helpful in facilitating mixed use."

He said they were "well thought out and presented" and perhaps might be "more useful" to those who have experience in renting out, as does his church. "Now it's a matter of finding the right mix," he said, referring to Westmount Park's efforts to rent out office space vacated by the Montreal presbytery of the United Church.

Previously, the only new tenants the church could have rented to were those related to it and its outreach programs such as Contactivity Seniors' Centre as well as a pre-school, which was already approved.

Under the new draft By-law 1540, as long as 50 percent of a house of worship is retained for its designated orientation, the new additional uses can include pro-

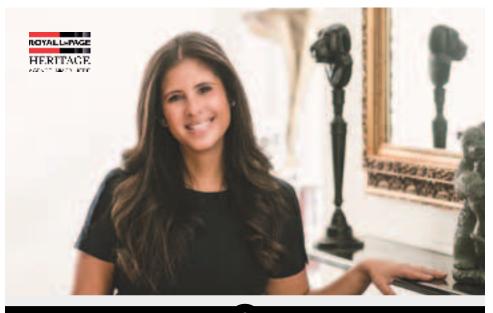
Letters to the Editor, p. 6 Classifieds, p. 19 Social Notes (Silverberg honoured at MMFA), p. 22 9 Lives, p. 14 Dodge on real estate, p. 20 fessional offices, community activities, medical services, private and fitness clubs, government and para-government agencies and retail for residential needs. This by-law was subject to a city-wide referendum.

Under another draft by-law (1541), some "conditional" uses that would require special council approval include nursing homes, CEGEPs, universities and museums. This was subject to a referendum by way of petitions from any of the 12 concerned zones and 48 contiguous ones.

Under the other draft by-law, number 1539, individual zones are created for each house of worship, a by-law designed to conform to the agglomeration land use plan. This exempts it from the referendum process though it can be contested in writing to the Quebec Municipal Commission if believed to be non-conforming.

"The city is confident that the adoption of these by-laws will contribute to the sustainability of houses of worship in Westmount," explained Urban Planning director Tom Flies. "Once in effect, we will monitor the impacts of the regulations and evaluate if adjustments are required."

As previously mentioned, another bylaw will be proposed in the fall to provide a framework for the possible conversion of houses of worship buildings as a last resort, he added.





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## Tobogganing anyone?



This toboggan was seen on St. Catherine St. near Metcalfe on June 17. PHOTO: INDEPENDENT.



500 Claremont on June 27.

#### **500 Claremont**, cont'd. from p. 1

Prince Albert, which did not petition for a referendum register when the project went through the similar process in January

The Claremont project to convert a century-old institutional building at the corner of Windsor into a high-end apartment building of up to 20 units has been under way since December 2016. This is when it was originally presented to the city's Planning Advisory Committee (PAC) at a public meeting.

Thereafter, it went through a lengthy process for projects that do not adhere to current zoning, including the registry step January 29, 2018 when 85 of the required 127 signatures was insufficient to lead to a possible referendum.

The project received "final" council approval shortly after.

#### Second time around

It had to go back through the entire process a second time, however, when the developer changed plans as presented to a PAC public meeting December 11, 2018.

These were mainly to increase the number of units to up to 20 from the approved 16, and to remove and replace the entire fifth storey after stripping of the building's interior revealed water damage to the brick at that level.

This second submission has also been through a public consultation meeting April 30 this year and then a demolition hearing May 21 as well as the first and second readings of a draft approval by-law.



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## Stop: From language rights to animal rights



Stop signs have been a canvas used by both sides in Quebec's language debates, with "stop" being turned into "101" (for Bill 101) and "arrêt" being turned into "art." Now animal rights advocates are turning to the same venue. This sign was seen on Côte St. Antoine at Roslyn Ave. on June 19.

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#### LETTERS TO THE EDITOR

# ONE OF SUMMER'S GREAT MYSTERIES



Why is it that the propane tank that one uses for one's barbecue cannot be refilled if it is older than 10 years, yet the tank that one exchanges for a full one (at a much greater cost) is good for 20 years?

SAM BEITEL, ABBOTT AVE.

# MANY NATIVE ROOTS IN WESTMOUNT

It was good to see Stefania Mustillo's letter in the *Independent* (June 25, p. 6).

I remember, back when The Open Door was more vague in my mind 20 years ago, telling my friend Helen, who was homeless, about it. But in recent years it has become more visible, and it's hard to tell if they help "the homeless" or Inuit. I remember one *Independent* story about getting seal meat, and it sounded like lots of people showed up.

The surprise is that what I didn't know is my great, great, great grandmother was

Okanagan, putting a different spin on the two cultures. And my family was in Red River, for the "Rebellion."

Last summer, I noticed an Inuit woman on the western side of Westmount Square and aware [by that time] of my kinship, and how some would object to her being there, I gave her a doughnut. When I passed the next time, her face lit up. She must be the same woman who smiled like that in the Atwater Metro. So she noticed me. I wonder if she saw something that has been erased? I went by with cold drinks after that, but she had moved on.

