

Spotlight on Real Estate

September 22, 2020

Pull-out section



This house at 327 Redfern Ave. has been painstakingly renovated over the past few years. It was photographed September 16. The city has assigned its highest, Category 1* heritage rating to it.
PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



MARIE SICOTTE

REAL ESTATE BROKER

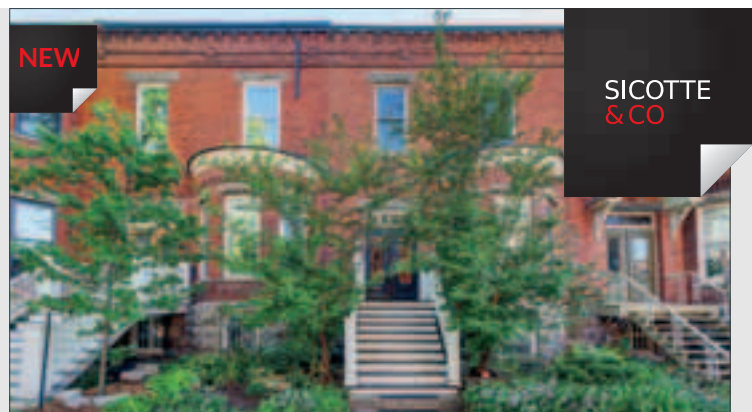
WELCOME TO THE *right* ADDRESS

514 953 9808
mariesicotte.com

Follow us

→ [mariesicotteco](#)
[mariesicotte_realestate](#)

Sutton **BARNES**
THE REALTOR GROUP
GROUPE SUTTON CENTRE OUEST INC



NEW

**SICOTTE
& CO**

VICTORIA VILLAGE | \$1,495,000 | MLS 25387905
Charming, renovated home in a peaceful, family friendly area.

Clarke chaos



Top, Clarke Ave. at de Maisonneuve was a bit chaotic the morning of September 18 as two flag-man and a crossing guard helped motorists and pedestrians navigate the scene. The city of Montreal is working on a water main rehabilitation, Westmount director general Benoit Hurtubise and Engineering director Elisa Gaetano told the *Independent* by email the same day. Meanwhile on the same morning, a school bus, bottom, broke down where Clarke turns into Dorchester and needed a tow.

BUS PHOTO: VERONICA REDGRAVE; OTHER PHOTOS: INDEPENDENT.

BUILDING PERMITS What's permitted

Council approves building of 2 new houses, 30 other permits

The following 32 requests for demolition, exterior construction, alteration and renovation were approved at the September 8 meeting of the city council. There were no refusals.

Approved

- The Boulevard:** at an unnumbered lot just east of civic number 3733 and across the top of Carleton, to build a new three-storey residence provided the front façade oriel window be detached from the stair volume;
- 171 Edgehill:** to revise the scope of work to permit #2019-01598 to include additional windows, and close an existing one on the rear façade;
- 473 Roslyn:** for the construction of a new four-storey residence, provided the glass guard-rail on the rear façade be in metal;
- 596 Lansdowne:** to replace front doors without tile;
- 448 Mount Stephen:** to replace a basement window on the rear façade;
- 708 Grosvenor:** to rebuild a staircase in the rear yard provided the new railing is option 1, without glass panel;
- 29 Willow:** to install a new pool and do landscaping in the rear and side yards provided the proposed fence around the pool is metal;
- 711 Grosvenor:** to replace windows;
- 118 Upper Bellevue:** to build a terrace in the front yard due to the transversal configuration of the lot;
- 15 Aberdeen:** to build a new deck and add a pergola provided the proposed railing is metal or wood;
- 608 Victoria:** to repair a balcony on the rear façade provided the proposed replacement railing replicates the railing posts, the baluster design and spacing of the existing railing;
- 660 Grosvenor:** to repair a rear balcony, provided the proposed railing matches the design of the upper balcony railing and that the balusters are straight;
- 57 Hallowell:** to replace the front façade staircase provided the railing is metal;
- 485 Strathcona:** to replace doors and remove a window opening on the rear façade;
- 642 Roslyn:** to do landscaping work in the front yard and modify the walkway;
- 653 Grosvenor:** to replace windows and make a patio door opening on the rear façade;
- 598 Lansdowne:** to replace a garage door;
- 4477 de Maisonneuve:** at a Category I house, to continue the work approved

