

City creates its first pre-novice inter-city hockey team

BY LAUREEN SWEENEY

For the first time ever, according to city officials, the city has formed a pre-novice inter-city hockey team of 5- and 6-year-olds. The new team was scheduled to play its first game under the Westmount Wings banner January 18, against the LaSalle Flyers in Lachine.

“It’s a pretty big step for us as we are now competing at all youth levels,” said Andrew Maislin, operations manager for Sports and Recreation.

The pre-novice team is now the Westmount Minor Hockey Association’s 13th team. “It’s part of our effort to expand the Wings brand. We’re playing catch-up.”

The 12 players, who include one girl, were put together from the city’s in-house non-competitive pre-novice teams run under a Hockey Quebec program called

MAHG (*Méthode d’Apprentissage de Hockey sur Glace*).

This is an introductory program for boys and girls aged 5 and 6 aimed at introducing participants to the basic skills of hockey and instill the basic concept of team sports.

The new Wings team will also be playing in the Jeux de Montréal games in April. The city has previously entered a non-competitive pre-novice MAHG team. By April, the new team will have had close to three months of inter-city experience against other pre-novice teams from St. Laurent, LaSalle, Lachine and TMR/Outremont.

When the new team under coach Martin Landry had its first practice two weeks ago, Maislin said, “they were eager, hungry and excited to play as Wings. Most of the young players are siblings of older Wings players.”

Winter driving



This car was photographed on Strathcona Ave. January 17. “I suspect that the driver thought it was a snowbank, not an icebank,” said resident Doug Hamilton.

PHOTO COURTESY OF D. HAMILTON.



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‘Imagine Westmount 2040’ kicks off January 29

Residents invited to share ideas for new urban plan

BY LAUREEN SWEENEY

A public information session is to take place January 29 at Victoria Hall to introduce the city’s proposed approach to creating a new Urban Planning master plan or blueprint for the development of Westmount in the next 20 years.

Called “Imagine Westmount 2040,” the master plan project will set out a new vi-

sion to replace the planning program prepared some 20 years ago but this time by seeking community input.

“It’s something the city council and administration can build together with the community,” Urban Planning director Tom Flies said last week. “If we have a large buy-in from citizens, the master plan will shape the city’s urban development for the

continued on p. 8



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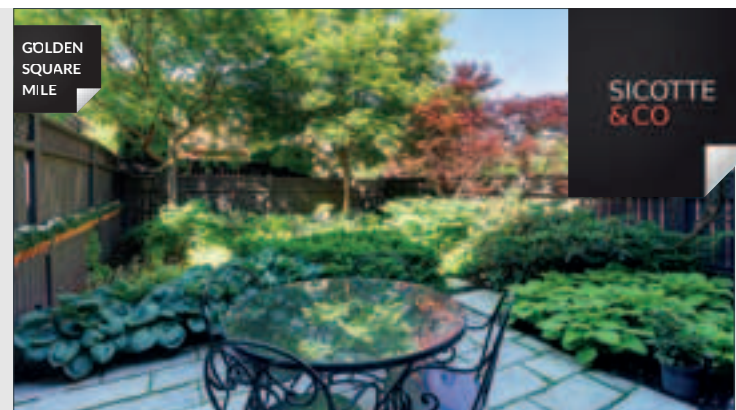
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Public presentation Jan. 28 for 4216 Dorchester

Non-conforming condo-type project set for 1999 fire site



The original apartment building was destroyed by fire April 25, 1999.

BY LAUREEN SWEENEY

A plan to build a residential building of 11 co-proprietorship units at a longstanding vacant lot at 4216 Dorchester is to be presented January 28 at a public meeting of the city's Planning Advisory Committee (PAC). It starts at 8:30 am.

The proposal calls for a stepped-back five-storey building on the south side of Dorchester just west of Greene between the office building formerly occupied by the Quebec Order of Nurses and large grey-stone fronted dwellings at the corner of Columbia.

Because the plan, posted by the city on its website last week, exceeds the height, site coverage and density of the zoning, it is being considered under the city's by-law for non-conforming projects called

SCAOPI (Specific Construction, Alteration or Occupancy Proposal for an Immoveable).

The lot has been vacant since a fire April 25, 1999 destroyed what was a three-storey apartment building. This led to its partial demolition, then total destruction by a court order sought by the city when an extensive foundation became overgrown by weeds and infested by vermin (see story September 15, 2015, p. 9).

Plan revised after meeting with neighbours

The redevelopment application to the city's Urban Planning department from architect Jean-Pierre Bart states an original proposal had been "improved" after two consultations with nearby residents in November 2018 and April 2019 to make it



An architect's rendering of the proposed residential building.

more acceptable to the neighbourhood.

As a result, the new building had been reduced in volume, a green space at the rear was enlarged, a tree preserved and the number of interior parking units reduced to 11 plus five described as "stacked."

Among some of the details and zoning derogations listed in the current version: the building would be 50 feet high (compared to the zoning of 35 feet). It would have three storeys facing Dorchester with a fourth recessed one and a fifth to be further recessed and more visible from the rear lane. Its site coverage of 72 percent compares with the permitted 65 percent.

The style is described architecturally as "Westmount style urban villa," modern but conservative and prestigious. The front façade would be articulated by bays on three floors while the set-back of the fourth

floor would allow for a small balcony.

Benefits for the community include filling the empty space and bringing increased residents and neighbours to the area.

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Comin' Up, p. 16



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Claremont/de Maisonneuve facility could be open by 2022

Groupe Maurice testing soil, hopes to start building seniors' home in May



On January 15, a backhoe was breaking brush (above); the next day, a pile driver and pick-up truck had joined the team (right).

PHOTOS: INDEPENDENT.

Group Maurice is having soil testing done on its long vacant lot on the southwest corner of Claremont, St. Catherine and de Maisonneuve, which is outside of Westmount but just west of its border with NDG.

The senior home operator hopes to start construction of a 10-storey building in May. The rental residence will have some resident-focused retail outlets, likely including a salon, a bistro and a pharmacy. These facilities are often open only to residents, spokesperson Sarah Ouellette explained by phone in a French-language interview with the *Independent* on January 16. There is no plan for a supermarket. The project has been approved by the Montreal borough of Côte des Neiges-NDG and a construction

permit is expected very soon.

Ouellette said that the testing work is to avoid "unpleasant surprises" and she does not know what the workers will find.

The senior home operator hopes to open a rental office in 2021 and complete the project in 2022.

As previously reported (March 26, 2019, p. RE-3), the lot was sold by Provigo to Groupe Maurice last year. Reporter Martin Barry wrote at that time that "In 2015, Provigo and Groupe Maurice lost their bid to obtain a zoning change [from the Côte des Neiges-NDG borough of Montreal] that would have allowed them to build [a] planned seniors' residence with a super-market at the ground floor level on the lot."