I have lived in Westmount all my life (my family in the same house since 1923, my name is now on the deed with my sisters) but when younger, I was stopped by the police for no reason, too many times a block from where I live. Nobody should have that happen to them. You have no real explanation, but you feel guilty, and not belonging.

I have started an application for a Manitoba Metis card. I am Metis. I don't want the Inuit or other cousins standing alone.

[If I am accepted for a Metis card], I will use it for identity, and expect to be treated properly.

MICHAEL BLACK, ANWOTH RD.

# CITY WEBSITE SHOULD BE CLEAR, THE FIRST TIME

I am writing in response to Philip Cutler's letter in the June 25 edition (p. 6) to my water-advisory letter that was printed in the June 18 edition (p. 9). He stated that if a citizen has any questions or concerns,

they can consult the city's website for clarification. This is precisely the medium that was chosen at the time. The question was then raised with local councillor Conrad Peart, who is responsible for the affected area. Upon verification, he requested that communiqué issued by the city of Westmount be corrected as it was not accurate. This was done *after* the water advisory was lifted on Tuesday, June 18.

I would also like to add that Phillip Cutler suggested that a call to Public Works is recommended in order to clarify any and all questions with regards to the recent water advisory. It is NOT possible on the weekends as they are closed on Saturday and Sunday.

NATHALIE ALLARD, PRINCE ALBERT AVE.

# LARGE ZONES CAN LEAD TO IMPERFECT INPUT

I was disheartened to discover (June 11, p. 9) that nothing has changed in the determination of who may participate in a zoning referendum. Those eligible in regards to 500 Claremont have not changed since January 2018. The current rules concerning which residents may participate in a referendum are those in the zone in question and contiguous zones. There are many situations where these rules are grossly unfair and inappropriate.

I guess I am naive but with the striking of the committee to look into and update zoning (June 19, 2018, p. 1), I thought one result would be to have a fairer determination of who could vote in referendums.

If one looks at the 500 Claremont situation, it is illogical that the zone stretching along Sherbrooke to Kitchener, R9-21-01, is included. It could very well be that in last year's SCAOPI process the minimum number of registrants for a referendum was in large part not reached because most of the people in this zone felt that 500 Claremont was far away and not their concern, resulting in their disinclination to register.

This is a problem that can occur elsewhere in the city. If one looks to the possible future construction of condos on the property of Mountainside United Church, a similar situation may ensue should the SCAOPI process be initiated. The R2-04-01 zone (see https://westmount.org/wpcontent/uploads/2016/01/Plan\_zonage\_09 -01-2015.pdf) is so large that if people close to the development have grave concerns about the project and wish to initiate a referendum, they may find that many people north of Sunnyside or south of Westmount Ave. may ignore the call for a referendum registration resulting in the minimum threshold not being met, leaving neighbours to the project frustrated, unhappy

and ill served.

All residents who are interested in Westmount zoning or the SCAOPI process can access the *Independent's* archives online or go to Westmount library and read my letter of February 6, 2018 (p. 6) where I expressed, with other concrete examples, why the current eligibility rules are glaringly unfair. I encourage city council to come up with better criteria in determining those eligible to participate in zoning referendums.

HUGH RAY, DE MAISONNEUVE BLVD.

# USERS OF SHAAR, AKIVA CONTINUE TO DISRUPT LIFE OF NEIGHBOURS

In November 2017, I complained about the Shaar synagogue and Akiva School frustrating homeowners and motorists with their presumptuous takeover of streets.

Nothing has improved.

On the evening of June 16, I turned south onto Metcalfe from Côte St. Antoine and was stopped by numerous cars dropping off people. The parking service was having drivers stop in the middle of Metcalfe and of the Springfield intersection. And cars were parked illegally on Springfield. While I waited for the car ahead of me to move, an attendant backed it up, hitting my car jarringly hard. He said he didn't see me, which will happen if you don't look. Unsurprisingly, neither the owner of the other car nor I was pleased. Stopping for the sake of convenience in the middle of streets is illegal, dangerous and reeks of entitlement.

Local residents are exasperated with these organizations' erosion of their enjoyment of home. Neighbours tell of altercations with parking attendants, and one recalled a past evening when a new car was displayed floodlit on the synagogue lawn. Is it so hard to understand the difference between a residential setting and a commercial strip?

I am interested to learn how and if the synagogue and school intend to comply with traffic laws, and exercise common decency. And are they in compliance with their occupancy permits?

Unsolicited notions: Guests could be instructed to drive single file beside the curb from Argyle along Côte St. Antoine, and drop off cars in front of the synagogue; this route avoids residences, and single-file cars won't block traffic. School students could arrive and depart from Kensington, where there are no residences. Valet parking could be dropped, and people could walk a bit. A traffic consultant could be hired to plan non-disruptive access.

There are possibilities. Is there the will? DAVID H. FISH, METCALFE AVE.

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#### **Dear Westmount Independent Readers,**

We are among the 2 million protesters who marched on the streets of Hong Kong earlier in June to defend our freedoms and autonomy. Here is why you should care.