- under permit 2018-01301, which includes a new addition under the second floor porch;
- 680 Roslyn:** to modify the configuration of the garage doors and standard doors at the basement level of the side façade;
- 3290 Cedar:** to do landscaping in the front yard provided the proposed modification on the front yard facing Clarke Ave., which includes a new paved area and a new retaining wall, is excluded from this application;
- 479 Strathcona:** to modify a window opening and replace the door on the front façade provided the stone lintel and sill will be preserved for the window opening;
- 38 Rosemount:** at a Category I house, to replace windows;
- 604 Belmont:** to demolish and rebuild a front façade staircase;
- 464 Claremont:** to replace the front door on the second storey and install a new balcony and guard rail;
- 424 Wood:** to replace the windows and modify the roof of a structure annexed to the building provided the masonry base of the structure is preserved;
- 68 Chesterfield:** at a Category I building, to replace a garage door at the rear provided it is French style with no fixed panel between the two doors;
- 16 Shorncliffe:** to repair a front retaining wall on condition the cap is made of natural stone and the wall is covered with traditional stucco;
- 3755 The Boulevard:** at a Category I house, to replace a door on the rear façade;
- 3770 The Boulevard:** to replace windows and the siding of a structure on the façade provided the siding is made of wood and that the windows do not have divisions on the upper sash;
- 4700 Westmount Ave.:** to restore two basement window openings as requested;
- 716 Grosvenor:** to replace a front entrance door;
- 365 Metcalfe:** to replace an attic window.

Overheard

September 18 at approximately 8:30 am near the dog run in Westmount Park

One man to another: "I think I should start carrying apple sauce."

* * *

September 19 at 12 noon on Sherbrooke at Prince Albert

Woman to interlocutor: "Everyone here is rich and stupid. That's kind of Westmount."

Yes, new houses get built in Westmount



The owners of these two lots, at 473 Roslyn (left) and east of 3733 The Boulevard, have had permits approved by the city to build new houses. They were photographed on September 17.

PHOTOS: RALPH THOMPSON.



CARLY WENER FRIDMAN

Courtier Immobilier • Real Estate Broker

TRUST IS THE KEY

Contact us today for all your real estate needs

Joseph Montanaro

REAL ESTATE BROKER | B.ARCH

“ As a builder and developer I would like to acknowledge Joseph Montanaro as a real estate broker who listed, represented, negotiated and sold my property in a discreet and professional manner. I would like to thank you and your team for your great work in selling my property. Joseph you and your team are dependable, efficient and a pleasure to work with. Thank you and onto our next contract together.

— Jack Saroukian / Chief Executive Officer Saroukian Group

”

RECENTLY SOLD RESIDENCES

ACCEPTED OFFER



\$5,800,000*

1564 Av. du Docteur-Penfield, Ville-Marie

ACCEPTED OFFER



\$2,872,560 +GST/QST*

Albert Square TH8, Westmount

ACCEPTED OFFER



\$2,200,000*

36 Av. Church Hill, Westmount

ACCEPTED OFFER



\$2,048,000*

21 Av. Windsor, Westmount

SOLD



Ch. St-Sulpice, Ville-Marie

SOLD




Ch. de Stukely, Bolton-Ouest

SOLD



Crois. Summit, Westmount

SOLD



Albert Square TH3, Westmount

SOLD




Av. Forden, Westmount

SOLD



Albert Square TH2, Westmount

SOLD



Av. des Pins O., Ville-Marie

SOLD



Av. Stanstead, Mont-Royal

SOLD



Albert Square TH1, Westmount

SOLD



Rue Stanley-Weir, Montreal (CDN/NDG)

*Asking price

Heritage recognition presentation for Goode House

Online consultation for 178 CSA enters comment stage

By LAUREEN SWEENEY

The city's public consultation meeting to recognize the historic Goode House at 178 Côte St. Antoine as a Westmount landmark and a Quebec heritage property was livestreamed September 16 because of the continued pandemic closure to the public of city hall.

The purpose of the virtual meeting, an

important step in the process, was to explain the draft by-law tabled at the September 8 council meeting that outlines the home's historical features as well as its architectural, landscape and emblematic values.

