

Demand exceeds reduced capacity

City shortens some swim times to give more users a chance

BY LAUREEN SWEENEY

Schedule adjustments went into effect July 3 at the Westmount pool to accommodate more swimmers as demand has “far exceeded” the required, reduced capacity, city officials said last week. The pool opened for the season June 22.

Some of the morning slots for lap swim are being shortened to provide one more period of lap swim, city director general Benoit Hurtubise told the *Independent*. This would accommodate 24 more swimmers. As well, lap and seniors’ swims are being introduced on weekend mornings.

The pool’s usual capacity of 350 swimmers has been reduced to 75 to provide for coronavirus social distancing. This has left many users disappointed when the required online registration periods are fully

booked, especially during hot spells.

“We’ve had a lot of complaints and have already made changes a couple of times,” said Mayor Christina Smith. Among them was taking reservations three days in advance rather than for seven days when the pool first opened. “Unfortunately, we can’t open up for everyone.”

As well, the registration times starting at 6 am meant that slots could be already full by the time many users tried to sign up, leaving some at a disadvantage, she explained. As a result, effective July 3, registration opening was moved to 12 noon.

The city is also looking at ways to reduce the vacancies resulting when swimmers fail to show up for their registered time, she said.

Also being considered is limiting the number of *continued on p. 3*

Architecturally protected, outside – and in



Westmount’s city council was to begin the process on July 6 after press time to gain heritage recognition for the Goode property at 178 Côte St. Antoine Rd., just west of Forden Ave., as seen here July 1. For the first time in the province of Quebec, a house would see not just its exterior, but its interior and landscaping protected. See p. 8 for story.

PHOTO: RALPH THOMPSON.



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Mandatory face masks for Westmount?

BY LAUREEN SWEENEY

It’s a question Mayor Christina Smith said she is being asked: Will Westmount require the mandatory wearing of face masks?

She said she has been receiving a lot of commentary on “why isn’t Westmount supporting” such a suggestion, but said “we truly believe it should be an island-wide initiative. We have no ability to enforce it.”

Her statement comes on the heels of Quebec’s announcement last week that

masks will be required on all forms of public transportation throughout the province, which was preceded by a mandatory mask by-law in Côte St. Luc.

She said that during the household hazardous waste collection June 20, the city had given out many of the 8,000 reusable masks it has purchased and most of the 3,000 disposable ones it had received from Montreal via Quebec.

Letters to the Editor, p. 7

Independent’s summer schedule

**Next week (July 14):
last issue before break**

July 21, 28 and August 4 – no issues
(usual summer break)

August 11 till Christmas – weekly
issues

**Enjoy summer,
but continue to protect yourself!**

Information and advice inside.

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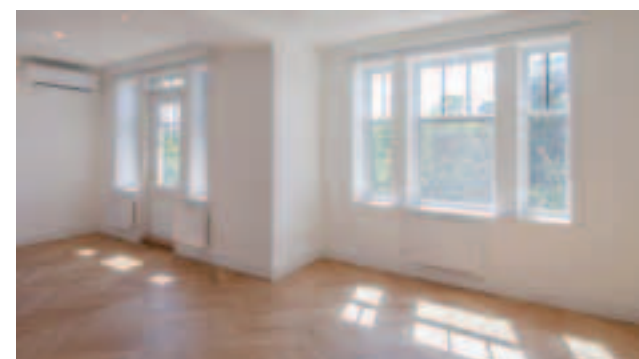
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Up from 11% in 2016

Visible minorities total 14% of city's work force in 2019

BY LAUREEN SWEENEY

Fully 14 percent of Westmount's city employees represent visible minorities, according to the city's 2019 statistics being compiled for a required Quebec government report, city director general Benoit Hurtubise said last week. This is an increase from 11 percent recorded for 2016.

As well, he said, 15 percent represent "ethnic minorities," whose mother tongue is neither French nor English. This is a de-

crease from 18 percent for 2016.

Hurtubise said further details were not available at this time. The definition of Canada's Employment Equity Act for "visible minority" is "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour."

The figures were requested by the *Independent* in wake of the recent racism protests throughout North America and statements by council members at the council meetings June 1 and 15 (see June 23, p. 3).

Council meetings may re-open to public

While the July 6 city council meeting, after press time, was to take place virtually, there may be a return to the council chamber in the near future, city director general Benoit Hurtubise said last week.

He said he was hearing this change might be imminent but had to await official word from Quebec. The last public meeting was March 2 before city hall was closed March 13 following the COVID-19 restrictions.

Swimming, cont'd. from p. 1

times swimmers can book in order to allow others to have an opportunity. (In a municipality on the West Island, swimmers are allowed two bookings a week at their local pool, unless a time slot still remains unfilled an hour before.)

Pool users are also urged not to blame the lifeguards when demand exceeds capacity, she said. "They have gone to work to ensure we can open the pool under these exceptional circumstances."

Users are reminded to check the city's website and Facebook page due to updates.

Reducing traffic lanes ruled out

City continues to pursue ways to animate Sherbrooke

BY LAUREEN SWEENEY

The city is looking at new ways to provide social distancing for café terrasses on Sherbrooke St. through Victoria village as a way to animate the commercial district, Mayor Christina Smith said last week. A previous idea to remove one traffic lane in each direction on Sherbrooke has been ruled out.

"It was just too complicated given the traffic flow on an arterial [road] with city busses," she explained. "We're trying to optimize space for the merchants and work with them to find a collaborative approach."

She suggested that "placettes," which are being used in Montreal, are one possibility. This involves using a few parking spaces for a group of merchants to expand into.

While reducing Greene Ave. to one traffic lane as a way of animating that street is working for Greene, "Sherbrooke is not Greene," she explained (see story June 16, p. 1).

She also said the city is looking at whether the pedestrian corridors on some

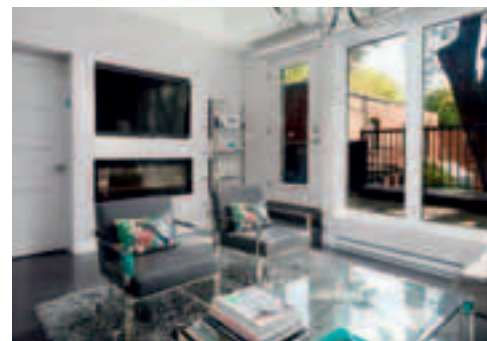
of the city's north-south streets are needed. "Those on the east-west streets such as de Maisonneuve, however, are well used."

Sunday markets postponed

The Sunday farmers' markets that were being initiated by the city to have started on Greene, July 5, and then in Prince Albert square July 12, have been postponed until later in the month, it was announced July 2.

The reason, said Councillor Cynthia Lulham, is that participants stated that they were having problems finding personnel to staff them. "We're hoping to hold the Greene Ave. market on July 19, followed the next week by the one for Victoria village."

While the markets were being organized in collaboration with the two merchants' associations, she said, many would-be participants were encountering difficulties recruiting personnel as a result of the economic fallout from the pandemic.



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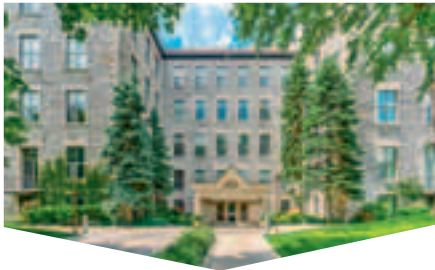
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Chabad helps celebrate Canada Day at Château Westmount

By MARTIN C. BARRY

While few Canada Day celebrations were scheduled either in Montreal or Westmount on July 1 given the ongoing COVID-19 restrictions, the garden behind the Château Westmount long-term care residence on de Maisonneuve Blvd. was one of the livelier places to be last week.

A special Canada Day concert staged for the Château Westmount residents, featuring the talents of vocalist/keyboard players Vladimir and Olga, was sponsored by Chabad Westmount.

Although many people probably spent a much quieter Canada Day this year than would normally be the case, the Château Westmount residents got a lot of stimulation and appeared to be in fine spirits after the hour-long performance.

“We wanted to make sure that seniors who went through some of the most difficult times in anyone’s memory over these past months would have the opportunity to be happy and could rejoice on this important day,” said Rabbi Ariel Stern, outreach director at Chabad Westmount.

Featuring old favourites, including hit tunes from Broadway musicals, the Château Westmount event was the second of a series of concerts Chabad Westmount is

staging at four seniors’ residences in Westmount over the coming weeks.

“This is something we had been meaning to do for Canada Day,” said Zara Pilian, executive-director of Château Westmount. “I want to thank Ariel and Chabad Westmount. God bless them for everything they

do for all the people here.”

Chabad Westmount is an affiliate of an international network of Chabad centers. Chabad is an acronym for the Hebrew words “chachma,” “binah” and “daat” – meaning wisdom, understanding and knowledge.



Above, Rabbi Ariel Stern, outreach director at Chabad Westmount and, below, Olga of the keyboards-and-vocals duo Vladimir and Olga helped lead Château Westmount’s residents in a lively sing-along session on Canada Day last week.



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MANDATE MASKS, PART 1*Open letter to Mayor Smith*

Summer is here and we are all feeling that the worst of the first wave of COVID-19 is behind us. Stores, salons dedicated to our grooming from top to toe, restaurants, restrained gatherings in outdoor spaces, and religious institutions are now considered safe.

But really?

I have learned from reading countless astutely written articles and seeing many interviews by leading infectious disease physicians that the main vector of transmission of COVID-19 is via droplets from human to human. The closer you are to others in an indoor space and the more prolonged the exposure, the riskier it becomes. Simple concept.

The original rules of keeping distance, covering coughs and sneezes, not touching your face, which has all the entry points to your respiratory system, frequent hand-washing and wearing a mask where distancing of two meters is not possible still remain the gold standard.

Why is it that when I went last week to Jean Coutu on Greene Ave., my first visit to a store since March, there were customers not wearing masks and certainly not able to distance in the narrow aisles? The staff at the door told me the city of Westmount did not require masks and there was nothing they could do.

Why is it that suddenly the 24 bus, which passed me empty for many weeks, now has people sitting together with no masks?

Why allow passenger entry at the front of the bus, unmasked, and why is this now

LETTERS TO THE EDITOR

considered “safe”? We are still in the midst of the pandemic, although thankfully the curve is flattening. For now.

Of course, we all want the economy back on its feet! But allowing people to think all is safe by tolerating a no-mask attitude is a misguided concept that fosters a lack of social responsibility and is a danger to the population.

Those of us who do not want to go shopping among the foolish unmasked citizens will not be contributing to the economy any time soon. Nor will the second wave brought on by selfish and stupid behaviour contribute a whole lot to our local commerce.

ELLEN RUBIN, SHERBROOKE ST.

MANDATE MASKS, PART 2*Open letter to Metro head office*

I have been one of your many satisfied customers here in Montreal for many years and I don't usually send letters of complaint. But now I am getting increasingly upset and it is about COVID-19.

Yes, on the face of it you are doing the right thing. Everybody is lining up obediently outside, keeping their distance, wearing a mask and then disinfecting their hands. But then, as soon as they enter the store, the masks come off! The recommendation is to wear a mask if the required social distance cannot be kept, which is clearly the case in most grocery stores. The employees do the right thing – wear masks – but many of the customers don't.

I cannot accept that my long-trusted

grocery store cannot be trusted anymore. This is not primarily about protecting myself, but protecting people around me, and that is not just those over 70 or others with compromised immune systems like cancer patients or survivors.

It is everybody.

So today I went to the manager of my store to suggest he put a sign on the front door with something like: “PLEASE CONTINUE WEARING YOUR MASK.” He said, correctly, that it couldn't be enforced. Very true, but nor can mask wearing and social distancing outside the store, and still people do it. Then he said that it isn't part of the instructions they get from above.

Unfortunately, those above are mostly ill informed since this crazy coronavirus is so different from what they (and scientists) think they know. Surely, the best we can do under the circumstances is trying to cut down the risk of getting it and spreading it every way we can.

Thank you for considering this, and stay healthy, all of you,

NINA MINDE, LANSDOWNE AVE.

DON'T FIGHT RACISM WITH RACIALIZATION

I react on the article written by Laureen Sweeney and published in the *Westmount Independent* on June 23 (p. 3).

I am very surprised to read how the racialization of our society could be at the centre of the fight against racism. Racism is an ontological assignation of any individual's behaviour and nature based on

his/her supposed race. Fighting racism with an obsessive racialism is counterproductive. It just fuels counter-racism and populism in a dialectic manner, and keeps us away from universalism and the Enlightenment.

Blaming Canada for “systemic racism” is a baseless calumny and an expression of self-hate. Systemic racism means it is practised by the law and some collective behaviours. However, Canada is one of the most democratic countries in the world, where the law punishes racism.

Canada is not a racist country even though there are still some acts of racism, which need to be firmly condemned. If systemic racism exists, it is not in Canada, but in so many other countries like Algeria, China, India, Nigeria, Qatar and Russia. Western civilization did not invent slavery and colonialism, but it invented the abolition of slavery, which is still practised in so many regions of the world.

Considering Bill 21 as a racist law is also a calumny. It said implicitly that Quebec is a racist province; it implies that the majority of Québécois who voted for CAQ are racist. However, Bill 21 only protects Quebec citizens from potential noxious religious influences within its civil servants who have to be politically neutral, in particular against the Salafist politico-religious movement, which is Islamic supremacist, racist, anti-Semitic, misogynist and homophobic.