The Hong Kong Government has proposed a bill that would allow for the extradition of alleged "fugitives" from Hong Kong to China, a country notorious for its disrespect for the rule of law. The judicial system in China has a conviction rate of 99.9%, and prisoners suffer severe violations of their human rights. Some examples very close to Canadians are the cases of Michael Kovrig and Michael Spavor, who were detained for more than five months before any formal arrests were made. They are held by Chinese authorities to this day.

Bankers, businesspeople, tourists, or anyone from any country who set foot in Hong Kong could be arrested and sent to a Chinese prison based on fabricated accusations. 300,000 Canadian citizens who live and work in Hong Kong could be at risk. Hong Kong will cease to be a free economic zone serving the world's most prominent businesses.

This is why two million of us took to the streets. We were unarmed. We had only helmets, umbrellas and plastic wrap. In response, the police beat us on the head with batons and fired tear gas canisters, rubber bullets and bean bag rounds at close range, causing many serious injuries. Peaceful protesters were arrested, interrogated, imprisoned and denounced as "rioters".

Hong Kong's Chief Executive Carrie Lam has announced a suspension of the Extradition Bill which is NOT equivalent to withdrawal. We urge the Hong Kong government to agree to the following demands

- Withdrawal of the Bill:
- 2 Unconditional release of all arrested protestors without the threat of future prosecution;
- Renunciation of the characterization of the June 12 protests as "riots";
- Appointment of an independent commission to inquire into the excessive violence used by the police in the protests; and
- Most importantly, universal suffrage to elect a truly democratic government.

Our government has wilfully ignored our desires and concerns, we are in desperate need of the assistance from the international community, especially Canadians, with whom we have extensive ties through generations. Please stand with us to defend our human rights and the universal values of freedom and democracy. We urge you to convey our plea for help to your representatives at all levels of government and to raise their awareness of the deteriorating situation in Hong Kong.

We humbly thank you.

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# **Epstein talks art at Hillside Tennis Club**



Susan Chadwick and Clarence Epstein.

Westmounter Clarence Epstein was recently guest of honour at the Hillside Tennis Club, where he gave a presentation on public art.

Welcomed by club president and local res Susan Chadwick, he led guests through the centuries, discussing how art was used as homage to the power of leadership. He traced classical examples from the sphinx and the Acropolis through the Renaissance, leading into religious statements in Montreal, where the use of art was pivotal to the leadership of the church.

Discussing public art with a political goal, he described the background of Montreal's Nelson's Column and the statue of Sir George-Étienne Cartier.

Moving into today's urban milieu, he pointed out that eventually public art became connected to commerce. For example, the internationally-renowned Expo 67 Calder sculpture "Les Trois Disques" was a proud creation of the International Nickel Company of Canada.

And finally, public art has moved into the realm of street art, with one example being the much-loved – but also maligned – Leonard Cohen mural.

Epstein ended by suggesting that if one is indifferent about the art, the work "has not done its job." – VR

# Curious George in Westmount?



"Does anyone else think this bump on a tree in Westmount Park (just southwest of the bridge over the lagoon) looks like Curious George?" asked the photographer. It (or he) is seen here on May 14.



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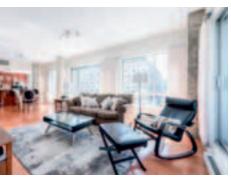
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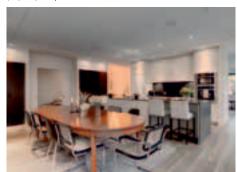
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# In/Visible: Body as Reflective Site at the McClure Gallery



Art Scene

HEATHER BLACK

"How can the body be artistically employed to understand, expose, challenge, and disrupt sexual violence?"

That question – answered through various artistic lenses – is at the heart of the powerful group exhibition *In/Visible: Body as Reflective Site*, which ended June 29 at the McClure Gallery.

A collaboration with Shaheen Shariff, director of IMPACTS: Collaborations to Address Sexual Violence on Campus, guest curators include Lori Beavis, Maria Ezcurra and Natasha Reid, executive director of the Visual Arts Centre on Victoria Ave.

#### Understood and exposed

Hannah Claus' video projection "for those who didn't make it home" is both a testimonial and eulogy. Set within a ring of mesh houses, photographic stills of arctic scenes and of telephone booths are followed by a video of victim names. In memory of the 824 missing and murdered indigenous women – collected by Ann Pearce from police records in 2013 across Canada – the installation's circular structure and peaked roofs evoke

"Maria Ladenburger/ Rest in Power IX" by Sandeep Johal.

both trap and prey.

Murdered women are depicted in a series of six beautiful pen-and-ink drawings by Vancouver artist Sandeep Johal. Rendered in complex geometric lines and fluid forms that suggest both Haida art and playing cards. The artist fingers cultural heritage as well as chance. Painted with a tear in her eye, "Maria Ladenburger/ Rest in Power IX" reminds viewers of personal suffering.