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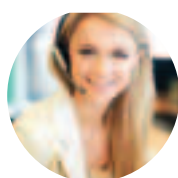
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Demo continues on St. Catherine at Atwater



The demolition of 4014-4022 St. Catherine St. continues. It is photographed here on January 18.

PHOTO: RALPH THOMPSON.



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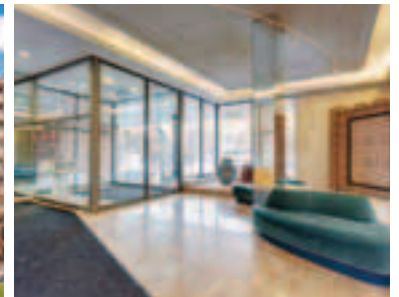
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LETTERS TO THE EDITOR

MEDICAL OFFICES? OKAY, BUT NOT WHERE THERE'S NO PARKING

Here we go again.

Victoria village residents may be looking at a new parking nightmare accompanied by a spectre of declining neighbourhood house values. Council has signalled that expansion in medical offices may be considered for Vic village.

Six years ago, both the residents and local merchants fully supported council in putting limits on the expansion of medical offices on Victoria and on an adjacent section of Sherbrooke. During that debate, the *Independent* covered the story in full detail.

Let's be real here. While the number of small medical offices can be increased in most of Victoria village, it is inappropriate in one location. This is 345 Victoria, a large six-storey office building, still mostly empty after many years. Back then, the lack of street parking availability was the negating factor. On average, a doctor sees 20 patients a day. Even with only 25 doctors, we are looking at 500 people, many arriving by car. All the large medical offices nearby have either adjacent parking lots, indoor parking or both. 345 Victoria has neither. It is clear that our local streets could not even remotely accommodate any major new demand for parking.

Mayor Smith, at the time councillor for District 5, noted the supportive feedback from residents and merchants and hoped that over time other solutions could be found to deal with parking. Nothing was

changed. Parking is just as critical now as it was then.

All residents fully support council's determination to return our three core commercial districts to full health. But it will take more than an ad-and-marketing campaign.

Let's bring in retail industry specialists, someone like Jacques Nantel, the HEC professor who provided insightful analysis in an excellent article on troubled retail districts in the January 13 *Montreal Gazette*. Let's toss out the expansion of medical offices in Vic village. There are other better solutions out there.

DENIS BIRO, BURTON AVE.

BUILDINGS ARE MEANT TO BE OCCUPIED

Thank you for your comment to my letter (January 14, p. 7).

My response is: what good is an empty building? Unused, it is maintained at taxpayers' expense with no return. Buildings are designed to be occupied, they have stories to tell, purposes to fulfil and environments to be experienced. What better way to preserve a piece of our past, to share our history? Without history we cannot knowledgeably form a future, we cannot properly educate our children or our newly-arrived, and we cannot enjoy a broad perspective of visual witness to that history.

BRIAN MERRETT, DE MAISONNEUVE BLVD.

Editor's reply: Aye, it does cost money, but not much. And looking pretty and housing municipal equipment are uses, in my books. – DP.

Environmental recognition awards?

Climate change becomes issue for some questioners

BY LAUREEN SWEENEY

Questions from a handful of residents struck a common chord at the council meeting January 13 on how the city would be dealing with the environment and climate change.

Would Westmount take leadership in the issue in Canada? Would the city endorse an awards night proposed by the Healthy City Project to recognize citizens for their leadership efforts? Would the city incorporate or impose more options into major building projects such as green roofs? Or recommend a way for residents to dispose of product-identification labels (PIL) on fruit and vegetables that play havoc with composting efforts?

"All is being looked at in terms of what we can do better regarding climate change," Mayor Christina Smith said, citing efforts by the city to find alternate ways to operate such as ice-melting options by Public Works to reduce the use of salt. "Can we do better? 100 percent," she said.

More effective solutions might be to work in unison with Montreal to provide a common approach, Mayor Smith said, explaining that she and Councillor Marina Brzeski would be meeting with Montreal officials "to capitalize on the work they are doing."

One example she suggested to Fred Girvan of Victoria Ave. might be in requiring

landscape contractors to use more environmentally friendly equipment to help reduce emissions from gas-fired leaf blowers by providing a larger market for manufacturers. This has been his ongoing council-meeting question while pressing for the required used of electric equipment.

Representing the Westmount Healthy City Project, Caroline Jondahl, of St. Catherine St. and Tony Moffat, of Sunnyside, made a presentation focussing on a plan to create a recognition awards event to honour local citizens for their leadership on climate change.

Patricia Dumais of Greene Ave., said she believed Westmount should be a leader in Canada in environmental issues and climate change. She suggested that given the many major building and renovation projects under way, the city implement or even impose requirements such as green roofs.

"Some of us have been looking forward to solar energy and green roofs and that's not happening very fast," she said. (See story "Green roofs are coming," April 2, 2008, p. 1).

Councillor Conrad Peart, urban planning commissioner for permits and architecture, said the city is open to new ways of construction and has been looking at alternatives to slate, for example, but the city is highly congested when it comes to row houses and green roofs: "it's not a simple solution."

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Caroline Jondahl and Tony Moffat of the Healthy City Project speak about introducing environmental leadership awards.

Winter can mean tickets
Plough-impeding vehicles not always towed, ticketed



This car on Sherbrooke near Arlington was photographed on December 31, top left, with a fistful of tickets. It had been there for at least several days. It then stayed put, despite two snow-clearing passes, as photographed on January 16, top right. It was gone by the evening of that day. A nearby bike, bottom right, also received a ticket, which said it had been there for at least 10 days, as photographed on January 14. Meanwhile, one driver made a plea not to be ticketed, below left, as photographed January 18 in the same area. The *Independent* noticed no tickets on the vehicle. PHOTOS: RALPH THOMPSON.



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Faure open in Vic village – Contrology, St-Georges move to Westmount Square



Retail Review

VERONICA REDGRAVE

Once one has made one's way past the constant presence of a woman who begs loudly at Westmount Square's Greene Ave. entrance, there are two new discoveries, both open only a few weeks.

Actually, most local res will know them already: Contrology moved here from further north on Greene, and Bijouterie St-Georges was in Alexis Nihon Plaza. Their new spaces sit just past the orchid-dotted food court.

Contrology.ca

Lorraine Kelly, owner and head teacher at Contrology, "loves the new ambiance." Her studio offers classes as well as private work-outs. "We are unique – purists if you like – in that we follow the methods of Joseph Pilates himself." The welcoming area has clients "from 9 to 92 years of age." All teachers have trained at The Pilates Center in Bolder, Colorado, considered the Harvard of Pilates.