The stone house with its distinctive pyramidal roof and large eaves just west of Forden Ave. is one of the city's oldest, dating to the 1840s. Built as one of the four Met-



A photo of 178 Côte St. Antoine's living room, which shows a small round mirror honouring Queen Victoria's Diamond Jubilee (to the left of the fireplace). The photograph was given to the Westmount Historical Association by the Goode estate and was taken some time after 1897. The fireplace is still intact.

PHOTO COURTESY OF THE WESTMOUNT HISTORICAL ASSOCIATION.

SEPTEMBER SALES

LISTED & SOLD by Mary

120 IRVINE

SOLD ABOVE ASKING PRICE

67 HALLOWELL

SOLD ASKING PRICE

135 ABBOTT

OPEN HOUSE
Sunday Sept 27th 2pm to 4pm

3432 MARLOWE NDC
\$1,399,000

Mary Calabrese
514.962.5527
Residential Real Estate Broker
mcalabrese@sutton.com

One satisfied client at a time!

calfe Terrace homes, of which only two survive, this one is uniquely preserved with its interior largely intact by remaining in the Goode family for almost 140 years before its sale a few years ago. It is again for sale.

It would be the first house in the city to receive heritage designation for the entire site – exterior and interior of the home as well as the landscaping – and the first private residence to be so recognized under Quebec's Cultural Heritage Act of 2012 as well as the second Westmount landmark (see story July 7, p. 8).

The first was the Glen Arch viaduct. While the virtual broadcast provided for a 40-minute question period, no questions were received via YouTube LiveChat and

the process now enters a 15-day period ending October 1 for the submission of written comments to legal@westmount.org.

The presentation from the city's Local Heritage Council (LHC) – part of the Planning Advisory Committee (PAC) – may still be viewed on the city's website.

Presentation of by-law

The consultation meeting was opened by Councillor Cynthia Lulham, urban planning commissioner for zoning, economic development and parks, and a member of the LHC.

This was followed by presentations by Natha-

continued on p. RE-14

Thinking of Selling? Call me in Confidence!

JUST LISTED

Adj. Westmount – Lovely Roslyn Avenue stonefront family home with double garage & garden. Near private schools and all amenities.
\$1,150,000 C#10522752

"Nous avons récemment vendu la propriété de ma mère à Westmount par l'entremise de Lorri Faughnan. Je dois dire que ce n'était pas une période facile, étant donné les turbulences du marché et le Covid -19. Tout au long de cette période difficile, Lorri a été extrêmement patiente et toujours axée sur le travail à accomplir. Je dois dire que ce que j'ai le plus apprécié, c'est le respect qu'elle a accordé à ma mère tout au long du processus." –H.R.

"I recently worked with Lorri Faughnan on the sale of an estate property in Westmount and was thoroughly impressed by her. The house was well marketed, sold very quickly and she was able to deal effectively with all aspects and challenges that the transaction presented. Lorri is a knowledgeable and experienced professional. It is a pleasure to recommend her." –D.D.

NO ONE IN THE WORLD SELLS MORE THAN RE/MAX

RE/MAX Action – WESTMOUNT

BEST VALUE CONDO

Adj. Westmount – Prestigious Fort de la Montagne, easy walk to downtown and Greene Ave. 2 brs/2bths, balcony & garage. Imm.occ.
Now \$799,500 C#11246102

Lorri Faughnan
514.715.6201
lorriffaughnan@gmail.com
courtier immobilier / real estate broker

APPTS/VISITS COVID-19 protocols apply.
STAY SAFE
*Virtual Visit Video upon request



ACCEPTED OFFER
1565-1569 Av. du Docteur-Penfield,
Golden Square Mile



ACCEPTED OFFER
PH530-455 St Pierre, Old Montreal



ACCEPTED OFFER
659 Belmont, Westmount



ACCEPTED OFFER
1625-1627 Rue Plessis, Ville-Marie



SOLD
40 Oakland, Westmount



SOLD
3742 the Boulevard, Westmount



SOLD
1002-2380 Pierre Dupuy, Cité du Havre



SOLD
37 Bruce, Westmount

MARTIN ROULEAU | BComm
Residential Real Estate Broker & Advisor
T 514.933.9998 | martinrouleau.com



ENGEL & VÖLKERS®
MARTIN ROULEAU

Jardins Westmount condos dormant, despite decades in development



By MARTIN C. BARRY

After decades under development, a project to convert Dawson College's former Selby campus in lower Westmount into luxury residential condominiums still appears to be making no progress.