DENIS COHEN-TANNOUDJI,
GROSVENOR AVE.

AUTISTIC ADULTS NEED WORK

I hope this letter will
raise awareness regarding *continued on p. 10*

Additional information**Moss, Hurtubise were artists behind duck drawing**

PHOTO: HEATHER BLACK.

Since publishing (June 23, p. 22) the “help the ducks poster” put up in Westmount Park, the *Independent* has learned

that the artists were Seshen Laila Michelle Moss and Bryn Hurtubise. – DP.

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Landmark house at 178 Côte St. Antoine

Council takes historic step in Quebec to protect interior

By Laureen Sweeney

The distinctive Goode House at 178 Côte St. Antoine is on the way to becoming what would be the first private residence in Quebec to have its interior and landscaping elements protected, according to city officials. It lies just west of Forden Ave.

While these features are not protected by the city’s 1* heritage rating for exterior architectural value, city council was to table a by-law July 6 to gain heritage recognition for the property under a power granted to municipalities in 2012.

“Since we were granted this power to protect interiors, the Goode House has presented a unique opportunity,” explains Councillor Cynthia Lulham who represents council on the city’s Local Heritage Council (committee). “Its interior is pretty much in its original state.”

Metcalfé Terrace

The Goode House, one of four identical houses built around 1840 that became known as Metcalfe Terrace, is one of the two that remain, representing the British garrison style of that time. Its original low pyramidal roof with large eaves and many interior features were preserved by three generations of the Goode family over 135 years. (See February 6, 2018, p. 18 for a profile on the house: Westmount Then & Now, 178 Côte St. Antoine Rd.: 178 years old.)

This would be the second Westmount landmark to be identified as a heritage site under Quebec’s Cultural Heritage Act of 2012, as recommended by the city’s local heritage committee. The Glen arch railway viaduct was the first site (see story December 14, 2016, p. 17).

In a press release from the city’s Urban



178 Côte St. Antoine on July 1.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT..

Planning department dated July 7, after press time, Jean-François Drapeau, head of Quebec’s registry for cultural heritage, is quoted as saying that “no municipality has made use of this (power) with regard to a private residence.”

Among documented interior elements to be protected for the Goode House are wood work, plaster and windows.

A study assessing the property’s heritage value described the interior as “a re-

markably complete collection of wood work, plasterwork and other fittings that have survived since its original construction.”

Though “modest and subdued,” these reflect the influence of British models being used for suburban villas in that period with a high degree of authenticity and integrity. The garden and landscape design is also considered “unique in today’s world.”

Urban Planning’s Élisabeth Simard, told the *Independent* that while the city is already conscious of current repair and maintenance needs, the new designation would provide a basis for planning the work.

“Indeed, the electricity and plumbing systems could qualify as works required to bring this heritage home up to contemporary standards. Those works would require delicate planning to minimize their intru-



Left, a view of the garden. Right, a view of the interior.

PHOTOS COURTESY OF ROCHELLE CANTOR, ENGEL & VÖLKERS/CITY OF WESTMOUNT PRESS RELEASE.

sive impact on the original components of the home.”

The house was recently listed on the real estate market but is reported to have been sold.

The other remaining one of the four Metcalfe Terrace houses, 168 Côte St. Antoine, has undergone extensive changes over the years that include adding a raised mansard roof including a third storey. It can be identified by its yellow-coloured coating over the stone.

Named for the governor

The four Metcalfe Terrace houses were named for Lord Metcalfe, governor (general) of the province of Canada (1843-1845) whose aides-de-camp lived there. In ill health, Metcalfe is reported to have often spent the night there when his carriage became stuck in the mud during the arduous journey from his office at Château Ramezay to his residence, Monklands (now Villa Maria).

The houses were built by prominent businessman Moses Judah Hayes (Hays) on land bought from the Sulpicians, which stretched south down the hill. The houses were leased out while he lived across the street at Hayes Cottage, since demolished.

In 1845, he was appointed Montreal police chief.

Westmount's Local Heritage Council



178 Côte St. Antoine in 1880 before the traditional parging or stucco was removed around 1967. It is not known why it was removed.

PHOTO COURTESY OF CITY OF WESTMOUNT ARCHIVES.

was created in 2016 to address issues related to heritage and the application of the Cultural Heritage Act. It was a driving force behind recent amendments to municipal by-laws to ensure the sustainability of places of worship and their adaptation to today's financial realities.

Its members are Cynthia Lulham, commissioner for urban planning; architects Julia Gersovitz (chair), Erik Marosi and Gerry Soiferman, along with Caroline Breslaw, representing the Westmount Historical Association, and heritage specialist David Hanna.

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Letters, cont'd. from p.7

a shocking statistic: only 18 percent of autistic adults are employed.

It seems there are ample programs and services to assist autistic children and teens, but here is the question many are asking: what happens after they reach 18 years of age? How will they manage when support suddenly stops? How will they find and maintain meaningful employment and live happy, productive lives?

It is clear to me that Canada desperately needs what other countries have already put into action: programs to help autistic adults find and maintain work, with autistic people at the helm.

Too often, we are left out of the decision-making process.

As an autistic adult who is currently looking for work, I am trying to help with this petition. I am going out on a limb and doing this by myself; I think my goal is honest and straightforward. I know these are challenging times with the global pandemic, but I hope your readers can find some time to quickly sign it.

Let's help ensure a bright future for autistic youth and ensure autistic adults can use their unique abilities, skills and interests to help others in an accepting workplace.

Thank you for taking the time to read my letter.

You may find my petition at:
petitions.ourcommons.ca/en/Petition/Details?Petition=e-2399

CAMERON A. STRAUGHAN,
GODERICH, ONTARIO

ANYONE SEEN SNOW?



Seen June 6 on Côte St. Antoine. Temperature: plus 21°C.

RICHARD BAYLIS, THE BOULEVARD

THANKS FOR THE POOL RULES

The criticisms being leveled at Mayor Christina Smith online for limiting access to Westmount residents for using the

LETTERS TO THE EDITOR

Westmount swimming pool are totally unjustified.

Montreal is the epicentre of COVID-19. Therefore, it is logical to implement reasonable measures to reduce the spread of this virulent virus. She is absolutely right in prioritizing the health and safety of Westmount citizens at the present time by imposing restrictions on the use of the pool by all swimmers.

While it is true that the pool was substantially funded by federal and provincial governments, private donations and Westmount taxpayers also contributed significant amounts. Mayor Smith should be congratulated for realizing that Westmount residents should be protected from this horrible disease.

TIM CARSLEY, BARAT RD.

GREENE SPACE = MORE FUMES

In reference to "New summer space for Greene, traffic to use one lane" (June 16, p. 1), I witnessed the laying of the turf, removing one lane of traffic. This is, of course, an ill-conceived plan.

What establishments in the area does the city expect to place café-terrasses? Does the city expect the Bank of Montreal to offer outdoor seating for its clients?

This is a colossal waste of money that will do nothing to revitalize the area. However, I must note that it did have an immediate effect. A line-up of cars 10 deep has now developed along Greene, waiting at the de Maisonneuve traffic light. As a Westmount resident on and off for 15 years, I can say this has never happened before.

But who doesn't love the smell of idling car fumes as they walk down Greene?

STEVE MYRO, WESTMOUNT SQUARE



SYNCHRONIZE THE BOULEVARD'S LIGHTS – IT'S POSSIBLE

I trust the editor's note (of which we see more and more now*) to Norman Sabin's letter in your June 9 issue will not be seen by city council as a green light to continued disregard of the traffic light non-synchronization situation on The Boulevard.

Under enormous public pressure over many years, city hall overcame (partially?) its long standing aversion to synchronization and did St. Catherine and Sherbrooke streets, possibly with assistance of the Société de transport de Montréal (STM).

It has been a resounding success.

But I think I recall a Westmount official later pronouncing that that would be it and not to expect The Boulevard to be done, like telling a greedy child, "That's enough candy for you today."

The fact that city hall will not go the final mile in this saga is incomprehensible to me. If it's good for two streets, why not the third?

It can't be that difficult, contrary to the editor's note. It's even been done successfully in Westmount, many parts of the city of Montreal and thousands of cities.

I suppose adjustments have to be made from time to time, like anything else. So?

ROBERT COWLING, PARKMAN PLACE

**Editor's reply:* Let me get this sly implied criticism right: everyone else is welcome to write letters to the newspaper that I edit, but I can't comment? Do you tell hosts to shush and be quiet in their own houses? And do you object to the editor's notes, or to the fact that this one was not shilling for your point of view?

Maybe you would prefer that I write an editorial in every issue, as many editors do? The first one could be a two-pager, no pictures, no illustrations, no subheads: "Requiem for a minor lost cause – The impossibility of traffic-light synchronicity." I am tempted, but I have no strong views on the subject.

Synchronize the lights, or don't. I will sleep well.

The intent of my original note was to help the general reader – ignorant of, and unmoved by, the passions and nuances of Westmount traffic-light politics – to understand that this issue was not new, and not to expect hundreds of municipal employees to descend, mid-pandemic, on the control boxes of traffic lights to get those cars moving faster.

One last thing: if you don't like the editor's notes, you can just stop reading where they begin. They are well marked. – DP.

WHAT ABOUT THE 4000 DE M. BUILDING ENTRANCE?

Open letter to Mayor Christina Smith

This is in response to the article of June 9 "Create car-free zone between Dawson and Alexis Nihon," an idea that, it appears, Mayor Smith sees as a "Great idea."

I am all for green space and public spaces, but let's also be smart about the appropriateness of them. In case no one noticed, there is an apartment building with a few hundred tenants on the stretch being discussed in the article (de Maisonneuve between Dawson and Alexis Nihon Plaza west of Atwater).

Plaza Towers' address is 4000 de Maisonneuve Blvd. Its main entrance includes a ramp to reach the front door and – be it for deliveries, pick-up/drop-off of residents, emergency vehicles, etc – the access is not a whim. It is a necessity.

Has the Association of Pedestrians and Cyclists of Westmount given any thought to the fact that the residents need access to that address and ramp?

SANDRA SPINA, DE MAISONNEUVE BLVD.

FIX THE LIGHT, PLEASE

How many Public Works employees does it take to change a light bulb?

The Washingtonian light in the Westmount Athletic Grounds (WAG) next to the dog run and closest to the comfort station has been almost entirely out for weeks.

It was reported to a Public Works employee before the community gardens opened and a few days later to Public Works by telephone. Before the tennis courts opened, it was dark along much of that area of the park from sundown until curfew, and currently from 10 o'clock until then – but now that the weather is warm, the WAG is still much in use after dark by runners, dog walkers, and people who just hang out there.

Is it safe? Can someone be dragged into the dog run behind the tall hedges or the comfort station, unseen in the dark?

How long will we need to wait to find out?

ANNE BARKMAN, HALLOWELL AVE.

LOVE THE WEATHER, NOT THE GARBAGE

So happy to see people embracing the warm weather and treating themselves to Dairy Queen ice cream. That being said, once finished eating, where is the common sense in finding another receptacle to dispose of the trash? Perhaps there is a lack of garbage cans available?

This is a recurring situation every summer on Sherbrooke St. as well as Prince Albert square. Not only is it only unsightly, but unsanitary. Also add face masks and gloves for good measure.

NATHALIE ALLARD, PRINCE ALBERT AVE.

Canada Day celebrated at Manoir Westmount

BY HEATHER BLACK

Visiting troubadour Ethan Shahin delighted residents of the Sherbrooke St. seniors' residence on July 1. Playing guitar and singing – through a face mask – Shahin was joined by a flagbearer and residents at the entrance of Manoir Westmount for a Canada Day sing-along.

With some participating from windows or balconies, residents sang a rousing rendition of "O'Canada" and "You Are My Sunshine." The group then turned the corner and sang to others facing Lansdowne Ave. At the back of the building, many residents joined in from their windows or the patio.

This was the first time that Shahin had

volunteered at Manoir Westmount. The event was organized by proud flagbearer Liz Reid. A volunteer at the residence for over four years, Reid said: "It's a terrific group of wonderful people. We have lots of fun." The sing-along was followed by a mobile Canada Day strawberry social, which went room to room.

On the previous day, residents also enjoyed a special holiday performance by Barbara Lewis accompanied by Doug Balfour. Leisure department supervisor Simona Buth commented: "Music is very important at the Manoir and our residents are very patriotic. Our Canada Day sing-along is an opportunity for them to show appreciation for what they call the best country in the world."

Lotsa brooms



Someone was throwing out 10 brooms and mops on the north side of Sherbrooke St. between Grosvenor and Roslyn on June 19.

PHOTO: INDEPENDENT.



Residents Ethan Shahin and Liz Reid at Manoir Westmount.



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BUILDING PERMITS 🏠 *What's permitted*

Council approves 11 on June 1, refuses none

The following 11 requests for demolition, exterior construction, alteration or renovation were approved at the June 1 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were no refusals.

3225 Cedar: to add a second floor to a bungalow building, do interior renovations and to replace windows and doors provided that:

- The composition of the window above the garage is reportioned to mitigate the excessive distance between the sill and the garage door;
- The stone lintels of the second floor windows are converted to a continuous band similar to the one at the sill;
- The roofing detail (including flashing) is developed at the rear transition between the existing building and the added second floor.
- These revisions are to be submitted for approval by the Urban Planning Department.