Main floor, Westmount Square
Monday to Thursday, 9 to 8 pm
Friday 9 am to 5 pm
Saturday 10 am to 2 pm

Bijouterie St-Georges

Bijouterie St-Georges owner Hani Murad shows me a Cinderella collection of dazzling diamonds and glittering gold. Along with the jewellery – already catching the eye not only of rushing Metro commuters but of Westmount Square residents and food-court faithfuls – Murad

shows me a wide range of watch straps. "We carry leather and metallic and can quickly either replace the old with the same type of band, or change the look of a watch completely with a new style." Along with his Ali Baba assortment, he also offers practical services, such as changing all kinds of watch batteries, and repairing our favorite time-keepers. Doesn't take a minute.

Main floor, Westmount Square
Monday to Friday, 10 to 6 pm
Saturday 10 to 5 pm

Maison Christian Faure

Maison Christian Faure opened in Westmount about a month ago.

How do we love thee?

Let me count the ways. As winter wearies us, this Parisian-style pastry shop (actually far more) offers delicious respite: mille-feuilles, baba au rum, macarons, cakes, pastries and croissants – both chocolate and my Saturday morning favourite – almond.

Trained in France, owner and founder Christian Faure is an acclaimed pastry chef.

Not only has he worked in Paris, Nice and Cannes, but also at the Prince of Monaco's palace, the famed Grand Hotel in Cap Ferrat, and closer to home, at the Vancouver Olympic Games' VIP village and in Toronto at the G8 and G20 Summits.

Among his many honours is "Best Pastry Chef in the World" (American Academy for Hospitality Sciences). Faure has created a European-style haven where one can enjoy soul-warming soups (yes, homemade) and special sandwiches in his chic boutique with its textured stonewalls, baskets full of brioches, madeleines *et al.* (with Proustian memories) and delectable take-home items.

This alchemist of pastry wears his many honours discreetly, offering inspiring workshops for amateurs in his irresistible enthusiastic style.

In his spare time (!), he also manages his Maison Christian Faure Pastry School in Old Montreal.

As hope does spring eternal and warmth will arrive, home-made ice-cream and sorbets are also on the menu. "Life is too short. Eat pastry first!"

Everyday dining room 8 am to 6:30 pm
Counter 8 am to 7 pm
4945 Sherbrooke St.
maisonchristianfaure.ca

Side by side



A city street and a city sidewalk plough push snow northwards on Prince Albert at York St. on January 20.

PHOTO: INDEPENDENT.

Get informed about
Imagine Westmount 2040!

Attend our Public Information Session to learn about the proposed approach to a new **Urban Planning Master Plan**. Your comments and suggestions collected during this evening will help promote citizen participation and ensure that the new Master Plan is developed by and for the community.

Imagine Westmount 2040 - Public Information Session
Wednesday, January 29th, 2020
Victoria Hall, 4626 Sherbrooke West, 6 to 9 p.m.

For more information, visit
westmount.org/Imagine2040

This card was received in the mail by residents last week.

PHOTO: INDEPENDENT.

Imagine Westmount, cont'd. from p. 1
future."

The meeting will take place from 6 to 9 pm, said Councillor Cynthia Lulham in announcing it at the city council meeting January 13 as urban planning commissioner for zoning, economic development and parks.

Planned as an informal way for citizens to interact and share their ideas with Urban Planning staff and consultants, the event will include a brief presentation of the project around 7 pm, followed by more opportunities to discuss the project and proposed processes for gaining input from the community.

Ageing population, climate change

"We want people to understand why we

need a master plan," Flies explained. "Among the challenges for the future are how will we deal with changing demographics and realities such as an aging population and climate change," for example.

Zoning, housing, heritage, transportation and economic development are all among the subjects to be dealt with in creating a master plan.

Flies estimates that 18 months of public consultations should be a realistic and manageable timeframe for producing a flexible and adjustable master plan (see also November 5, p. 8).

While the province requires municipalities to have a planning program for around 20 years, it only stipulates that the plan be reviewed every five years, he said.

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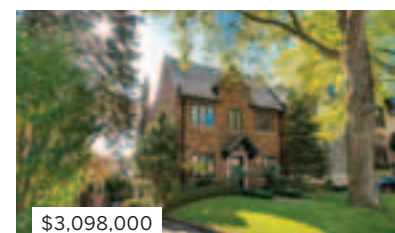
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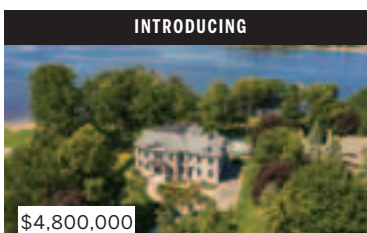
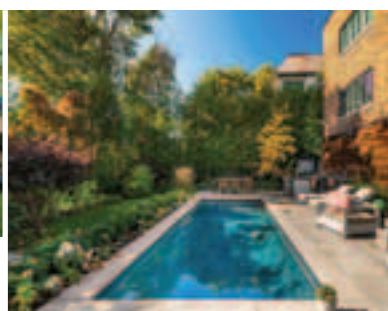
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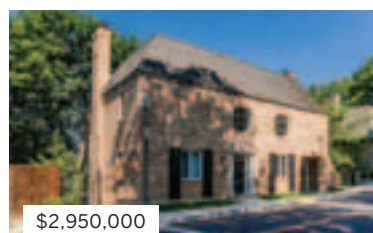
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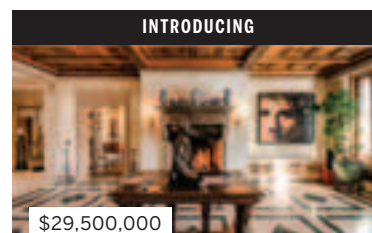
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Elegant & classic, Westmount
BED: 4 BATH: 3+1 MLS 26007131

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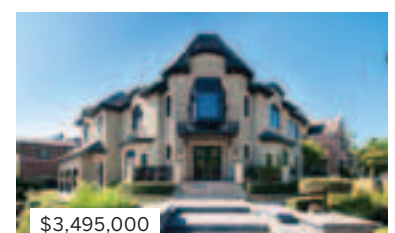
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Spectacular estate, Ville-Marie
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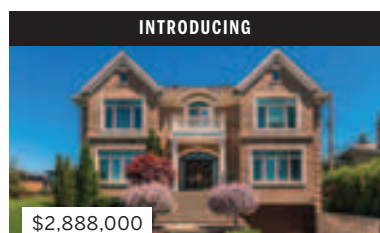
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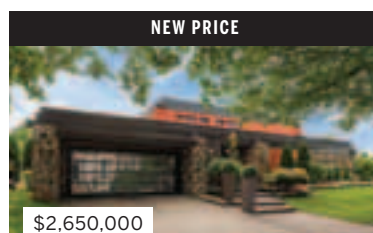


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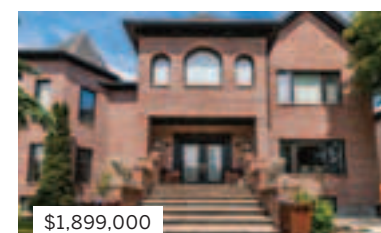
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BED: 5 BATH: 4+1 MLS 16153263

