

WESTMOUNT INDEPENDENT

Weekly, Vol. 14 No. 5b We are Westmount May 12, 2020

'Risky' Sunnyside work postponed City projects \$5.7M shortfall from effect of COVID-19

BY LAUREEN SWEENEY

With city finance officials projecting a shortfall of \$5.7 million in revenue this year due to the pandemic, a recommendation accepted by city council members May 4 included paring down the capital works budget, city director general Benoit Hurtubise said May 6. This is funded mainly by the operating budget.

"We have to find savings by the same amount as the shortfall since we are not allowed to run a deficit.

"It's a big challenge but we're fortunate because of our pay-as-you-go financing (of capital works), an option some other municipalities don't have."

The main infrastructure project being postponed is the reconstruction of Sunnyside estimated to cost \$3 million to \$4 million, Hurtubise said. "This is a huge project with risks and potential delays [due to it] being on rock. So we have to be prudent."

Another postponement is restoration of the water feature in King George (Murray) Park.

There have also been savings in expenditures, including \$1 million in remuneration from the recent lay-off of temporary auxiliary workers, he said.

"We're still working like nuts because we're facing many uncertainties and trying to an-

continued on p. 3

A very late Groundhog Day?



This groundhog (or marmot) was seen on Arlington Ave. May 4. PHOTO: RALPH THOMPSON.

Residents: 'Too high, out of keeping with neighbourhood' 10 letters to city all oppose proposal for 4216 Dorchester

BY LAUREEN SWEENEY

As the city continues to deliberate on whether a proposed condo project for 4216 Dorchester (just west of Greene) might be allowed to exceed the area's zoning, the 10 letters of comment received at a February deadline were all in opposition.

They referred almost unanimously to the proposal as being too high, too large and out of scale with the neighbourhood; and that the building's design and archi-

tectural materials were "too modern" and out of keeping with the streetscape.

The project that was put to a public consultation meeting January 28 calls for the building with 11 units to rise five storeys (some set back) above a longstanding vacant lot sandwiched between the former Order of Nurses' office building and turreted greystones at the corner of Columbia.

A former three-storey apartment building at the site was destroyed by fire April

25, 1999. 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).

One letter writer complained he had been asked at the consultation meeting to provide "evidential data" that traffic would increase, one of his concerns.

Another, who listed

concerns over a proposed *continued on p. 9*

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How Westmounters can get medical help: Dr. Roper

Tele-medicine, separate clinics given COVID-19

BY LAUREEN SWEENEY

Are you “hot” or “cold”?

“Hot” means you have suspected COVID-19 symptoms. “Cold” means you may have another type of complaint such as an injured ankle.

That’s how a recent Quebec government reorganization of the primary health

care system for hot and cold clinics was explained last week by Mark Roper, a well-known Westmount physician who is chief of the Queen Elizabeth super-clinic just over the border in NDG.

People with family doctors should call them first, though about one third of Westmount residents don’t have one, he said. In either case, they can book a telephone

appointment through 811 (which can involve a wait) or book online for one through the Quebec Medical Appointment Scheduler at www.rvsq.gouv.qc.ca/en/public/Pages/home.aspx.

They will be called by a doctor who will treat them on the phone or refer them to either a “hot” clinic for suspected COVID cases at the Jewish General Hospital or a “cold” clinic for others without symptoms. These are the Queen E clinic or one at the JGH. “You can specify which one,” Roper said.

“The idea is to not merge ‘hot’ and ‘cold’ together at a hospital emergency room,” he explained. “And the system is working well.”

Checked at the door

Anyone who receives an appointment to go to the Queen E. clinic, for example, will be checked by a nurse at the entrance to ensure they are free of coronavirus symptoms, see a doctor and then leave. “It’s all about isolating yourself by going in and out.”

The Queen E is not accepting walk-in patients during this period, Roper said.

“We don’t know how long this will last,” he added. “To date, the clinic has been COVID free.”

The staff handles about 60 tele-medicine calls a day and sees 25 patients on appointment.

It serves the entire west-centre health region (CIUSSS) that includes Westmount, NDG and downtown (Ville Marie) west of Park Ave. It is located at 2111 Northcliffe, just south of Sherbrooke.

Shortfall, cont’d. from p. 1

anticipate the worst-case scenario. The finance team is doing an exceptional job.”

Nothing will be normal

“Even when we get back on track to something more normal, nothing is going to be normal,” explained city treasurer Julie Mandeville.

“The big loss in revenue is expected to come from transfer duties (the welcome tax) anticipated to account for \$2.5 million [of the shortfall] calculated on 35 percent of the budgeted \$7 million,” she said. “But we don’t really know how the (real estate) markets are going to react.”

Other drops in revenue during March

and April come from lesser amounts from parking meters and permits, and the lost fees from the cancellation of spring and most summer recreation programs, as well as penalties waived on late payment of property taxes and deferred tax installments.

“Our concern is also what will happen to our agglomeration *quote-part* for 2021 given Montreal’s shortfall,” Hurtubise added. More than half Westmount’s operating budget goes to the Montreal agglomeration for shared services and other expenses.

Montreal recently projected revenue shortfalls of some \$500 million from COVID-19 and an economic slowdown.

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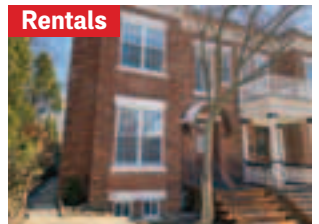
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Alan Klinkhoff Gallery

On May 7, 1920, the first exhibition of the Group of Seven opened at the Art Museum of Toronto (today the Art Gallery of Ontario). We celebrate the centenary with a dedicated virtual presentation of more than 30 paintings by Tom Thomson and the Group of Seven, the three invited guests to that first exhibition (including Westmount resident Robert Pilot), and the artists who joined the group later.

Visit Klinkhoff.ca/GroupofSeven



Walter Klinkhoff (left) with Group of Seven members Arthur Lismer, Edwin Holgate and A.Y. Jackson at Galerie Walter Klinkhoff in 1962

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Many new restrictions this year

Community gardens to open May 18 at the WAG

By LAUREEN SWEENEY

It's the time of year that gardeners dream about all winter: getting seeds, plants and hands into the soil.

And the good news is that the city is re-opening the two community gardens at the Westmount Athletic Grounds (WAG) May 18, Councillor Cynthia Lulham announced

at the city council meeting May 4. But with this will come many changes, conditions and designated times.

"In a nutshell, there are quite a few changes on how the city must operate them," according to city director general Benoit Hurtubise. "Distancing is one of our challenges and limiting the number [of people] at any one time."

The garden on the Hollowell side of the WAG has only 26 lots while the one on the Hillside side has 61.

Users are being contacted to give them the rules and accessing times, he said. Each user will be able to go twice a week, on week-days only and at a reserved time. They will have to bring their own small tools and clean the larger ones after use such as the shared hoses and wheelbarrows.

While the compost will be supplied by Public Works, which looks after technical aspects, the operation of the gardens is managed by Sports and Recreation.



The plots on the Hillside Lane side, June 18, 2018.

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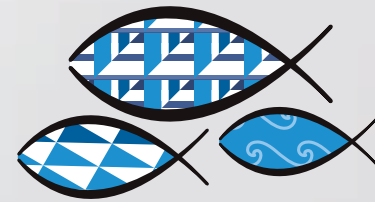
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LETTERS TO THE EDITOR



The houses on the east side of Victoria Ave. on May 6.

PHOTO: INDEPENDENT.

RAINBOW MATCHES HOUSES

This beautiful rainbow was created by the talented duo of Astri Prugger and her daughter Clara McGaughey of Victoria Ave. It nicely matches the colourful row houses on the opposite side of the street.

JOAN MCCORDICK, ABBOTT AVE.

THANKS FOR THE CALL, BUT HOW DO YOU KNOW MY AGE?

I had a phone call yesterday from Westmount Public Security. The woman who called sounded a bit apologetic when she said that Public Security was checking in with people over the age of 70.

A question. How does Public Security know how old I and my husband are? Not that I am complaining. I am extremely impressed that our community is trying very hard to look after us. And we are definitely

in that age group.

Westmount has been, and continues to be, a community where I feel safe as an active senior. I walk early almost every morning, and while I try to vary my routes, I regularly see several other people whom I recognize by waves and a friendly “good morning.”

Thanks, my community.

LYNN PECKNOLD, GROSVENOR AVE.

Editor's reply: I don't know exactly, but our reporting (emphasis added) has intimated at various sources. In “City reaches out to more than 575 residents aged 70+” (April 7, p. 5), reporter Laureen Sweeney wrote “A city phone blitz was launched April 1 to reach out to some 575 known Westmount residents of 70 years ... *The list was accumulated from a number of sources...*” In “Landscapers out in force” (April 21, p. 7), she wrote: “[People] age 70 and over can expect to receive robocalls from the Montreal public health department ... While Westmount Public Security and the library have been calling residents of that age *who are known to Westmount through various city activities*, the Montreal health department has access to lists not available to Westmount.”

IAN'S ANGELS

May 5 was a significant birthday for long time Westmount resident, Sylvia Hobbs (photo below).

