

To occupy 6 parking spaces in total
‘Parklets’ on Sherbrooke
to be installed week of Aug. 24

By LAUREEN SWEENEY



This illustration shows three of the modular parklet units fitted together, designed by Le Comité.

ILLUSTRATION COURTESY OF THE CITY OF WESTMOUNT.

The city is expected to install three “oases” for Victoria village shoppers on Sherbrooke between Victoria and Claremont the week of August 24. These are aimed at animating the district by providing seating and small gathering areas using the equivalent of two parking spaces each. Called parklets or *placettes*, one is to be located on the north side just west of Hogg’s at the corner of Victoria and another just west of the Lululemon building (the former post office) just west of Prince Albert. The third is to be on the south side, just west of Prince Albert square. Each parklet will consist of two pre-built modules that can be fitted together. They include benches, tables and/or pergolas. These, including fabrication, installation and integrated furniture, were purchased from Modular Construction Inc. at the council meeting July 20 at a maximum cost of \$85,061. “It’s better late than never,” Councillor Cynthia Lulham said last week in announcing the installation date. But “these can be moved around as needed in future years.”

The initiative to use the expanded sidewalk area for public space is a collaborative effort between the city and the merchants’ association as was done (but in a different manner) on Greene Ave. (see story June 16, p. 1).

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Planning needed this fall: Lulham
Sunday markets postponed
until next year

By LAUREEN SWEENEY

A city plan to provide farmers’ markets on Sundays is being put aside until next summer, Councillor Cynthia Lulham told the *Independent* last week. The initial idea to present them on alternate Sundays in the Greene parking lot and Prince Albert square kept being delayed when local merchants and farming

retailers encountered difficulty finding employees to staff the markets, in part due to the COVID-19 pandemic (see story July 7, p. 3). Though Lulham reported having canvassed numerous Westmount merchants and possible participants, including those at similar markets in NDG and elsewhere, she said she had discovered that the city needs *continued on p. 3*

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Raccoons are Westmounters too!



Westmounter Vivianne Rouillard, age 7, snapped this photo on York St. on July 26. "To our greatest surprise, there was a family of six raccoons in our front yard this morning," said mum Lise-Anne Leblanc.

PHOTO COURTESY OF VIVIANNE ROUILLARD.

Leblond now president of Douglas Foundation

The Douglas Foundation announced July 13 the appointment of Westmounter Maude Leblond as the new president of its board of trustees. She took office on June 10, succeeding Marisa Giannetti.

"It is truly an honour for me to take on this role and to work towards a cause that is close to my heart," said Leblond in a press release. "I want to use the knowledge that I have accumulated over the years to

build support for mental health research, care and education now and for future generations."

She also affirmed that it is "time for change and people are increasingly aware of the social and economic consequences of mental illness."

Leblond is the head of financial institutions and securitization at National Bank Financial.

Markets, cont'd. from p. 1

to start working on the idea this fall to be ready for next summer.

This could include working through a farmers' association that specializes in providing such events and/or hiring someone to run the markets.

"Anyway, there will be a cost involved and we'll have to make the decision in November."

The city's plan was among its efforts this summer to animate Westmount's two commercial districts and promote them as "destinations" for shoppers.



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Aftermath of fatal cyclist collision

Forden residents ask to be consulted on traffic changes

By LAUREEN SWEENEY

While the city has already made some changes to improve the visibility of drivers on Forden Ave and Forden Cresc., residents of the winding roads between Westmount Ave. and Montrose asked city council August 3 to be consulted before more safety modifications are made.

While many acknowledged a longtime speeding problem, most challenged a notice from the city “to all residents” stating traffic modifications “will be made” from July 27 to August 7. These included creating no parking on the west side of Forden Ave. from Westmount Ave. to Montrose and around the street islands, the installation of bollards on its centre line and stop

signs.

While a total of 11 new stop signs had already been counted by August 3 and branches and tall shrubs had been removed at the triangular street islands, residents’ main concerns dwelt on parking changes and bollards.

Their concerns were read out from some five lengthy email submissions that dominated the virtual question period based on improving safety after the fatal collision June 16 between a southbound cyclist and a northbound car in front of 34-36 Forden Crescent (see story July 7, p. 15).

Longtime residents

“We the residents would like to have input ...we wish to have our voice heard,” stated one who said he had lived on Forden for 27 years and this had been the “only accident.” Another had lived there 40 years.

“You live on the street and see what’s going on every day,” said Councillor Philip Cutler, commissioner of infrastructure and evaluation, after the emails were read. Evaluating the situation continues to be a work in process, he explained. “There’s a right and wrong way but it doesn’t mean dramatically changing the way of life for

Update on Forden decisions

Following the TAC meeting, city director general Benoit Hurtubise told the *Independent* that it was decided to maintain no-parking around the islands and on the bottom portion of Forden Ave. between Forden Cr. and Montrose.

These were the most urgent items addressed in an examination report by police and city experts, he said.

As well, “we will keep the bollards in some locations as a traffic calming measure,” he added. Residents would be receiving another notice to update them on the decision.

residents.”

“We hear the residents of Forden,” Mayor Christina Smith said. These concerns would be taken to the meeting of the city’s Transportation Advisory Committee (TAC) the next day [August 4], she said.

Dan Lambert, president of the Association of Pedestrians and Cyclists of Westmount, who had submitted a long list of suggestions at the July 6 meeting (see story, July 14, p. 10), thanked the city for the stop signs and reduced shrubbery but asked, “What other measures are planned and when?”



Forden at Montrose on August 7. Up until at least the early 1990s, there was a small “island” here and no stop sign for westbound traffic on Montrose.



Forden at its lower intersection with Forden Crescent on August 7. There are two temporary stop signs and two “nouvelle signalisation” ones.



Forden at its higher intersection with Forden Crescent on August 7. There is one temporary stop sign and two “nouvelle signalisation” ones.

PHOTOS: INDEPENDENT.



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Legal or not, people feed ducks



This park user was feeding the ducks at the lagoon in Westmount Park on August 8. The practice is illegal under Westmount's by-laws, as explained in the lower portion of the inset poster, photographed August 10. "I guess they don't understand that they are endangering the cute little ducklings by habituating them to humans and potentially to predators," said one Westmounter.

PHOTO: RALPH THOMPSON; INSET PHOTO: INDEPENDENT

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New ways for 'Imagine Westmount 2040'

Consultation goes online in wake of delays from COVID-19

BY LAUREEN SWEENEY

To make up for lost time over the lack of public meetings resulting from COVID-19, the city is abbreviating some of the steps in the review of its master plan for urban planning – a process being called “Imagine Westmount 2040,” Councillor Cynthia Lulham announced last week.

These include replacing the previous in-person public consultations and activities by a videoconferencing process whose details are to be presented in September, she explained. This “re-start” would list upcoming events for the fall.

“The objective remains to give the population the opportunity and time to participate as actively as possible in the elaboration of the urban plan.” Nevertheless, “we anticipate the process will have to extend until after the elections in November 2021,” she said. A draft plan had been expected by this time.

The online dialoguing, however, “might even generate greater participation” in gaining feedback on how the city’s new planning program should reflect the future community, she suggested. “The main thing is that we’ll be moving forward.”

In one sense, “this pandemic makes us look at the planning program in a different way, such as the need to provide wider sidewalks,” Lulham explained. “It’s also taking on a whole new dimension on how we do the consultation.”

Many unknowns lie ahead

There are still many “unknowns” to be worked out by the Urban Planning department project manager, Nicolas Gagnon, his team and the consultants from Transfert, Environnement et Société.

One is to hire a new position of urbanist as a planning researcher to prepare maps and plans. Another is to improve the efficiency of the Imagine 2040 website, for which the city is looking for a company to undertake this role.

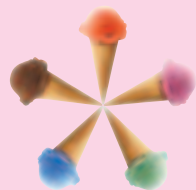
At the first public consultation meeting January 29 to launch the creation of a new master plan, the more than 100 residents attending heard how the city’s current planning program is 20 years old.

While such a plan is required by Quebec to be updated every five years, the changing needs for basic types of zoning, building and transportation have resulted in the public consultation process to deter-



Councillor Conrad Peart listening to a member of the public at the January 29 launch of “Imagine Westmount 2040.”

mine what kind of community Westmount residents can foresee for the future (see stories February 4, p. 8, and feedback February 25, p. 1).



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LETTERS TO THE EDITOR

CONFRONT THE RACISTS

I would like to report an incident that happened to my friend while she was walking in Westmount on her way to teach a yoga class on July 29.

On her walk, a woman yelled at her to stay two meters away (my friend was behind her, wearing a mask). After a few more words to which my friend replied with continuous “have-a-nice-days,” the woman finally concluded by telling my friend to go back to her country.

At that point, my friend approached the woman more closely and asked her to repeat what she said to her face. The woman did not because, as we all know, racists are the most cowardly of people. This is to let everyone know that not only is racism a fact of life in Canada, but it is a fact of life even here in Westmount. To attest to the quality of character of my lovely friend, she dedicated her class to the woman in hopes that she “open her heart and her mind.”