Penelope Vilagos 514.779.5122**

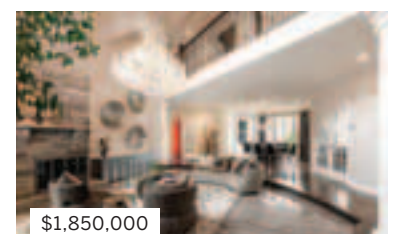


\$1,899,000

Beautiful & turn key, DDO
BED: 6 BATH: 4+1 MLS 22477519

Anna-Maria Allushi^ 514.594.1363

« SINGLE FAMILY HOMES »



\$1,850,000

Fantastic property, Kirkland
BED: 4 BATH: 4+2 MLS 23054752

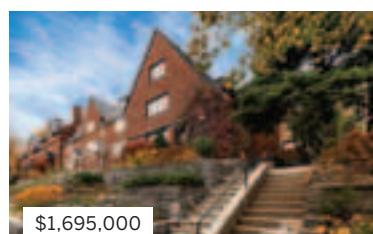
Jeisi Zhou^ 514.262.7709



\$1,795,000

Country life in YUL, Senneville
BED: 5 BATH: 4+1 MLS 26142257

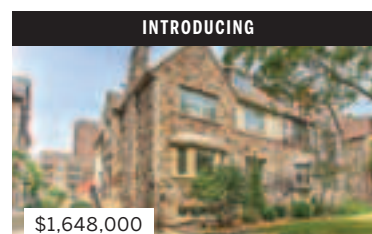
Barbara Baudinet 514.825.9890**



\$1,695,000

Perfect location, Ville-Marie
BED: 6 BATH: 3+1 MLS 11549642

Monica Genest* Victoria Marinacci* 514.400.0280

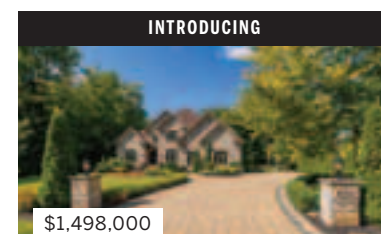


INTRODUCING

\$1,648,000

4-floor duplex, Hampstead
MLS 21186689

Monique Assouline* 514.219.5897

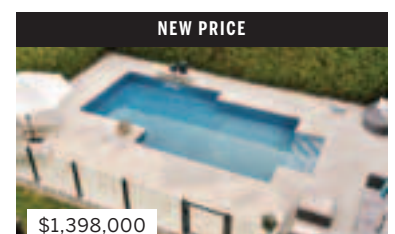


\$1,498,000

Luxurious residence, Hudson
BED: 4+1 BATH: 4+1 MLS 12115868

Bea Jarzynska^ 438.989.8912

« SINGLE FAMILY HOMES »

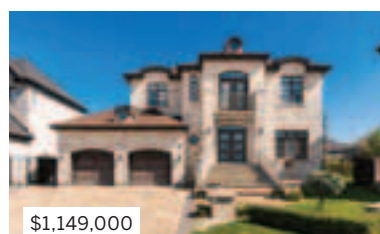


NEW PRICE

\$1,398,000

Spectacular home, Bois-Franc
BED: 4 BATH: 2+1 MLS 15413474

Géraldine Libraty* 514.962.5563



\$1,149,000

Your home sweet home, Ste-Dorothée
BED: 5 BATH: 3+1 MLS 9160114

Mia Drymoussi^ 514.668.5164



\$749,000

Magnificent cottage, Mercier
BED: 4 BATH: 3 MLS 28420965

Pina Pizzi* 514.781.4826



\$695,000

Oasis of tranquility, Terrasse-Vaudreuil
BED: 4 BATH: 2 MLS 9887976

Cassandra Aurora 514.293.2277**



INTRODUCING

\$689,000

4-bedroom cottage, Kirkland
BED: 4 BATH: 2+1 MLS 21815978

Nancy Salanueva* 514.793.5619

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NEW PRICE



\$599,500

Your summer oasis, Hudson
BED: 4 BATH: 3+1 MLS 23375247**Linda Noseworthy* 514.830.2288**

\$1,195,000

Renovated condo, Westmount
BED: 2 BATH: 2 GAR: 1 MLS 20967773**Laurie Tenebaum* 514.248.7272**

\$6,300/mo

Fully renovated condo, Westmount
BED: 2 BATH: 2 GAR: 1 MLS 20814451**Saul Ciecha* 514.941.6248**

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SALES GALLERY: 1430 de la Montagne, #1403
Cyrille Girard* 514.582.2810

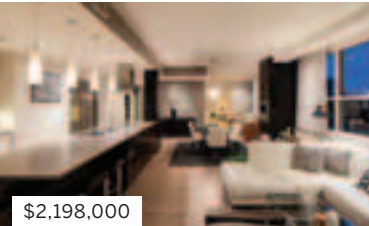
NEW PRICE



\$2,979,000

Nice home at Le Crystal, Ville-Marie
BED: 3 BATH: 3 GAR: 4 MLS 19983041**Louise Latreille* 514.577.2009**

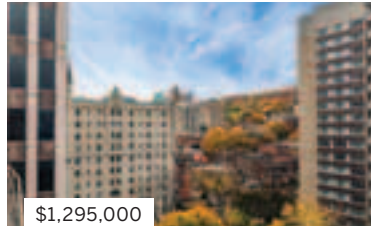
« CONDOS »



\$2,198,000

Massive corner unit, Ville-Marie
BED: 4 BATH: 3 GAR: 2 MLS 18540515**Saguy Elbaz* 514.892.7653**

\$2,100,000

Magnificent PH, Ville-Marie
BED: 3 BATH: 2 GAR: 2 MLS 13416323**Pierre Brunet** 514.248.8032**
Anne Gascon* 514.592.5520

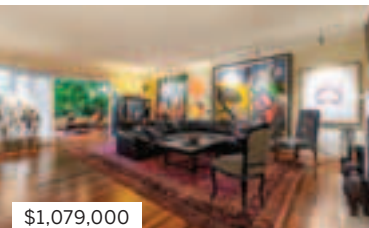
\$1,295,000

Penthouse with views, Ville-Marie
BED: 5 BATH: 4+1 GAR: 1 MLS 11160644**Randy Naami** 514.743.5000**
Danny Naami* 514.629.1000

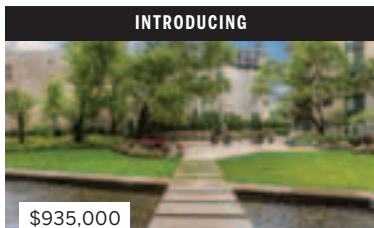
« CONDOS »