A big party was called for. But in lockdown? I organized a surprise virtual party starting at 11 am and hosted by Zoom, Facetime, email and telephone with 40 guests, followed by dinner for two at 7 pm.

Enter my angels. Three Westmount sisters: Olivia, J. J. and Clea Miller had volunteered their services on Facebook to give their help to anyone who needed them. I am disabled with a mobility problem. By email and in secret, they bought a birthday

card, found white tulips, and collected dinner from Toucheh and dessert from Christian Faure, and delivered it all at the very moment I asked.

So, perhaps some good will come out of our present problems. Communities will come together, neighbours will help each other and we will all learn what and on whom we really depend on, and what we can live without.

Stay safe.

IAN SPOFFORTH, ST. CATHERINE ST.

CAN LIBRARY ADD PICK-UP SERVICE, PLEASE?

Open letter to the Westmount Public Library

I thought I should maybe forward this message we received from another library where we also have a membership [Newport Public Library in Rhode Island], as it might give you an idea of what others are offering as a service during COVID [pick-up service for anything that the library has, including books, DVDs and CDs].

I would think that you should be able to offer a similar service as you already have the computer platform in place for patrons to send in their requests for materials they would like to borrow.

ERIC GRAHAM, METCALFE AVE.

Reply from the library: Thank you for contacting us with your request. We are making plans to do just that, but we are waiting for a directive from the city administration and the provincial government's health authorities to lift the non-essential services work ban. We are also taking this time to prepare the library physically to have all the health and safety requirements in place before any staff can return to their positions.

Please rest assured that our patrons are utmost in our concerns and that we are mindful that there are many who do not



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LETTERS TO THE EDITOR

have access to electronic resources or that they are not substitutes for the printed book.

Circulation in a limited capacity (mostly likely as a reserve/pick-up) will be the first non-online service to be offered as soon as we are able to resume our duties.

Stay safe, stay home.

Julie-Anne Cardella, Director
(Westmount Public Library)

THANKS FOR BRINGING SPIRIT OF WESTMOUNT TO READERS

My thanks to the staff and publisher of the *Westmount Independent*, who continue to work to keep Westmount residents informed during these difficult times. You have been able to offer news specific to the pandemic and updates on city activities as well as articles on our neighbours that help to bring the spirit of Westmount into our homes. You are an important member of my Westmount. Thank you, again.

JIM RICHARDS, DORCHESTER BLVD.

WHAT'S A DOG TO DOO?

Maybe it takes a lockdown to promote unusual forms of expression, such as this fascinating lawn sign. The message is clear that no. 1 is *verboden*, but is silent on no. 2,



apparently meaning it is acceptable. For practical purposes, wouldn't you think it might be the other way around?

I also had no idea that in this posh 'hood, pooches can read.

DAVID FISH, METCALFE AVE.

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Wealth planning strategies during a market downturn

Excerpt from "Wealth planning strategies during a market downturn,"
The Navigator, RBC Wealth Management Services, April 2020.

Take advantage of capital losses

Did you report a capital gain on your tax return in any of the past three years? If so, now may be an opportune time to review your investment portfolio with your qualified tax advisor to determine if there may be a benefit in realizing a capital loss for tax purposes. A capital loss realized in the current tax year is first used to reduce any capital gains realized in the same year. If there are excess capital losses, they can be used to offset capital gains realized in any of the three previous tax years to generate a tax refund. As well, net capital losses realized in the current tax year can be carried forward indefinitely and used to offset future capital gains.

If you sell securities in a loss position and intend to repurchase the same securities, you should be aware of the superficial loss rules. The superficial loss rules may deny your immediate use of the loss where you or an affiliated person owns the identical security on the 30th day after the settlement date of the loss transaction. When possible, you may wish to consider some transactions that may enable you to sell your investment that's in a loss position and realize the capital loss while possibly avoiding the application of the superficial loss rules. For example, you could switch to another high quality similar security with similar exposure to the markets or transfer the security to anyone unaffiliated with you (e.g., a parent, adult child or sibling).



John Archer is a Portfolio Manager & Wealth Advisor with RBC Dominion Securities in Montreal. He welcomes inquiries regarding your own wealth management needs, including a complimentary portfolio review. Please contact him directly at 514-878-5040 or via email at john.archer@rbc.com. For more information, visit www.johnarcher.ca.



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Guest column

What role for residents' committees in healthcare sector?

By CLAUDETTE CARDINAL

I am a member of a residents' committee of a CHSLD and of our umbrella group, a users' committee. These committees are linked to the CIUSSS West-Central Montréal.

I do not write this in any official capacity, nor as a representative of these committees, but rather as a concerned member of two of these groups. Based on my experiences of the past two months, I wonder

where citizens and volunteers fit into this superstructure.

Prior to the two most recent reforms in the medical and social care and services system, boards of directors existed for most health establishments, composed in part of community members.

Two sets of reforms

The second-last reform (in 2004), by fusing CLSCs, CHSLDs and hospitals into CSSSs (Centre de santé et services sociaux) reduced the number of boards. Part of their original purpose had been to address a community's concerns and provide information about the local community. This, in turn, would allow the boards to set up medical/nursing/social and community programs that would respond to the needs of each local community. This reform was the first step in centralization, reducing the number of boards of directors and weakening citizen involvement.

The most recent reform, the one referred to as the Barrette reform, did even more. Among other effects such as hyper-bureaucratization and the creation of quasi-impenetrable hierarchies, it excluded ordinary citizens from the boards and created superstructures that are extremely unwieldy.

In the Act Respecting Health and Social Services, S-4.2, elements of the reform are set out. For example, Section 209 stipulates that users' and residents' committees are established in each institution.

Section 211 stipulates that the "executive director of the institution must foster the proper functioning of the users' committee and of any in-patient [residents'] committee."

Section 212 sets out the functions of the users' committees and Section 212.1 stipulates that an in-patient [residents'] committee must exercise certain functions set out in Section 212, which include defending

the common rights and interests of users.

The residents' and users' committees are thus creatures of the Ministère de la Santé et des Services Sociaux. They have a role to play in good times and bad. These committees are also regulated by Terms of Reference Relating to Users' and Resident Committees, which contain guiding principles that underline their actions, their legal functions and other responsibilities. Nonetheless, these committees are independent of a CIUSSS, which must collaborate in defending residents' and users' rights.

My concern is that the above-mentioned CIUSSS has systematically blocked these committees from playing a role and fulfilling their responsibilities under the law.

The residents' committee in which I am involved had offered to make phone calls to families of residents in the CHSLD. We could not inform families of their loved one's medical condition because we did not know it, and that was not our intent, but we could have offered comfort and empathy and support.

Support for family members lacking

Support for family members had, for the most part, been sadly lacking from other official channels until recently. No one disputes that people working in the health care sector are extremely busy. We could have shared some of the work, lessened the load a tiny bit and at no cost to the taxpayer. But we were kept at more than arms' length. For about six weeks, we were ignored. When some of the top management deigned to meet with the representatives, these latter were humoured into thinking there might be some opening,

only to be told a few days later that we could not become involved in communicating with residents' families because of confidentiality issues.

On a personal note, I have been involved as a volunteer in some of the establishments now part of this CIUSSS since April 2001. In various capacities, I have signed five confidentiality agreements. And I am surely not the only person with work and volunteer experience en-

tailing confidentiality agreements.

Confidentiality is of vital importance and we were not suggesting to breach it. We simply wanted to offer families, many of whom we know, some support which until recently has been sadly lacking. Those of us involved in these groups know enough to respect confidentiality. Many other CIUSSSs have welcomed these residents' and users' committees into the fold and during this pandemic have relied on them and given them a role to play in communicating with families.

Why not the CIUSSS West-Central Montréal?

Claudette Cardinal obtained a diploma in nursing from the Ottawa General Hospital/University of Ottawa and worked at many hospitals in general duty, in the operating room and in intensive care. She also taught nursing at Concordia University. She later completed a BA and an MA in history and a law degree, and was the director of a shelter for homeless women and children, an adjudicator on an administrative tribunal in Ontario and worked at Amnistie internationale Canada francophone.



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Spotlight on Real Estate

May 12, 2020

Pull-out section



A Lansdowne property just below The Boulevard on May 6 with a blossoming magnolia and large rainbow in the window. The owner said the rainbow is for her daughter, who works in healthcare.
PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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COVID-19 affects everything – including Westmount real estate coverage

By DAVID PRICE

I will try to avoid the platitudes that we hear so often these days (does anyone need to hear the phrase “the new normal” ever again?), but as Bob Dylan sang in 2000 “things have changed.”* I doubt that he had Westmount real estate in mind, or its coverage, but it sure applies.

Real estate analyst Andy Dodge has been covering Westmount real estate for us since May 2012 (and for his own evaluation business and for another publication for decades before that).

His columns usually have a rhythm to them. His analysis of actual real estate transfers from several months prior is followed by one of more recent, as-yet-un-notarized deals. The latter type of column comes with a graph. The two types of column are usually not that different in their conclusions. Real estate is not the stock market, so a few months of time do not change the valuation of the “typical” Westmount house or premium above/discount below tax valuation much – usually.