I urge everyone, if you see incidents like this: do not look away. Say something or make some noise about it. Only in this way can these people be silenced.

STEFANIA MUSTILLO, ST. CATHERINE ST.

ENFORCE CONSTRUCTION HOURS BY-LAWS

Why is the city allowing people to execute works during prohibited periods and nighttime?

Works, using heavy, motor, mechanical or/and power equipment, have been car-



ried out during prohibited periods and nighttime and have produced disturbing and excessive noise, which have disrupted sleep patterns of adults and children, as well the rest, enjoyment and comfort of people living on Victoria Ave., and surely on adjacent streets too.

The situation has been reported to city, Public Safety, even in its social media accounts and nothing has been done to address and correct the situation.

The city website seems not to work properly to file a complaint, emails and social posts have not been answered yet, and nobody answers the phone at the city and Public Works.



When is Mayor Smith going to act on these issues? It has been like this for months already. Is she waiting for more Westmounters to have sleeping disorders and health problems? Will the by-laws be enforced?

JAVIER CHAVEZ, VICTORIA AVE.

PULL OUT THE RAGWEED

Walking around the Summit today I noticed lots of ragweed in bud. While the city schedules cutting to control the weed that causes hay fever, the practice doesn't eliminate the plants or prevent seed production. This is just a couple of bundles of the plants pulled out along the western side of Summit Circle.

VIRGINIA ELLIOTT, HILLSIDE AVE.

PROTECT THE DEAD TREES?

The trees on Westmount Ave. at the Murray Park work site were protected from the construction equipment. Even the dead ones.

BILL FRIEND, DOWNTOWN



AND THEN THERE WAS LIGHT

I saw tonight that the light that I complained about (letter, July 7, p. 10) has been fixed. Hooray. Sometimes it pays to complain publicly!

ANNE BARKMAN, HALLOWELL AVE.

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Remembering architect Ken London (1952-2020)

'Great participant' in public life, committed to community

BY LAUREEN SWEENEY

The late longtime Westmount resident Ken London was described at the city council meeting August 3 by Mayor Christina Smith as "truly a great participant in public life."

London died July 19 at the Montreal General Hospital of complications following a fall in front of his house on Prince Albert that sent him to the trauma unit. He was 67.

An architect by profession, London had frequently attended council and other public meetings, providing input and suggestions on various topics ranging from public consultations on non-conforming development projects to concerns over citizens' disregard for the disposal of leftover construction material and proposed repairs to the city pool.

"On a personal note," Councillor Conrad Peart said he found London asked "pertinent and challenging questions. What was great about Ken was that he had a lot of suggestions, answers and recommendations for the city."

Among friends and associates posting condolences on the internet was Gideon Pollack, developer of the 500 Claremont project, who wrote that he had had "the pleasure of engaging with Ken over a number of years as he challenged a project of mine, served as a worthy adversary and was someone who taught me a lot. When you saw Ken coming, you knew you better have done your homework!"

Many award-winning projects

London, who graduated from McGill in 1975 with a thesis on the integration of new construction with the expansion, renovation and restoration of existing buildings, worked on various projects with Arcop Associates and Trizec in Winnipeg, Calgary, Manhattan and Montreal before opening



Ken London at city hall asks a question February 2 at the public presentation of the Hillside armoury development proposal.

his own firm, Ken London Architects, in 1985.

It was here that he and his wife, architect Nathalie Gareau, worked together on many of his projects. These included conversion of the Windsor Hotel to offices, the Holt Renfrew expansion, the ICAO building, Place Bonaventure, Place Ville Marie, Place de la Cité and the Linton apartments. Many were award winners.

Along with work on a number of private homes, London was involved in renovations and redesign elements of the large apartment complex at 4300 de Maison-neuve.

"He was opinionated but very good at what he did," recalled Gareau. "He always

fought for things to be well done. The community was very important to him," she added.

In this regard, resident Denis Biro, who often accompanied him to council meetings, said "Ken was deeply committed to making our community a better place to live. He was passionate about civic affairs and challenged council whenever he felt he could make a contribution, particularly in the area of residential development. Even more remarkable was Ken's enthusiasm to be there for everyone."

London is survived by his wife, two daughters Stéphanie and Valérie, and his brothers Richard and Ian (Doreen). A private memorial service took place July 28.

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City ‘grateful’ for ‘incredible work’ in Westmount
Flies takes on new planning opportunity in Outremont

By LAUREEN SWEENEY

As the city reviews candidates to head its Urban Planning department following the departure July 31 of Tom Flies, Mayor Christina Smith opened the city council meeting August 3 saying he was “a brilliant urban planner who did incredible work in Westmount and we are incredibly grateful for the path he set us on.”

Flies resigned recently to take up a position in Outremont, a borough of Montreal.

Becoming a very public municipal administrator in Westmount, Flies had brought new ideas forward in his five years with the city – three as the department’s director – and left a legacy of building a team and setting a foundation for the next few years in “a changing of the guard,” according to Councillor Conrad Peart, urban planning commissioner for permits and architecture.

“I had five great years in Westmount in management and building up a team,” Flies told the *Independent* the day before he left.

Now he is taking on a new and different challenge in Outremont, where the major expansion of the University of Montreal’s campus is under way in the development of the vacant former CP Rail yards. “I’m stimulated by new challenges,” he said.



In one of his public roles, Tom Flies explains the city’s need to update its planning program to one of many residents at the launch of Imagine Westmount 2040 at Victoria Hall, January 29.

His new role presents a somewhat rare opportunity in the built-up urban environment of Montreal to be involved in the development of such a large vacant area.

Brought new ideas forward

“I totally enjoyed working with him,” Peart told the *Independent*. “He was ex-

tremely enthusiastic and helpful in bringing new ideas forward.”

Among many of the recent projects have been speeding up the permit issuance system, developing a strategic plan for the future and embarking on Imagine Westmount 2040 as a two-way dialogue with residents “to update our main planning

Gaetano named acting substitute DG

City council appointed Elisa Gaetano August 3 as the city’s acting substitute director general. She replaces Tom Flies, who had held the position until his departure July 31 as director of Urban Planning.

“Anyone who knows Ms. Gaetano knows she is fully capable of such a nomination,” said Mayor Christina Smith after the appointment was moved by Councillor Jeff Shamie, who is now the city’s pro-mayor.

Gaetano, director of the Engineering department, is now poised to take on the additional role of executing “the authority and signing privileges of those regularly performed by the director general” in the “absence or incapacity” of DG Benoit Hurtubise and the substitute DG, Jocelyne Dragon, who is Human Resources director.

program as a basis for updating our [building and zoning] by-laws.”

The department’s other recent achievements include “re-animating” the commercial districts as well as computerizing the online permit application system. This, Peart describes as “one of the blessings of COVID,” brought about by the pandemic closure of city hall.

The latest car accessory: masks



Three of six cars on Prince Albert south of de Maisonneuve on August 6 had masks hanging from their rearview mirrors.



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Dead trees? Gone-zo



All that is left of at least three dead trees on Sherbrooke near Victoria Hall are patches of newly seeded grass, as seen August 7. City council awarded a contract for \$242,442 to remove 176 city trees and their stumps on June 15. Of those, 58 were in parks and 118 mostly along streets in front of people's homes. The contract went to Service d'Entretien d'Arbres Viau, the lowest conforming bidder. See longer story, June 23, p. 15.

PHOTOS: INDEPENDENT.



Before: four dead trees on Sherbrooke St. in front of Victoria Hall, the library and Westmount Park on June 19.

PHOTO: INDEPENDENT.