As reported in the *Independent* in May 2019, the project, led by Roland and Sami Hakim, appears to have gone dormant. In May last year, Les Jardins Westmount's web domain (www.SelbyCondos.com) was up for sale, as it was last week when we checked again.

Barry Kazandjian, a real estate broker for Re/Max 3000 who once offered Jardins Westmount condos among its listings, acknowledged to the *Independent* last week that they had not dealt with the project for the past five years.

Last Friday, after a reporter for the *Independent* was unable to reach the developers at a disconnected phone number still listed on several Montreal-area real estate promotion web sites, we were able to touch base briefly with a caretaker who was inside the building behind locked doors.

He informed us that one of the developers was away but would be back after

the weekend. The *Independent* was unable to reach that person by this week's deadline. Located at 3555 St. Antoine St., Les Jardins Westmount was first announced at least 10 to 15 years ago.

Since then, some outward elements have been completed, including a modernistic penthouse section built atop a repurposed former industrial building that served originally as the headquarters for

Charles E. Frosst & Co. pharmaceuticals, before becoming Dawson College's Selby campus.

Although over the years there has been some promotion of the Jardins Westmount project, there are no outward signs that there has been any recent work activity at the site. At one time, a December 2012 date for delivery of the first units was promised.



Seen here on September 18 from the corner St. Antoine and Rose de Lima streets on the edge of lower Westmount, the Jardins Westmount condo development project appears still to be stalled despite the fact it's been decades in development.



LISTED AND SOLD IN 7 DAYS WITH MULTIPLE OFFERS

382 AV. GROSVENOR, WESTMOUNT

Call us for a no obligation market evaluation of your property today!



Sarah Kaplan
Residential Real Estate Broker
T. 514 216-7753
sarah.kaplan@engelhoelkers.com



Tamar Chujunian
Residential Real Estate Broker
T. 514 898-2627
tamar.chujunian@engelhoelkers.com



ENGEL & VÖLKERS®

Top 1%
in Canada



ÉQUIPE COURTIER IMMOBILIER

BÉATRICE BAUDINET

REAL ESTATE BROKER TEAM

B.514.934.1818

C.514.912.1482

baudinet@royallegpage.ca

www.baudinet.ca



Diamond Award Winner
Top 10
Team for
Royal LePage
Quebec
2009-2017



ROYAL LEPAGE
HERITAGE
REAL ESTATE AGENCY
INDEPENDENTLY OWNED AND OPERATED

SPECTACULAR CORNER UNIT



SOLD

Westmount | 1 Av. Wood, Apt. 1601

BRIGHT TWO-STOREY CONDO



SOLD

Westmount | 200 Av. Lansdowne, Apt. 506

ELEGANT TOWNHOUSE



SOLD

Ville-Marie
4100 Ch. De la Côte-des-Neiges, Apt. 16

SEMI-DETACHED HOME



SOLD

Notre-Dame-de-Grâce
5115 Av. Cumberland

DUPLEX WITH BACHELOR



Notre-Dame-de-Grâce
7335-7337 av de Chester | \$925,000

RENOVATED UPPER UNIT



NEW LISTING

Notre-Dame-de-Grâce
4387 Av. Wilson | \$2,800/M

EXCEPTIONAL DETACHED HOME



Côte-des-Neiges | 4756 Place Circle
\$2,425,000

GORGEOUS FAMILY HOME



Westmount | 592 Av. Lansdowne
\$2,395,000

RENOVATED & IDEAL LOCATION



NEW PRICE

Le Plateau Mont-Royal | 4821 Boul.
St-Laurent, Apt 305B | \$1,400/M

UPPER LEVEL OF A DUPLEX



Notre-Dame-de-Grâce
4525 Av. Draper | \$2,150/M

Groupe Sutton Centre Ouest



GROUPE | GROUP

JUDY
LITVACK



courtier immobilier | real estate broker

514.817.5716

JUDY@JUDYLITVACK.COM

JUDYLITVACK.COM

LOCAL KNOWLEDGE

LOCAL EXPERTISE

EXCEPTIONAL RESULTS



INTRODUCING

MONTREAL WEST (CSL ADJACENT)

Exceptional Opportunity - Sunny detached cottage on corner lot.
4+1 bedrooms // 3 ½ bathrooms PLUS 2-car garage.