COVID-19 sure changed the music! Now, his real estate transfer columns (the most recent one was published last issue on p. 14) are more of historical interest and not of practical value. Few people care what premium buyers were paying

► Andy Dodge’s graph from our April 21, 2020 edition under the column headline “March sales: COVID-19 takes toll on volume, ‘typical’ house price up.”

above tax value in November 2019. Almost no one had ever even heard of coronaviruses yet.

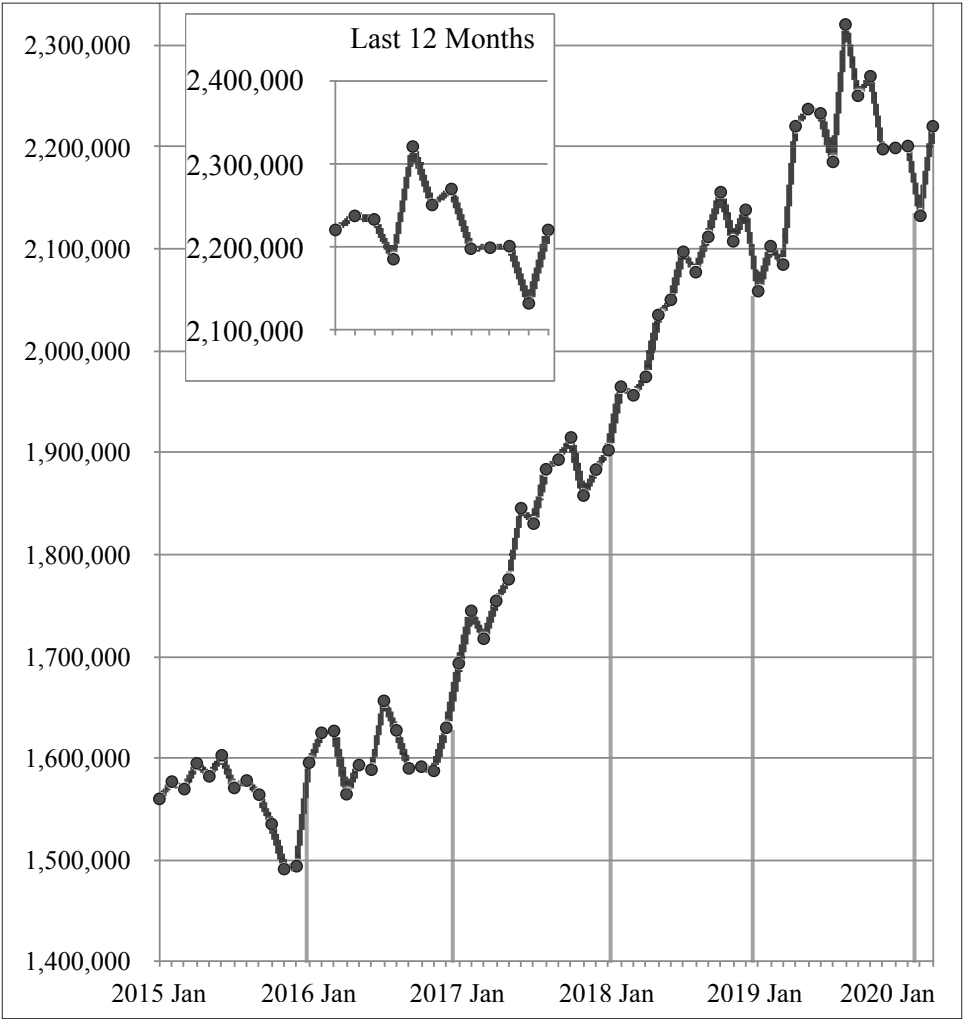
It is to the graph – which charts more recently agreed-to deals – that we must all repair. I reproduce his last one (of March 2020 un-notarized deals) on this page, but also direct you to two more distant in time historical columns (p. RE-10 and p. RE-12) written at times when the world – and Westmount – also faced a huge negative shock, namely the 2008 financial crisis.

What happened to Westmount real estate at that time? How far did it fall? How long did it take to bounce back?

The answers to these questions are known, but their applicability to today is not. As the mutual funds and money-manager disclaimers will tell you, past performance is not indicative of future results.

But they are data that we can consider, and I invite you to do so.

*The keen Dylanologist will wonder why I did not go with 1964’s more popular “The times they are a-changin’.” Simple. What is going on now is not gradual. While new things continue to occur, many of the changes (e.g. business and government closures, stock market drops) have been instant. While things are always changing (or changin’), the more accurate description is things have changed, period.



Another kind of Westmount house



These stick buildings were photographed May 2 in Summit Woods. The *Independent* counted five in all.

PHOTO: RALPH THOMPSON.



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NEW
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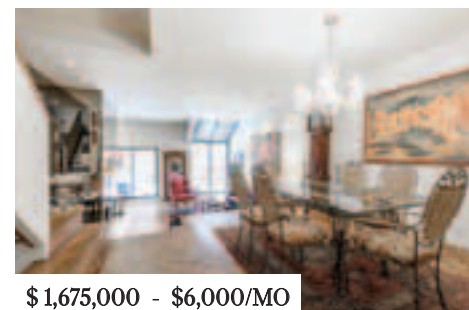
\$ 2,295,000

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\$ 1,800,000

WESTMOUNT | AV. METCALFE



\$ 1,675,000 - \$6,000/MO

WESTMOUNT | BOUL. DE MAISONNEUVE O.



\$ 1,598,000

WESTMOUNT | AV. UPPER-ROSLYN



\$ 1,595,000

WESTMOUNT | AV. LANSDOWNE



\$ 1,195,000

MONTRÉAL | RUE ST-ANDRÉ



\$5,500 /MO

WESTMOUNT | RUE SHERBROOKE O.



\$5,200 /MO

WESTMOUNT | AV. THORNHILL



\$5,200 /MO

WESTMOUNT | THE REDFERN



\$3,900 /MO

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\$2,415 /MO

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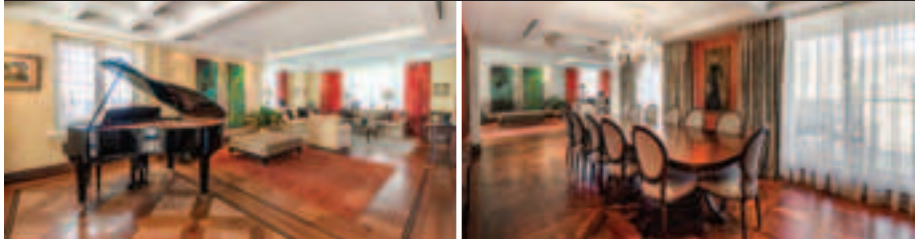
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Beauxarts, Apt. 18E, Ville-Marie | **\$6,900,000**

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2 Ch. de Ramezay, Westmount | **\$5,995,000**

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16 Av. Severn, Westmount | **\$4,500,000**

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44 Ch. de Stukely, Bolton-Ouest | **\$4,500,000**

INTRODUCING



3010 Ch. St-Sulpice, Ville-Marie | **\$3,695,000**

INTRODUCING



3118 Ch. Daulac, Ville-Marie | **\$3,650,000**

INTRODUCING | PENTHOUSE



495 Av. Viger O., Apt. 3401, Ville-Marie | **\$3,499,000**

INTRODUCING



87 Crois. Summit, Westmount | **\$2,999,000**

INTRODUCING



164 Av. Carlyle, Mont-Royal | **\$2,880,000**

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4285 Boul. de Maisonneuve O., Westmount | **\$2,599,000**

INTRODUCING



465 Av. Clarke, Westmount | **\$2,255,000**

INTRODUCING



357 Av. Stanstead, Mont-Royal | **\$2,198,000**

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309 Av. Melville, Westmount | **\$1,995,000**

INTRODUCING



21 Av. Rosemount, Westmount | **\$12,500/mo**

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Ch. St-Sulpice, Ville-Marie

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Av. Devon, Mont-Royal

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Ch. de la Côte-St-Antoine, Westmount

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Av. Wood, Westmount

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Ch. St-Sulpice, Ville-Marie

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Boul. Dorchester, Westmount

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Av. Redfern, Westmount

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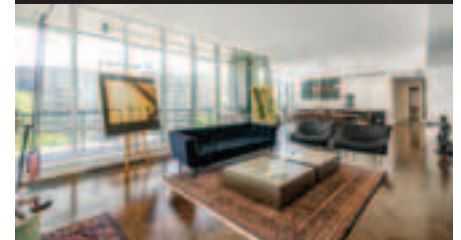
Rue de la Roche, Plateau-Mont-Royal

SOLD



Av. Highland, Ville-Marie

SOLD



Av. Redfern, Westmount

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Boul. Décarie, Montréal

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Rue de la Montagne, Ville-Marie

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Prom. Paton, Laval

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469 Av. Clarke, Westmount

ACCEPTED OFFER

360 Av. Leacross, Mont-Royal | **\$2,250,000***

ACCEPTED OFFER

409 Ch. des Verdier, St-Adolphe-d'Howard | **\$1,795,000***

ACCEPTED OFFER

662 Av. Murray Hill, Westmount | **\$1,450,000***

ACCEPTED OFFER

5 Rue Dante, Apt. 505, Rosemont | **\$1,149,000***

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Start dates scheduled for major work beginning May 19

By LAUREEN SWEENEY

Based on the provincial government’s re-opening of construction and engineering businesses in the Greater Montreal area on May 11, the following schedule of start dates for Westmount’s major work was announced last week as follows:

- Stayner water main replacement and road reconstruction: May 19,
- Rehabilitation of the water main and replacement of the public portion of the water services on:
 - Lexington: May 19,
 - Claremont, Parkman Place, Lorraine: June 15,
 - Mount Pleasant (Sherbrooke to Holton): July 13,
- St. Sulpice reconstruction: May 25,
- Dorchester reconstruction: June 1,
- Springfield reconstruction June 15.