423 Lansdowne: landscaping in the rear yard and to build a new terrace;

50 Holton: to do landscaping on the property, including building a roof-top deck over the garage and a new pergola at the rear provided the pergola is set back from the property line as required and that any proposed plantings do not encroach over the property line;

Council approves 14 on June 15, refuses none

The following 14 requests for demolition, exterior construction, alteration or renovation were approved at the June 15 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were no refusals.

333 Kensington: at a Category I house, to replace windows on the front façade;

430 Wood: at a Category I house, to restore the original front porch made of brick and stone masonry;

790 Upper Lansdowne: to rebuild the entrance stairway and landing;

534 Lansdowne: to rebuild the portico as per the existing portico before demolition as shown on the elevation submitted for PAC review dated October 23, 2019, with the exception that the roof may be metal provided the council approves the application following the authorization of revised drawings by the administration;

4333 Sherbrooke: at city hall, a Category I building, work on the roof throughout the entire building as well as replacing the skylight;

25 Rosemount: at a Category I house, to restore the chimneys to the originals, restoration of windows is not included;

318 Kensington: to extend a rear deck and to modify an opening on the rear façade provided the top of the proposed patio door is aligned with the top of the adjacent existing window and that the frame of the door is thicker;

250 Clarke: at an apartment building, to modify a roof structure in order to accommodate a new interior gym and to have a new rooftop terrace;

455 Roslyn: to replace a fence in the rear yard;

802 Upper Lansdowne: to replace three front windows on condition that two designated ones have a proportion of 70/30 as per the original ones.

496 Wood: at a Category I house, to replace a window by a door and install a new staircase on the back façade;

4357 Montrose: to modify an opening to install French doors and block a window on the back façade on condition that the opening for the new doors is the same height as the opening for the existing door;

20 Renfrew: to install a new fence along the side property line;

20 Renfrew: a second *continued on p. 33*

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German PhD student at McGill

Collision on Forden claims life of cyclist

BY LAUREEN SWEENEY

A fatal collision between a bicycle and car at Forden Cresc. and Forden Ave. June 16 is under investigation by police, city officials confirmed last week. The cyclist succumbed to injuries June 25. It was believed to be the first cyclist death in Westmount in at least 10 years.

The victim was reported to be a 29-year-old PhD student studying at McGill from Germany who had been living in NDG. He was struck while cycling down the street around 6:15 pm under unexplained circumstances.

Initial reports quoted police as saying the cyclist had been travelling south when he and the northbound car collided. The driver, a man in his twenties, was treated for nervous shock. Police suspected he might have been blinded by the sun but are tight-lipped while the investigation continues.

"It's heart breaking," said Mayor Christina Smith. "It's the worst thing I was ever told."

She said she had been speaking with the victim's PhD advisor from the depart-

ment of biochemistry, who said the victim had had a brilliant career ahead of him. "He loved Montreal and was an excellent soccer player."

His parents, who had arrived from Germany, had been hoping to have a vigil for him, probably in Westmount Park, she said.

Public Security told the *Independent* they had not been called to the scene but had simply been asked by Montreal police to block the street when a patroller passed by and asked what assistance was required.

The city's Transportation Advisory Committee (TAC) was also investigating but "we have no access to the police data," explained city director general Benoit Hurlbise.

Regardless of the circumstances, cyclist incidents often "come down to infrastructure," said Dan Lambert, president of the Association of Pedestrians and Cyclists of Westmount.

Recommendations made

He told the *Independent* he had been up

to the site of the impact several times, spoken with some of the residents and had already forwarded a number of recommendations to the city about the area in front of 34-36 Forden, where the collision was reported to have occurred.

Residents, he said "have been complaining for some time about drivers speeding up and down Forden, including drivers using Forden to cut through Westmount.

"This collision has reminded us of the vulnerability/fragility of cyclists when they must share the road with drivers...Westmount needs to do much more to protect vulnerable road users. Hopefully, this fatality will provide the impetus to implement measures to make Westmount streets safe for pedestrians and cyclists. The SPVM [Montreal police] will need to help."

He said the organization Ghost-bike plans to organize a ceremony to highlight the cyclist's death and hopes to install a white bike on a nearby post to remind all road users to exercise extra caution towards vulnerable pedestrians and cyclists.



An impromptu memorial to the victim on the southern side of Forden Crescent where it begins its ascent from Forden Ave., as seen on July 1.

PHOTO: RALPH THOMPSON.

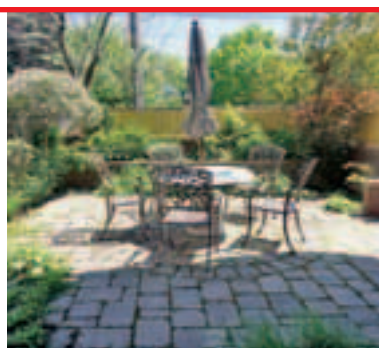


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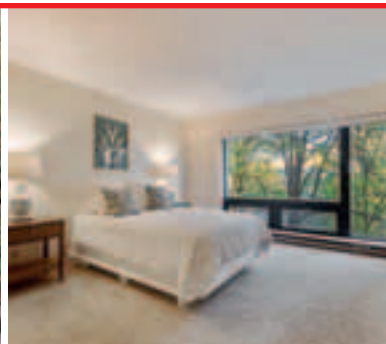
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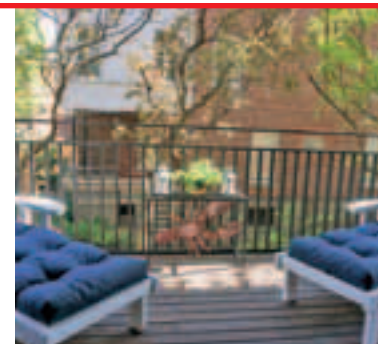


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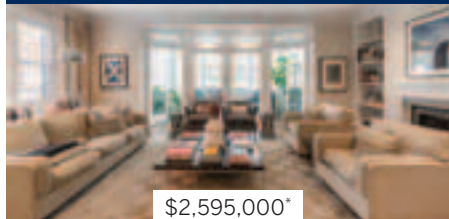
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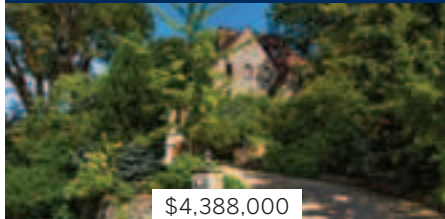
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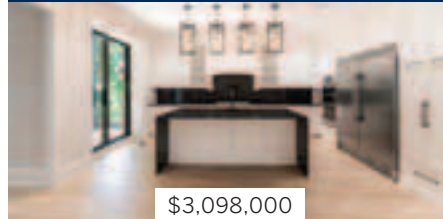
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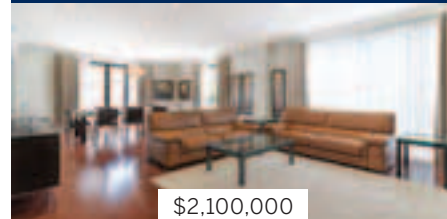
Pristine 5+1 bedroom home steps from Murray Hill Park. MLS 22792352

INTRODUCING**\$4,388,000****WESTMOUNT**

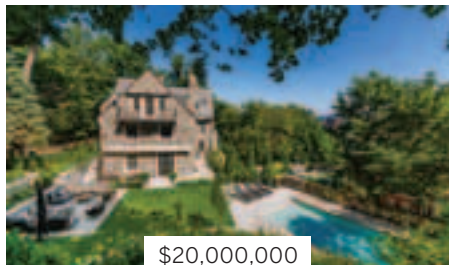
Detached home on 15,000 sq. ft. lot, 2-car garage and views. MLS 16295346

INTRODUCING**\$3,098,000**

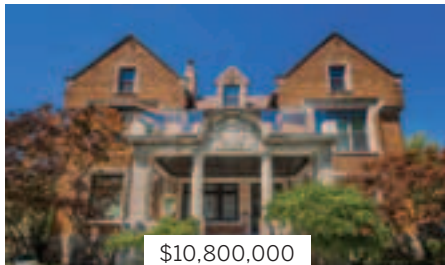
GOLDEN SQUARE MILE - VILLE-MARIE
Downtown turn key townhouse, 2 car garage, terraces, views. MLS 23689520

INTRODUCING**\$2,100,000**

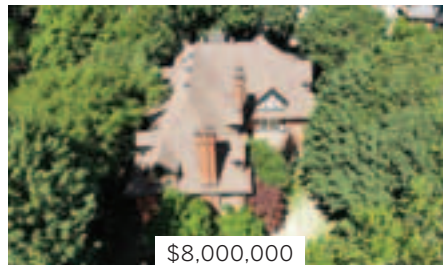
COURS MONT-ROYAL - VILLE-MARIE
Renovated 2,545 sq. ft. unit, 3+1 bedrooms, terraces with views & 2 garage spaces. MLS 20007327

**\$20,000,000****GOLDEN SQUARE MILE - VILLE-MARIE**

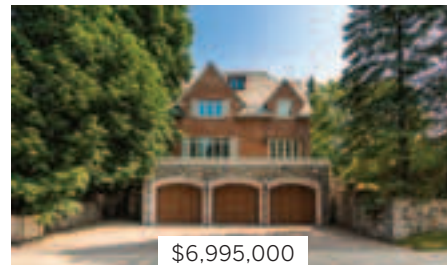
Stunning mansion in one of the city's most prestigious enclaves. MLS 12243104

**\$10,800,000****WESTMOUNT**

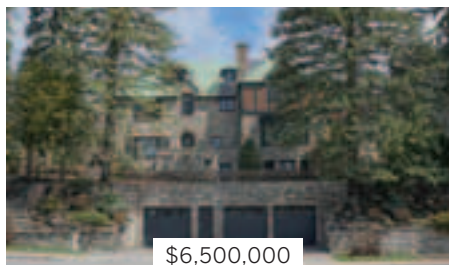
Exquisitely restored mansion with 8+1 bdrms, backyard & pool. MLS 16556011

**\$8,000,000****WESTMOUNT**

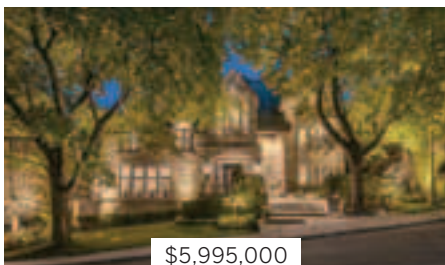
Turn of the century mansion sitting across Murray Hill Park. MLS 26590203

**\$6,995,000****WESTMOUNT**

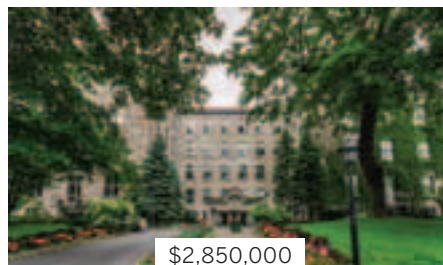
Grand estate with pool and 6-car garage. MLS 24389400

**\$6,500,000****WESTMOUNT**

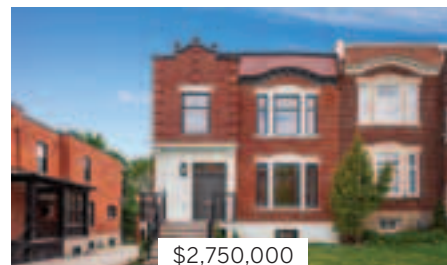
Luxury residence sitting on 16,000 sq. ft. of land. MLS 27156166

**\$5,995,000****WESTMOUNT**

Architectural masterpiece - terrace with views, 3-car gar. & 6 parking. MLS 18613192

**\$2,850,000**

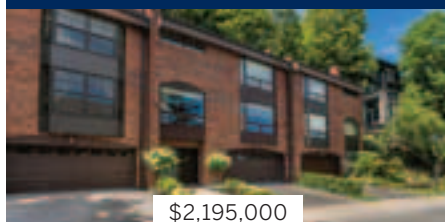
MANOIR BELMONT - WESTMOUNT ADJ.
Spectacular 4 bedroom condo with 2 garages ideally located in luxury building. MLS 17948305

**\$2,750,000****WESTMOUNT**

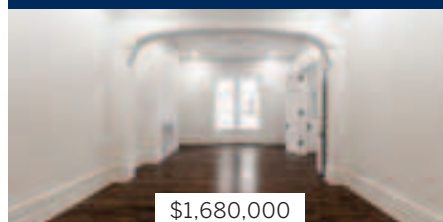
Renovated custom designed semi-detached family home with garden and garage. MLS 25069705

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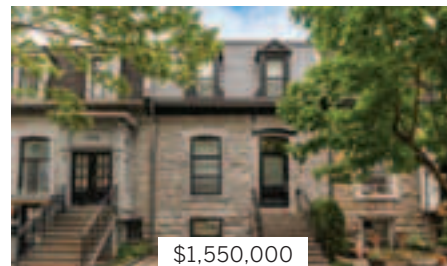
Completely renovated home, 6+1 bedrooms & double integrated garage. MLS 19388853

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Completely renovated townhouse with 2-car integrated garage. MLS 27695826

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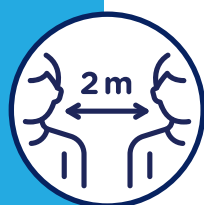
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Enjoy summer, but continue to protect yourself!