\$799,000



WESTMOUNT

Olivier - Executive rental. Ideal location.

Asking: \$6000/month



ADJ. WESTMOUNT

Cedar Avenue - Executive rental. Available immediately.

Asking: \$5900/month

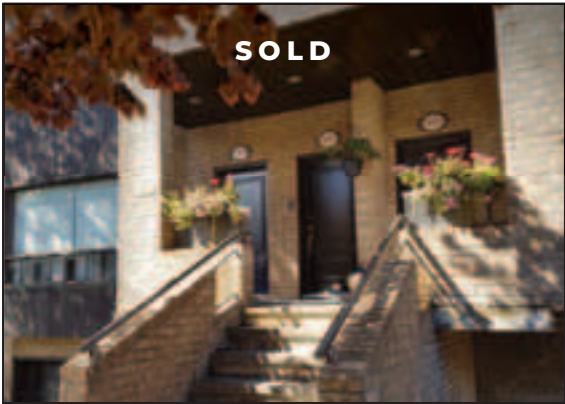


SOLD

HAMPSTEAD

Fabulous Eton Crescent

Asking: \$2,195,000



SOLD

COTE SAINT-LUC

David Lewis townhouse

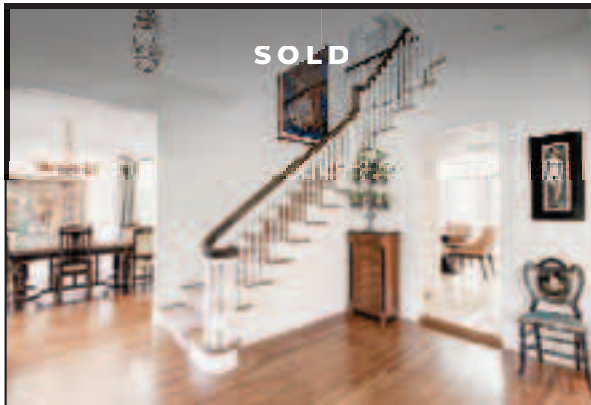
Asking: \$599,000



LE SUD-OUEST

Fabulous canal views! Sunny and spacious 2 bedroom // 2 bathroom condo in canal 2.
Your own front door off the courtyard. Private terrace and direct access to lockers and garage.