“The start dates may be subject to change if the provincial government decides to prolong this re-opening date,” city Engineering director Elisa Gaetano said last week.

(For details of these projects, see stories: March 17, p. 4; April 21, p. 1; and April 18, p. 13.)



Looking east at Dorchester westbound on April 25.

PHOTO: INDEPENDENT.

While a resident of Stayner Ave. asked the city council May 4 to defer his street’s work to provide a more peaceful summer for those working or isolated at home, Mayor Christina Smith and infrastructure commissioner Philip Cutler explained it

could not be delayed, in part because of water-related problems.

District 8 councillor Katheen Kez said that the asphalt was also in bad shape.

BUILDING PERMITS What’s permitted

First building permits since March: Council approves 7

The following seven requests for demolition, exterior construction, alteration or renovation were approved at the May 4 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were no refusals.

Due to the pandemic crisis and closure of city hall to the public, these are the first permits approved since the council meeting of March 16. They represent applications that had already been under review and about ready at that time.

Approved

4930 Sherbrooke: to install a sign for “One of a Kind”;

241 Clarke: at a Category I house, to re-

place two windows on the side and back provided the colour matches the existing windows;

4872 Sherbrooke: at a Category I building, to modify the existing signs;

4828 St. Catherine: to pave a part of the rear yard for parking;

151 Hillside: to replace windows provided the existing proportions of the window and transom are preserved;

4932 Sherbrooke: to install two signs for “Ba&sh”;

412 Roslyn: to add a second-floor rear addition over an existing one-storey kitchen wing windows on the rear and lateral facades.

The coming days and weeks will no doubt bring challenges, calling on us to be adaptable, patient and understanding.

Be careful,
be attentive,
be safe!

— Bunny Berke



Bunny Berke

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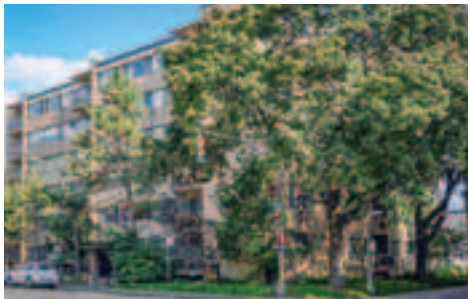
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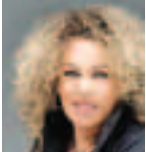
Beautiful sun filled 2 bed 2 bath corner unit, south west exposure, garage, roof top salt water pool, 24/7 security. Ideal Westmount location, rare opportunity.

\$650,000

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TOWNHOUSE ON THE FLATS

Looking for a townhouse ideally on Holton, Elm or Wood,
This couple doesn't want to leave their favorite neighbourhood,
Should be fairly renovated + parking is a must,
We've checked all the listings and everything's a bust!

RELOCATING FAMILY

A family moving from the States, needs a house for 3,
Boundaries extend from the Plateau to Westmount to NDG,
They're really not picky, but too much work they CANNOT do,
Must be near a metro and under a price of \$1.2!

GROUND-FLOOR CONDO

This young family needs a condo with 2 bedrooms or more,
Must be with parking + on the ground floor,
Victoria Village or Monkland, Western NDG is a maybe,
They really need a place for their brand new baby!

WESTMOUNT APARTMENTS FOR RENT 396 OLIVIER – JULY 1

#2 – 2 bedrooms, A/C, washer/dryer \$2,100/Mo.
#9 – 3 bedrooms, A/C, top floor \$2,495/Mo.
#14 – 2 bedrooms, basement \$1,495/Mo.

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We can gradually restart normal activities while protecting ourselves!

In the coming weeks, activities will gradually resume in Québec, with the consent and collaboration of public health authorities. The reopenings will occur in phases, depending on the type of activities and the geographic zone. You can check information about the reopening phases on the Government of Québec website: [Québec.ca/coronavirus](https://www.quebec.ca/coronavirus)

Throughout this process it will remain essential to abide by protective health directives, which limit the danger of the virus spreading. If you have COVID-19 symptoms, it is equally crucial to follow the recommendations for home isolation in order to avoid transmitting the disease to others.

Abide by the protective health recommendations

After you go out in public, monitor yourself for symptoms and abide by the following recommendations.



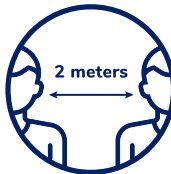
- Wash your hands frequently with soap and warm running water for at least 20 seconds.
- Use an alcohol-based hand rub if soap and water are not available.
- Practice proper cough and sneeze etiquette:



Cover your mouth and nose with your arm to reduce the spread of germs.



If you use a tissue, dispose of it as soon as possible and wash your hands afterwards.



- If you must go out, stay at least 2 meters (around 6 feet) away from people who do not live in your household.
- If you are unable to stay at least 2 meters away from others, wear a face covering.
- If you are sick, avoid all contact with more vulnerable people such as seniors and people whose immune system is weakened or that have a chronic disease.
- Avoid direct contact when you greet someone, such as shaking hands, and use alternative ways to greet people.



- Avoid all indoor or outdoor gatherings with people who do not live in your home.

Face coverings

Wearing a face covering is recommended in public settings whenever physical distancing is not possible. For example, this could be when you go shopping for groceries or take public transit.

When you wear a face covering in public, you must also follow other safety measures, such as hygiene.

If you are sick, stay home. If you must go to a medical clinic or the hospital, wear your face covering until you are given a procedure mask.

Children under 2 years of age and people with respiratory difficulties or who are handicapped or unable to remove their face covering without help, should not wear one.

You can learn more about the correct use of a face covering and how to make one by viewing the short videos on the Government of Québec website:

Québec.ca/couvre-visage



Scarf



Face covering
made of paper or
a tightly woven fabric



Bandana or
a tightly woven fabric

Resources

If you are concerned that you might have COVID-19 or have symptoms like the appearance or worsening of cough, fever, difficulty breathing and/or loss of smell or taste without nasal congestion, call one of the following phone numbers: 418 644-4545, 514 644-4545, 450 644-4545, 819 644-4545 or 1 877 644-4545 (toll free throughout Québec) to be directed to the appropriate resource. If you are a hard-of-hearing person, call 1 800 361-9596 (TTY toll free).


Québec.ca/coronavirus

 **1 877 644-4545**

Québec 

Retrospective on previous crisis

October 2008 sales: Still sliding



Real Estate

ANDY DODGE

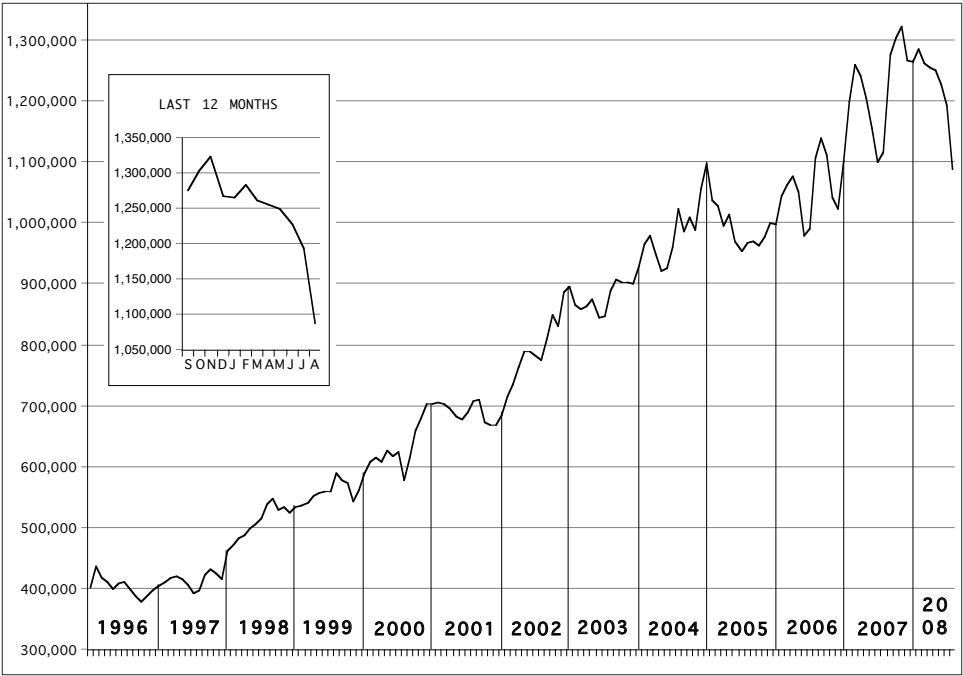
This analysis was first published in autumn 2008, in the midst of the 2008 financial meltdown.