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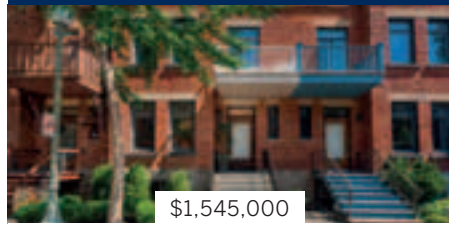
Listed price: \$2,195,000
HAMPSTEAD
Renovated family home in Old Hampstead with beautiful pool. MLS 12742878



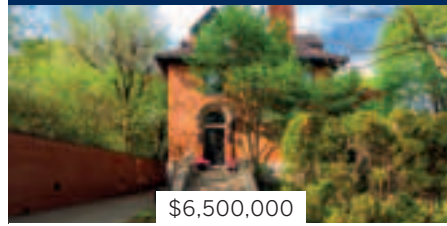
CONDITIONNALLY ACCEPTED OFFER

Listed price: \$2,100,000
WESTMOUNT
Pristine family home situated on one of Hampstead’s most sought after streets. MLS 10611008

“When we started Kaufman Group, our dream was to develop a space where everyone would work together as a family. Our intention in doing so was to create something better, not only for our team but for the clients we serve each day.” — Alfee, Liza & Lindsay

INTRODUCING**\$1,545,000****WESTMOUNT FLATS**

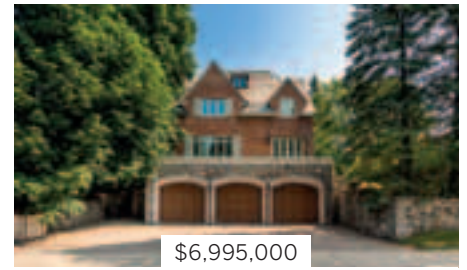
Lovely renovated row house in the heart of Victoria Village. 4+1 bdrms & 3+1 baths. MLS 10217384

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

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

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

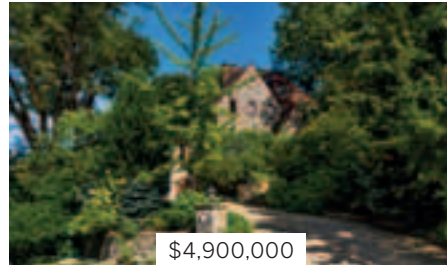
Exquisitely restored mansion with 8+1 bdrms, backyard & pool. MLS 16556011

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

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

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

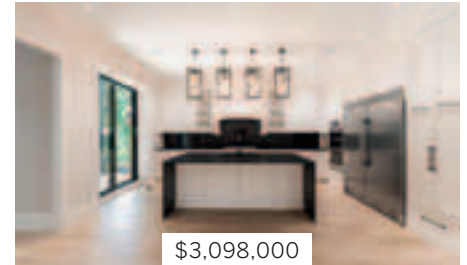
Luxury residence sitting on 16,000 sq. ft. of land. MLS 27156166

**\$4,900,000****WESTMOUNT**

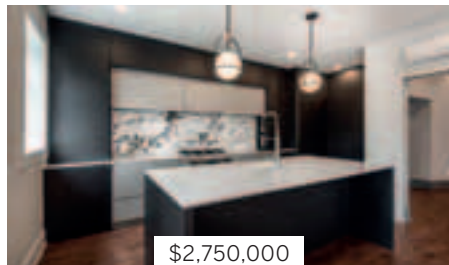
Detached home on 15,000 sq. ft. lot, 2-car garage and views. MLS 16295346

**\$4,498,000****WESTMOUNT**

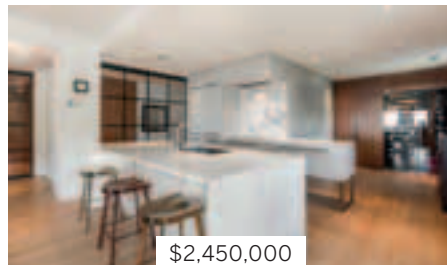
Nestled on a manicured 17,000 sq. ft. lot into the mountain on Belvedere. MLS 26337638

**\$3,098,000****GOLDEN SQUARE MILE - VILLE-MARIE**

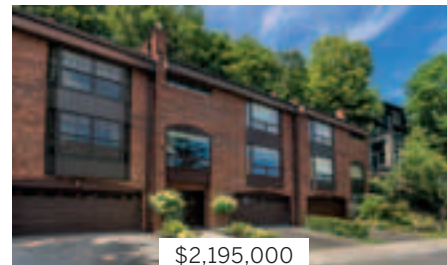
Downtown turn-key townhouse, 2-car garage, terraces, views. MLS 23689520

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

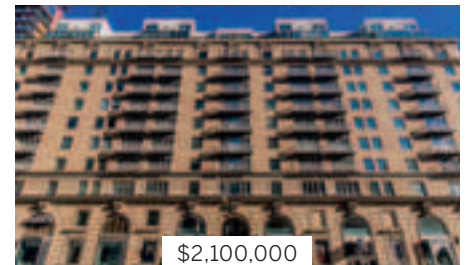
Renovated custom designed semi-detached family home with garden and garage. MLS 25069705

**\$2,450,000****GLENEAGLES - VILLE-MARIE**

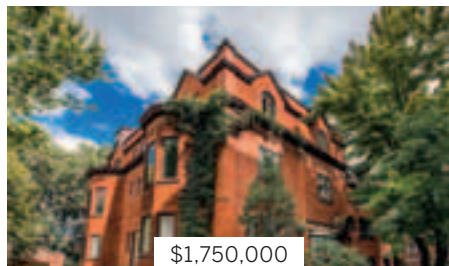
Stunning renovated 3-bedroom condo with panoramic views. MLS 26988654

**\$2,195,000****GOLDEN SQUARE MILE - VILLE-MARIE**

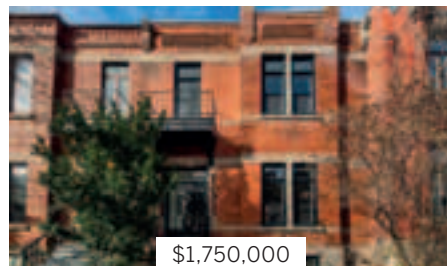
Completely renovated townhouse with 2-car integrated garage. MLS 27695826

**\$2,100,000****LES COURS MONT-ROYAL - VILLE-MARIE**

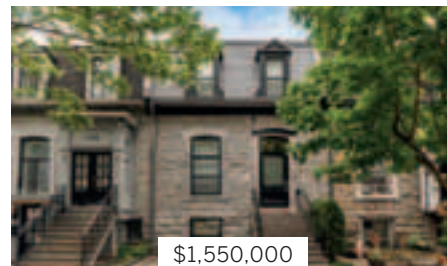
Renovated 2,545 sq. ft. unit, 3+1 bedrooms, terraces with views & 2 garage spaces. MLS 20007327

**\$1,750,000****GOLDEN SQUARE MILE**

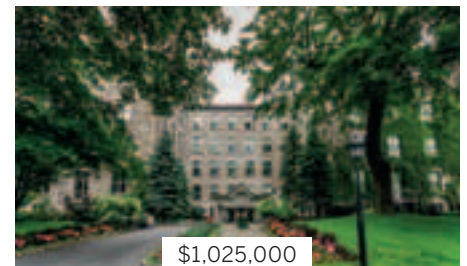
2-storey condo of over 4,000 sq. ft. MLS 27313836

**\$1,750,000****WESTMOUNT FLATS**

Renovated townhouse in the heart of Victoria Village. MLS 26026529

**\$1,550,000****VILLE-MARIE**

Impeccably renovated townhouse or condo alternative with private terrace and garage. MLS 25522630

**\$1,025,000****MANOIR BELMONT - WESTMOUNT ADJ.**

2 bedroom condo ideally located in luxury building. MLS 22069830

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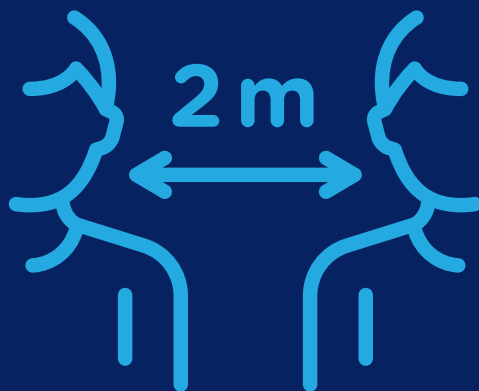
sothebysrealty.ca | Independently owned and operated. Real estate agency.



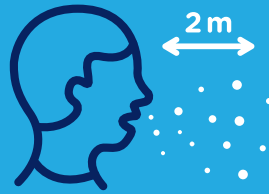
**Wear
a mask**



**Wash
your hands**



**Keep your
distance**



The virus is primarily transmitted from person to person by contact with contaminated droplets released into the air when an infected person talks, coughs or sneezes. These contaminated droplets can travel up to two metres and reach people nearby.



The virus can also be spread by contact with contaminated surfaces or objects.

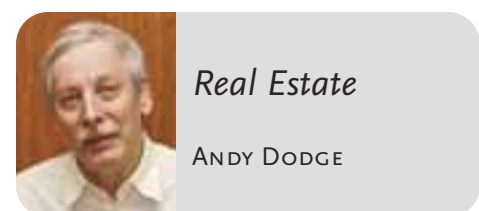
Droplets expelled by an infected person can land on surfaces, and the virus can survive there anywhere from several hours to several days. An infected person can also contaminate their hands by touching their face, thereby increasing the risk of contaminating surfaces they touch. Other people who touch these surfaces or objects can contaminate their hands. And if they then bring them to their face, they can infect themselves.

By staying two metres away from others at all times, washing your hands often and wearing a mask, we can reduce the risk of contamination.

Let's continue to protect ourselves.

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

 1 877 644-4545



Real Estate

ANDY DODGE

June sales: Looking for listings

prices from \$1,305,000 to \$4,500,000, with four of the nine over \$2 million and an average price of \$2,205,822. Besides those, a late May (May 30) posting was \$5,850,000, showing that the high end of the market is hardly dead, while the \$1,305,000 paid for a row-house on Prince Albert Ave. is the second-lowest price so far this year.