Summer has just begun and like other vacationers, you are likely looking for things to do. To know what is allowed, click on this link: [Québec.ca/relevance](https://quebec.ca/relevance)

The success of reopening depends on everyone's commitment to rigorously implementing public health recommendations at all times.

If you have COVID-19 symptoms, **remain at home**, call 1 877 644-4545 and take care of yourself.



Exploring/rediscovering Québec

To safely explore Québec, plan your trips and stays in advance and learn which public health measures have been put in place in the areas you intend to visit.

Check [BonjourQuebec.com](https://bonjourquebec.com) to learn about the attractions you can discover in the regions of the province and take advantage of 25% off package pricing for overnight getaways when you use Explore Québec on the road.

All that's left to do is to choose your destination, and off you go to explore a paradise that awaits you so close to home!

Finding lodging

Various types of tourist lodging are available for rent, such as chalets, ready-to-use campers, yurts and rustic shelters. If you prefer hotels, they are available throughout Québec. Those who wish to sleep under the stars can choose from a variety of camping grounds or outfitters.

Remember how important it is to always follow **all public health recommendations**, including the ones that apply to gatherings and physical distancing.





What's available this summer?

Enjoy the bounty of nature

If you feel the need to chill in the great outdoors, why not take the trail less travelled by hiking, canoeing or cycling? If you enjoy fishing, you can tease the beasts all day long, no problem. Check the list of Sépaq and other Québec trails and lakes—you won't regret it. For more details about available activities and public health recommendations visit sepaq.com/covid-19

Enjoy summer with your family

Are you looking for fun things to do with the family? Try discovering the wild and wonderful animal life at Québec zoos or walk among the plants and flowers in the fabulous public gardens of the province. Whether you are looking to discover the most popular attractions in Québec or little hidden treasures in your own region, don't miss out on savings of 20, 30 or even 40% with the Attractions Passport. Visit Quebecvacances.com to get one.

If your desire is to take a one-day cruise ship excursion, you can do this since July 1, 2020.

Are you a “culture vulture?”

Québec offers many museums and exhibitions for art lovers. Go to musees.qc.ca/en/museums/ to locate your ideal museum and visiting hours.

Enjoying the water

Are you looking for a great place for a tan and a dip in the water? The endless Québec beaches are now available to you—don't miss out! Fine sand, loungers and multi-coloured beach umbrellas combine to offer you so many paradise experiences for the great days of summer.

If exploring lakes and rivers is your thing, you can try paddleboards, kayaks or windsurfing. But always remember to be careful and abide by applicable safety measures. You don't want to risk drowning!

Staying active outdoors and indoors

Do you like to move your body and stay active? Both individual and group sports are now allowed whether they are practised indoors or outdoors. Just put on your sneakers and get moving!



Savouring local products

If you have a taste for discovering local products, you can visit craft food makers and tourism farms near you.

But you will be able to feast on local products on restaurant patios. In open restaurants, 2 metres physical distancing measures or physical barriers between customers (except for people who live under the same roof) have been put in place to limit contagion.



Spending time with friends and family

From now on you can invite guests to your home, on condition of abiding by all **public health recommendations**. Gatherings must be limited to no more than 10 people and a distance of at least 2 metres must be kept between people who are not from the same household. Furthermore, it is requested that they include people from no more than 3 households.

We are counting on everyone to find solutions that keep the danger of the virus spreading as low as possible. This could include writing the name of each guest on their personal glass and serving in plates or bowls that are unique to each household. Be creative!



Enjoy summer!

Being watchful will help the good times stay safe.

This fact sheet is based on information that was available on June 25, 2020. The situation can evolve quickly and changes may occur, so please visit the following website to be sure you have the latest available information: [Québec.ca/relance](https://Quebec.ca/relance)

[Québec.ca/coronavirus](https://Quebec.ca/coronavirus)

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LUXURIOUS HOUSES

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AV. FORDEN, WESTMOUNT

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\$3,995,000

AV. VICTORIA, WESTMOUNT

STONE MANSION | BREATHTAKING VIEW



\$11,900,000

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\$2,395,000

AV. ROSLYN, WESTMOUNT

GEORGIAN MANOR | GEOTHERMAL HEATING



\$5,698,000

AV. CLARKE, WESTMOUNT

OLD-WORLD ELEGANCE | IDEALLY LOCATED



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AV MURRAY, WESTMOUNT

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AV LAZARD, TOWN MOUNT-ROYAL

PRESTIGIOUS CONDOS

SUMPTUOUS PENTHOUSE | LARGE TERRACE WITH BREATHTAKING VIEW | 2 PARKING SPOTS



\$3,495,000

“LE BELMONT”, WESTMOUNT ADJ.

SUPERB FINISHES | STUNNING VIEWS



\$3,100,000\$

“BEAUX-ARTS , GOLDEN SQUARE MILE

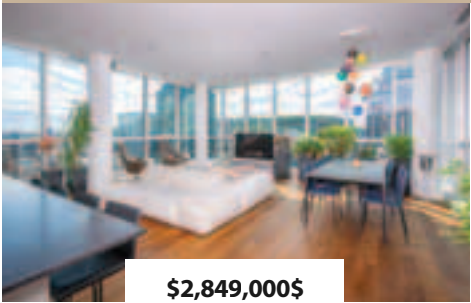
SPACIOUS APARTMENT | SUBLIME MOUNTAIN VIEW



\$2,850,000\$

“WESTMOUNT SQUARE”, WESTMOUNT

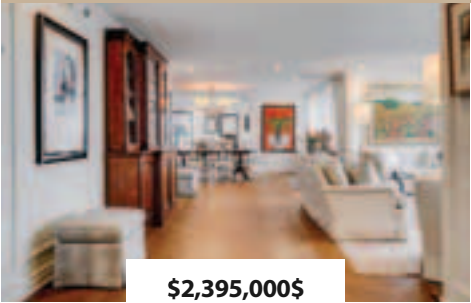
RECENTLY RENOVATED | 4 BEDROOMS



\$2,849,000\$

ALTITUDE”, DOWNTOWN

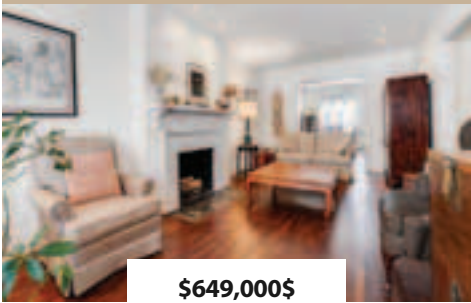
SUPERBLY RENOVATED | 5 INDOOR PARKINGS



\$2,395,000\$

“200 LANSDOWNE”, WESTMOUNT

CHARMING TOWNHOUSE | IDEALLY LOCATED



\$649,000\$

CH. CÔTE-DES-NEIGES, WESTMOUNT ADJ

LUXURY REAL ESTATE HAS A NAME

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ROYAL LEPAGE HERITAGE REAL ESTATE AGENCY INDEPENDENTLY OWNED AND OPERATED / MARIE-YVONNE PAINT - CHARTERED REAL ESTATE BROKER

HALL OF FAME ROYAL LEPAGE CANADA / NO 1 ROYAL LEPAGE CANADA, 2005 (INDIV.) NO 1 ROYAL LEPAGE QUÉBEC 2018, 2017, 2016, 2015, 2012, 2011, 2010, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001