"The Scar Project" by Nadia Myre conveys sexual abuse with stitchery and torn canvas. A series of 48 mixed-media canvases, each canvas is unique, suggesting individual trauma. Yet mounted as a group in rows of eight, the project reminds viewers of the commonality of sexual assault and the enormity of the problem.

#### Challenged and disrupted

"Vérité et punition," an installation by Kama La Mackerel, consists of a butcher-paper dress covered in mirror writing surrounded by vanity mirrors. Her text – easily read with a mirror – forms a dialogue with viewers. Both confrontational – "How often do you blame others for your own feelings?" – and reflective of the artist's personal values, the last line is – "I believe in love and justice. And you what do you believe in?"

Control is the message of Dayna Danger's three oversized photographic portraits of women wearing a black-beaded helmet of a dominatrix. Dramatically presented, a red-lipped, raven-haired "Adrienne Dagger" and the Inuktitutattooed "Lindsay" are followed by a brown-haired "Sasha." In these works, Danger asks viewers to reflect on cul-

"Invisible," Maria Ezcurra's beautiful textile installation is made from cut and stretched beige, taupe and grey panty hose. Although the material suggests threat – an assailant's mask or strangulation cord – in the open gaps, victim resilience and strength shines through. A collective installation from the McGill Art Hive, "Hands-on, Hands off (gender-based violence)" features stuffed gloves with text messages that "no means no" and reminders "stop, ask first."

tural norms, role play and sexual power.

#### Positive empowerment

In/Visible: Body as Reflective Site is a thought-provoking exhibition that imparts a positive message of resistance and empowerment against sexual violence. A collaborative effort of 13 universities and 13 community partners, including the Visual Arts Centre, the work was supported by the Social Sciences and Humanities Research Council of Canada.



"Hands-on, Hands off (gender-based violence)" by McGill Art Hive.



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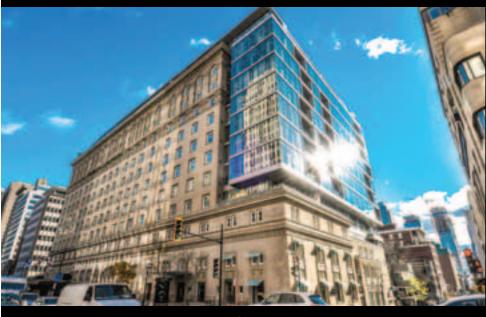


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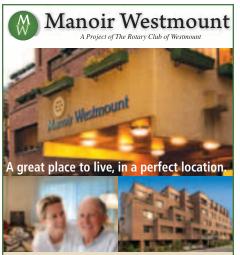
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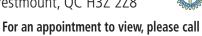


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# The dog is back!



The "plant dog" in Westmount near Lansdowne Ave. and de Maisonneuve is back, as forecast by city director general Benoit Hurtubise in our May 28 issue (p. 17). It is seen here on June 27.

PHOTO: INDEPENDENT.

9 Lives

LYSANNE FOWLER



So tiny and beyond adorable, Perle and Polo are sister and brother. Perle is the stunning light grey longhair and Polo is

# Perle and Polo kittens

the handsome grey-and-black tabby shorthair. They are three months old now, healthy and playful. These wee kittens were born outside and were brought to the Montreal SPCA for care and adoption, where they received all the veterinary care for their age and were placed in foster care as youngsters.

The double adoption reference number for Perle and Polo is A41385623. If you would like more information on them, please do not hesitate to contact Charlie, who is caring for them as a foster family for the SPCA at charlie3162@hotmail.com.

Your neighbour, Lysanne

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# It's summer – Think Knowlton, think Townships



The dam in Knowlton last month, with the plaque in the adjacent park (inset) describing the 1837 mill of Paul Knowlton, which was located on the same site.

PHOTOS: INDEPENDENT





#### WESTMOUNTER DAVIDSON PARTICIPATING FOR 2ND YEAR

# EASTERN TOWNSHIPS BECKON WESTMOUNTERS FOR 'TOUR DES ARTS'

MARTIN C. BARRY

Westmounters are invited to visit Eastern Townships towns next month to enjoy fine art and crafts made by skilled hands with patience, care and love during the 31st annual Tour des Arts.

The Tour des Arts is considered by many to be the perfect way to explore some of the less travelled roads of the Eastern Townships.

Equipped with a Tour des Arts map, you can leave the beaten path, take in the views and discover the art studios and people that dot the region's landscape.

From 10 am to 5 pm on nine consecutive days from July 13 to 21, 36 artists from Lac Brome, Sutton, Abercorn, Brome, West Bolton, East Bolton, Mansonville and places in between will open their studios to share their passion for the arts and crafts.

Supporters say that a visit to the Tour des Arts is an opportunity to see works from a wide range of media, including painting, drawing, photography, printmaking, stone, wood, ceramics, hot and cold glass, metals and textiles.

In addition to traditional techniques,



An example of a piece created by Westmount sculptor and ceramics artist John Davidson.

there will also be examples of innovative design, as well as utilitarian, decorative and conceptual practices. Among the artists who will be participating is John Davidson of Westmount.