In fact, that sale also represented the highest mark-up over municipal valuation in June, at 51.1 percent, while the \$4,500,000 sale was almost 12 percent less than its tax value, the lowest ratio of the month and one of only two mark-downs. Average mark-up for June was only 8.8 percent based on the new 2020 valuations, very similar to the 9.7 percent in May, an indication prices might be “bottoming out.”

But agents are still looking for listings. Almost all of the June sales (seven of nine) were houses that had been listed since the pandemic rules were modified to allow houses to be shown; one house sold in six days and another in 10.

So yes, the market is heating up and definitely a seller's market at the right price. The volume is the lowest for a June since 2005, though it is an improvement

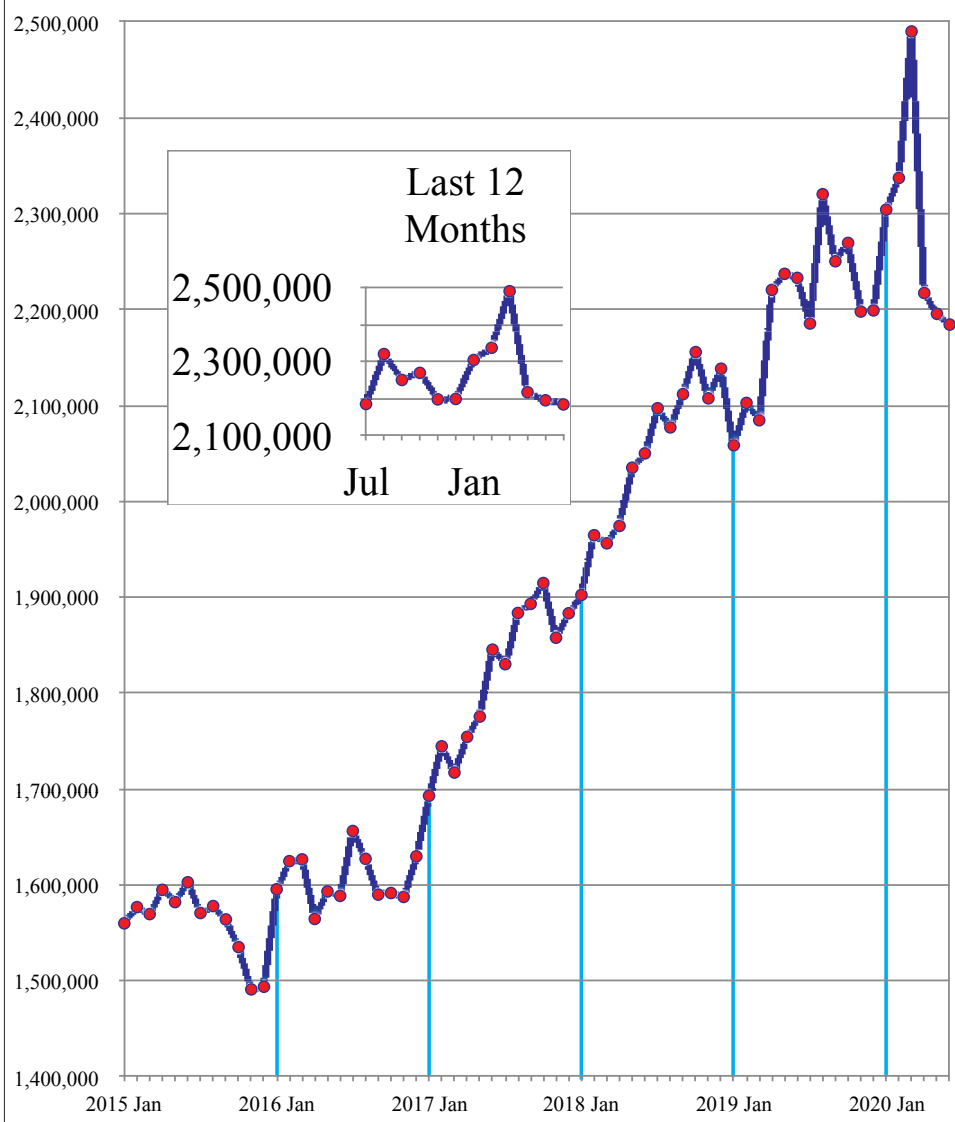
Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in June 2020. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

The Westmount real estate market appears ready for a rebound after a COVID slump, but agents still have work to do to regain the confidence of sellers, as protocols for showing houses and negotiating prices are slowly getting worked out.

Demand appears to be outstripping supply, as nine houses were sold, but it seems new listings are not coming on fast enough to refill the tanks. The number of houses listed for sale dropped from 100 to 91, so we can at least say there is very little new stock from week to week. In fact, the house rental market is becoming more and more popular.

The nine home sales in June involve

Average adjusted price for 'typical' Westmount house, by month, January 2015 to June 2020, based on accepted offer dates



since March and April at the peak of the COVID-19 shutdown.

Condos

Four sales of condominiums in June rounded out the second quarter of 2020, when seven sales ranged in price from \$625,000 to \$3,200,000, (the latter for a penthouse at 1 Wood Ave.), and prices were 37.9 percent above valuation, much higher than for one- and two-family dwellings. Only one condo sale price was less than municipal valuation. The May-June sales (there were none in April) included three that had been listed before the shutdown began, the rest sold in an average 14.5 days.

Rentals, adjacent

And while the number of available listings at last check showed a decline, the number of available house rentals is up

from 27 to 30, five of them asking more than \$10,000 per month. To date, there have been 17 houses rented at rates from \$3,650 to \$8,800 per month.

The adjacent-Westmount market was nearly at a standstill in June, with the exception of two houses in eastern NDG, one share of a duplex in NDG and an apartment at the Gleneagles, 3940 Côte des Neiges Rd.