A YEAR (2019) OF REAL ESTATE TRANSFERS														
Alphabetical by street														
Address	Price	2017 Val	Ratio	Mon	Address	Price	2017 Val	Ratio	Mon	Address	Price	2017 Val	Ratio	Mon
SINGLE-FAMILY					51 Holton	\$1,625,000	\$1,202,100	35.2%	May	39 Thornhill	\$1,653,000	\$1,377,600	20.0%	Dec
					57 Holton	\$1,768,000	\$1,346,800	31.3%	Nov	738 Upper Belmont	\$2,795,000	\$1,820,800	53.5%	Jan
142 Abbott	\$1,130,000	\$725,000	55.9%	Nov	368 Kensington	\$1,610,000	\$1,057,700	52.2%	Apr	771 Upper Belmont	\$2,150,000	\$1,693,100	27.0%	Feb
21 Aberdeen	\$5,900,000	\$4,530,600	30.2%	Nov	371 Lansdowne	\$1,650,000	\$1,325,600	24.5%	Jul	776 Upper Belmont	\$2,070,000	\$1,573,800	31.5%	Apr
123 Aberdeen	\$1,968,650	\$1,559,500	26.2%	Jul	423 Lansdowne	\$1,527,500	\$976,400	56.4%	May	782 Upper Belmont	\$1,800,000	\$1,516,700	18.7%	Jun
13 Anwoth	\$1,457,500	\$1,038,300	40.4%	Aug	484 Lansdowne	\$1,255,000	\$994,700	26.2%	Apr	812 Upper Belmont	\$2,060,000	\$1,877,200	9.7%	Feb
18 Anwoth	\$1,234,000	\$1,115,400	10.6%	May	486 Lansdowne	\$1,370,000	\$1,121,900	22.1%	Jun	805 Upper Lansdowne	\$2,800,000	\$2,111,300	32.6%	Apr
38 Anwoth	\$1,695,000	\$1,345,100	26.0%	Jun	493 Lansdowne	\$2,361,000	\$1,680,000	40.5%	Jul	741 Upper Roslyn	\$1,300,000	\$1,186,400	9.6%	Sep
413 Argyle	\$1,125,000	\$998,600	12.7%	Aug	499 Lansdowne	\$1,790,000	\$1,348,700	32.7%	Jun	554 Victoria	\$1,560,000	\$979,400	59.3%	Oct
528 Argyle	\$2,118,000	\$1,674,800	26.5%	Jun	534 Lansdowne	\$640,000	\$551,900	16.0%	Jun	601 Victoria	\$1,830,285	\$1,100,400	66.3%	Oct
66 Arlington	\$2,028,000	\$1,512,300	34.1%	Aug	536 Lansdowne	\$500,000	\$629,400	-20.6%	Mar	623 Victoria	\$1,440,000	\$1,155,000	24.7%	Dec
19 Barat	\$1,950,000	\$1,317,700	48.0%	Jun	536 Lansdowne	\$650,000	\$629,400	3.3%	Aug	626 Victoria	\$2,007,000	\$1,505,400	33.3%	Oct
16 Bellevue	\$5,225,000	\$2,704,400	93.2%	Feb	566 Lansdowne	\$2,182,500	\$1,649,600	32.3%	Nov	633 Victoria	\$1,575,000	\$1,280,300	23.0%	Dec
641 Belmont	\$1,600,000	\$1,379,600	16.0%	Jul	596 Lansdowne	\$1,600,000	\$1,431,200	11.8%	Feb	663 Victoria	\$1,650,000	\$1,105,700	49.2%	Dec
665 Belmont	\$2,380,800	\$1,800,300	32.2%	Nov	598 Lansdowne	\$2,500,000	\$1,811,700	38.0%	Sep	8 Weredale	\$1,571,800	\$1,271,000	23.7%	Jun
76 Belvedere Place	\$3,300,000	\$1,927,000	71.3%	Jun	600 Lansdowne	\$1,480,000	\$1,378,400	7.4%	Mar	4850 Westmount Ave.	\$1,908,000	\$1,152,700	65.5%	Aug
9 Braeside	\$9,000,000	\$6,215,900	44.8%	Sep	638 Lansdowne	\$2,435,000	\$1,446,500	68.3%	Feb	4874 Westmount Ave.	\$2,140,000	\$1,095,200	95.4%	Jan
57 Bruce	\$800,000	\$749,000	6.8%	Oct	109 Lewis	\$999,000	\$661,700	51.0%	Aug	4876 Westmount Ave.	\$1,730,000	\$980,300	76.5%	Jul
4 Burton	\$1,150,000	\$712,800	61.3%	May	765 Lexington	\$2,400,000	\$1,683,500	42.6%	Oct	4892 Westmount Ave.	\$1,505,000	\$1,039,600	44.8%	Jul
41 Burton	\$1,407,500	\$770,600	82.6%	Apr	1 Malcolm Rd.	\$2,363,000	\$1,802,500	31.1%	Apr	4 Winchester	\$1,050,000	\$717,300	46.4%	Oct
44 Burton	\$1,095,000	\$727,100	50.6%	May	317 Melville	\$965,000	\$741,700	30.1%	Mar	6 Winchester	\$1,165,000	\$789,600	47.5%	Jun
610 Carleton	\$3,595,000	\$2,140,300	68.0%	May	371 Metcalfe	\$1,930,000	\$1,290,200	49.6%	Jul	34 Winchester	\$1,175,000	\$742,900	58.2%	Sep
3218 Cedar	\$4,000,000	\$3,346,200	19.5%	Aug	4299 Montrose	\$7,900,000	\$6,635,100	19.1%	Jan	488 Wood	\$2,595,000	\$1,972,700	31.5%	Oct
3281 Cedar	\$4,500,000	\$3,585,300	25.5%	Mar	4323 Montrose	\$1,260,000	\$1,025,300	22.9%	Dec	DUPLEXES				
3275 Cedar	\$2,300,000	\$1,525,100	50.8%	Jul	4329 Montrose	\$1,640,000	\$1,071,800	53.0%	Mar	4470 de Maisonneuve	\$1,251,250	\$793,800	57.6%	Apr
55 Chesterfield	\$1,860,000	\$1,341,400	38.7%	Jun	4357 Montrose	\$1,100,000	\$834,500	31.8%	Nov	353-55 Grosvenor	\$1,220,000	\$855,300	42.6%	Oct
61 Chesterfield	\$1,775,000	\$1,254,000	41.5%	Oct	4380 Montrose	\$3,800,000	\$2,660,900	42.8%	Dec	73-75 Hallowell	\$1,400,000	\$846,500	65.4%	Nov
51 Clandeboye	\$965,000	\$913,000	5.7%	Aug	423 Mount Pleasant	\$2,485,000	\$1,332,100	86.5%	Nov	131-33 Lewis	\$1,100,000	\$791,000	39.1%	Oct
450 Claremont	\$820,000	\$726,500	12.9%	Dec	482 Mount Pleasant	\$3,300,000	\$3,162,600	4.3%	Mar	FOUR-FAMILY				
436 Clarke	\$1,380,000	\$962,600	43.4%	Jun	420 Mount Stephen	\$1,235,000	\$922,000	33.9%	Aug	3129-35 St. Antoine	\$1,260,000	\$713,000	76.7%	May
461 Clarke	\$2,250,000	\$1,488,400	51.2%	Jul	644 Murray Hill	\$1,982,500	\$1,526,000	29.9%	Dec	CONDOMINIUMS (APARTMENT-TYPE)				
465 Clarke	\$1,830,000	\$1,402,700	30.5%	Feb	23 Oakland	\$2,700,000	\$2,225,400	21.3%	Dec	343 Clarke #3	\$676,000	\$571,000	18.4%	Oct
519 Clarke	\$2,950,000	\$3,445,700	-14.4%	Apr	32 Oakland	\$4,350,000	\$1,646,500	164.2%	Oct	343 Clarke #4	\$755,000	\$588,700	28.2%	Nov
71 Columbia	\$1,190,000	\$870,700	36.7%	Nov	334 Olivier	\$2,850,000	\$1,236,700	130.5%	Jun	399 Clarke #4B	\$550,000	\$456,100	20.6%	Sep
3 Côte St. Antoine	\$1,740,000	\$1,097,800	58.5%	Nov	390 Prince Albert	\$1,730,000	\$968,000	78.7%	Nov	399 Clarke #4B	\$430,000	\$456,100	-5.7%	Jun
115 Côte St. Antoine	\$2,590,000	\$1,705,500	51.9%	Jul	443 Prince Albert	\$1,250,000	\$987,300	26.6%	May	399 Clarke #5C	\$595,000	\$435,900	36.5%	Aug
149 Côte St. Antoine	\$2,110,000	\$1,652,600	27.7%	May	444 Prince Albert	\$1,849,000	\$1,384,400	33.6%	Feb	399 Clarke #6A	\$653,000	\$594,600	9.8%	Jul
401 Côte St. Antoine	\$3,000,000	\$1,952,400	53.7%	Aug	43 Prospect	\$1,000,000	\$817,700	22.3%	Nov	399 Clarke #7C	\$575,000	\$466,300	23.3%	Apr
466 Côte St. Antoine	\$3,500,000	\$2,959,100	18.3%	Mar	368 Redfern	\$2,550,000	\$2,414,800	5.6%	May	399 Clarke #7E	\$415,000	\$350,400	18.4%	Mar
580 Côte St. Antoine	\$1,495,000	\$1,183,300	26.3%	Nov	8 Renfrew	\$1,993,000	\$1,610,600	23.7%	Mar	4500 Côte des Neiges #402	\$387,000	\$352,900	9.7%	Jun
589 Côte St. Antoine	\$1,260,000	\$900,000	40.0%	Jun	14 Renfrew	\$1,600,000	\$1,521,700	5.1%	May	4215 de Maisonneuve #4	\$410,000	\$337,900	21.3%	Feb
4293 de Maisonneuve	\$1,600,000	\$1,139,900	40.4%	Dec	62 Rosemount	\$3,700,000	\$4,194,800	-11.8%	Dec	4215 de Maisonneuve #6	\$414,000	\$340,800	21.5%	Feb
4475 de Maisonneuve	\$1,378,000	\$1,054,500	30.7%	Jul	425 Roslyn	\$3,059,500	\$2,719,400	12.5%	Jul	11 Hillside	\$589,000	\$410,700	43.4%	Aug
4022 Dorchester	\$1,150,000	\$889,000	29.4%	May	500 Roslyn	\$3,500,000	\$1,659,600	110.9%	Jul	200 Lansdowne	\$615,000	\$595,900	3.2%	Nov
4130 Dorchester	\$1,205,000	\$756,700	59.2%	Apr	552 Roslyn	\$1,820,000	\$1,209,900	50.4%	Nov	200 Lansdowne	\$625,000	\$599,100	4.3%	May
5 Douglas	\$2,100,000	\$1,379,900	52.2%	Dec	642 Roslyn	\$3,400,000	\$2,037,000	66.9%	Aug	200 Lansdowne	\$497,000	\$516,700	-3.8%	Apr
360 Elm	\$1,605,000	\$1,179,700	36.1%	Feb	9 Severn	\$3,850,000	\$2,846,400	35.3%	Jan	200 Lansdowne	\$625,000	\$667,300	-6.3%	Oct
31 Forden	\$1,990,000	\$1,710,300	16.4%	Feb	62 Somerville	\$1,275,000	\$833,800	52.9%	Mar	200 Lansdowne	\$450,000	\$519,800	-13.4%	May
365 Grosvenor	\$1,497,000	\$940,600	59.2%	Aug	63 Somerville	\$1,200,000	\$749,000	60.2%	Jun	171 Metcalfe	\$1,150,000	\$1,020,300	12.7%	Aug
502 Grosvenor	\$2,030,000	\$1,243,600	63.2%	Apr	72 Somerville	\$1,120,000	\$875,200	28.0%	Feb	175 Metcalfe #308	\$470,000	\$433,900	8.3%	Jul
531 Grosvenor	\$2,515,000	\$1,757,500	43.1%	Sep	5 Springfield	\$1,583,400	\$940,700	68.3%	Jan	175 Metcalfe #601	\$1,636,000	\$931,000	75.7%	Jan
532 Grosvenor	\$1,385,000	\$876,200	58.1%	Jul	7 Springfield	\$1,202,500	\$889,600	35.2%	Oct	267 Olivier #204	\$435,000	\$434,300	0.2%	Aug
540 Grosvenor	\$1,800,000	\$1,089,400	65.2%	Jul	24 Springfield	\$1,055,000	\$636,300	65.8%	Jul	12 Park Place #6	\$750,000	\$526,800	42.4%	Mar
561 Grosvenor	\$1,618,310	\$1,411,400	14.7%	Mar	54 St. Sulpice	\$4,050,000	\$3,595,500	12.6%	May	215 Redfern #106	\$900,000	\$709,300	26.9%	May
639 Grosvenor	\$1,360,000	\$1,083,200	25.6%	Jul	53 Surrey Gardens	\$4,450,000	\$3,438,900	29.4%	Dec	215 Redfern #110	\$1,100,000	\$814,000	35.1%	Jun
653 Grosvenor	\$1,359,500	\$1,182,900	14.9%	Jan	3186 The Boulevard	\$2,812,500	\$1,992,800	41.1%	Jan	215 Redfern #206	\$709,000	\$520,100	36.3%	Jun
659 Grosvenor	\$1,780,000	\$1,542,300	15.4%	Mar	3206 The Boulevard	\$2,555,000	\$1,903,900	34.2%	Feb	215 Redfern #303	\$1,035,000	\$864,700	19.7%	May
696 Grosvenor	\$2,025,000	\$1,225,900	65.2%	Feb	3641 The Boulevard	\$1,780,000	\$1,262,400	41.0%	Sep					
1 Grove Park	\$2,150,000	\$1,577,100	36.3%	May	3781 The Boulevard	\$3,090,000	\$2,261,100	36.7%	Oct					
6 Grove Park	\$1,720,000	\$1,428,400	20.4%	Jun	4732 The Boulevard	\$2,100,000	\$1,793,700	17.1%	Nov					
15 Grove Park	\$1,700,000	\$1,155,900	47.1%	Oct	7 Thornhill	\$1,775,000	\$1,202,300	47.6%	Jun					
24 Holton	\$1,650,000	\$1,120,700	47.2%	Oct	9 Thornhill	\$1,685,000	\$1,212,900	38.9%	Jun					
34 Holton	\$1,760,000	\$1,008,000	74.6%	May	21 Thornhill	\$1,800,000	\$1,510,500	19.2%	Jun					

A YEAR (2019) OF REAL ESTATE TRANSFERS

Alphabetical by street.

Address	Price	2017 Val	Ratio	Mon	Address	Price	2017 Val	Ratio	Mon	Address	Price	2017 Val	Ratio	Mon
215 Redfern #607	\$2,600,000	\$1,868,700	39.1%	Dec	549 Grosvenor	\$935,000	\$687,500	36.0%	Aug	344-4B Victoria	\$980,000	\$488,500	100.6%	Nov
4175 St. Catherine #1002	\$2,022,500	\$1,186,400	70.5%	Sep	83 Hallowell	\$560,000	\$490,800	14.1%	Oct	351-53 Victoria	\$1,800,000	\$846,700	112.6%	May
4175 St. Catherine #2202	\$2,185,000	\$1,632,600	33.8%	Sep	396B Lansdowne	\$776,000	\$708,800	9.5%	Oct	LAND SALES				
4175 St. Catherine #2203	\$2,350,000	\$1,762,800	33.3%	Aug	3121 St. Antoine	\$415,000	\$366,700	13.2%	Apr	Land (alongside 665 Belmont)	\$712,502	\$619,600	15.0%	Nov
4175 St. Catherine #306	\$890,000	\$632,100	40.8%	Jul	3171 St. Antoine	\$486,500	\$359,900	35.2%	Jul	SHARE SALES ¹				
4175 St. Catherine #502	\$1,035,000	\$814,300	27.1%	May	4823A St. Catherine	\$437,000	\$303,700	43.9%	Oct	470-72 Argyle, 42.7%	\$1,060,000	\$594,299	78.4%	Apr
4410 St. Catherine #5C	\$595,000	\$466,900	27.4%	May	4825 St. Catherine	\$411,000	\$367,500	11.8%	Jun	470-72 Argyle, 57.3%	\$1,060,000	\$797,501	32.9%	Apr
4476 St. Catherine #103	\$693,000	\$467,600	48.2%	Dec	427 Victoria	\$930,000	\$486,200	91.3%	Sep	17-19 Chesterfield, 13.53%	\$560,000	\$338,250	65.6%	Oct
4476 St. Catherine #304	\$755,000	\$470,500	60.5%	May	482 Victoria	\$745,000	\$665,800	11.9%	Feb	442-46 Claremont, 33.3%	\$569,000	\$415,333	37.0%	Jan
4476 St. Catherine #504	\$849,900	\$537,400	58.2%	Nov	CONDOMINIUMS (TOWNHOUSE-TYPE)					450-52 Grosvenor, 60%	\$990,000	\$639,000	54.9%	Mar
4700 St. Catherine #702	\$880,000	\$1,352,300	-34.9%	Sep	4028 Dorchester	\$1,140,000	\$900,900	26.5%	Sep	535-37 Prince Albert, 30%	\$222,885	\$274,110	-18.7%	Oct
295 Victoria #102	\$699,000	\$486,200	43.8%	Sep	CONDOMINIUM GARAGES					3235-41 St. Antoine, 15.9%	\$290,000	\$167,093	73.6%	Jan
1 Wood #104	\$488,000	\$468,000	4.3%	May	215 Redfern, parking space	\$15,000	\$83,100	-81.95%	Jan	3451-55 St. Antoine, 29%	\$391,000	\$202,072	93.5%	Sep
1 Wood #1702	\$2,000,000	\$1,047,200	91.0%	Jan	215 Redfern, parking space	\$15,000	\$83,100	-81.95%	Jan	54 Thornhill, 49.5%	\$870,000	\$653,450	33.1%	Dec
1 Wood #211	\$1,116,000	\$985,000	13.3%	Nov	215 Redfern, parking space	\$5,000	\$83,100	-93.98%	Jan	464-68 Victoria, 37.16%	\$690,000	\$425,482	62.2%	Nov
1 Wood #308	\$608,000	\$641,300	-5.2%	Nov	215 Redfern, parking space	\$5,000	\$83,100	-93.98%	Jan	47-49 Windsor, 50%	\$700,000	\$373,000	87.7%	Jul
1 Wood #605	\$2,700,000	\$1,465,000	84.3%	Oct	APARTMENT BUILDINGS					328-30 Wood, 45%	\$622,000	\$464,265	34.0%	Feb
CONDOMINIUMS (DUPLEX/TRIPLEX-TYPE)					4560 St. Catherine	\$11,700,000	\$5,399,000	116.7%	Feb	1-5 York, 27%	\$550,000	\$295,596	86.1%	May
432 Claremont	\$570,000	\$456,400	24.9%	Dec	COMMERCIAL/SEMI-COMMERCIAL					¹ Valuation is the proportionate share of the 2017 valuation for the entire property.				
436 Claremont	\$552,000	\$534,700	3.2%	May	4565 Sherbrooke	\$1,500,000	\$855,000	75.4%	May	Please see p. 25 for Andy Dodge's analysis of 2019.				
438 Claremont	\$560,000	\$461,800	21.3%	Jun										
231 Clarke	\$820,000	\$573,300	43.0%	May										
456 Grosvenor	\$900,000	\$795,000	13.2%	Apr										
458 Grosvenor	\$612,000	\$513,400	19.2%	Apr										
459 Grosvenor	\$900,000	\$565,800	59.1%	Oct										
547 Grosvenor	\$700,000	\$661,700	5.8%	Aug										