A resident of Prince Albert Ave. for more than 30 years, Davidson works in ceramics and sculpture from a studio near his country home in the Townships. This will be his second year participating in the Tour des Arts as an artist.

"It's given me the opportunity to meet all the other artists in the area out there," he said in an interview with the Independent. "And it's also fun having all the people who come visiting the studio."

One of the techniques he practises out in the countryside is "high fire" ceramics, which involves digging holes in the ground in which an intense fire is lit and ceramics are then placed. "I don't think the Westmount [now agglomeration] fire department would be too happy about that," he joked.

Tour des Arts flyers are available at tourist bureaus. A digital version can also be downloaded from the Tour des Arts website: www.tourdesarts.com.

#### **PROGRAM**

JULY - AUGUST

#### **WEDNESDAY JULY 10, 10-4 PM**

#### **HOUSE AND GARDEN TOUR**

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\$65 includes picnic or lunch coupon

#### **JULY 6, 2 PM**

**COUNTING ALOUD Gabrielle Soskin** Theater 24\$

#### **JULY 14, 7 PM**

MOZART IN PARIS Music 25\$

#### **JULY 18-21, 8 PM**

THE VAGINA MONOLOGUES Theater 42\$

#### **JULY 25, 8 PM**

THE KÖLN CONCERT John Roney Music 28\$





#### **JULY 28, 7 PM** MOZART BETWEEN Music 25\$

#### **AUGUST 10, 8 PM**

TOUT OU RIEN Jean-Claude Gélinas Comedy 25\$

#### **AUGUST 17, 8 PM | AUGUST 18, 2 PM**

OPERA DI BUFFALA Natalie Choquette & Gino Quilico 40\$

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# House and Garden Tour to benefit Theatre Lac Brome

BY MARTIN C. BARRY

With summer finally upon us, an idea for a short day-trip might be a visit to some stunning houses offered by homeowners in Knowlton in the Eastern Townships during the 28th annual House and Garden Tour for the benefit of Theatre Lac Brome.

"This is the major fundraiser for Theatre Lac Brome," says Janet Dedicik, a member of its governing board. "We usually expect around 700 to 800 participants who buy tickets and come."

Among the homes to be seen during the House and Garden Tour on July 10 will be a Y-shaped post-and-beam house, a lake-side home, an updated and modernized vintage Knowlton residence, a lovingly renovated 1870s farmhouse and a modern family home rebuilt to eco-friendly standards.

The self-directed tour runs from 10 am to 4 pm and tickets are \$65. The price includes a \$10 discount coupon good at participating restaurants, or a picnic lunch prepared by a local caterer to be enjoyed

on four of the five properties. The organizers recommend wearing good walking shoes as there is lots to see – both indoors and outdoors.

"Many people come in groups of three or four or five," said Dedicik. "They will often bring a cooler with some wine and glasses to accompany their little picnic and they really make a very nice day of it. It has become a tradition not just for the theatre, but also for many of those who attend."

Theatre Lac Brome continues a tradition of professional English-language theatre that began in 1935 with the Brae Manor Playhouse, one of Canada's first summer theatres.

The Brae Manor produced more than 100 theatrical shows with performers including Christopher Plummer, Robertson Davies and Herbert Whittaker.

Tickets for the House and Garden Tour should be purchased soon as the event sells out fast.

Tickets can be purchased through the Theatre Lac Brome website (theatrelacbroke.ca) or by phone at 450.242.2270.

# THINGS TO DO IN THE EASTERN TOWNSHIPS

#### Wednesday, July 3

- ► Mount Megantic Astronomy Festival. Notre Dame des Bois. Presentations (French): 8 pm, 10 pm and 12:15 am. Ascents: 9 pm, 11:15 pm and 1:30 am. Continues until Saturday, July 6; and again Wednesday, July 10 until Saturday, July 13.
- "Orford on the Road in Saint-Denis-de Brompton"/Orford Music Festival (classical & jazz). www.orford.mu. 8 pm. Festival continues with many events at many venues until Saturday, August 24.

#### Saturday, July 6

- Counting Aloud. \$24. Theatre Lac Brome, Knowlton. 2 pm.
- ▶ Open House along the Wine Route. Dunham. informations@laroute desvins.ca. Also Sunday, July 7.

#### Saturday, July 13

Tour des Arts. Visit artists and artisans from Abercorn to West Bolton, and West Brome to Mansonville. tourdesarts.com. 10 am to 5 pm. *Continues until Sunday*, July 21.

#### Sunday, July 14

Lac-Brome Chamber Music Festival. \$25. Theatre Lac Brome, Knowlton. 7 pm. Also Sunday, July 28 and Sunday, August 11. 7 pm.

#### Thursday, July 18

The Vagina Monologues. \$42. Theatre Lac Brome, Knowlton. 8 pm. Also Friday, July 19 & Saturday, July 20, 8 pm & Sunday, July 21. 2 pm.