\$1,250,000

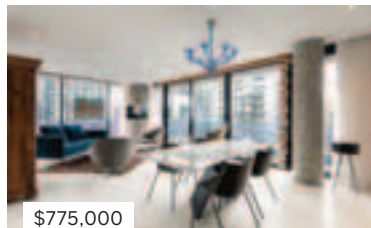
Le 1200 Ouest, Golden Square Mile
BED: 2 BATH: 2 MLS 15387657**Phyllis A. Tellier** 514.924.4062**

\$1,079,000

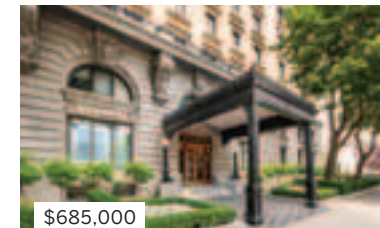
Tropiques Nord, Cité du Havre
BED: 3 BATH: 2+1 GAR: 1 MLS 21354818**David Wilkes* 514.947.5152**

INTRODUCING

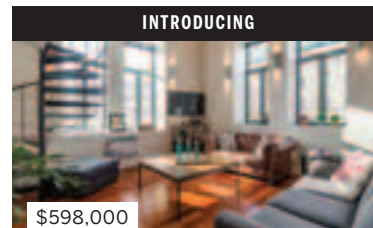
\$935,000

1 McGill unit, Old Montreal
BED: 2 BATH: 2 GAR: 1 MLS 20778943**Patricia Lallier** 514.239.1898**

\$775,000

Phillip Stark, Griffintown
BED: 1 BATH: 1+1 GAR: 1 MLS 12693699**Diane Oliver** 514.893.9872**

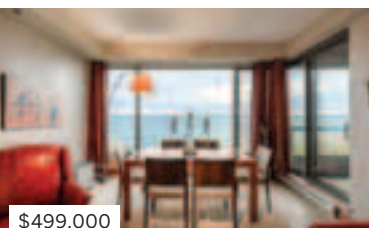
\$685,000

Linton - 1,800 ft², Golden Square Mile
BED: 2 BATH: 2 GAR: 1 MLS 22650998**Karen Karpman* 514.497.8218**

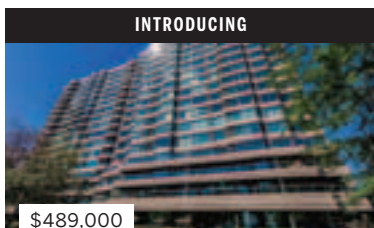
\$598,000

Corner loft-style condo, Plateau
BED: 2 BATH: 1 MLS 28524053**Karine Doche* 514.677.6244**
Nayla Saleh* 514.941.6244

« CONDOS »

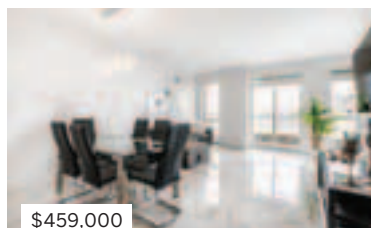


\$499,000

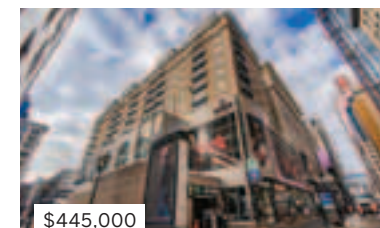
Perfect pied-à-terre, Nuns' Island
BED: 1 BATH: 1+1 MLS 22940704**Sophie Le Guerrier* 514.655.0773**

INTRODUCING

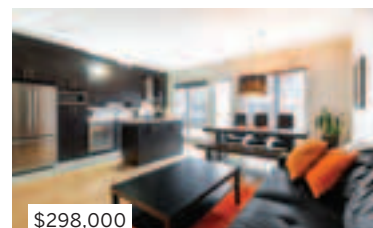
\$489,000

Les Verrières, Nuns' Island
BED: 1 BATH: 1 GAR: 1 MLS 23979176**Karen Rossy** 514.963.6311**

\$459,000

Magnificent view, Ville-Marie
BED: 1 BATH: 1 GAR: 1 MLS 17268319**Kevin Perreault* 514.774.5932**
Vincent G. Bussière^ 514.816.3231

\$445,000

Cours Mont-Royal, Ville-Marie
BED: 1 BATH: 1+1 MLS 14151964**Jessica Lombard* 514.476.9700**
Elizabeth Cox* 514.577.2737

\$298,000

Open concept unit, Ville-Marie
BED: 1 BATH: 1 MLS 19522582**Jessica Di Re^ 514.465.4197**
John Di Pietro* 514.726.1400

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INTRODUCING



\$899,000

Commercial condo, Old Montreal
MLS 25951205

Patrick Vaillant 514.774.6917**



\$9,950,000

Beautiful mansion, Mont-Tremblant
BED: 5 BATH: 8+2 MLS 24984550

Herbert Ratsch 819.429.9019**



\$3,995,000

Private golf estate, Lachute
+90 acres BED: 25 BATH: 19 MLS 26768150

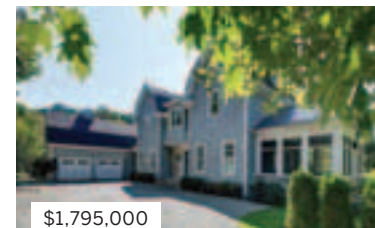
Gabriele Di Iorio 514.267.8596**



\$2,949,000

Private domain, Bolton-Est
BED: 4 BATH: 3+1 MLS 27398306

Marie-Piers Barsalou 450.577.0272**
Johanne Meunier* 514.926.5626



\$1,795,000

Lac de la Cabane, St-Adolphe-d'Howard
BED: 5 BATH: 3+1 MLS 12406225

Marsha Hanna* 819.425.0619

« COUNTRY PROPERTIES/LAND »



\$1,275,000

Cozy waterfront, Nominigüe
BED: 4 BATH: 2+1 MLS 22322897

Lynne Leclair* 514.570.8998



\$1,098,000

Lac Long waterfront, Sainte-Adèle
BED: 3 BATH: 4+1 MLS 27562837

Melanie Clarke* 450.694.0678

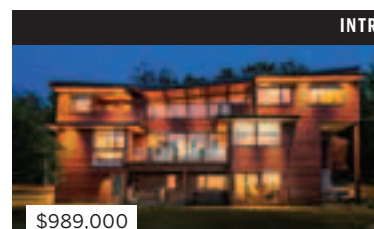


INTRODUCING

\$995,000

Valdurn community, St-Faustin/Lac-Carré
BED: 6 BATH: 3+1 MLS 21309338

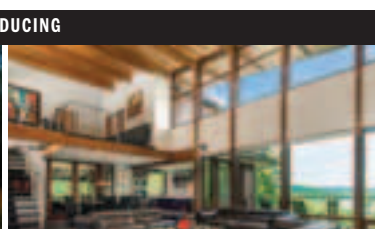
Raymond Dalbec 819.425.4568**



\$989,000

Stunning lake view, Prévost
BED: 5 BATH: 3+2 MLS 10156590

Stéphane Larrivée* 514.809.8466



INTRODUCING

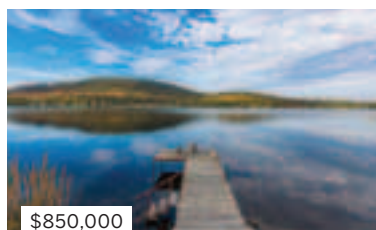
« COUNTRY PROPERTIES/LAND »