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1455 Sherbrooke W. PH6 Ville-Marie
One of a kind, unique duplex penthouse in the Port Royal. Designed to the highest standards using the finest materials, this spectacular 2400 sq.ft. property spanning across 2 levels offers an unparalleled luxury to create elegance, beauty and harmony. Soaring ceilings and large windows allow breathtaking views of Mount Royal. Centris # 14125466



1 Wood apt. 605 Westmount
One Wood corner unit with three bedrooms. This open concept, bright and sun filled 2,452 sq ft residence was fully renovated several years ago to the most exacting standards. The result is nothing short of spectacular. High end custom finishes abound. Centris # 22715464



215 Redfern apt. 406 Westmount
By Miami Interior Designer Jeffrey Lamb, this unit offers comfort and elegance. 10' high ceilings, wall-to-wall marble flooring & top-of-the-line appliances. Built-in storage throughout, including a large custom-designed walk-in closet in the master bedroom. Floor to ceiling windows & spacious open concept kitchen and living area make for an inviting space for entertaining. Centris #23236095



1455 Sherbrooke W. apt. 807 Ville-Marie
The perfect balance of an open-concept contemporary floor plan and classic proportions. Designer conceived and executed with the finest degree of detail: 2,024 sqft., 3 bedrooms, 3+1 bathrooms, 1 garage space. Splendid northern mountain views, a superb layout unprecedented in the building. Centris #24091253



200 Lansdowne apt. 101 Westmount
Enjoy living in a comfortable and bright 3 bedroom, 3 bathroom condominium. Steps away from lively Victoria Village, shops and restaurants, Westmount Library, Westmount Park, private garden along with other building's services such as doorman, indoor pool, gym, 2 garage spaces. Centris # 25534428

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Real Estate

ANDY DODGE

2019 transfers: Prices up, volume down

Note: The following article relates to the registration of deeds of sale for Westmount property in 2019. A list of sales can be found on p. 22.

The average adjusted price of Westmount homes moved over \$2 million for the first time last year, but unit volume hit its lowest point since 2013 and the fifth-lowest volume since we began keeping statistics in 1975.

A total of 151 one- and two-family house sales were registered last year, higher than the 146 in 2013 and 149 in 2009; the lowest annual volume was 140 sales in 1976, the year of the Montreal Olympics, when many homeowners chose to rent out their homes for the world event rather than sell them.

Those 151 sales in 2019 averaged 36.3 percent higher than the 2017 municipal evaluation, meaning the “typical” Westmount house with a valuation of \$1,575,722 would have sold for \$2,147,637, up 7.7 percent from 2018 when the same figure was \$1,934,309.

The top price of \$9 million went to 9 Braeside Place in September as the founder of Aldo Shoes, Aldo Bensadoun, and his wife moved out.

The lowest prices might be considered to be shared between two of Westmount’s smallest houses: 536 Lansdowne Ave. sold in March for \$500,000, some 20.6 percent below its municipal valuation (the biggest mark-down of the year). Then in June, the attached neighbour at 534 sold for \$640,000, perhaps making the new buyer suspect she had herself a bargain. 536 Lansdowne resold in August, this time for \$650,000. Both houses are being renovated now by the same contractor.

In fact, there were only three Westmount homes that sold for less than the 2017 valuation. Besides the first sale of 536 Lansdowne, the lovely semi-detached house with the huge front lawn at 519 Clarke Ave. sold for \$2,950,000, 14.4 percent less than valuation, and 62 Rosemount Ave. corner Rosemount Cresc. went for \$3,700,000, 11.8 percent below the municipal assessment. Highest mark-up of 2019 was awarded to 32 Oakland Ave. last October, when it sold for more than 2½ times its evaluation, one of three sale prices last year that more than doubled the tax value.

Four houses in Westmount sold for more than \$5 million last year, while another five sold between \$4 million and \$5 million. An even dozen went for prices between \$3 million and \$4 million, and the



9 Braeside, highest price, \$9,000,000, as seen on July 2.

same number between \$2.5 and \$3 million. A total of eight houses sold for less than \$1 million, counting the two houses on Lansdowne as three sales; no other houses sold for less than \$800,000.

Westmount’s condominium market maintained approximately the same pace as the previous three years, with 60 sales last year compared to 64, 63 and 62 respectively in 2016, 2017 and 2018. Six sales were registered for prices of \$2 million or more; in 2018 there were eight such sales, including two over \$3 million. The 2019 highest price was \$2,700,000 for apt. 605 at 1 Wood Ave.

From there, prices went down to \$410,000 for a unit at 4215 de Maisonneuve Blvd., between Greene and Olivier avenues, with the average only \$866,248 compared to an average for 2018 of \$1,098,873. When compared to valuations, however, last year’s average mark-up was 28.8 percent, compared to 19 percent in 2018, so it appears the overall condominium market was stronger last year.

Six units sold for less than their municipal evaluation, including three in the huge 200 Lansdowne Ave. building.

Of all the condos sold last year, 42 were apartments, mainly in high-rise buildings but including some more modest and older buildings. Another 17 were made-over duplexes and triplexes, which sold for prices between \$415,000 and \$935,000, while a town- *continued on p. 27*

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538 Grosvenor Ave.: A rental property for its first 40 years



History by the House

ANDY DODGE

One of the hottest disputes in a growing Côte St. Antoine/Westmount in the late 19th century involved a long strip of land containing what are now Grosvenor and Roslyn avenues, which lay fallow as owners and builders developed Victoria Ave. and Lansdowne Ave., especially below Côte St. Antoine Rd.

William E. Phillips, a downtown Montreal businessman, obtained the St. Omer

– 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

family farm in 1859, a strip of land about 570 feet (174 m) wide reaching up Westmount Mountain for more than a mile and even including a small portion in Côte des Neiges. It included one stone-and-brick house and accessory buildings (believed to be located on the north side of Côte St. Antoine Rd.), which was leased to Henry William Nesbitt for another two years.

Phillips was an important businessman in Montreal, involved in the founding of such institutions as the Windsor Hotel, the Montreal Library Society, Montreal Street Railway and St. James the Apostle Church.

While his wife’s obituary is somewhat circumspect on the actual ownership of the property, it provides an enlightening view of the family and its involvement in the community:

Several days before her death, she recalled the fact that the first cricket field in Montreal was established in the vicinity of the (St. James the Apostle) Church, and that the game flourished in Montreal during that period. The former residence of the family, Bellevue Hall and Terrace, is still remembered as having existed as a beautiful property at the foot of Bishop St. on Dorchester...

“The late Mrs. Phillips’ father-in-law was



536 and 538 Grosvenor on July 2.

known as William, or “Schooner,” Phillips as he was responsible for bringing the first cargo of groceries to Montreal, thereafter being engaged in the shipping business...”

Even though William was the purchaser, in 1859, of the St. Omer farm, it ap-

pears to have been caught up in a dispute involving his uncle, Charles Phillips, and Charles’ wife, Ann Bain, to whom he bequeathed all of his property upon his death in 1872.

His will specified that *continued on p. 27*

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when she died, the property should be passed on to William. The problem, of course, was that William predeceased (1876) Ann Bain and bequeathed all of his property to his children. The question then was, did she still have title to Charles’ property or did it pass on to William’s heirs?

Litigation freezes development, for a while

The problem shook the courts for a full 15 years and even though the property had been in William’s portfolio, apparently there were enough questions that the whole farm was left undeveloped.

Finally, in 1887, the family members reached a compromise and established divided ownership of the various Phillips properties, apparently including the Omer farm, whose title went to Georgina Alice Phillips, daughter of William E. Phillips.

It took eight years for her to arrange the sale of the land to George Arthur Grier, a lumber merchant, and David Yuile, who with his brother, William, owned Excelsior Glass Co.

The Yuile brothers were heavily involved in the development of Westmount and formed the Westmount Land Co., which bought extensive tracts of land all over the young town.

The next step was to subdivide all of the land and find builders, including John Taylor Henderson, a carpenter and builder, who lived on Church St. in the St. Lawrence ward of Montreal.

Henderson built 536 and 538 Grosvenor, notable for the curved bay windows at the front of each house, in 1901, and the next year Fred York moved into 538 as a

tenant. He was the Montreal manager of a British company, Henry Rogers & Sons, which advertised as specializing in “Plates, tin plates, metals, cutlery and shelf and heavy hardware,” with a retail store on St. Sacramento St. in Montreal.

York lived there for a decade and in 1912 a new tenant, R. B. Coulson, a “commercial traveler,” took over. He stayed there until 1920, when Frank Slade, an insurance broker, moved in and stayed for three years. In 1923, the tenant was W. A. Duff, who worked for Canadian National Railways, then in 1924 it was turned over to George A. Webster, secretary of the Canadian Passenger Association.

Hendersons move in, finally

Finally, Reginald W. Louthwood, an employee of the Montreal Light, Heat & Power Co., lived in the house for a year (1937) before John Henderson Ackerman, probably the grandson of the builder, moved in with his widowed grandmother.

They stayed there during the war years until Henderson’s grandmother, Annie Porter, died in 1945. It took almost two years to sell the house and even when he sold it for \$10,500 in February 1947, Henderson needed another two months to move out of the house, which he did by May 1.

The buyer was Andrew Ten-Pas, a manufacturer, who stayed only three years; he sold to J. Raymond Trudelle who lasted only another two years before selling to the wife of lawyer Gordon Davidson, an executive with Merck & Co.

(Henderson also rented out 536 Grosvenor for its first 20 years before he sold it

passing that problem by combining most garage spaces with the apartments they service, thus hiding the breakdown between apartments and garages.

The 2019 sales list includes one apartment building and three commercial buildings, almost all of which sold for more than double the municipal evaluation. Also sold was a piece of land next to 665 Belmont Ave., on the same day that the principals of the corporations exchanging that land bought and sold 665 Belmont Ave.

And for those who are counting, Lansdowne Ave. saw the biggest turnover of houses last year, including 14 sales, plus one more on Upper Lansdowne Ave. While Grosvenor Ave. had 11 one- and two-family dwelling sales, there were five condominium sales and one share-transfer on that street.

Out of a total 235 sales of all types, notaries mentioned the country in which the buyers were married 127 times, and of those, 70 had been espoused in Quebec, 25 in China, and seven each in France and the United States. No other country claimed more than three.

HISTORY OF 538 GROSVENOR (since construction)

DATE	BUYER	PRICE
29 Dec 1898	John Taylor Henderson, carpenter and builder	
21 Feb 1947	Andrew Prem-Das, manufacturer*	\$10,500
28 Nov 1950	J.A. Raymond Trudelle, civil employee	\$13,500
08 May 1952	Lucille Katherine Johnson, wife of Gordon Davidson, advocate	\$18,500
28 Jun 1960	G. Finlay Davis, gentleman	\$23,500
16 Apr 1962	S. Ralph Cohen, public relations director	\$35,000
27 Mar 1963	George Ferns Cassidy, accountant	\$39,500
15 Feb 1973	Monique Amyot, wife of Cyril Hubert Pothier, sales manager	\$1
26 Apr 1974	William James Skelton	\$67,000
09 Jan 1975	Montreal Trust Company	\$68,000
26 Mar 1975	Madeleine Latour, wife of Lucien R. Brazeau	\$68,000
31 May 1978	Sheila Catherine Cairns, wife of John Palmer Fraser, chemical engineer	\$62,500
06 Jul 1981	Jayne Kirby, accountant	\$210,000
19 May 1982	William Lee, baseball player	**\$210,000
15 Jul 1983	Joanna Watraud Haensch, wife of Bernard Benjamin Boubli	\$160,000
29 Oct 1986	Drs. Andrew Common & Laurie Morrison	\$299,000
11 Jul 1988	Douglas S. Fawcett, manager, & Louise Marceau, manager	\$385,000
21 Aug 1992	Lyse Côté, notary	\$312,500
01 Nov 1993	Arvind Kumar Jain & Annamma Joy, both professors	\$350,000

*Professions and identification information as inscribed in the deeds.
**Sale price is “\$1 and other considerations;” the price here is declared price for municipal transfer tax purposes.

to Maria Luisa Hamilton, widow of John H. Fowler, in 1921. She lived there until her death in 1960, and deeds related to 538 inevitably referred to “the property of Mrs. Fowler,” as though she were something of a fixture.)

Many owners

Those rapid-fire sales were repeated in the 1960s when the house turned over three times between 1960 and 1963, then stayed with George Cassidy, an accountant, for 10 years before changing hands four times (plus one relocation sale) in the 1970s and another four times in the 1980s.

Baseball fans perhaps recall when Bill

Lee, notorious southpaw relief pitcher for the Montreal Expos, briefly owned the Westmount property in 1982-83.