Westmount sale prices continued their slide in October, down some 17 percent since they peaked in November last year. Volume rose slightly from September but is still well below average, with nine sales in October averaging \$1,073,944, some 18 percent above valuation. Prices ranged from \$490,000 to \$1,795,000, two sales were for less than their municipal value and the highest mark-up was only 53.5 percent. Four of the nine sales topped the \$1-million mark, but none was over \$2 million. Almost one in four of those houses still on the market is asking more than \$2 million, but there are no reports of sales in that category since August. Only one sale involved a new listing, all the rest were properties that had been on the market for more than 100 days, including two that had been marketed for more than a year. The average days-on-market soared to 239 days; in September the average had been 187 days, which was the highest figure in two years. The 239 is the highest we have on record since March of 2000. Some of this is because very little new real

estate is coming on the market now, but much of it is because these listings have been on since the springtime, and owners are getting anxious. Those who listed in the past few months are willing to wait for the spring market, unless they get their price right away.

Condos, Westmount adjacent

Two condominium sales were reported in October, both of flats in converted duplexes, for prices of \$380,000 and \$465,000. While the average mark-up of those two is only 2.7 percent, the average mark-up for the year is 17.5 percent, up significantly from last year when it was only 5.5 percent, an indication the condo market is still getting stronger. Four houses sold in adjacent-Westmount areas, including two on Marlowe Ave. in NDG, one on Roslyn Ave. just north of Westmount and one on Seymour St. in Shaughnessy village. Sales in these areas are generally up about 10 percent compared to last year, but the sample size is so small that it is difficult to be more precise about market movements. Now that a provincial election [for December 8, 2008, which kept Charest’s provincial Liberals in power] has been called, the local market might be somewhat hesitant and volume might stay at a low ebb, but hopefully by next spring there will be a clearer idea of the direction of both the Canadian and world economies, which should bode well for Westmount’s real estate market.



Snowbirds look down on Westmount



The southern wall of the building on Victoria Ave. below Sherbrooke between Victoria Park and the CIBC fell down March 30, as seen April 2 (inset). The reconstruction work was looking finished May 8.

PHOTOS: INDEPENDENT.

The Snowbirds flew over Westmount at 1,500 feet altitude twice around 1:45 pm May 7. They flew from downtown west, did a large sweep around anti-clockwise and came back flying north.

PHOTO: RALPH THOMPSON.



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DOWNTOWN LIVING



3450 Rue Redpath | Asking price \$1,049,000 | MLS #27736598

Located in the heart of Golden Square Mile, this beautifully renovated condo (almost 2000 sf) with 3 bedrooms, 3½ bath is situated on 2 floors. A perfect space for a home office on the lower floor with it's own entrance.



8 Place de Richelieu | Asking Price \$1,675,000 | MLS #10736864

"Location, location" in the heart of the Golden Square Mile. Unique charm, high ceilings, wood floors, a private terrace outside the sunroom and indoor parking. 4 bdrms, 3 bath and a powder room. Courtyard views.



IMMEDIATE OCCUPANCY



3441 du Musée | Asking price \$5,700/month | MLS #16934814

Beautiful executive townhouse in Golden Square Mile with 3 bedrooms, 3 bathrooms, includes a rooftop terrace with views and a private garage.



IMMEDIATE OCCUPANCY



14 Place de Richelieu | Asking price \$5,500/month | MLS #23416279

Upgraded with contemporary flair this 3 bedroom 3+1 bathroom townhouse includes a roof top terrace overlooking the city and private garage.



IMMEDIATE OCCUPANCY

3455 Rue Drummond



Asking Price \$539,000 | MLS #24392695

1st floor, zoned for residential or commercial. 2 bedrooms, 2 baths, renovated kitchen & bathrooms.

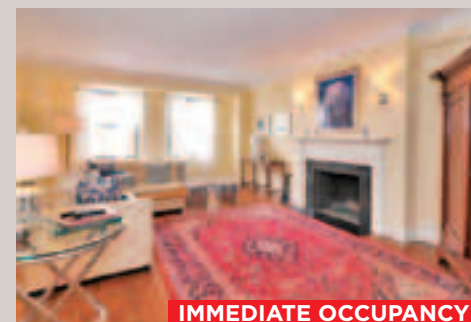


Le Chateau – 1321 Rue Sherbrooke O.

SOLD



**Asking Price \$875,000
MLS #27933295**




IMMEDIATE OCCUPANCY

**Asking Price \$4,550/month
MLS #21871867**
12th floor. 1519 square feet – furnished rental – great views, 2 bedrooms, 2 bathrooms.

Retrospective on previous crisis

August 2010 sales: Getting ready for fall



Real Estate

ANDY DODGE

This analysis was first published in autumn 2010, two years after the 2008 financial meltdown.

Westmount real estate prices appear ready to surge into the fall, though volume is still sluggish and agents are slow in posting their sales.

So far five sales – four of them more than \$1 million – have been reported in August. Perhaps more important, six more sales were reported late for July, two of those surpassing the \$2-million mark, while three of the remaining four (and the one reported last month) were under \$1 million.

For August, the average mark-up over valuation was a healthy 41.5 percent, while the average for the year is 30 percent. We suggest this is an indication of a strong market for the fall, in terms of prices, but certainly the price level of Westmount real estate has shrunk the size of the market, and this has to be expected. Most agents are still positive about the prospects for the fall mini-market.

Only two condominiums sold in August but they bring the total for the third quarter to six, ranging from \$351,200 for

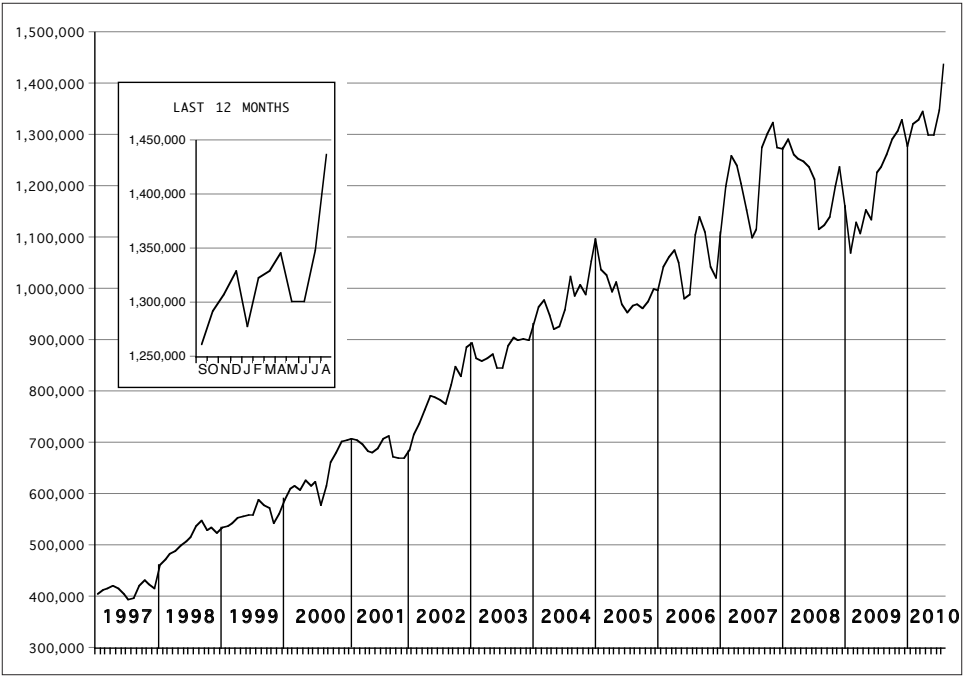
a flat in a duplex to \$995,000 for an apartment in one of the high-rise buildings. The average mark-up for the six is 26.3 percent, only slightly higher than the 24.8 percent mark-up for the year, but the market is up a good 10 percent from last year, and the 29 condo sales reported so far this year equals the total number of sales for all of 2009.

Westmount adjacent, rentals

Three houses and a duplex sold in adjacent-Westmount in August for strong mark-ups over valuation, prices ranging from \$770,000 to \$1,001,000. Volume can be expected to tail off there, as well, as house prices push toward the \$1-million mark, but so far it appears to be quite strong especially just north and just east of the city limits.

Rentals appear to have declined this year. Last year, in the first eight months, agents reported 25 houses rented for prices ranging from \$2,300 to \$12,000 per month; this year, the range is the same but only 17 houses have been rented so far. This may be an indication that buyers are more confident about the future of the market.

Labour Day marks the beginning of the fall “mini-market” in Westmount, which generally shows very strong prices and a clear-out of houses that did not sell in the spring months (but whose owners were less flexible on the sale prices). This year can be expected to follow that pattern, with little to discourage buyers.



Thankful for some sunshine



Ursula was spotted doing laps of the Westmount Park parking lot, April 25 around 5 pm. She broke her leg last year but was happy to be outside, enjoying the fresh air and doing a little exercise. PHOTOS: RALPH THOMPSON.