\$945,000

10 acres, Mont-Tremblant
BED: 4 BATH: 3+1 MLS 19520377

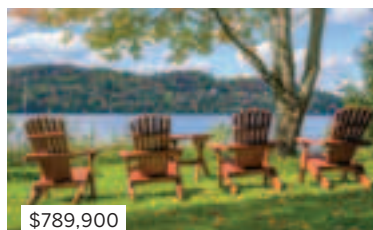
Rachelle Demers* 514.378.8630



\$850,000

Private waterfront, Coaticook
BED: 7 BATH: 3+1 MLS 22800478

Monique Boudreau* 819.823.2769



\$789,900

234 ft on Stukely Lake, Eastman
BED: 6 BATH: 1+1 MLS 13444187

Marie-Josée Hotte 819.560.2111**
Andréanne Rousseau⁴ 819.578.0633



\$725,000

Lac Rougeaud access, St-Faustin/Lac-Carré
BED: 3 BATH: 3 MLS 26049643

Cody Ratcliffe 819.429.1834



NEW PRICE

\$605,000

2 water acces, Pte Fisher, Lac-Brome
BED: 3 BATH: 2 MLS 16967439

Marie-Josée Rouleau* 514.660.6682

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Police Report**Spare key possibly used for apartment burglary**

BY MARTIN C. BARRY

Investigators at the Montreal police department's Station 12 suspect that a spare door key stolen from a box being used by renovators working at a Victoria Ave. apartment building last week was used by burglars to enter and rob one of the units.

The occupants of the apartment on Victoria below Sherbrooke went out around 9 am. On returning at 11:30, they noticed signs there had been an intrusion and that personal property appeared to have been stolen.

"The police officers believe that possibly the suspect had the key to enter into the apartment," said Station 12 community relations officer Adalbert Pimentel, adding that the intruder entered and left through the apartment unit's main entrance.

"The suspect even took the time to lock the door before they left," he continued, noting that there were no signs of forced entry, although the investigators did find footprints.

According to Pimentel, a special box had been set up at a place in the building, and all the apartment keys were kept there for renovation workers.

"It's possible that the key was taken from that box," he said, while adding that the box wasn't kept in a secure location and anyone could have had access. In all, the investigators found that two keys were missing.

The items found to have been stolen from the apartment included a laptop computer, several cameras and jewellery. Forensic investigators searched for fingerprints, since some of the stolen items were removed from a jewellery box that the suspects probably handled.

Electric shocks at car charging station

On January 10 around 11 am, a 23-year-old man recharging his electric car at the Victoria Hall charging station ended up going to hospital after suffering electric shock symptoms.

According to Pimentel, the driver, who was on a road trip to Quebec City, connected his vehicle to the charging station and was sitting in his vehicle as the process was under way, when he suddenly felt an electric shock in one of his calf muscles.

"When he got out of the vehicle, while closing the door he felt another shock – this time in the hand," he added. Seeing a phone number on the charging station, he called and was told to immediately disconnect the station from the vehicle.

Pimentel said Hydro Westmount turned up a while later to disconnect the charging station as a safety precaution, as they were unable at that point to determine whether the problem was with the station or with the vehicle.

Although the owner of the electric car didn't initially report any ill effects, Pimentel said that while driving off he decided to make a stop at a hospital as he wasn't feeling well at that point and wanted to make sure he was all right.

Items stolen from car

On January 13, the owner of a car that was parked around 5 pm on Greene Ave. near de Maisonneuve Blvd. while he went shopping noticed upon returning that several items of personal property left inside were missing.

Among the stolen items were a laptop computer and a USB key.

However, the good news, according to Pimentel, was that the police investigators discovered that security cameras positioned in the storefronts of several nearby businesses captured images of the perpetrator committing the offence.

Although there were no signs of forced entry and the vehicle's owner told police he locked all the doors, he also acknowledged he didn't hear the characteristic click of the doors locking as would normally be the case.

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The Victoria Hall charging station on January 17.

PHOTO: INDEPENDENT.

Westmount A-dog-tions

LYSANNE FOWLER

Hugging sweetest Nala



of age at a shelter. She is now in foster care for Gerdy's Rescues & Adoptions, ready to be the light and joy of a family that appreciates her sweet soul.

As Westmounters who adore our pets, it is a heartbreak to hear of a tiny senior doggie being discarded. Yet now precious Nala has the chance of being adopted by caring family members in our neighbourhood. She is healthy, updated with her inoculations, spayed and microchipped. It is to be expected that she is quieter than a puppy, yet she loves her regular walks outside and balances that enjoyment with cuddly naps with her family.

Nala is a princess who appreciates cats as well, which is quite interesting!

If you would like more information on her, please do not hesitate to reach out as soon as possible to the volunteers at Gerdy's Rescues & Adoptions by emailing them at info@gerdysrescue.org.

Your neighbour,
Lysanne

Construction in progress

1111 Atwater wins prize



1111 Atwater site on January 18.

PHOTO: RALPH THOMPSON.

The in-progress 1111 Atwater condominium and seniors' home project, a small part of which is in Westmount on the former site of the Montreal Children's Hospital, won the "Best Residential High-Rise Development Americas award of excellence" in December in London, England. The prize was awarded by International Property Awards.

It was also one of five finalists for "Best International Residential High-Rise Development."

"We are delighted to have won this in-

ternational recognition, a first for EMD-Batimo, as we mark our 25th anniversary," said Francis Charron of Batimo and EMD Construction in a press release dated January 14.

The development's 22 condo penthouses range in price from \$2 million to \$15 million, according to the release. The seniors' home, which will occupy the first 30-odd floors, is expected to be owned and run by Chartwell.

See June 11, 2019, p.20 for more details about the project.



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IMPORTANT NOTICE

Application to open a registry in view of approval by way of referendum

1. On Monday, January 13, 2020, the Municipal Council adopted the second draft of By-law No. 1547 entitled *By-law to further amend Zoning By-law 1303 – Landscape Design*, which is subject to approval by way of referendum.
2. Interested persons may submit to the City Clerk's Office, no later than **Wednesday, January 29, 2020 at 4:30 p.m.**, an application to open a registry in view of submitting a provision of the second draft by-law to the approval of certain qualified voters.
3. The legal notice relating to the foregoing is available at: <https://westmount.org/en/resident-zone/legal-services-city-clerks-office/public-notices/>

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December sales: A busy month



Real Estate

ANDY DODGE,
CRA (RET.)