The same rapid turnover appeared ready to repeat itself in the 1990s as notary Lyse Côté paid \$312,500 for the house in August 1992, then sold it to two professors from the John Molson School of Business, Arvind Kumar Jain and Annamma Joy, for \$350,000.

The two divorced in 1996 and Jain is now the sole owner of the property, his 26½ years of ownership far outspanning any since the Henderson family sold the house in 1947. The 2020 municipal assessment is \$1,569,100.

2019 tranfers, cont'd. from p. 25

house-condo at 4028 Dorchester Blvd., corner Weredale Park, sold for \$1,140,000.

On the other hand, many vendors choose to sell their Westmount property as a portion of a building, and this happened 13 times in 2019, versus only seven times in 2018.

The two living units at 470-72 Arlington Ave. led the way by drawing \$1,060,000 each from separate buyers, even though they included significantly different proportions of the building.

The lowest price was \$222,885 for a 30-percent share of 535-37 Prince Albert Ave., thirty percent of whose valuation would have been \$274,110, thus the only share-sale that went for less than the buyer’s share of the tax assessment.

No commercial condominiums sold last year, though four garage spaces in the 215 Redfern Ave. building changed hands, two for \$15,000 and two more for \$5,000, despite the fact that the city was assessing garage spaces in the building at \$83,100 each. In 2020 the city is – perhaps – by-



519 Clarke, second-biggest mark-down, 14.4%, as seen July 2.

Tony's Shoes to close

By MARTIN C. BARRY

Shock and sadness were two of the most common feelings expressed by many Westmounters who lined up outside Tony's Shoes on Greene Ave. on June 25 a few days after the store's closing was announced.

Tony's co-owners Tony Fagnoli and his wife Kathryn made the announcement on June 21 on the store's Facebook page.

Founded in 1937 as a shoe repair shop by his grandfather Giantonio, who had just immigrated from Italy, Tony Fagnoli was the third generation of the Fagnoli family to run the store.

But after 47 years, often working seven days a week, he decided recently to call it a day as his 65th birthday was approaching.

"Since the onset of the current crisis, Kathryn and I have reset our priorities with an emphasis on family, age and health," he said on Facebook, referring to the COVID-19 pandemic.

"It's been a great run and a lot of fun, but it's time to turn the page and move on ... and hopefully give our 'putting' the attention it needs. It's been a great honour and pleasure to have served your families and the surrounding Montreal communities for these 83 years – and we most certainly will miss it."

As a "last hurrah," as Tony put it, the entire stock of men's, women's and children's footwear and accessories was put up for a final liquidation sale, with price reductions ranging from 20 to 50 per cent. It was originally planned for four days only, but, according to its website on the morning of July 6, the store will be open every day this week except Sunday.

"I had been passing by for the past few weeks to see if they had received any new summer merchandise," said Lita Maria Rheume, a Westmounter and Tony's Shoes client for the past three decades.

"They were saying 'yes, yes.' But I could

see the owner was sad, and now they have decided to close. I guess like everything else, things are changing here too because of the pandemic."

"It's a heartbreak for me – and a panic," said Carolyn Roper, noting that over the years she could only find her shoe size at Tony's. "My mother brought me here, and I brought all my children, and my daughter brought her son. The big question for me now is: 'where am I going to get shoes?'"

"It's a terrible shock," said another Westmount resident and longtime Tony's customer, declining to give her name. "Everybody came to Tony's because this is where you knew you could get what you were looking for. I don't know why they're closing."

She agreed that the quality at Tony's, as well as the variety, will be difficult to find anywhere else. Yet another Westmounter standing in line called Tony's Shoes "a landmark" on Greene Ave. that may never be replaced. "Over the years, our whole family came here," she said.

► Seen here outside Tony's Shoes on Greene Ave. on June 25, customers took advantage of the closing sale, although many were saddened by the landmark store's sudden demise.



	<p><i>Retail Review</i></p> <p>VERONICA REDGRAVE</p>
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Closed

Lucille's (St. Catherine at Wood) has closed.

Starbucks and Westrose on Greene have closed, but retail is Phoenix-like. As quickly as one door closes, it seems another pops open. In Westrose's former spot, FornoWest is scheduled to open as a very special patisserie-boulangerie.

Opening Soon

FornoWest

FornoWest, a boulangerie-pastry shop dedicated to Sicilian specialties. And do they sound deliciously unique! Along with the famed cannoli (thanks to *The Godfather* scene!), cassata, Genovese and "other Sicilian surprises will be served." Specialist pastry-bread-maker Leo Calderone learned with an expert – his father – at the award-winning San Pietro in Montreal.

At FornoWest, Leo has partnered with Elio Argento and Emanuel Tomasino to offer the best of Sicily: fresh cheeses, square pizzas, Sicilian olive oils and breads. He explained that bread making

"is an art – not just adding yeast."

FornoWest will offer Sicilian brioche, house speciality mini panetone, and breads made with traditional Sicilian semolina, as well as salads. "All will be made in house."

A separate door for take-out allows patrons to pull up in the car and dash to the counter to pick up their order.

"Everything is fresh. This summer, some of the vegetables actually come straight from my father's garden," smiles Leo. "Herbs are grown on our outdoor terrace," adds Emanuel.

Imported products such as unusual olive oils will be available – all from Sicily. And a beautiful bar made of Italian marble will offer imported Sicilian wines. While Montreal boasts Italian restaurants, FornoWest will offer the inimitable and exceptional flavours of one of the world's oldest cultures: Sicily, where there are seven UNESCO World Heritage sites, and soon, in Westmount, unforgettable tastes.

Open end July
Monday to Wednesday: 7 am to 7 pm
Thursday to Saturday: 7 am to 10 pm
Sunday: 7 am to 5 pm.

Victoria's Secret

There are Victoria's Secret signs "Opening Soon" on the boards of a main floor space in Alexis Nihon Plaza.

Open


L'art glacier.ca

On a lovely sunny Saturday, local res Daphne Tsadilas held a soft opening of her new space L'art glacier, offering artisanal small batch home-made ice cream and sorbets. But not just any ices. They are "crafted by internationally-renowned patissier and glacier chef Roland Del Monte," formerly with the Sofitel Hotel.

Manager Kiefer Shaw also explained the shop is open every day 11 am to 9 pm. A delicious destination, hard to miss with its fabulous fuchsia bougainvillea, happily rambling Bermuda-like higher and higher at the welcoming entrance, and a bright little look-at-me windmill stuck in the earth of one of the pots. Across the street, plastic grass areas (much loved by local dogs needing relief I noted, but I digress) with tables, chairs and sun umbrellas offer an inviting space to enjoy these gourmet glaces.

1308 Greene Ave.
See longer story on p. 29

PS. Visiting L'art glacier, one could not help but notice the massive line-up along Greene Ave. Although our local institution – Tony's – has made national news, I simply must add a homage to my much-visited local shoe shop. The mood of the Closing Day Sale seemed quite forlorn. Some fans carried flowers. Sad to see this much-loved neighbour leave.


<p>Arthur Younanian</p> <p>Notaire – Notary</p> <p>4635 Sherbrooke West Westmount, QC H3Z 1G2</p> <p>Tel.: 514 931-2531 info@aynotary.ca www.aynotary.ca</p>

L'Art Glacier already attracting foot traffic

Ice cream parlour opens on Greene as family affair

BY LAUREEN SWEENEY

A specialty ice cream parlour that opened quietly on Greene Ave., just north of de Maisonneuve, June 22 seems to be filling a “destination” niche, according to its owner, Daphne Tsadilas-Shamie. It is believed to be the first ice cream retailer in the commercial stretch in at least many years.

“Our opening has exceeded expectations,” she said last week. “We knew something was missing from Greene. “And it’s been non-stop from the get-go. In fact, yesterday (June 28) when it was raining was our biggest day!”

While it’s been open seven days a week from 11 am to 9 pm, in the office building across from the Bank of Montreal, there has already been a demand to stay open



Daphne Tsadilas-Shamie with daughters Francesca, Sophia, Chloe and Alexa, and husband Jeff Shamie in front of her shop on July 5.

PHOTO: RALPH THOMPSON.

later at night, she said, so hours may change.

“People are coming out for ice cream after dinner from many nearby residences such as Westmount Square and 1 Wood, even after eating at restaurants.”

As its name implies, L'Art Glacier is providing an array of “artisanal” ice creams and sorbets created by pastry and ice cream chef Roland Del Monte. The intent this fall is to also provide “healthy prepared lunches, soups and introduce pastries and cakes,” Tsadilas-Shamie said.

A sampling of the ice creams available in cones, cups or by the pint, includes hazel nut and coconut with cacao nibs, while sorbets include raspberry/mango/lemon and passion apricot.

Coming full cycle

The shop has not only come full cycle

for Tsadilas-Shamie, who almost 30 years ago managed the jewellery store Beaux Atours in the same space as a McGill student, but it’s become a family affair, she explained.

In addition to a hired manager, her three older daughters are staffing the shop on a rotational basis along with other students and their friends. As well, her husband, Jeff Shamie, is acting as a part-time “door-man” to help manage the flow and be a welcomer, she said.

Politics, too

“Because he’s a city councillor, people are often talking to him about municipal affairs. He helps me with ideas and the business aspect when I over-think things!” But as the owner, she said, “I’m the risk-taker.”

Jeff Shamie, who is the CEO of the

Cedars Cancer Foundation, works in the same office building, which also houses radio station Mix-96. This is one of several buildings on Greene owned by David Schatia, described by Tsadilas-Shamie as “an important collaborator” in the new business.

Terrasse next year?

While the shop already has already obtained a permit for a sidewalk terrace, she said, it was decided to wait until next summer when she hopes current pandemic safe distancing requirements will be relaxed. “For now, we’re trying to make it into a destination for buying ice cream and leaving.”

Tsadilas-Shamie said she had known chef Del Monte for many years before his retirement. “He has the highest accreditation in his craft.”

She also said “We want to be part of the community and bring people to Greene. So far, we’ve provided jobs for many students. There’s no shortage of staff – so many people are dropping off their CV’s.”

Students on bicycles are also available to deliver ice cream ordered through the website at www.lartglacier.ca.

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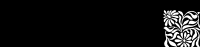
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Squatters leave former Open Door, Atwater Ave. sites

By MARTIN C. BARRY

Two years after the *Westmount Independent* first reported signs of homeless people’s encampments springing up near the former St. Stephen’s Church on Westmount’s south-eastern border, almost no trace of the encampments remains.

As reported by the *Independent* in June 2018, a squatter at that time had established an encampment on Atwater Ave. south of Dorchester Blvd. behind a pillar supporting an overpass for the Ville Marie expressway.

Then by September last year, it was evident that another encampment had taken root less than a block north at Atwater and Dorchester, on the grounds outside St. Stephen’s Church, where the Open Door was located until closing in July 2017.

Last week, a foot patrol officer from the Montreal Police Department’s Station 12 on Stanton St. confirmed to the *Independent* that campers and loiterers are no longer regularly present at either site.

“There’s not really a problem at that property – there’s nobody there,” said Constable Michel Yigit, insisting the St. Stephen’s grounds are no longer a gathering spot for squatters. “Obviously the promoters wouldn’t want that on their prop-

erty.” He said the city of Westmount has been taking measures, in conjunction with the property developer who now owns St. Stephen’s Church, to ensure the site remains clean and orderly.

As for the encampment under the expressway at the bottom of the Atwater hill, Yigit said he was under the impression some people are sometimes sheltering temporarily there. “But I don’t believe there

is a permanent residence there,” he added.

During a walk-about inspection of the two sites by a journalist from the *Independent* the week of June 15, it became quickly evident that both sites were no longer regularly occupied by squatters.

Only a few stray pieces of trash were found on the grounds outside St. Stephen’s Church, which were otherwise spotless.

Under the overpass, it was also evident that a squatter’s encampment that had

been active at least up to last fall had been vacated. A few old and mouldering pieces of discarded clothing were all that remained on the ground at the site.

As well, the *Independent* did not notice any encampments on the property of the Batshaw Batshaw Youth and Family Centres, another reported area of squatting. It is located on Weredale Park, between St. Stephen’s and the overpass.



Left, seen here on June 19, the grounds outside the former St. Stephen’s Church at Atwater and Dorchester are no longer being used by squatters and are being kept clean. Right, this is all that remains of a former squatter’s encampment under the expressway at the bottom of Atwater Ave. in Westmount.