#### Thursday, August 1

Coaticook Valley Fair. Continues until Sunday, August 4.

#### Thursday, August 8

Bedford Fair. Continues until Sunday, August 11.

#### Sunday, August 18

Opera di Buffala with Natalie Choquette & Gino Quilico. Theatre Lac Brome, Knowlton. 2 pm. Also Saturday, August 17 in French. 8 pm.

#### Thursday, August 22

Ayer's Cliff Fair. Continues until Sunday, August 25.

#### Friday, August 30

Brome Fair. Continues until Monday, September 2.

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#### BUILDING PERMITS # What's permitted

## Council approves 32 building permits June 3

The following 32 permit requests for demolition, exterior construction, alteration and renovation were approved at the June 3 meeting of the city council. There were no refusals.

#### Approved

4126 St. Catherine: to make modifications to the commercial space, including replacing the front windows and doors and modifying the rear façade;

**21 Chesterfield:** to build a rooftop deck; **311 Kensington:** at a Category I house, to modify the garage, including the garage door opening provided each door section

is divided into three panels instead of two; 4142 St. Catherine: to make modifications to the commercial space, including replacing the front windows and doors;

**4095 Tupper:** at the Y residence, site of

the former Reddy Memorial Hospital, a Category I building, to install a sign;

48 Chesterfield: a Category I house, to replace a window and door on the rear façade provided the patio door has a thicker frame:

451 Clarke: to replace a rear door and make a basement access on the side façade;

419 Mount Stephen: at a Category I house, to create a new opening on the rear façade and replace some windows;

4873 Westmount: at Marianopolis, a Category I building, to revisit the PAC condition of April 24 (regarding wood windows) and approve the installation of some aluminum windows in affected opening (see May 14, RE-10);

**765 Upper Belmont:** to replace some windows and a door;

3302 Cedar: to build a pool and land-



39 Windsor and its neighbours on June 27.

119 Blenheim Place: to modify the parking apron;

**66 Aberdeen:** to replace the slate on the roof;

**68 Aberdeen:** to replace the slate on the

356 Redfern: at a Category I house, landscaping in the rear yard;

48 Aberdeen: to replace windows;

594 Côte St. Antoine: at a Category I house, to repair the front steps and add a railing;

4378 de Maisonneuve: at a Category I house, to replace the bricks on the rear façade;

60 Thornhill: to replace windows and enlarge those at the rear provided the two basement ones are guillotine type with conditions:

**465 Strathcona:** to replace windows; 3160 Daulac: at a Category I house, to rebuild retaining walls provided the second wall is covered with natural stone just like the first one;

3200 The Boulevard: to replace windows provided that three living room windows (#3 and #4) are double-hung ones;

4210 de Maisonneuve: to replace the bricks on the rear façade; **37 Burton:** to build a patio in the rear

yard; 12 Burton: to enlarge a balcony at the

rear in the rear yard; 64 York: to replace some windows pro-

vided the divisions are excluded;

**39 Windsor:** to replace windows;

**812 Upper Belmont:** to relocate the garage door in order to enclose the garage al-

**370 Victoria:** to install a sign;

**41 York:** to rebuild the front staircase:

**381 Prince Albert:** to replace windows and a door provided the rear basement ones have a vertical central division;

3186 The Boulevard: to replace front, side and garage doors provided the wrought iron is not incorporated into the glass in the side and garage doors.



3160 Daulac on June 28.



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#### BUILDING PERMITS # What's permitted

## Council approves 30 building permits June 17

The following 30 permit requests for demolition, exterior construction, alteration and renovation were approved at the June 17 meeting of the city council. There were no refusals.

#### **Approved**

**634 Sydenham:** to build a retaining wall; **1347 Greene:** to renovate the building, including replacing the masonry, renovating the storefront, renovating the interiors, modifying some window and door openings at the rear, renovating the rear deck and balcony, removing the chimney and replacing the windows and doors provided the frames of doors designated P5 and P6 are of the same thickness as those of door P4:

#### LOCAL CLASSIFIEDS

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#### **Legal Notice**

Notice of closure of inventory is hereby given that Vladimir Bunimovich, domiciled at 1-250 Lansdowne, Westmount, Qc. H3Z 2L3, died in Montreal on November 30, 2018. An inventory of Deceased's property can be consulted on request by email to bunimovicht@hotmail.com.

#### **QUEBEC CLASSIFIEDS**

29th Annual Echoes of a Proud Nation Pow Wow. July 13 & 14 - 9 a.m. onward. Just south of Montreal, Kahnawake Mohawk Territory, Routes 132 & 138 (off the Mercier Bridge). Adults: \$8; 60+: \$4; 5 & under: FREE. Tel. 450-632-8667, www.kahnawakepowwow.com.