Classifieds in the Independent

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SOLD



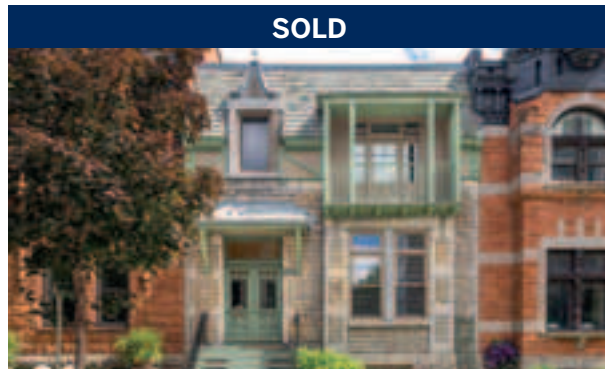
622 AV. MURRAY HILL, WESTMOUNT

LISTED AND SOLD BY US



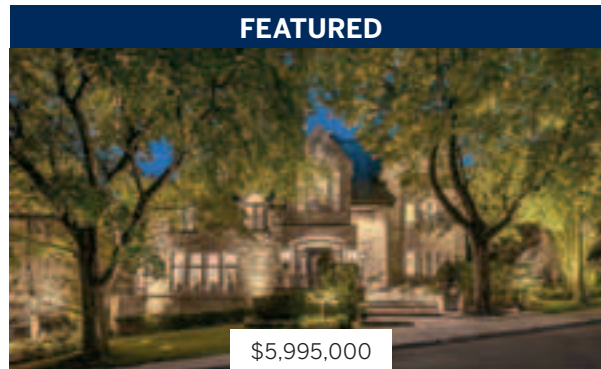
25 AV. FORDEN, WESTMOUNT

SOLD



427 AV. ELM, WESTMOUNT

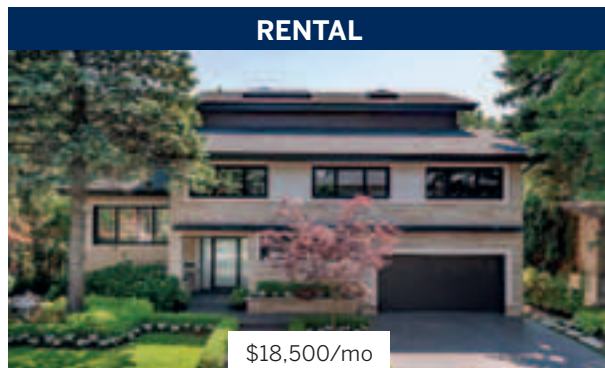
FEATURED



\$5,995,000

2 CH. RAMEZAY, WESTMOUNT | MLS 18613192

RENTAL



\$18,500/mo

40 AV. ROXBOROUGH, WESTMOUNT | MLS 17336393

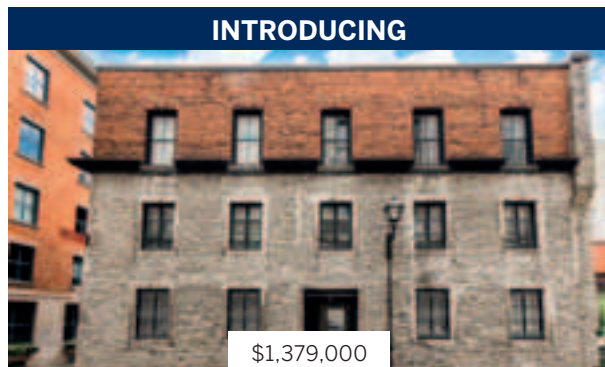
RENTAL



\$2,200/mo

1545 DR-PENFIELD, APT. 905, GOLDEN SQUARE MILE | MLS 26876935

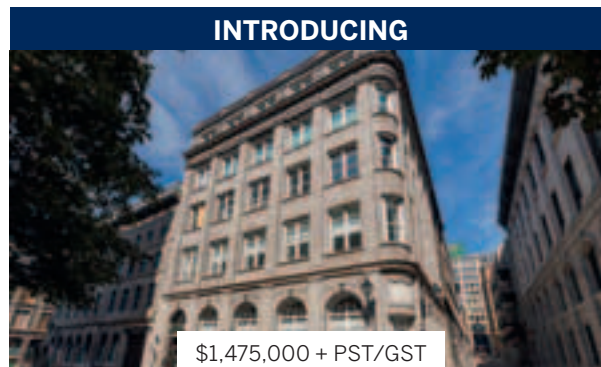
INTRODUCING



\$1,379,000

94 RUE STE-THÉRÈSE, APT. 1, OLD MONTREAL | MLS 9630095

INTRODUCING



\$1,475,000 + PST/GST

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Thank you for your honesty, for never being afraid to share your opinion and for making us laugh till our stomach hurt every time we met. You understand who we are as individuals and as a couple, and did everything to ensure we never settled for anything less than our dream home. — T & O

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GUEST HOUSE #1



GUEST HOUSE #2



ON SITE EMPLOYEES' HOUSE



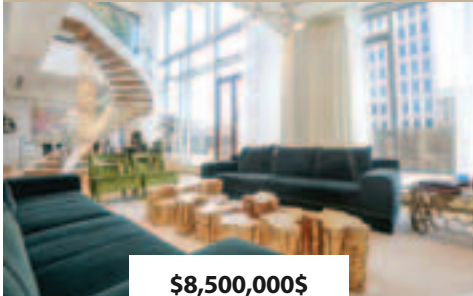
MAIN RESIDENCE

\$18,800,000

RUE VERCHÈRES, MAGOG

LUXURIOUS PENTHOUSES

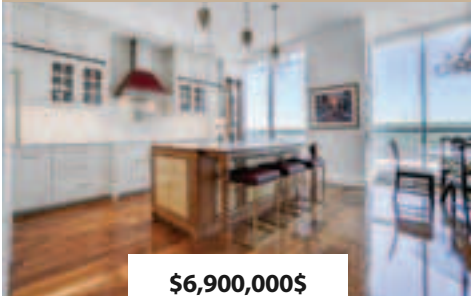
FIVE-STAR LIVING | ACCESS TO HOTEL SERVICES



\$8,500,000\$

"RITZ-CARLTON", GOLDEN SQUARE MILE

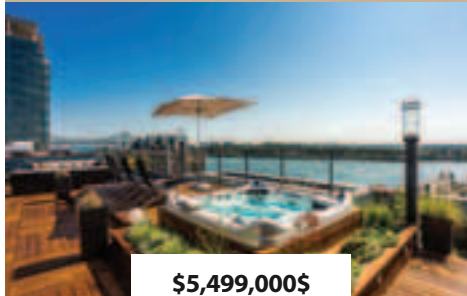
4,958 SQ. FT. OF LIVING SURFACE | PANORAMIC VIEWS



\$6,900,000\$

"AVENUE", DOWNTOWN

MASSIVE 2,000 SQ. FT. ROOFTOP TERRACE



\$5,499,000\$

"SOLANO", OLD PORT

4,500 SQ. FT. OF LIVING SPACE ON 3 FLOORS | INCREDIBLE NATURAL LIGHT | 2 GARAGE SPACES



\$4,895,000\$

"COURS MONT-ROYAL", DOWNTOWN



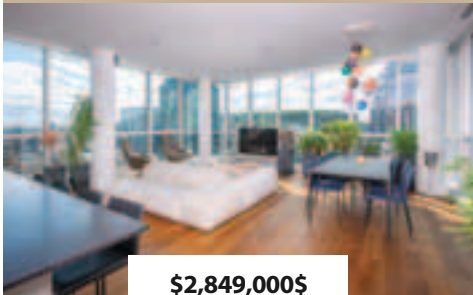
LARGE TERRACE WITH BREATHTAKING VIEW



\$3,495,000\$

"LE BELMONT", WESTMOUNT ADJ

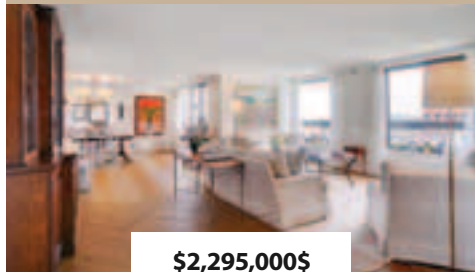
RECENTLY RENOVATED | 4 BEDROOMS



\$2,849,000\$

ALTITUDE", DOWNTOWN

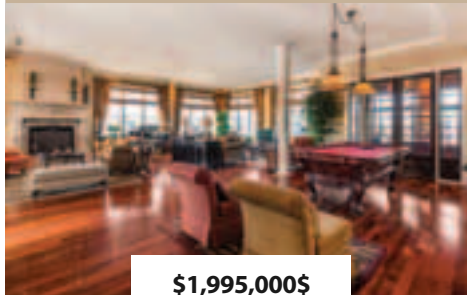
WESTMOUNT'S BEST VALUE PER SQ. FT. FOR
A RENOVATED 3+1 BEDROOMS UNIT



\$2,295,000\$

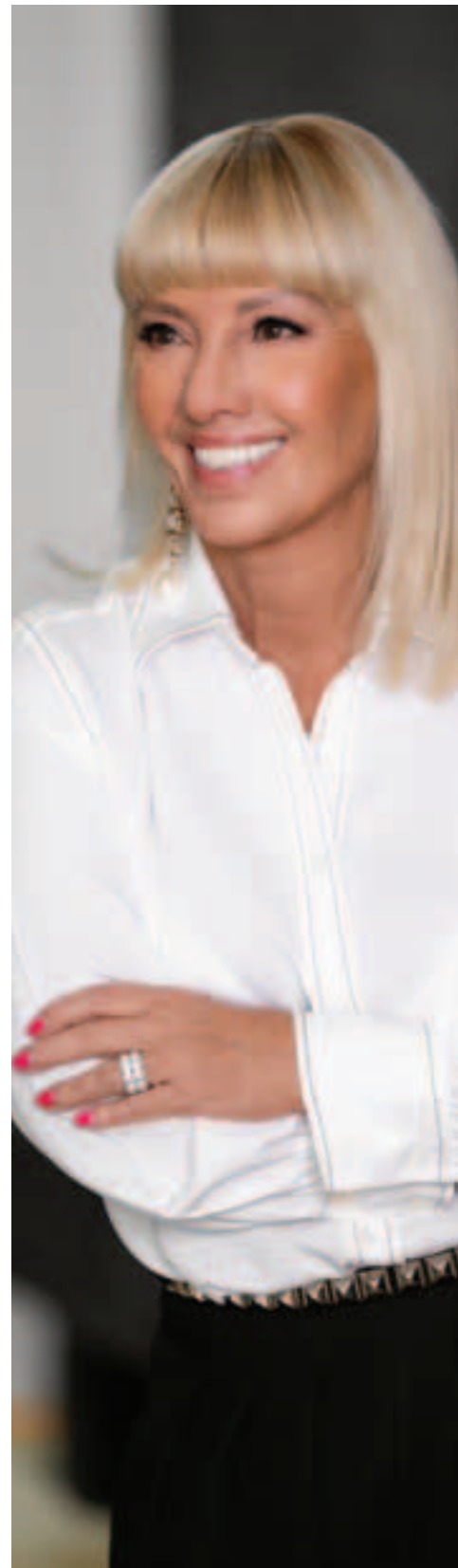
"200 LANSDOWNE", WESTMOUNT

PRIVATE ELEVATOR ENTRANCE | CITY VIEWS



\$1,995,000\$

"LE CHATEAU DU PARC", VERDUN



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Real Estate

ANDY DODGE

Note: The following article relates to the registration of deeds of sale for Westmount property in January and February 2020. Lists of sales can be found on p. 23.

Westmount's 2020 real estate year started off, not with a bang, but a whimper, first with some heavy mark-downs from valuation in transfers closed in January, then some very low prices in February.

One fairly large semi-detached home on the south side of The Boulevard just west of Grosvenor Ave. sold in January for only \$1,250,000, while it had a tax assessment of \$2,105,600. At the same time, a duplex on Lansdowne Ave. just north of de Maisonneuve Blvd. brought only \$1,200,000, almost 27 percent under its municipal valuation.