Note: The following article relates to offers to purchase Westmount residential dwellings which were reported by local real estate agents as having been accepted in December 2019. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

Thirteen sales agreements were posted in December, making that the third-busiest month of 2019. Normally, December is the weakest month of the year for negotiating sales; this year agents posted more sales in December than in any months except May and September.

The total for last year is only 131 sales compared to 151 sales in 2018 and an average of almost 168 sales per year. Except for 97 sales in 1994, leading up to the second referendum, this is the lowest number of one- and two-family dwelling sales in Westmount in the past 30 years.

Prices, on the other hand, are as strong as ever, perhaps technically not as strong as they were in August but basically with an average adjusted price in the range of \$2,200,000 to \$2,300,000, where it has been since April.

The average mark-up compared to 2017 valuation moved up to 45.5 percent and the price range went from \$950,000 to \$3,300,000, with four sales above \$2 million. While there were none of the very high-priced sales to pull the average back over \$2 million, the average for 2019 stayed above \$2 million and if compared to the “typical” Westmount house with a (theoretical) 2017 valuation of \$1,575,722, the average 2019 value would move up to

\$2,184,274.

Condos

Only two new condominium sales were posted in December, but they brought the fourth-quarter volume to 12 sales, almost all in apartment buildings but with the lowest price for a flat in a Claremont Ave. triplex at \$570,000. They moved up from there to \$2,200,000 for a penthouse at 215 Redfern Ave., and included four sales at 1 Wood Ave. The fourth-quarter average mark-up was 28.2 percent, thus much lower than the average for one- and two-family dwellings, and in fact the average mark-up has dropped from 35.1 percent in the third quarter of the year. Still, the adjusted average price of Westmount’s condominiums was just over \$1,113,000; it has been over \$1 million since the second quarter of 2018.

Westmount adjacent

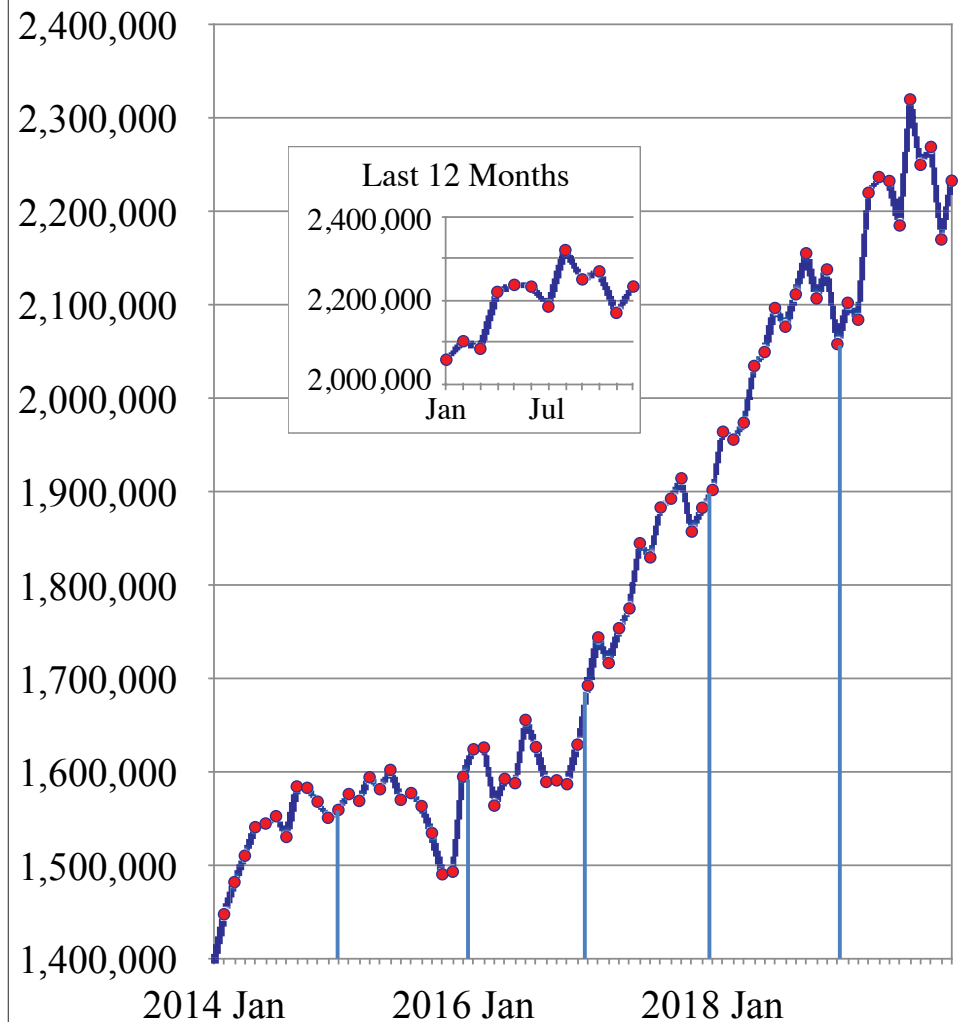
Things were busy in adjacent-Westmount areas, as well, with five new single-family sales posted in three districts in December. It is significant to note that, among the main adjacent-Westmount districts, the year 2019 saw a decrease in volume (one- and two-family dwellings) for the southern Côte des Neiges district and the Square Mile, with increases for eastern NDG and the western part of downtown Montreal.

In all districts (except Shaughnessy village), the average price of a house is over \$1.3 million, up by 8-16 percent in every district except eastern NDG.

As we moved into the holiday season the number of available house listings in Westmount dropped off sharply, from 121 to 95, now with only one house asking under \$1 million (at \$889,000) while there are still five asking more than \$10 million, but the numbers have shrunk in every other price category.

No new rental agreements were negoti-

Average adjusted price for ‘typical’ Westmount house, by month, January 2014 to December 2019, based on accepted offer dates



ated in December, apparently, thus 41 rentals in 2019 compared to 47 in 2018; however, five of those 2019 rentals were for more than \$10,000 a month, while none were posted at that level in the previous year.

And so we begin the new year with a healthy real estate market; indeed, while

the median price for the island of Montreal in December was \$549,500, we’re talking about four times that amount for your “typical” Westmount house. We expect things to pick up as winter turns into spring, with a healthy economy and few clouds on the horizon.

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Comin' Up

TUESDAY, JANUARY 21

Art Gallery Club showcasing the works of Heather Dubreuil, John Fretz and Mana Hemami. Free. The Gallery at Victoria Hall. 2 pm.