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1326 Greene: at Scotiabank, to renovate the facade:

**266 Lansdowne:** to install a louver on two basement windows of the apartment building to allow for a ventilation system;

**107 Irvine:** to replace windows with con-

450 Elm: at a Category I house, landscaping at the rear;

810 Upper Lansdowne: to replace two windows and the roof of a rear extension;

**451 Strathcona:** to rebuild the front balcony and stairs in a new configuration and do landscaping work in the front yard provided the canopy is revised to better match the proportions of the door;

**8 Surrey Gardens:** to replace railings provided that all the railings (on the front façade and the rear façade) are metal;

**369 Kitchener:** to install a window;

**32 Holton:** to demolish the bay window and make an opening on the rear facade, replace windows and modify the terrace;

**30 Winchester:** to modify the rear deck and do landscaping;

**382 Metcalfe:** at a Category I\* house, to rebuild the front steps and install a handrail on condition the new steps are in

49 Surrey Gardens: to terminate uncompleted work approved in a permit from 2017 including the installation of the main door and a garage door on condition a monetary guarantee is received before issuance of the permit;

**5 Severn:** to replace a fence;

486 Mountain: to replace a door provided that it matches the original and that the lead is preserved or replaced;

4854 Sherbrooke: at the CIBC, to install three signs:

**9 Parkman Place**: to replace windows; **368 Kensington:** to make an opening for a patio door on the rear façade and modify existing terraces provided the door is eight feet in width and that it aligns with the

**61 Clandeboye:** at a Category I house, to make an opening for a window on the rear façade and replace basement windows:

4626 Sherbrooke: at Victoria Hall, a Category I\* building, to install new mechanical equipment to replace the existing provided the installation is such that the top of the freestanding units remains below the window sills and stone band and that the units are screened:

4504 St. Catherine: to make a patio door opening on the rear façade;

4377 Westmount: to modify the drive-

**644 Lansdowne:** to make a patio door opening on the rear façade;

18 Renfrew: to make an opening for a window on the rear façade;

**57 Hallowell:** to replace windows and a

57 Somerville: to make a patio door opening on the rear façade and a window opening on the side;

48 Arlington: to replace a back door; **39 Rosemount:** at a Category I house,

to replace windows provided they are made of wood (interior and exterior) without any cladding;

469 Victoria: to replace windows and a door.



49 Surrey Gardens on June 28.

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PHOTO: INDEPENDENT

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# Volume strong in February transfers



Real Estate

ANDY DODGE, CRA (RET.)

Note: The following article relates to the registration of deeds of sale for Westmount property in February 2019, gleaned from city and non-city sources. A list of sales can be found on p. 21.

Twelve sales, six of them over \$2 mil-



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lion, made up the list of sales registered in February this year.

The highest price was \$5,225,000 paid in the sale of 16 Bellevue Ave., a 1957-construction house perched on the side of Westmount Mountain with a spectacular view out over the city, which sold for almost double its municipal evaluation, the highest residential mark-up of the month. The lowest price of \$1,120,000 involved 72 Somerville Ave. in the heart of Victoria village, while the lowest mark-up was just under 10 percent for another 1950s house, 812 Upper Belmont Ave., a bungalow close to Devon Park near the city's northern border.

The 12 sales is well above the average 8.5 volume for February, which is usually considered the slowest month of the year for registrations, and this may signal the start of a busy year for Westmount real estate, after a sluggish 2018. There were 17 home sales registered in February 2017, but otherwise this is the highest number of closings in a February since 2002. With no



16 Bellevue Ave.: the highest price of the month, \$5,225,000, and the highest mark-up, 93.2 percent.

sales under \$1 million and no mark-downs from tax value, there is every indication

that the adjusted average price will keep rising; we have now cleared the \$2-million mark for six months in a row.

The average mark-up from the 2017 municipal evaluation was 40.4 percent, the highest monthly average since the valuation roll came into force; monthly average mark-ups have been over 25 percent since last August.

Three condominium sales were also registered in February, all for prices below \$1 million, including two units at 4215 de Maisonneuve Blvd. in the low \$400,000-range. Another sale involves a co-operative share of 328-30 Wood Ave. for \$622,000.

The only other sale registered in February involved the 44-unit apartment building at 4560 St. Catherine St., opposite Park Place, which sold for \$11,700,000, more than double its municipal evaluation.

One more sale which the *Independent* uncovered involved 755 Upper Belmont Ave., which was transferred in December for \$1,780,000.



72 Somerville Ave.: the lowest price of the month: \$1,120,000.







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# Bought & Sold - real estate transfers in February 2019