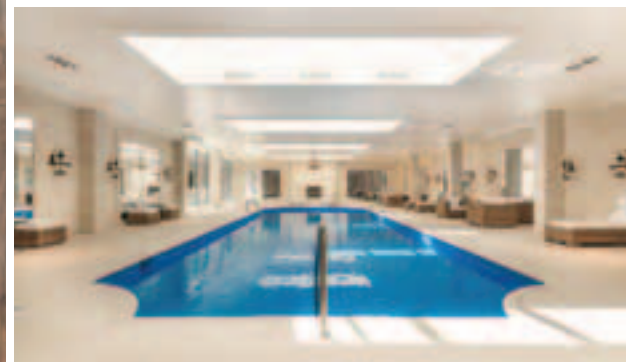
A tree ‘grows’ in Westmount



In the wild, trees can take years to grow to 15 feet. This one in the parklet on York St. at St. Catherine gained approximately that amount of height in a few hours May 5.

PHOTOS: INDEPENDENT.





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From left, 338 Metcalfe and 340 Metcalfe.



344 Metcalfe – at one time no. 64 – which seems to have affected the architectural style for 338 and 340.

338-40 Metcalfe Ave.: Au pair



*History by
the House*

ANDY DODGE

The trio of Queen Anne-style “gingerbread” houses on Metcalfe Ave. north of de Maisonneuve Blvd. appears to have been the inspiration of James Phymister, a coal merchant who pondered the westward move to the growing Westmount village in the late 1880s.

In 1854, a group of investors including John Glennon and Henry Thomas, two downtown merchants, and Andrew Robertson, a lawyer, picked up a vast piece of land roughly where Westmount Park is today, buying the land from the Sissons family, which had extended St. Catherine

- 1874 –
Village of Notre Dame de Grâce (area of current-day Westmount and NDG) incorporated

– 1876 –
Village of Côte St. Antoine (current-day Westmount) breaks away

– 1890 –
Village of Côte St. Antoine become a town

– 1895 –
Town of Côte St. Antoine changes its name to Westmount

– 1908 –
Town of Westmount becomes a city

St. westward, calling it “Sissons Lane.” They may have been the founders of Metcalfe Ave., which is first described in the 1855 Lovell’s Directory as stretching “from Sherbrooke Street south to the Old Catholic Burying Ground, St. Antoine Ward (Notre Dame de Grâce/Côte St. Antoine/Westmount had yet to become a municipality).” Then in 1866, Charles Edward and John Peavey picked up several large pieces of land on the new Metcalfe Ave., also apparently for investment purposes, from Glennon, Thomas and Robertson.

Sissons Lane becomes St. Catherine St.

The new municipality of Notre Dame de Grâce was established in 1874, and most of the growth was taking place along Côte St. Antoine Rd., Greene Ave. and St. Catherine St. once the council had re-named Sissons Lane in 1884. Phymister eyed the lots along Metcalfe, each of which was 138 feet wide (by 170 feet deep) and determined it was far more than he would want to use, so negotiated to buy a 50-foot stretch of Metcalfe from Charles Peavey, for \$2,000, in 1887. He began to build and by 1890 was a resident of “64” Metcalfe Ave. The appearance of the lovely “gingerbread” house no doubt attracted William Hill, another downtown merchant, who negotiated with Peavey to purchase a similar 50-foot lot, this time for \$2,700, in late 1890. Hill was another downtown mer-

chant who operated Hill & Forbes on St. James St., “importers, wholesale and retail dealers in paints, oil, varnishes, glue, brushes, window glass, artists, materials, alabastine, kaisomine, ready mixed paints, &c.” Hill’s notion was to build two smaller, semi-detached houses in much the same style and class as Phymister’s house next door. Unfortunately, his wife, Eliza Benaloch, died less than a month after he purchased the property, and it appears construction plans were put on hold for a while.

The Hill family

By 1897 Lovell’s Directory lists Hill as the occupant of 338 Metcalfe and G.M. Hodges, a “commercial traveler,” as the occupant of 340 Metcalfe. Hill brought up his two daughters as a devoted single parent (it appears), not remarrying until 1917, this time to Jennie Bell McIntyre, a widow herself. Of course, Hill’s daughters were now maturing and Harriet was married in about 1915 to Charles M. Cotton, a lawyer, who moved in. Expansion of the family unit brought significant changes. Jennie recognized that the girls’ mother had (or would have) transferred her rights in the property to her daughters, Eliza and Harriet, and William determined that they should make a more formal division of ownership, so he and Jennie finally ended the lease with Hodges,

moving into 340 Metcalfe and leaving Harriet (Hattie) and Charles next door at 338. Unfortunately, Eliza died in 1919, leaving her rights to her sister. Dorothy Cotton, daughter of Hattie and Charles, explained it this way in a letter to a future owner of the house: “My grandfather’s wife, known to me as Aunt Jennie, was not many years older than my mother and she nursed him through his old age – I remember him only as an old man with a white beard and a stout cane, in bed much of the time. Some time after his death she married a Mr. Halliday who worked as a dry goods wholesaler. Following his

continued on p. 15

Sales history of 338-40 Metcalfe Ave.

DATE	BUYER	PRICE
338 Metcalfe:		
30 Jul 1975	William Stanislaus Lalor	\$43,000
23 Mar 1979	Steven Zucker	\$75,000
11 Sep 1996	Liane Feldman	\$298,000
21 Aug 2007	Lisa Bevilacqua Faraj & Somer Faraj	\$864,500
340 Metcalfe:		
06 Jan 1975	Bruce Shore	\$40,000
26 Aug 1997	Mark Roper & Eleanor Hew	\$300,000

COVID-19 litter is everywhere



From left, top row: Claremont Ave. and Burton on May 7; Sherbrooke St., looking west to Victoria Ave. on May 7; St. Catherine St. and Glen Rd./Lansdowne, just southwest of the Westmount recreation centre on May 6; and looking west on St. Catherine St. towards Metcalfe on April 25; bottom row: a tightly wound packet composed of gloves and a mask on Sherbrooke St., looking east to Prince Albert Ave. on May 7.

PHOTOS: INDEPENDENT

death, Aunt Jennie again re-married, Paul Obryski, who also pre-deceased her (for the scorekeepers among you, that makes four husbands). She then rented one of her rooms to a very dear lady who lived there for some years. Aunt Jennie died when she was quite elderly and she left 340 Metcalfe Ave. to my sister and myself, around 1950.”

(For the record, Jennie died on September 22, 1957, leaving 340 Metcalfe to Dorothy and her sister, Hilda, while Hattie and Charles Cotton continued as owners of 338 Metcalfe. In her will, Jennie also left \$1,000 to a Mrs. Charlotte Brockbank, “who has resided with me for 26 years.”)

Street cars, horsepowered and electric

Dorothy recalls “my mother telling me that the street car line only came as far as Greene Ave. when they first lived at 338, there were open fields around. I myself remember large vacant lots on both sides of Metcalfe Ave. east of St. Catherine St. Mother also said the street cars were pulled by horses when she was a girl and the first time she rode on the electric street car, she was so frightened by the speed that she got off and walked home from downtown.

“In the early 1920s most of the homes – I suppose all of them – were heated by coal. Metcalfe Ave. seems to have been a direct route from the coal yards at the railroad in St. Henri and I remember the frequent passing of the coal carts, two-wheel dump carts each carrying a ton of coal, I suppose, with the ‘coal man’ with coal-dust face and clothes sitting on the front of the load with the reins loose while the horse plodded slowly along.

“The Westmount Fire Department used horses too at the time and my sister, being a horse-lover, used to take me, the little sister, to see the horses at the fire hall, beautiful dapple greys in loose boxes. They looked huge to me. We were quite disappointed when the motor car took over and the horses were sold.”

Wildflowers, farmland, horses

Another letter, this one from Hilda, offered more detail: “It (340 Metcalfe) was built about 1890 by my grandfather, William Hill, who came out from Ireland as a boy of 16. My mother told me it was designed by a French-Canadian architect who, she mourned, was more interested

in the plaster decorations than in planning cupboard space... The only house on the street at the time was the one directly north of you – 344 Metcalfe. There must have been still a lot of farm land around. My mother used to gather wild flowers for her school collection in the ‘Glen,’ (where the road goes under the railway by Westmount Station) when it really was a wild glen.”

Time finally took its toll. Dorothy married and moved to Didsbury, Alberta, while Hilda also married but moved in the opposite direction, to St. John’s, Newfoundland.

Finally they determined, in 1975, that there was no reason to hang on to the twin houses, in January selling 340 Metcalfe to Bruce Shore for \$40,000, then selling 338 Metcalfe in July for \$43,000, to William S. Lalor. Shore sold to Mark Roper and Eleanor Hew in 1997; the 338 house has sold three times, most recently to Lisa Bevilacqua and Samer Faraj, who both appear to teach in the faculty of management at McGill University.

This year 338 Metcalfe has a valuation of \$1,573,100, while 340 Metcalfe is assessed at \$1,240,700.