Those two mark-downs brought the average of seven one- and two-family dwelling sales in January to a one-percent mark-down.

The prices of those two marked-down properties were low by Westmount standards, but nothing like the \$840,000 and

January/February transfers: big mark-downs, low prices – before COVID

\$950,000 paid for Westmount homes in February, when the highest price was only \$2,071,000. Three homes sold over \$2 million in January, but the price for 79 Rosemount Crescent was the only one in February. And because of a 50-percent mark-up on the valuation of 19 Springfield Ave., which brought a price of \$1,960,000, the average mark-up in February rose to 12.3 percent.

Condos

Seven condominiums sold in the two months for an average price of \$1,088,000, marked up an average 13.7 percent over municipal evaluation. The lowest price was \$599,000 for a second-storey flat at 350 Grosvenor Ave., the only duplex/triplex-type condo sold in the two-month period. Highest price was \$2,030,000 for a fifth-floor apartment at 1 Wood Ave., while the highest mark-up over valuation, 34 percent, involved another apartment two storeys higher; the biggest of three mark-downs over the two-month period was 17.6 percent, for a fifth-floor apartment nearby at Château Westmount Square, 4175 St. Catherine St.



4872 St. Catherine St. on July 31.

Commercial property, land above valuation

Other sales closed in January and February included a semi-commercial property at 346-46B Victoria, which the city considers as 40 percent commercial and 60

percent residential, for \$1,400,000, more than double its municipal evaluation.

Also, a vacant piece of land next to 56 Chesterfield Ave. sold for just over \$1 million, 67 percent more than its municipal evaluation.



19 Springfield on July 31.

New heights IN SENIOR LIVING



Now you can discover the one address in town that brings harmony to a changing senior lifestyle – without compromise. Right beside the Old Fire station where Victoria meets The Boulevard, Westmount One promises unparalleled levels of security, comfort and quality living. EXCEPTIONAL PANORAMIC VIEWS INCLUDED.

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Bought & Sold – real estate transfers in January 2020

ADDRESS	VENDOR	PRICE	2017 VAL	RATIO (%)
4742 The Boulevard	Sandrine Junod	\$1,250,000	\$2,105,600	-40.6%
16 Braeside	Mary Elizabeth Labatt-Lamb	\$2,376,000	\$2,292,300	3.7%
28 Edgehill	Louis Gendron & Liana Guizzetti	\$2,990,000	\$2,692,000	11.1%
25 Holton	Bartholemew (Bart) Sambrook	\$2,280,000	\$1,783,300	27.9%
374 Olivier	Kentaro Iwasaki	\$1,525,000	\$1,373,700	11.0%
720 Victoria	Rishi Uttamchandani & Pinki Agnani	\$1,527,000	\$1,381,300	10.5%
DUPLEXES				
314-16 Lansdowne	Michel Fortier & estate Paz Hernando Fortier	\$1,200,000	\$1,637,500	-26.7%
CONDOMINIUMS				
44 Academy #10	Martine Dubreuil	\$810,000	\$649,300	24.7%
215 Redfern #403	Lingli Huang	\$1,100,000	\$960,000	14.6%
4175 St. Catherine # 501	Sebastiana Trimarchi	\$680,000	\$824,900	-17.6%
1 Wood # 503	La Fiducie de Claire Casgrain	\$2,030,000	\$1,596,800	27.1%
COMMERCIAL/RESIDENTIAL				
346-46B Victoria	Dominique (Edouard) Le Nabat	\$1,400,000	\$641,400	118.3%

Bought & Sold – real estate transfers in February 2020

ADDRESS	VENDOR	PRICE	2017 VAL	RATIO (%)
19 Springfield	9371-2263 Québec Inc.	\$1,960,000	\$1,299,800	50.8%
79 Rosemount Crescent	The Crescent Family Trust	\$2,071,000	\$1,882,300	10.0%
4872 St. Catherine	Patrick Lavigueur & Marie-Hélène Alie	\$840,000	\$814,000	3.2%
116 Irvine	Jane Alice Nelson & Patricia Meredith	\$950,000	\$805,500	17.9%
369 Elm	Jack Dumoulin & Marie Christine dell’Elmo	\$1,755,000	\$1,611,700	8.9%
CONDOMINIUMS				
350 Grosvenor	Nicholas Synnott & Vanessa Brandt-Rousseau	\$599,000	\$631,900	-5.2%
1 Wood # 702	Marlene Fischel	\$1,640,000	\$1,223,700	34.0%
175 Metcalfe #410	Roshen Andrew Doss	\$757,000	\$812,400	-6.8%
OTHER				
Lot, Chesterfield	Martin Roy	\$1,170,000	\$699,400	67.3%



28 Edgehill on July 31.



4742 The Boulevard on July 31.

Change comes to Sherbrooke at Victoria



'Essentiels covid 19' on August 7.



Retail Review

VERONICA REDGRAVE

Necessity is, as the saying goes, the mother of invention. So trust an entrepreneurial Westmounter, Vanessa Vassalos, to open – wait for it – a COVID-19 pop-up.

“My summer job fell through, so I created the ‘Essentiels covid 19’ shop on Park Ave. Then Mayor Christina Smith asked me to open one in Westmount, so I did.

We launched just three days ago [August 3].”

Ably assisted by volunteer Zoe Miller (also a local res), she offers COVID-19 PPE (personal protective equipment) products ranging from gloves, goggles and face shields, to books that explain the pandemic moment to children (e.g. *Stay Safe, Little One*).

Face masks are a top seller, both the fabulous fashion masks and basic ones. The shop just received packs of the sought-after KN95 masks – 20 for \$54.99. Aided by her mother, Annie Vassalos, Vanessa and Miller welcome customers in the former Rudsak space (and, before that,



Ritsi and Courval on August 7.

PHOTO:INDEPENDENT

Folklore).

In one corner sit a range of brightly coloured blankets (100 percent cotton, or 100 percent acrylic), hand-knit by a local nurse. Vanessa is offering a percentage of all sales to the Montreal Children’s Hospital, and 100 percent of the sale of the blankets. All the more reason to shop locally.

At the city council meeting August 3, Mayor Christina Smith urged residents to buy their COVID supplies at the pop-up store. She thanked “this group of young women for their initiative” and Westmount resident and building owner Gerald Fellerath for “giving” them the space “for the month.”

Essentiels covid 19

4879 Sherbrooke St.
Tuesday to Saturday, 10 am to 5 pm
Saturday 10 am to 3 pm
514-400-5384
essentielscovid19.com

Ritsi takes over Courval

Not only is Ritsi boutique celebrating 40 successful years, owner Cheryl Glense has just launched a new venture.

“I bought the Courval bankruptcy/liquidation. Because Courval is so famous as a Westmount institution – after all it is over 100 years old* – I kept the name, simply adding 2020. So now it’s Courval 2020. Already customers are coming in and congratulating me. I am very excited! I have just completed a major overhaul, and people love it.”

Glense said she will be adding to Courval 2020 merchandise, not only extending sizing, but including lounge/casual wear, bathrobes and fun pyjamas.

Ritsi, 4863 Sherbrooke St.

Courval 2020, 4861 Sherbrooke St.
11 am to 5 pm daily, except Sunday.

*See February 6, 2018, p.1 for our coverage of its 100th anniversary.

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Westmount Square

At foot of escalator leading from/to Greene Ave. entrance

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Police Report

It's summer and criminal activity relatively quiet in Westmount

BY MARTIN C. BARRY

The Police Report is back after a hiatus, beginning with our April 21 issue, caused by the pandemic responsibilities of police officers, including those regularly assigned to communications.

While the last few weeks were relatively quiet in Westmount in terms of criminal activity, staff at the Montreal police department's Station 12 on Stanton St. report there were at least two relatively minor incidents.

The owner of a late model car who had parked at 10 pm on July 28 near King George (Murray) Park returned the following morning at 8:30 am to find that a sports

rack for bicycles that was attached to the vehicle's roof had been stolen.

The rack had no bikes attached to it at the time. "It's pretty rare that we hear someone has stolen a sports rack," said Station 12 community relations officer Stéphan Laperrière.

"A lot of times, they're locked in place. There is a way to lock it on. We don't know for certain how the perpetrators were able to remove this one. The report doesn't mention if there was any damage to the vehicle because of this."

The estimated value of the stolen sports rack was between \$1,000 and \$2,000. Laperrière described it as one of the more valuable models. He said he didn't know if the rack would have any re-sale value, as

it would depend on whether it was damaged during its removal.

Credit card fraud

In a second criminal incident in the past few weeks, a Westmount resident filed a complaint at Station 12 about a credit card purchase of an online service she'd recently made using a social media, only to find out later she had been defrauded.

"This person paid for a service of personal aesthetics, body care," said Laperrière. "They realized after paying that they did not receive the promised gift certificate. And so it was fraud."

Asked whether police at Station 12 were receiving more complaints lately about online fraud, Laperrière continued, "They've

been going on for a while. There are various types. We are hearing sometimes about retail fraud. But it's nothing new.