9 Lives

LYSANNE FOWLER

MOVING DAY

For the past few weeks
Mom’s been packing all of our stuff
I’ve heard talk of “moving day”
I must be the luckiest ball of fluff!
I hear there’ll be more bedrooms
New places for me to explore
I simply cannot wait
To burst through our new front door
Mom’s been on the telephone
Excited to move in with her man
But now I’m hearing talk of his preferences
Which don’t include me in their plan
I’m starting to get a little nervous
Is what I’m hearing really true?
Mom’s the only home I know
Without her, I won’t know what to do

In the wake of moving day (July 1) and the frequent abandonment of both cats and dogs at this time of year, I offer you a poem by Lindsay Rae of the Hôpital Vétérinaire Général MB. Your neighbour, Lysanne

So moving day has come
And I’m hoping I’ve heard wrong
This can’t be my reality
I thought I’d always tag along
She left me with some water
And enough food to last the week
She said I couldn’t come
As a tear ran down her cheek
I’m in our empty apartment
I never thought this day would come
This all seems so surreal
I can’t help but feel numb
She promised she’d always love me
Back when I was 2 months old
I spent 11 whole years with her
Only to be left alone and cold
I’m sorry for the times I meowed too much
I take it back, I swear
I’m sorry for scratching the furniture
And leaving behind my hair

If you come back, I’ll do better
I just want my mom to get me
Surely this is a mistake
I’m lost without her, can’t she see?
It seems I’m losing weight now
And my energy is low
I’ve got no more food or water
So it’s out the window I go!
I’ve never been out here before
But I need to fill my tum
I don’t know who to ask for food
I only ever thought I’d ask Mum
The outdoors seem a little scary
And I guess I’m not street smart
I hope someone finds me soon
Because I think I’m falling apart
Even though it’s summer time
I still miss the warmth of my bed
I remember Mom calling me baby
And patting me on my head
Maybe I just don’t fit in
To the lifestyle my mom dreamed of
I wonder how she’d leave me
When all I ever gave her was my love

The other abandoned cats have told me
That I’ll have trust issues from now on
They’ve seen many kitties like me
Who have come and gone
Sometimes shelters pick cats up
Or at least that’s what they say
And then they’re put in cages
With not much room to play
So if you’ve got yourself a pet
Just know they deserve your loyalty
All they want is your commitment
They don’t need to be treated like royalty
A soft blanket is ideal
And some kibble in our dishes
A few cuddles here and there
These are our only wishes
So when moving day comes around
From your pets, you must not part
Even if you think we’ll find new families
There’ll be no way to heal our broken hearts



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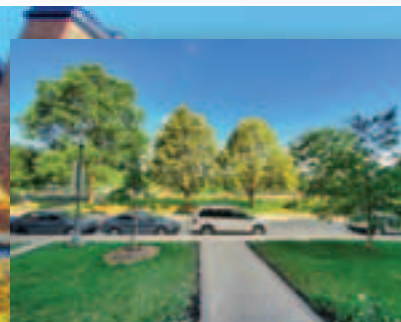
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Cause: Au Contraire Film Festival/UP House

Fundraiser Profile: Barbara Silverberg



Social Notes

VERONICA REDGRAVE

As Social Notes depends on social events, which 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.

Barbara Silverberg, founder with husband Phil Silverberg of UP House (Urban Pardes/Paradis urbain)

What was your event? Cause?

In partnership with the Montreal Museum of Fine Arts, for the last seven years we have held the Au Contraire Film Festival to raise awareness of mental health and funds for UP House. With my husband Phil Silverberg, I founded the charity called Urban Pardes (UP House), a wellness centre helping people struggling with mental health issues. We followed the

guidelines from Clubhouse International, of which there are 300 [sites] worldwide offering opportunities for individuals living with chronic mental illness.

It was to be held on what date?

Our event was to run in October 2020. However, due to these uncertain times, we have created a unique drive-in cinema event.

Have you planned a new date and/or event?

Yes! On August 19, we will present a fun evening at a drive-in theatre: Oscar-winning films, entertainment, a live performance by Florence K, and an interactive cinema quiz, enjoyed with a summer meal box. Volunteer Leslie Hoppenheim has helped us to create an unforgettable nostalgic eve.

See acff.ca for more information.

Link for your event/cause supporters?

During COVID, UP House has been closed. Membership programs are offered on Zoom. Our Drive-In Edition evening will be a unique moment. We will be honouring Dr. Karl Looper as the 2020 recipient of "La Coupe Lumière," a beautiful



“cup” created by Quebec artist Colin Schlee with lacquered film strips. See paradisurbain.org for more information. *continued on p. 33*

continued on p. 33



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Social notes, cont'd. from p. 32**How did you shelter in place?**

After my daily fruit smoothie, I usually take a walk. Then I peruse the newspaper and magazines. I am knitting a new sweater, and trying out a variety of new cooking experiences, but let's not talk about weight gain!

How did your daily routine differ?

Now I am viewing film submissions from all over the world online. Obviously, we went out a lot less – as in hardly ever – but luckily this is changing. Our travel, once international at this time of year, is reduced to driving to Toronto to visit my

daughter and her family.

Instead of dressing up as you might for your event, what did you wear during "lock-down"?

My casual "funky" attire has remained the same, as creative dressing makes me feel happy. I have some fabulous fun fashion pieces – big statement necklaces and bracelets.

How did you stay in touch?

I have been staying in touch via Face-time, email and phone. Often, to liven my day, I walked – at the required distance of course – with a friend.

Permits, cont'd. from p. 12

permit, to install a new railing on the main entrance staircase;

4380 Montrose: to build a swimming pool, do landscaping at the back, redo the terrace and add stairs provided the pool fence is metal and of a design harmonizing with the railing;

415 Mount Pleasant: to make modifications to the building, including enclosing an exterior stair alcove, modifying some window and door openings and rooftop balcony structures at the rear;

536 Lansdowne: to replace brick on condition it is the same brick approved for the

neighbor at number 534;

450 Lansdowne: to do landscaping work and install new low retaining walls in the rear yard;

374 Olivier: to remove an existing door and modify an existing opening to install a door and a new staircase on the rear façade;

639 Grosvenor: to do renovation work on the outside and make certain modifications to the windows with conditions;

4697 Westmount: to create a new opening to install a window on the rear façade;

76 Somerville: to enclose a second floor balcony over a ground floor volume at the rear.

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– In Memoriam –

Kappy Flanders (1939-2020)

Mrs. Kappy Flanders was a loyal Governor of the Montreal General Hospital Foundation. Through her belief in the importance of innovation and continuous education she established the Eric Flanders Lectureship in Lung Cancer in honour of her late husband. For over 20 years, this visiting professorship held a much-anticipated position in the academic calendar and brought leading lung cancer specialists from across the globe to McGill. These lectureships facilitated cross germination of new paradigms in patient care, research ideas, and clinical trainees between the visitor and the host institution, and without a doubt had a profound lasting impact on the care of those suffering from lung cancer not only here in Montreal, but across Canada.

Without Kappy's tireless effort, it is unfathomable that the McGill University Health Centre would hold the leadership position in lung cancer that it has in the province of Quebec. For her decades long efforts in improving the outcome of people suffering from lung cancer, the Montreal General Hospital Foundation, the McGill Division of Thoracic Surgery, and our patients will forever be indebted to Kappy Flanders.



Westmount Soccer Club takes to the fields

Games start July 10 despite late start due to COVID-19

By LAUREEN SWEENEY

After many weeks of uncertainty over pandemic restrictions, the Westmount Soccer Club started training June 22 and is now set to play regular games starting July 10. This is 10 weeks later than usual, but the season is planned to continue into October.

“We had been expecting to be restricted to ‘distanced’ training or games played to modified rules, but the government lifted

restrictions and Soccer Quebec is now allowing us to play regular games,” club president Doug Hamilton said last week.

Registration produced a much higher level of interest in playing soccer in 2020 “than we had been predicting just a few weeks ago,” he said.

“We will have around 200 players this year on 11 teams.” This is about 20 fewer players than in 2019, likely due to COVID-19, but it is “very encouraging.”

On the other hand, registration by 100 players aged 7 to 12 years was up 70 per cent. As well, “there are now four girls’ teams with full rosters, and females make up 40 percent of our club members.”

Mandatory hand sanitizing and hygiene measures are in place and players are encouraged to keep 2-meter distances.

“I am very pleased that our staff and



At their first practice June 23, girls demonstrate safe distancing on the junior soccer fields in Westmount Park. PHOTO COURTESY OF D. HAMILTON.

volunteers managed to condense the work that normally takes two months to form teams and enroll all the players into just two weeks. Players and coaches are can’t wait to start the games,” Hamilton added.

We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Email us at: editor@westmountindependent.com

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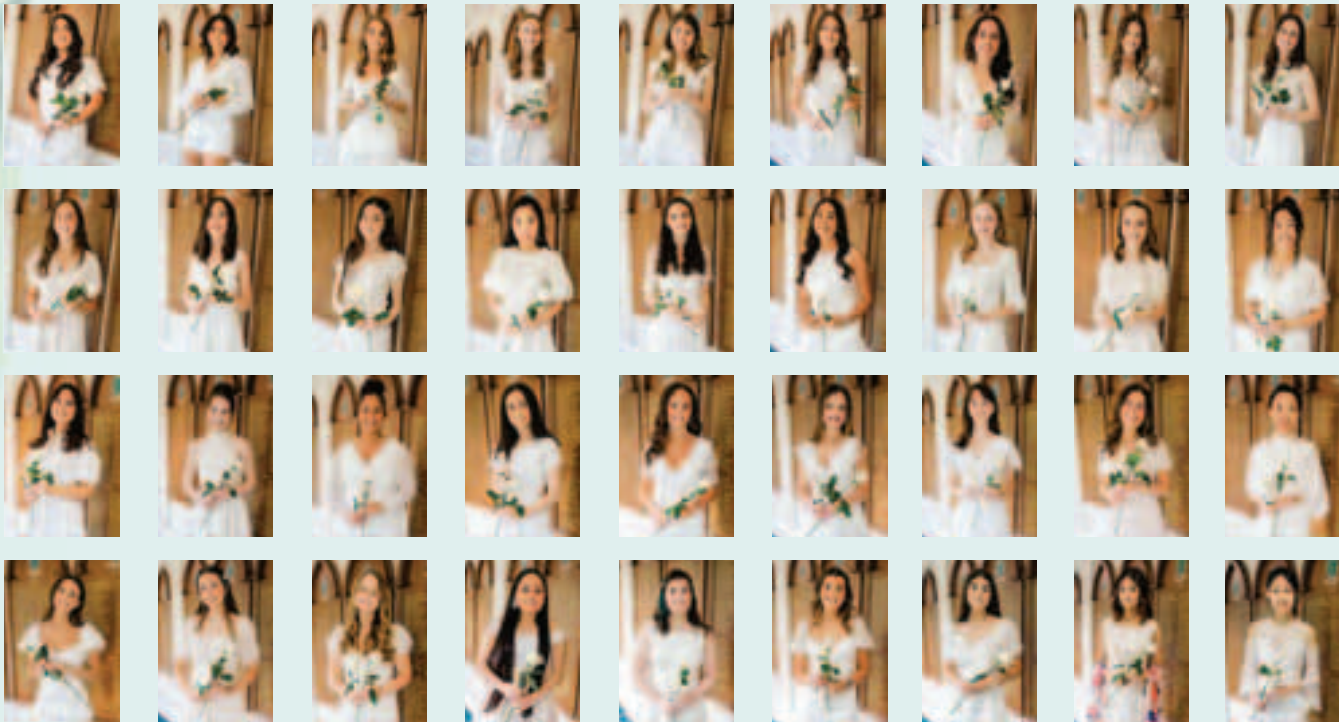
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- Stewart College (Gr 12)
- Vanier College

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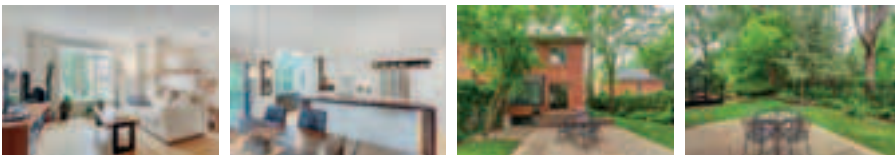
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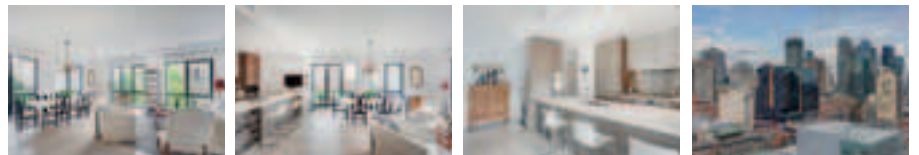
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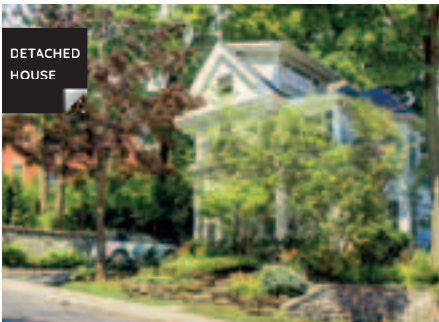
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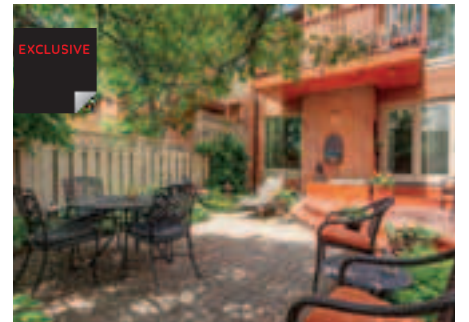
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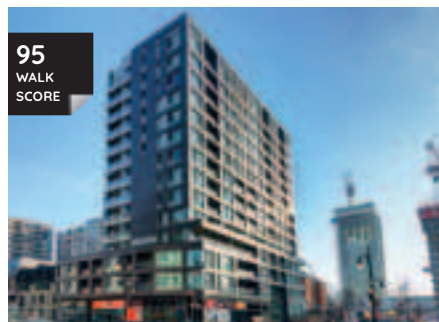
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