•		•		
Address	VENDOR	Price	2017 VAL	<b>RATIO</b> (%)
16 Bellevue	Paul Deegan & Rebecca Goldfarb	\$5,225,000	\$2,704,400	93.20%
771 Upper Belmont	Dr. Nader Khaouam	\$2,150,000	\$1,693,100	26.99%
812 Upper Belmont	Ellen Rubin & Malcolm McRae	\$2,060,000	\$1,877,200	9.74%
465 Clarke	Alain Robichaud	\$1,830,000	\$1,402,700	30.46%
360 Elm	Stanley Leibner	\$1,605,000	\$1,179,700	36.05%
31 Forden	Cary J. Kitner & Ellen Henderson	\$1,990,000	\$1,710,300	16.35%
696 Grosvenor	Salvatore Scalia	\$2,025,000	\$1,225,900	65.18%
596 Lansdowne	Michel Alain Danino & Isabelle Weber	\$1,600,000	\$1,431,200	11.79%
638 Lansdowne	Ewa Kiwa	\$2,435,000	\$1,446,500	68.34%
444 Prince Albert	Jérôme Bonduelle	\$1,849,000	\$1,384,400	33.56%
72 Somerville	Jacqueline Thom	\$1,120,000	\$875,200	27.97%
3206 The Boulevard	Maureen Elizabeth Kiely	\$2,555,000	\$1,903,900	34.20%
CONDOMINIUMS				
4215 de Maisonneuve # 4	estate Carmen Garcia	\$410,000	\$337,900	21.34%
4215 de Maisonneuve # 6	Mathieu Aubry-Lachapelle	\$414,000	\$340,800	21.48%
482 Victoria	L.A. Tandem Holdings Inc.	\$745,000	\$665,800	11.90%
SHARE SALE				
328-30 Wood, 45% <sup>1</sup>	Victor Rodriguez	\$622,000	\$464,265	33.98%
OTHER				
4560 St. Catherine	9288-7363 Quebec Inc.	\$11,700,000	\$5,399,000	116.71%
DECEMBER 2018 SALE				
755 Upper Belmont	Linda Stein	\$1,780,000	\$1,488,400	19.59%
<sup>1</sup> Occupancy of 330 Wood.	Pursuant to a request to the city of Westmount's city clerk under An act respecting access to documents held by public bodies and the protection of personal information, the Independent			

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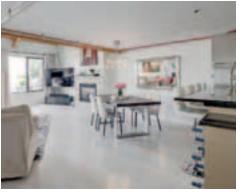
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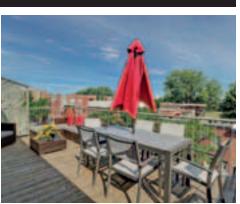
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received a list of addresses that received "welcome tax" bills in and near February 2019. Other information published here was researched by columnist Andy Dodge.



Pointe St. Charles | 2801 Rue Du Centre apt #334 | \$550,000

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Social Notes

Veronica Redgrave

Visiting the Montreal Museum of Fine Arts (MMFA), one expects a discovery.

The somewhat-hidden Liliane and David M. Stewart Pavilion offers just that – and more. Appropriate for Montreal, a designated UNESCO City of Design, the building houses an important collection of decorative arts. Recently, the MMFA Design Lab hosted a celebratory reception – Avant-garde Montrealers: Jewellery, Glass and Ceramics as Envisioned by Jocelyne Gobeil, Elena Lee and Barbara Silverberg – featuring the donation of Westmounter Barbara Silverberg (attending with husband Phil Silverberg), and the collections of former gallerists Lee and Gobeil.

The women were applauded as pioneers by MMFA director general and chief curator **Nathalie Bondil**. The three opened their galleries in a period when the focus was shifting from utilitarian and decorative objects to sculptural and conceptual works of art. Silverberg specialized in ceramics; Lee in glass, and Gobeil in jewelry. The



Joe and Anna Mendel.

# Silverberg's donation featured at MMFA



Barbara and Phil Silverberg with Diane Charbonneau.

show was curated by Diane Charbonneau.

Guests' attire reflected the evening's artistic mood. Barbara Silverberg wore an *über*-shiny cobalt blue blazer by designer Jean Paul Gauthier; purses ranged from

classic Chanel chains and the very latest Louis Vuitton bag, to cases made of recycled city banners.

Famed ceramic artist **Leopold Foulem**, whose work has been exhibited around the

world, wore fabulous glasses "from Belgium" – works of art in themselves!

Noted arriving were renowned glass collectors **Anna** and **Joe Mendel**. Wearing a gorgeous gleaming glass brooch Mendel proudly pointed out the many pieces the couple has donated.

Speaking of brooches, Phil Silverberg sported the perfect reference to windy spring days: a flying kite, created by Margaret Lim from Galerie Noel Guyomarch.

Crispy beet bites and wine were enjoyed by guests, some of whom strolled out onto the terrace, where iconic plastic Solair/ Motel chairs sat in colourful rows.

Noted from the MMFA were **Danielle Champagne**, director MMFA Foundation, and **Maude Béland**, media officer.

Guests included Westmounters Cynthia Wolfe, Janis Kerman and Sherry Goldstein as well as Sharon Hecht and Andrew Karpman, Julie Anne Tremblay, Gabriel Simard, Martina Da Silva, Barbara Sabbath, Dorothy Ransen, Richard Miller, Nancy and Allan Samberg, Pat Pink, Marilyn Lalonde, Madeline Chevalier, Carol Dimentberg, Noel Guyomarch, Pauline Aubut and la Presse art critic Éric Clément.



Danielle Champagne and Maude Béland.



Dorothy Ransen and Madeleine Chevalier.



Pauline Aubut and Barbara Sabbath.



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