"But what we do suggest is that when you hear about a deal online that sounds too good to be true, that maybe you investigate a bit further. Don't rely on just one web site. Try different web sites and try to learn more about the companies behind these offers. When it sounds too good to be true, the chances are it could be a fraud."

BUILDING PERMITS What's permitted

Council approves 23 on July 20, refuses none

The following 23 requests for demolition, exterior construction, alteration or renovation were approved at the July 20 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were no refusals.

10 Braeside Pl.: at a Category I house, to build a new garage annexed to the house;

9 Murray: at a Category I house, to rebuild the front stairs and balcony provided the guardrails conform as required;

43 Thornhill: at a Category I house, to replace the guardrail and do landscape work provided the end detail of the handrail, stair 2, be the same as stair 1;

544 Claremont: at a Category I house: to replace the fence on condition the part of the fence in the front yard (beyond the wall in front of the house) is reduced in height to a maximum of 4'-6";

16 Braeside: to replace a rear window;

561 Roslyn: landscaping in the rear yard, including rebuilding the patio areas and replacing the fence;

3612 The Boulevard: landscaping in the front, rear and side yards, including resurfacing the driveway and parking areas and rebuilding the retaining walls;

4326 Westmount: to build a pool in the rear yard and do landscaping at the front, side and rear;

534 Lansdowne: landscaping in the front, side and rear including building a ground-level terrace;

26 Melbourne: to replace the front and side doors provided the new ones are as per the original with the exception of the side door which may be aluminum-clad wood;

371 Metcalfe: to build a pool in the rear yard and do landscaping in the front, side and rear yards;

633 Victoria: to modify an existing acces-

sory building provided the proposed garage door is centered and the two arched openings include a semi-circular transom above the windows;

628 Grosvenor: to replace the front entrance railing;

645 Belmont: to do landscaping work in the rear yard including modifying the rear entrance landing, building a patio area and creating a garden on the roof of the garage;

645 Belmont: another permit for the above address, to do landscaping in the front and side yards, including rebuilding the front stairs and resurfacing the driveway;

659 Lansdowne: to make modifications to the rear façade at the basement level, including converting the garage door to glass ones provided the glazed side panels are removed so only the doors fill the *continued on p. 26*

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Council approves 35 on July 6, refuses none

The following 35 requests for demolition, exterior construction, alteration or renovation were approved at the July 6 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were no refusals.

381 Prince Albert: to modify a front balcony and install a new door on condition the interior and exterior are of wood without cladding and that the transom has no centre division;

3605 The Boulevard: at a Category I house, to revise a permit issued March 2 authorizing roof work on condition the remaining work is carried out in respect to the difference in the original materials and harmonizing with the copper treatment on the adjoining house at number 3603 to maintain coherence on the start façade;

377 Metcalfe: at a Category I house, to landscape, install a new fence and new terrace in the rear yard;

4700 St. Catherine: at the POM condos, a Category I building, to replace two canopies and do landscaping with many conditions;

496 Wood: at a Category I house, to replace storm windows for the front façade and

to replace windows on the rear façade as per option 2 of the application wherein the mullions of the windows on the rear façade are preserved;

4821 St. Catherine: at a Category I house, to replace windows provided that the front façade ones are of wood, interior and exterior, without any cladding;

50 Columbia: at a Category I house, to build a new low deck and a new fence in the rear yard;

1 Malcolm: to add a terrace and retaining walls on the rear façade and to landscape with many conditions;

26 Edgehill: to do landscaping in the rear yard, including building a swimming pool and hot tub provided the glass guard rails/fences are replaced with metal ones that match the design of the other metal ones on the property;

4400 Montrose: to replace the windows throughout the residence and to enlarge the balcony and a window on the rear façade provided that the door and window openings, as well as their divisions, are not modified, with the exception of the new bedroom window; that the extended balcony be structurally independent from the residence as to not damage the existing brick façade and that the new windows and painted metal (siding, garage door, etc.) be charcoal or any other colour similar in tone to the original and which marries with the existing brick;

48 Aberdeen: to replace windows and a door on the rear façade provided the leading is applied on both sides of the exterior glass pane of the windows;

3290 Cedar: to build a retaining wall in the back yard provided the vegetation is maintained in front of the wall at all times;

36 Anwoth: to install a back fence on condition it is entirely in wood;

32 Holton: to rebuild the rear deck;

421 Claremont: to do landscaping work in the rear yard, including modifying the rear deck and stairs and building a patio at grade;

451 Strathcona: to install a fence in the rear yard;

455 Mount Stephen: to modify an existing deck in the rear yard;

4913 Sherbrooke: to replace a front door provided the two panels at the bottom are of wood;

245 Victoria: at an office building, to install metal panels below the bays in preparation of future signs with conditions;

4779 Sherbrooke: to replace windows;

4114 St. Catherine: to install awnings and signs for "Balos";

4473 St. Catherine: to replace windows;

181 Metcalfe: to replace basement windows;

789 Upper Belmont: to replace a garage door provided it is made of made of wood (interior and exterior) without any cladding;

609 Victoria: to demolish and rebuild the main entrance staircase located on the side of the house;

36 Church Hill: to remove an existing fence and to install new cedar hedges along the side property line;

3275 Cedar: to replace windows and storm windows with conditions;

22 Rosemount: to replace a garage door if it is made of wood (interior and exterior) without any cladding;

385 Clarke: to replace a door on the rear façade;

77 Somerville: to replace a door on the rear façade;

4889 de Maisonneuve: to install a new re-

taining wall in the front yard and to repair the driveway;

345 Grosvenor: to build a terrace in masonry, replace fences and do landscaping;

3169 St. Antoine: to replace the railing on the rear balcony;

30 Surrey Gardens: to install a new pool in the rear yard and to do landscaping work in the rear and front yards;

654 Victoria: to replace sections of the roof and soffits with conditions.

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Seeking housekeeping employment

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infoWESTMOUNT

2020.08.11 • Vol. 1/8

Publié par la Ville de Westmount
Published by the City of Westmount**NOUVELLES**PROCHAINE SÉANCE
DU CONSEIL**Mardi 8 septembre****NEWS**NEXT COUNCIL
MEETING**Tuesday, September 8****De nouveaux espaces publics sur la rue Sherbrooke**

À compter de la mi-août, de nouveaux placotirs animeront l'espace public dans le district commercial du Village Victoria. La Ville vous invite à continuer à appuyer nos commerces locaux. westmount.org.

**New public spaces on Sherbrooke Street**

Beginning mid-August, new parklets will be installed in public spaces within the Victoria Village commercial district. The City invites you to continue supporting our local businesses. westmount.org

Taxes foncières : date limite le 27 août
La date limite révisée pour le 2^e versement des taxes municipales 2020 est le **jeudi 27 août**.

Port du couvre-visage obligatoire dans les lieux publics intérieurs

Tel que décrété par le gouvernement du Québec, le port du masque facial ou couvre-visage est obligatoire dans tous les lieux publics intérieurs, incluant boutiques, épiceries, centres sportifs et bâtiments municipaux, notamment le CLW.

Comité consultatif sur l'accessibilité

La Ville invite toute personne intéressée à poser sa candidature au plus tard le 14 août.
westmount.org/accessibilite

Carte d'accès aux installations sportives

Demandez votre carte en ligne. Deux preuves de résidence sont exigées. westmount.org/carte

Piscine extérieure : consignes importantes

En conformité avec les directives de santé du gouvernement du Québec, Westmount a mis en place un système de réservation par plages horaires pour la piscine. Veuillez noter :

- qu'il est nécessaire de réserver en ligne pour chaque membre de la famille;
- que l'accès se fait par l'avenue Lansdowne;
- que le port du couvre-visage est obligatoire à l'intérieur du CLW;
- que les baigneurs doivent arriver et quitter en costume de bain (pas de vestiaires).

Il y a une très forte demande pour la piscine; si vous avez un empêchement, **SVP, annulez votre réservation** pour permettre à d'autres d'en profiter.

Vous venez d'arriver à Westmount?

Bienvenue! Nous vous invitons à visiter la page Web westmount.org/nouveaux-residents.

Municipal taxes: deadline August 27

The revised deadline for the 2nd installment of the 2020 property taxes is **Thursday, August 27**.

Wearing of face coverings mandatory in indoor public spaces

As decreed by the Gouvernement du Québec, the wearing of face masks or face coverings is now mandatory in all public spaces, including boutiques, grocery stores, fitness centres and municipal buildings such as the WRC.

Accessibility Advisory Committee

The City invites individuals with interest and experience to apply to join. Deadline: August 14, 2020. westmount.org/accessibility

Sports facility access card

Request your card online. Two proofs of residence are required. westmount.org/card

Outdoor pool: important directives

In accordance with the health guidelines of the Gouvernement du Québec, Westmount manages an online reservation system for access to swim periods. Please note that:

- it is necessary to reserve online for each member of the family;
- that access is via the Lansdowne entrance;
- that the wearing of face coverings is mandatory inside the WRC;
- that swimmers must arrive and leave in their bathing suits (no changing room access).