\$844,000



WESTMOUNT

Anwoth - Sunny detached gem

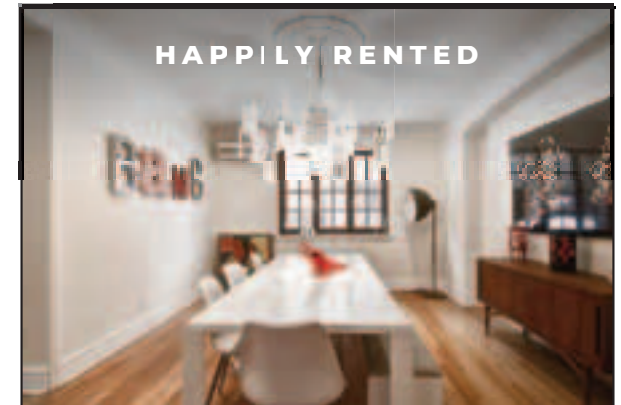
Asking: \$2,395,000



WESTMOUNT

Redfern mini mansion

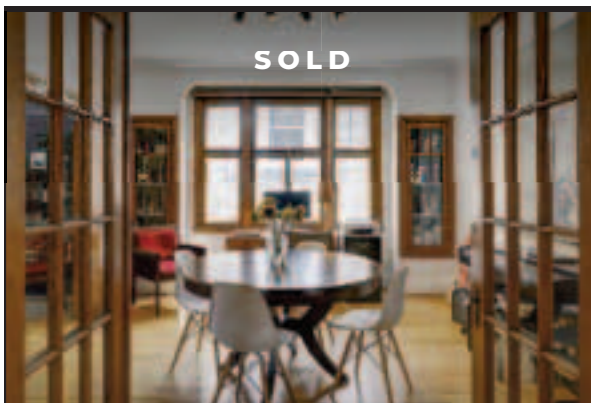
Asking: \$3,395,000



ADJ. WESTMOUNT

Cedar Avenue - Executive rental

Asking: \$5900/month



ADJ. WESTMOUNT

Large Victoria Avenue condo

Asking: \$745,000



MONTREAL WEST

Hudson Avenue - Spacious duplex

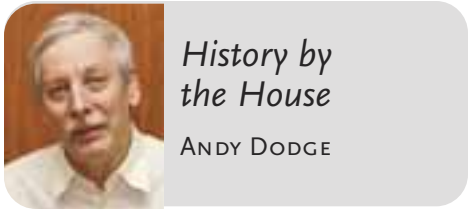
Asking: \$644,000



NDG

Executive rental - Hampton Avenue

Asking: \$5400/month



History by
the House
ANDY DODGE

Part I of this story can be found in our August 25 edition, p. 19

When last we recounted the history of the lovely mansion at 4100 Dorchester St., we learned that it was built by Thomas B. Macaulay of Sun Life Assurance, who hired architect Robert Findlay, a young Scotsman who had designed the Sun Life headquarters on Notre Dame St., to design his first residential home in 1891.

The sweeping lines, complicated roofs and dormer windows of the elegant detached mansion at the corner of Clendeboye Ave. are a throwback to Edwardian architecture, according to architect Bruce Anderson. “Arts and crafts” houses were designed in England by a group of British architects and artists including G.E. Street, Philip Webb, William Morris, C. F. A. Voysey and Sir Edwin Lutyens.

Even as he was building this house, Macaulay was negotiating the purchase of a farm in Hudson Heights, just west of the island of Montreal, and developing a new breed of cattle as part of the growing movement of “gentleman farmers.”

Perhaps because of this preoccupation and his work at Sun Life, Thomas Macaulay decided to remain in his house on the

4100 Dorchester, part II: From single-family to rooming house, and back



north side of Dorchester, next door to his father and closer to Atwater Ave., and to rent the gracious mansion to Frank Edgar, a dry goods wholesaler, starting at least in 1894.

Edgars buy (1899)

Edgar finally purchased the mansion for \$10,000 in 1899, while the Macaulays continued to live at 4005 and 4007 Dorchester (In 1911, they hired Findlay to design houses higher on the mountain, one at 3228 Cedar Ave. corner Mount Pleasant Ave., the other at 3233 The Boulevard, corner Braeside Place – now The Study School).

Frank Edgar died a year after purchasing the house and his wife, Martha, was left with six children, four girls and two boys, apparently without re-marrying; Lovell’s Directory reports the occupant of 4100 Dorchester as “Edgar, Mrs. wid Frank” or “Edgar, Mrs; E. wid Frank” for the next 17 years.

She died in November, 1918, leaving the house to three of her grown children, all spinsters, including Frances M., Charlotte L. and Ethel B. Edgar.

Apparently two sons and one daughter had moved out by then, because in 1919, Lovell’s Directory described the occupants of 4100 Dorchester simply as “the Misses Edgar.”

In 1926 one daughter, Charlotte, died and the sons and daughter who had moved out – one son was in Winnipeg, another in London, England, and Louise L. was in New York City – relinquished any rights to the house, so Frances and Ethel stayed there as the owners, and Lovell’s continued to list “The Misses Edgar” as the occupants for another six years. At the time Charlotte died, the two spinsters took out an \$8,000 loan with the Grand Trunk Railway of Canada Superannuation and Provident Fund Association, basically the Grand Trunk’s pension fund. The stock market crashed in 1929 and the Great Depression began.

Edgars move out (1932)

The two spinsters held on for a couple of years but by 1932 they were forced to turn the house over to the pension fund, moving to an apartment on Amesbury Ave. downtown. The pension fund may have chosen at that point to make the house over into a duplex; in 1933 Lovell’s listed the occupant as William H. Girard, vice-president and later president of Bedard & Girard Ltd., electrical contractors, but by 1935 another occupant at the address was William W. Stewart, a general contractor.