WEDNESDAY, JANUARY 22

► The Atwater Library Financial Literacy Program presents “Programs and Services for Seniors” by Michèle Payette, citizen service specialist, Service Canada, on Old Age Security (OAS), Guaranteed Income Supplement, OAS Allowance for spouses and common-law partners, issues for immigrant seniors, issues for caregivers and more. Atwater Library, 1200 Atwater Ave. 1 to 3 pm.

► Public consultation on proposed addition to École St. Léon (see story, December 10, p. 14). 7 pm.

SATURDAY, JANUARY 25

Saturday Cinema featuring *Charade* with Cary Grant and Audrey Hepburn. Free tickets available at Victoria Hall and at the Westmount Public Library. Victoria Hall. 2 pm.

TUESDAY, JANUARY 28

Presentation on proposal to re-develop 4216 Dorchester (see story, p. 3). 8:30 am.

WEDNESDAY, JANUARY 29

Public information session on Imagine Westmount 2040 project (see story, p. 1). 6 pm.

THURSDAY, FEBRUARY 20

The Westmount Historical Association presents MacKay L. Smith, author, who has self-published a series of four illustrated books about Montreal, each on a theme. Guest fee \$5. Westmount Room, Westmount Public Library. 7 to 9 pm.

ONGOING

Parenthood drop-in. Free. Two Doulas is partnering with Temple Emanu-El-Beth Sholom to offer a weekly drop-in for coffee, cookies, and company with your babies (one year and younger). Temple Emanu-El-Beth Sholom. Wednesday mornings from 10 am to 12:30 pm.

To include your event in *Comin' Up*, write us at editor@westmountindependent.com.

Black squirrel sighting



This black squirrel was seen in the lane between Victoria, de Maisonneuve and Prince Albert on January 15. Black squirrels used to be unheard of in Montreal. They are common in Toronto. According to Wikipedia, they are a rare subgroup of grey squirrels.

PHOTO: INDEPENDENT.



9 Lives

LYSANNE FOWLER

Here are Nico and Maxime, adorable brothers who are full of affection and energy.

They are in need of a home together as they are presently at the Montreal SPCA Annexe. Nico and Maxime are very healthy and playful five-year olds, also up to date with their inoculations and neutered.

Each little fellow is unique, Nico is a sleek black domestic shorthair with huge green eyes while his brother Maxime is a



Brothers Nico and Maxime

bit different as he is mostly white with a grey-and-black brindled cap, coat and tail, yet contrasting with the same huge green eyes.

Nico's identification number is A43259589 and Maxime's is A43231111.

You are most welcome to call the Annex at 514.915.7311 to find out more about them and make an appointment to drop by. The Annex is located at 5215 Jean Talon St. West and is open every day, during the week from 12 noon to 7 pm and on weekends from 11 am to 5 pm.

Your neighbour, Lysanne



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Overheard

“We have to start somewhere. Daddy may come out and help. I am sure Daddy would be very good at building snowmen.”

– Mother to child as they build a snowman on their front lawn, de Maisonneuve near Metcalfe, January 19, 4:30 pm.

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LOCAL CLASSIFIEDS

Gloves Found

Women's leather gloves found on the sidewalk in Westmount on Saturday, November 16. Please contact Janice with a detailed description. 438-880-4679.

Help Available

Snow Shoveling, Raking Leaves, Yard Work, House Sitting, Lawn mowing no contract. Please contact or text Vince at 514-294-5562.

Preschool Notice

Westmount Preschool will be dissolving this January of 2020.

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St. Mary's Ball raises over \$1 million

Social Notes

VERONICA REDGRAVE



The glamorous St. Mary's annual gala was chaired by Westmounters **Anne-Marie Boucher**, immediate past board chair and current member of St. Mary's Hospital Foundation (SMHF) and founder of BCF Business Law, and her husband **Mitch Garber**, chair Cirque du Soleil and Invest in Canada. They were accompanied by sons **Dylan** (with **Dominique Grégoire**) and **Ryan Garber** (**Ester Stambolian**).

Red carpet arrivals were wowed by the spectacular fashion presentation/installation of models wearing designs of Sophie Theallet. After the champagne cocktail, with a virtual waterfall just to add icing to the chic of the night, guests enjoyed the renowned gastronomy of Ristorante Beatrice.

The ball's allure and sold-out success was thanks to the talented committee: chair **Stephen Kelly** (with **Lindsay Matthews**), **Bridget Fetterly** (with **Paolo Bassi**), Westmount city councillor **Mary Gallery** (with **Tom Godber**), **Arthur Wechsler**, **Arielle Meloul-Wechsler**, **Guy Laframboise** (with **Vanessa Laframboise**), **Richard Renaud** (with **Carolyn Renaud**), **Sylvie Chagnon** (with **Jean Chagnon**), **Doug Buchanan** (with **Marion Lefebvre**), **Curtis Millen**



Mitch Garber and Ann-Marie Boucher with sons Dylan (left) and Ryan.



Lindsay Matthews and Stephen Kelly with Dr. Joan Zidulka (centre).



Vanessa and Guy Laframboise.



Colleen and Mirko Wicha.



Tom Godber and Mary Gallery.



Richard Renaud and Cynda Heward.

(with **Holly Simpson**), **Mario Rigante**, **Peter Thompson** (with **Laurie Thompson**), **Frank Sullivan**, and **Paul Scardera** (with

Diana Stefanutti).

Dorine Perron (with **Martin Cauchon**) designed the silent auction.

Attending from the CIUSSS ODIM were **Richard Legault**, board president, and **Lynne McVey**, CEO.

Chiefs/doctors in attendance were **Robert Hemmings**, gynecology and obstetrics; **Julie St. Cyr**, biomedical (with **Michael Timmouth**); **Michael Bonnycastle** specialized medicine; and **Suj Sivaraman**, emergency (with **Erin Haller**).

Doctors present included **David Eidelman**, vp dean medical faculty McGill (with **Brigitte Friedman**); **Ronald Dimentberg**, head orthopaedic surgery SMH (with **Tami Dimentberg**); **Nathalie Ng Cheong** and **Mathieu Walker**, chief cardiology; **Howard Stewart** and **Joan Zidulka**, oncologist.

Noted amidst the beautifully transformed Windsor Station were SMH governing board members **Rachel Renaud**, **Jenny** and **Terry Didus**; past president **Joseph Adamo** (with **Elena**), and **Deborah Trudeau** (with **Robert Trudeau**).

Also in attendance were **Caitlin Rose** (with **Michel Boislard**), St. Mary's Young Professionals Group (YPG); **Lisa** and **Neil Freder**, **Lillian Vineberg Goodman** and **Morris Goodman**, **Helen** and **Alan Klinckoff**, **Nanette** and **Philippe de Gaspé Beaubien** and local res **Claire** and **Peter Kruyt**, vice chair Power Corp. and MUHC board chair.

SMHF CEO **Cynda Heward** announced the impressive net amount raised: \$1,012,340. The late-night candy table made the night even sweeter.

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