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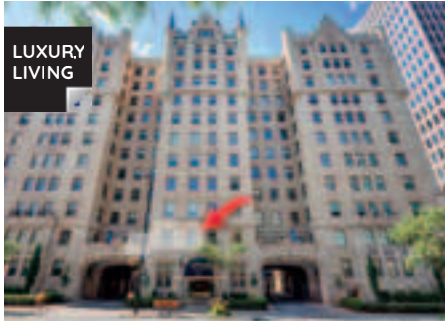
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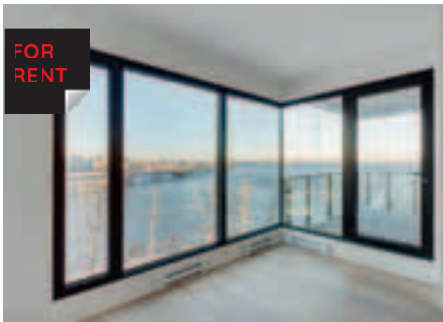
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Dorchester, cont'd. from p. 1

roof terrace on the front, asked: "Are we going to see patio umbrellas and gatherings of people on the roof overlooking Dorchester?"

"I also do not believe the request to expand the size and height of the new building above and beyond what is originally allowed and what was there before (the building that burnt down) is in the best interest in keeping the charm and character of Dorchester." It was a feeling reiterated by others.

Work schedule opposed

Some opposed the construction sched-

ule of six days a week from 7 am to 5 pm, and asked "Why again are we letting a condo go so high? The area is already dense. The traffic from cars using the alley to access their condos would be high and this laneway [in behind] is already a highway."

Adds another: "I don't understand why we need such huge-scale projects. Why are condos allowed to go over the limit of height restrictions" when homeowners can't do it?

A letter from someone mandated to write on behalf of a nearby property owner submitted a long array of similar objections, saying the client was "in total disagreement with the zoning variances being proposed to allow a promoter to make money." It pointed to a height of 57 feet compared with the site's allowable maximum of 35 feet, "not a minor derogation." The letter wrote of possible legal contestation should the project proceed as planned.

At least two of the letters referred to a number of children who play in the back lane and entrance to the project garage. The building's "depth means that it will tower over properties on the end of the lane, significantly reducing the privacy of those in the area. It also means a greater number of people and cars, and the area is already a high-traffic area."

One suggested: "More green space in



An architect's rendering of the proposed residential building.

the back alley, which has become a parking lot for most of its length, would be a positive step in improving the area."

Another letter stated that: "There is no just cause or encumbrance or special circumstances to warrant this being a SCAOPI project," in reference to the city's by-law for "special construction, alteration or occupancy proposal for an immovable."

The site, it adds, "already benefits from

having the acquired right as to the keeping the foundations after the fire" and does not embody any standards of LEED (Leadership in Energy and Environmental Design)."

The project has yet to be evaluated and rated by the city's Planning Advisory Committee (PAC), which is now meeting remotely due to the COVID-19 distancing requirements and the closure of city hall.

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Requires consideration of environmental value

City adopts first by-law for managing contracts

By LAUREEN SWEENEY

For many years, the city has maintained that environmental sustainability is taken into account in decisions made by various departments.

Now, it has given more teeth to this when it comes to awarding and managing tender contracts by inserting an environmental clause into its first contract management by-law, number 1556, adopted by city council at its live-streamed meeting May 4.

“It’s something our residents have been wanting,” according to Councillor Marina Brzeski, commissioner of sustainability and accessibility, who recommended that it be added to the by-law’s objectives.

While one of the pre-submitted email questions asked how this clause could be applied without any mention of a standard, Brzeski told the *Independent* that “What the inclusion of an environmental guideline does is add scrutiny to the process, which will likely force a review of current practices and standards.”

Architect Ken London, the questioner, also asked for more time for discussion before adoption of the by-law, but it was subsequently approved.

“The city is committed to minimizing the negative environmental impacts that stem from its activities,” it states in part, “and accordingly, as a guiding principle, considerations of environmental sustainability are to be taken into account in the

establishing of the contracts governed by this by-law.

“However,” it continues, “this guiding principle may not justify any action that does not respect the principles of good management of public funds and at no time should economic considerations be set aside without any other justification than considerations of environmental sustainability.”

Adds flexibility

The 32-page by-law including annexes takes advantage of the Quebec government’s Bill 122, which enables municipalities to include more flexibility into the awarding of contracts, according to city clerk Andrew Brownstein.

“It’s a fairly new obligation under the Cities and Towns Act (CTA),” he explained. “This by-law will apply in conjunction with the applicable provisions of the CTA. Prior to its adoption, contract management was governed by the applicable provisions of the CTA and a Politique d’approvisionnement et de gestion contractuelle, repealed by this by-law.”

Brzeski also said later that “other municipalities also include an environmental clause in their by-laws.”

Colin Ryan, a resident of Kensington Ave. who is in the environmental business, said it was time the city began using environmental criteria in its assessment of contracts as in done in some European countries (see separate story p. 11).

Bright and interested Abby



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Abby’s identification number is 40507018 and you can find out more about her by referring to the Montreal SPCA

website at www.sPCA.com. On its adoption page, you can then complete the simple online application form for Abby’s adoption.

You will be contacted by a member of the adoption staff shortly for a telephone interview, followed by a visit by appointment at the SPCA.

Your neighbour,
Lysanne



Shy Tom, abandoned outside



9 Lives

LYSANNE FOWLER

Tom is a gorgeous young cat who was noticed cowering alone outside by a volunteer for Gerdy’s Rescues & Adoptions and slowly coaxed indoors for his safety and comfort. He will be fully vetted through Gerdy’s Rescue for all his inoculations, treatments and neutering.

Tom is such an adorable long-haired jet-black fellow, with a crisp white shirt and mittens, also presenting soft white on his face contrasted by a black cap and mask.

He is a bit shy, yet keen on establishing himself with a family he trusts and a caring home that is his new environment. If you would like to adopt little Tom and obtain more information on him, please send your email to the volunteers at Gerdy’s Rescues & Adoptions at its address info@gerdysrescue.org.

Reaching out

Now, as there is a need, I lend my pen for a note from the Gerdy’s Rescues volunteers, whom Westmounters know for their dedication as a grass-roots charity.

“Now more than ever, the animals need your help. With many local rescues “on hold” during this extraordinary time, Gerdy’s is inundated with extreme medical emergencies. The bills are escalating rapidly and, understandably, with so much unemployment, donations are plummet-



ing.

“We are reaching out to all animal lovers to donate whatever they can to help save precious lives.” Please refer to the www.gerdysrescue.org website or their Gerdy’s Rescues & Adoptions Facebook page for updates on treatments for rescued cats and dogs in need who will go on to adoption and loving homes. If you can help at this time, it would be very much appreciated.

Your neighbour,
Lysanne



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Ryan chairs climate-technology company

Garbage truck uses stop-start system to reduce emissions

BY LAUREEN SWEENEY

When a Derichebourg garbage truck passes by Colin Ryan's house on Kensington, does he listen for the engine to cut off even though the truck's compacter, bin lifter and other electrical components continue to operate?

"I do indeed!" he said last week.

And that's because the longtime Westmounter, who has worked in the environmental industry for more than 20 years, happens to be chairman and past CEO of Effenco Hybrid Solutions, the company that six years ago designed the current version of "start-stop" hybrid technology used by Derichebourg.

This is a system that reduces fuel costs and carbon emissions by some 15 to 35 percent, well suited to a 30-ton garbage truck of some 400 horse power that makes frequent stops, he explained.

Sometimes, Ryan even follows the truck into neighbouring municipalities such as



A Derichebourg garbage truck at Sherbrooke and Grosvenor on May 8.

PHOTO: INDEPENDENT.

NDG and Montreal West and listens to some engineering components to determine whether they need adjustment.

Effenco's technology is an electrical system designed to shut down the engine of vocational trucks when they are stationary and to provide electric power while stopped to the vehicle equipment, cab and chassis accessories including the HVAC system.

Since these vehicles spend a large proportion of their operating time immobile, the technology creates value by reducing engine operating hours and corresponding fuel consumption, emissions and maintenance, he explained.

Unsurprisingly, Ryan drives an electric car and a hybrid one. "I think I was the first person on the street to install a charger at

the side of the house."

While the Effenco system costs about \$35,000 to install in a truck, he said, the payback "is big." The truck burns 25 percent less fuel and, over time provides less engine wear and tear, he said.

It is used in heavy vehicles such as dump trucks, concrete mixers and terminal tractors at ports and distribution centres, to name a few applications.

Europe ahead

Environmentally, he said, Europe is "a generation ahead" of North America in the contract bidding process. "In Germany, for example, if you bring environmental value you get more on a point score."

He said the city's newly adopted By-law 1556 on contract management was a step

in the right direction, but that "my city" needs to take more active leadership in environmental matters especially when it comes to awarding contracts.

"Westmount also needs to be an environmental leader in areas such as green roofs."

Ryan, who holds a degree in mechanical engineering and an MBA, has been a director of Effenco since 2011, was CEO from 2013 to 2017 and now chairs the board.

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Social Notes

VERONICA REDGRAVE

As Social Notes depends on social events, which in turn depend on gatherings, times have changed. But we'll meet again. Until then, we profile the disappointed but determined supporters of great causes to see how they are faring in our smaller world and learn their event's new plans.