In 1940, the only occupant of the large house was Mrs. D. Pegnam, widow of T. Pegnam. She stayed there throughout the

continued on p. RE-22

HISTORY OF 4100 DORCHESTER STREET/BOULEVARD (since construction)

DATE	BUYER	PRICE
20-Feb-1899	Frank Edgar	\$10,000
24-Jan-1919	Frances M., Charlotte L. and Ethel B. Edgar	(Inherited)
27-Sep-1932	Grand Trunk Railway of Canada Superannuation and Provident Fund Association	(Seized)
17-May-1945	Col. Paul Edmond Belanger	\$8,500
20-Feb-1950	James Eugene Wilder	\$15,500
23-Mar-1950	Rhea Forgue, wife of Jean Normandin	\$17,000
10-Oct-1950	Karl Gsell	\$26,000
6-Jun-1952	Josephine Andre, wife of Leopold Hammerschmid	\$33,000
1-Oct-1963	Stella Flader, wife of Kalman Samuels	\$39,300
5-Oct-1976	Robert A. Pratt	\$1
26-Nov-1979	Ronald Pilon	\$89,500
14-Nov-1980	Sydney Sweibel	\$162,500
16-Oct-1990	Elizabeth Pearen, wife of Robert Tayler	\$690,000
4-Aug-2003	Douglas Ajram & Sophie Meloche	\$975,000

– 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
– 1888 – wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre
– 1890 – Village of Côte St. Antoine become a town
– 1892 – still-in-use stone railway bridge replaces wooden one over Glen Rd.
– 1895 – Town of Côte St. Antoine changes its name to Westmount
– 1958 – Westmount’s previous arena opens as an open-sided venue. It was enclosed in 1963. The pool at this facility was added in 1962
– 2002 – Westmount is merged January 1 with city of Montreal
– 2006 – Westmount demerges January 1 from city of Montreal
– 2013 – Current Westmount recreation centre opens

Alan Klinkhoff Gallery

Sale of Modern, Impressionist & 19th Century Art

Alan Klinkhoff Gallery's Fall Sale of Modern, Impressionist & 19th Century Art will be published on October 23rd at Klinkhoff.ca, with available works on view in our Montreal and Toronto galleries.

For all buying inquiries, contact us at your earliest convenience. Works of art are available for immediate purchase and subject to prior sale.

Pre-order your catalogue at
Klinkhoff.ca/Fall2020

Catalogue Cover (Detail):