There is a very high demand to use the pool; if you cannot use your swim time, **please cancel your reservation** so another person may use it.

New to Westmount?

Welcome! We invite you to visit our Web page westmount.org/new-resident.

BIBLIOTHÈQUE**Nouveau service de cueillette**

Notre service de cueillette sans contact s'effectue désormais à l'intérieur de la Bibliothèque. Réservez vos items et vous serez informé lorsqu'ils seront prêts. Vous aurez 2 jours pour les récupérer. westlib.org

Club de lecture d'été TD 2020

Cet été, le club est 100 % en ligne. Obtiens ton carnet officiel du Club de lecture d'été TD, prends part à la Bataille des livres, rencontre des auteurs, écoute des histoires, relève les défis que le Département des enfants t'a préparés, et, bien sûr, dénicher le livre parfait. westlib.org

L'heure du conte en ligne

Découvrez des contes en français et en anglais animés par le personnel de la Bibliothèque. westlib.org

Storywalk® au parc Westmount

Découvrez le Storywalk® qui fait partie du Club de

lecture d'été TD 2020 de la Bibliothèque et laissez-vous porter par le livre Les hauts et les bas d'Amanda, écrit et illustré par Ashley Spire.

Concerts éphémères

Des performances spontanées dans divers endroits inusités à Westmount. L'heure et le lieu demeureront un mystère. westmount.org

La vie des Noirs est importante : ressources

Une liste de fictions et documentaires préparée par l'équipe de la Bibliothèque pour ceux qui s'intéressent au racisme, aux inégalités et aux discriminations. westlib.org

Retour de documents 24/7

Déposez vos items dans les chutes à livres situées dans la zone orange près du Victoria Hall.

Besoin d'une carte de bibliothèque?

Demandez votre carte de membre à westlib.org.

LIBRARY**New pickup service**

Our contactless pickup service now takes place inside the Library. Place a hold and you will be informed when your items are ready. You will have 2 days to pick them up. westlib.org

TD Summer Reading Club

This summer, the club is 100% online. Get your official TDSRC notebook, take part in the Battle of the Books, meet authors, enjoy storytimes, work on challenges designed by the Children's Department, and, of course, find the perfect book! westlib.org

Storytime online

Join us for storytimes in French and in English read by the Library staff. westlib.org

Storywalk® at Westmount Park

Discover the Storywalk® that is part of the Library's 2020 TD Summer Reading Club. Enjoy

The Thing that Lou Couldn't Do, written and illustrated by Ashley Spire.

Pop-Up Concerts

These spontaneous performances take place in unusual locales around Westmount. The time and place remain a mystery. westmount.org

Black Lives Matter reading list

A list of fiction and non-fiction resources curated by the Library team for anyone committed to exploring racism, inequity and injustice. westlib.org.

Document returns 24/7

Use the book drops located in the orange zone near the side door of Victoria Hall.

Need a library card?

Request your membership card at westlib.org.





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.

What was your event? Cause?

Costumes for CURE's third annual Halloween party benefitting the CURE Foundation for breast cancer.

Funds raised support CURE's community program, with a special focus on providing financial support to low income women and families impacted by breast cancer. For 23 years, National Denim Day has been the CURE Foundation's flagship fundraising campaign across Canada. Funds raised will help make a real difference in the lives of breast cancer patients, because we don't believe women diagnosed with breast cancer should have to face the double burden of a health and a financial crisis.

Cause: Costumes for CURE
Fundraiser Profile: Nadia Niro



Nadia Niro, centre, flanked by her husband, John Anthony Luzio, and her mother, Rosemary Niro, at the 2018 McCord Museum Ball.

It was planned to be held on what date?
Friday, October 30, 2020.

Have you planned a new date?
Same date. Fingers crossed!

Have you developed a daily routine?
Somewhat! It's definitely hard with three kids trying to stay cool and happy. We try to do a little exercise, some home-schooling, arts and crafts. We have fun meals together, Facetime with family and friends, and get outside as much as we can for some fresh air – all within social distancing from others of course, which is so hard!

Instead of cocktail attire, what are you wearing?
All about comfort, as I work from home and manage being a mom of 4 1/2-year-old twins and six-month-old baby! You'll find me in leggings, Ts and sweatshirts. Loving what Aerie, Artizia, Splendid and Uniqlo have to offer in loungewear these days. I may get a pair of jeans on when I feel like getting "dressed."

How are you staying in touch?
HouseParty, Zoom and Facetime for virtual hangouts. Lots of group Whatsapp, iMessage text messaging chats and Instagram group DMs for sending memes and interesting stories and news.

Link for supporters?
curefoundation.com/costumes-for-cure/. We will be emailing our sponsors and past attendees with updates on the Cure website, @curefoundation @costumesforcure on Facebook and Instagram.

What do you miss the most about our smaller world?
Seeing friends physically and social gatherings. For whatever the occasion, just having occasions to celebrate being together...soon!

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9 Lives

LYSANNE FOWLER

Lili is such a pixie ... A beautifully sleek black domestic shorthair with huge gold-tone eyes and white fashion accessories.

Her white gloves, blouse and mask are her original signature look! She is a young girlie at two years of age, ready for a family to love. She is presently at the Montreal SPCA cattery, shyly waiting in her cage for

Pretty Lili

her adoption day.

Lili is very healthy, spayed, up to date with her inoculations and microchipped. Her identification number is 45229375, and you can refer to it when you go to the Montreal SPCA website at www.sPCA.com and fill out the adoption application for her on the attached link.

Once submitted, you will then be contacted within 24 hours for a telephone interview, followed by a visit by appointment at the SPCA.

Your neighbour, Lysanne



Westmount
A-dog-tions

LYSANNE FOWLER

Adorable Phoebe is a most wonderful two-year-young French bulldog, a beautiful fawn girlie with huge hazelnut-coloured eyes.

She is affectionate, playful and ever so bright. Phoebe is presently in foster care for Gerdy's Rescues & Adoptions and in need of a forever home. She is spayed, up

Loving Phoebe

weeks. Her medicine is prescribed by a specialist and a team of experienced medical professionals where the goal is to attain control of the episodes.

There are more dog owners that have pet-seizure experience than we think, be it with a dog at a young age throughout a lifetime or a family whose beloved older dog developed this type of condition in later years. It would be a perfect match if we could put this experience to good use in loving Phoebe.

Young Phoebe is memorable, so de-



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to date with her inoculations and microchipped.

Phoebe has special needs though, as she has epilepsy. It would be wonderful if she could join a family with experience in the care of a pet that has had epilepsy or is willing to learn with her medical professionals what is the best plan for her care when she suffers from cluster seizures.

She has episodes on average every three

lightful in her play and happy to cuddle. I am certain that our outreach will give her the opportunity to find a perfect family in which she will thrive even though she has this condition. Please contact the dedicated volunteers at Gerdy's Rescues & Adoptions at info@gerdysrescue.org to find out more about Phoebe or go to their website at www.gerdysrescue.org.

Your neighbour, Lysanne

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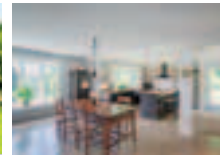
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NEW

MYST | LE SUD-OUEST \$3,475,000
Unique PH w/ 2 large decks + 3 garages, 360° views



NEW
PRICE

WESTMOUNT \$1,995,000
Charming heritage home in choice location



NEW
PRICE

ORO | GOLDEN SQUARE MILE \$1,795,000
Amazing 2bdr w/ large private deck + parking (2)



COND
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HILL PARK CIRCLE \$1,725,000
Beautiful 3bdr townhouse near Beaver Lake



NEW

WESTMOUNT SQUARE \$1,050,000
Spacious unit on the 19th floor w/ stunning views



GOLDEN
SQUARE
MILE

LE PORT-ROYAL | VILLE-MARIE \$650,000
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2-BEDROOM ELEGANT FURNISHED RENTAL



\$3,200/mo

OLD MONTREAL • DE LA COMMUNE E.

BEAUTIFUL FURNISHED TOWNHOUSE RENTAL



\$4,800/mo

ST. HENRI • 2237 STE. CUNEGONDE

2 BEDROOM WITH GARAGE



\$540,000

OLD MONTREAL • 450 ST ANTOINE E.

A PROFUSION
of buyers.
Low Inventory.
It's time to
SELL!

WATER VIEWS



COND. SOLD

\$434,000

LAVAL • 3495 RUE DU BARRAGE

BEAUTIFULLY SITUATED WATERFRONT COTTAGE



\$599,000

LAVAL • 3891 RUE ST MATHIEU

PENTHOUSE PIED-À-TERRE

SOLD



VILLE MARIE • 1780 ST. CHRISTOPHE

PRESTIGIOUS RIVE DROITE

SOLD



ST-LAMBERT • 7 BOUL. SIMARD

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