This issue's interview: Linda Smith on animal rescue

What was your event? Cause?

My event was to raise funds to support animal rescue organizations (SPCA, Gerdy's Rescue) and the fight against puppy mills. I love Gerdy's slogan: "Turning sad tails into happy tales."

I got hooked into this cause after volunteering at the SPCA, where I see so many sad cases waiting for adoption. It broke my heart to see loving animals that had been abused. I was pleased to recently read in *The Gazette* that dog adoptions have increased during these difficult times. I'm sure the new owners will fall in love with their new "besties"!

It was planned to be held on what date?

Rescue All Dogs/Barking All Dogs was planned for May 25. It was a cocktail dînette at the Four Seasons, with DJ Yossi.

Do you have a new date?

Right now, no one is sure about what will be happening with COVID. When we can all get together again – and be safe – I'll re-start planning.

How are you sheltering in place?

Luckily, the weather is getting a bit nicer so I can walk my dog Maggie longer. I go up to the mountain and, of course, stay far apart from everyone else walking their dogs. It's puzzling for the animals. They can't understand why suddenly their owners aren't standing closer, so the dogs can check each other out.

And I am baking a lot. I bake cookies for my husband, Dr. Terry Smith, to take to his hard-working staff to try and cheer their day at Rockland MD, and the Verdun and Chateaugay hospitals.

Have you developed a routine?

Get up. Eat. Walk dog. Eat. Talk to friends. Eat. Exercise on line. Eat. Watch Netflix. Eat and repeat!

Instead of cocktail attire, what are you wearing?

I'm really comfortable in all kinds of leggings. I often add a hoodie to walk my dog, or a leather jacket. In this crazy weather –

Fundraiser profile: Linda Smith



Linda and Dr. Terry Smith.

hugely warm one day, and a chilly wind the next – I wear layers of clothing made of natural fabrics, such as cotton, wool and cashmere. Now, it's great to wear comfortable shoes. No more high heels!

How are you staying in touch?

I'm hooked on Instagram and Zoom, which are great for feeling that I am "seeing" my friends.

Link for supporters?

sPCA.com and gerdysrescue.org.

What do you miss the most given our 'smaller world'?

I miss all the great restaurants we used to try – the latest new ones, as well as our go-to classics. (Luckily some of our Westmount favourites are doing take-out, so I can go back to baking!) I really miss hanging out with friends and travelling. And I miss visiting my daughter in Miami. Social distancing has now become my norm, but I miss being closer to people.

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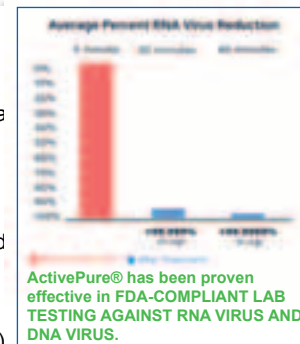


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The coming days and weeks will no doubt bring challenges, calling on us to be adaptable, patient and understanding.

**Be careful,
be attentive,
be safe!**

— Bunny Berke

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Focus on COVID-19

Aerus Electrolux donates air purifiers to Pierre Boucher Hospital

BY MARTIN C. BARRY

Massimo Brunetti, who is perhaps familiar to many Westmounters as the long-time owner of the Aerus Electrolux appliance store on Victoria Ave., has donated two of the company's electronic air purifiers to the Pierre Boucher Hospital on Montreal's South Shore in the hopes they'll be of some use in the ongoing struggle against COVID-19.

The Aerus AP3000 HEPA air filter units normally sell for \$1,300 each. According to Brunetti's son, Roberto, who is sales manager at the franchise, they not only filter the air for dust and particles, but also use ultraviolet light to destroy airborne microorganisms – although not necessarily the novel coronavirus that causes COVID-19.

While the AP3000 generates Ultraviolet C, which has long been known for its ability to kill bacteria, viruses and other pathogens, he admitted that the filter's efficiency remains untested with SARS-CoV-2, the strain of coronavirus that causes COVID-19.

"We've done no testing and we make no claims that it kills the coronavirus," said Brunetti. "The situation is too new."

Aerus/Electrolux claims on one of its



websites that the patented Active-Pure Technology incorporated into its air purifiers is scientifically-proven to kill bacteria, viruses and other microorganisms.

▲ Massimo Brunetti, owner of the Aerus Electrolux appliance store on Victoria, is seen here with an Aerus AP3000 air purifier, two of which are being donated to Pierre Boucher Hospital on Montreal's South Shore.

Focus on COVID-19

Hendy, Greenberg helps with free family law advice

BY VERONICA REDGRAVE

Sheltering in place has meant that not only are workers working from home, so partners usually apart for much of the day are now shut in, but families are together

24/7.

"Relationships may have challenges," points out Alexis Ibgui, solicitor at Westmount's Hendy, Greenberg law firm.

For the past few weeks, she has been offering free legal information and updates on family law. Using social media – Facebook and LinkedIn – with Instagram "happening soon" for clients – she posts invitations for her webinars.

"Anyone can sign up. COVID-19 has brought some difficult scenarios for many families, particularly those who may already be in fragile relationships. My goal is to try and help anyone needing support."

Ibgui offers 15 minutes of legal guidance and then 15 minutes of Q & A. "The sessions are all free. It is my way of giving back in this difficult moment. I try to focus on issues such as school re-openings, custody arrangements and the effects of COVID-19 on child support."

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Alors que les restrictions sont lentement levées, sachez que la pandémie de la COVID-19 demeure une situation en cours. Nous devons continuer à être vigilants en respectant les mesures de distanciation physique de 2 mètres entre nous et en nous lavant les mains. Si vous n'êtes pas en mesure de pratiquer la distanciation physique, nous vous encourageons à porter un masque. Cette pandémie nous touche tous, mais avec de la patience et de la compassion, nous allons nous en sortir ensemble. Protégez-vous. Restez en sécurité !

As restrictions are slowly lifted, please be aware that the COVID-19 pandemic remains an ongoing situation. We must continue to be vigilant by respecting physical distancing measures of 2 metres between each other and washing our hands. If you are unable to practice physical distancing, we encourage you to wear a mask. This pandemic is affecting all of our lives, but with patience and understanding, together, we will get through this. Protect yourself. Stay safe!

TANIA KALECHEFF

514.992.6413

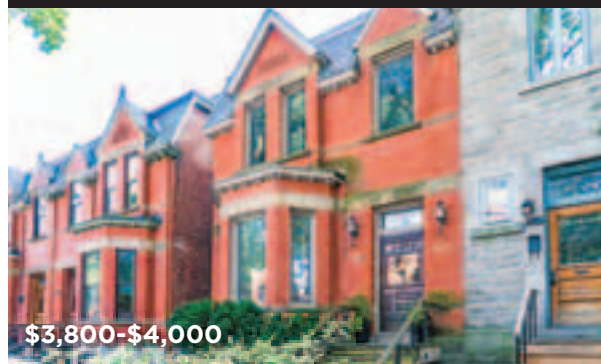
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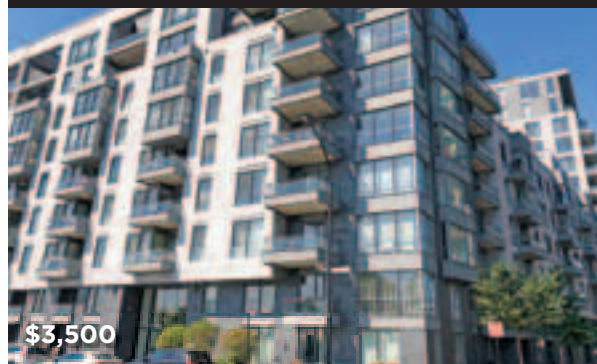
2-3 BDRM RENTAL. FURNISHED OR NOT



\$3,800-\$4,000

WESTMOUNT • VICTORIA VILLAGE

2-BEDROOM EXECUTIVE RENTAL



\$3,500

OLD MONTREAL • DE LA COMMUNE E.

PENTHOUSE, 2 BDRM, GARAGE, TERRACE AVAIL JUNE 1

NEW



\$735,000

OLD MONTREAL • ST ANTOINE E.

MAY 11, 2020: REAL ESTATE IS OFFICIALLY OPEN FOR BUSINESS!

Somewhat different from two months ago, but what remains unchanged is my promise to you: No matter what comes our way, I will be there to navigate the new normal with you, always with:

- Honest and expert advice
- Knowledge of the local market
- Top-notch negotiating skills to attain your goals
- Marketing tailored to your property
- Being personally there from start to finish
- The support of Profusion and Christie's excellence in real estate

**If you're
considering selling
contact me NOW,
so we can plan
your move,
efficiently and
profitably.**

1 BEDROOM, 884 S.F., GARAGE

SOLD



OLD MONTREAL • NOTRE DAME E.

INVESTMENT! 2 BEDROOMS, GARAGE

SOLD



OLD MONTREAL • ST. ANTOINE E. 401

1 BEDROOM, 790 S.F., IMMEDIATE OCCUPANCY

NEW



\$395,000

OLD MONTREAL • ST. ANTOINE E.

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Profusion immobilier inc. - Real Estate Agency

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