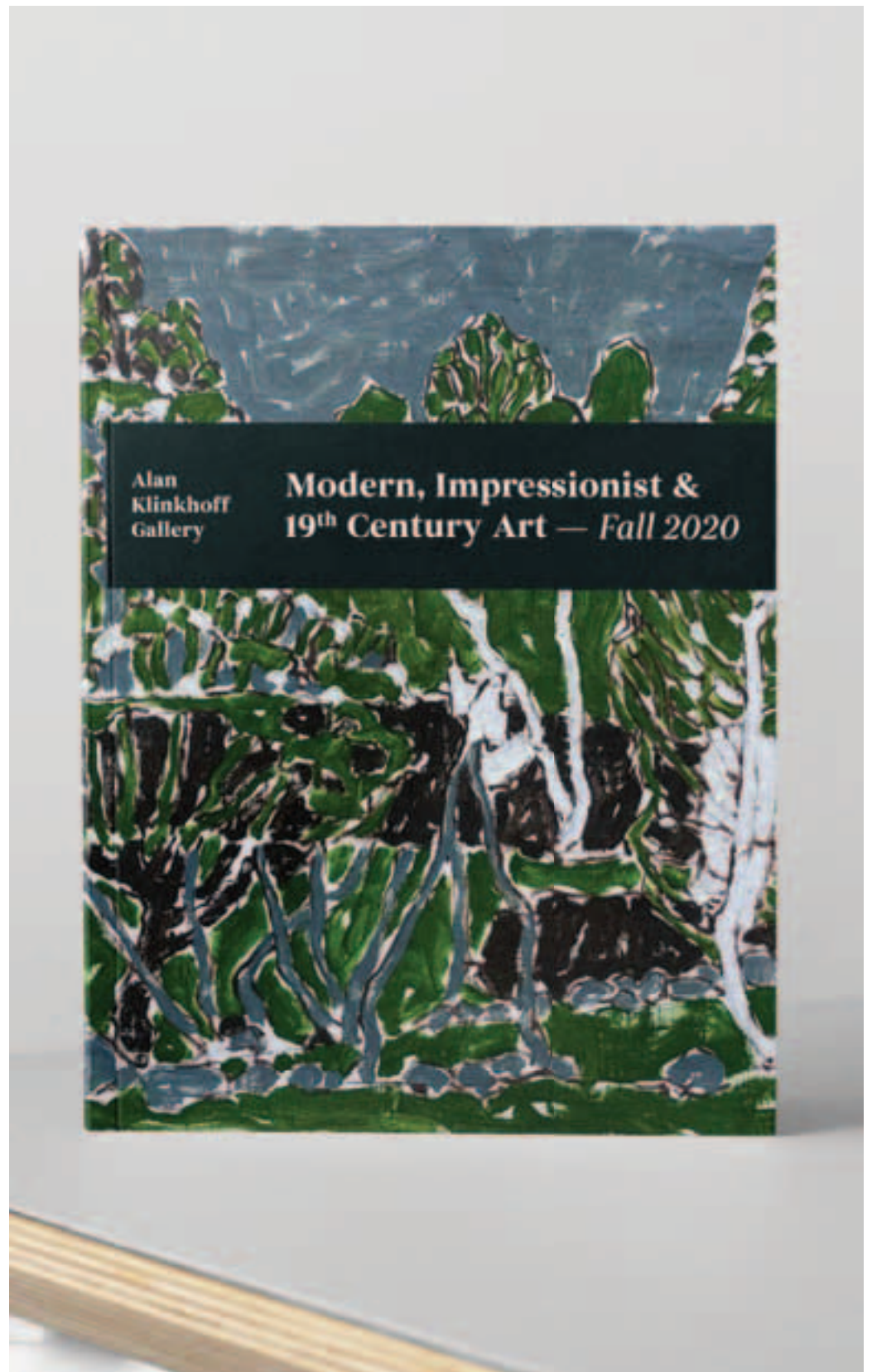
David Milne 1881-1953
Tree Pattern (Boston Corners, N.Y.), 1916 (May-June)
Oil on canvas
17 7/8 x 19 7/8 in (45.5 x 50.5 cm)

Property from a Distinguished Westmount Collection

Montreal
1448 Sherbrooke Street West
514.284.9339

Toronto
190 Davenport Road
416.233.0339

www.klinkhoff.ca
info@klinkhoff.ca





The Goode house, 178 Côte St. Antoine, on July 1.

PHOTO: RALPH THOMPSON.

Goode, *cont'd. from p. RE-6*

lie Jodoin, assistant director of Urban Planning, Youki Cropas, the department’s architectural and permits officer, and then Julia Gersovitz, who chairs both the PAC and the LHC.

While the Goode House is already one of 40-plus properties to hold Category I* recognition as exceptional properties under the city’s own by-laws, this does not extend to the interior or to the site itself such as the landscaping, Gersovitz explained.

The level of integrity of the property is owed to the Goode family, whose members were also “famous” as local gardeners, she explained.

“We won’t show you any interior images,” she said, “because the city respects the privacy of the owner.”

So, for people hoping to have seen these “you will be disappointed.”

While the history of the home and the property have been previously reported at

length, the current recognition, Cropas said, will not freeze it “in time,” because the house needs to be modernized and updated to be suitable for today’s living. The by-law, however, will serve to highlight the design elements of high value during any requests for changes.

Caroline Breslaw, who represents the Westmount Historical Association (WHA) as its president on the LHC, asked near the end of presentation how many participants were viewing it online at the time, and was told 24, though the number was quickly changed to 31 including all the committee members.

She later told the *Independent* that some members of the WHA told her they had difficulty accessing the live presentation and at least two had stated they sent in questions which appeared to been caught in a lag and neither received any response.

The meeting was concluded by Lulham, who named the other members of the LHC in addition to herself: heritage specialist David Hanna (her husband); architects

Erik Marosi and Gerald Soiferman; and Gersovitz and Breslaw.

See other stories on the project: July 7, p.

8; July 14, p. 10; September 1, p. 3 and September 8, p. 19.



What the livestreamed meeting looked like to viewers.



Mare Dimitropoulos
Real Estate Broker

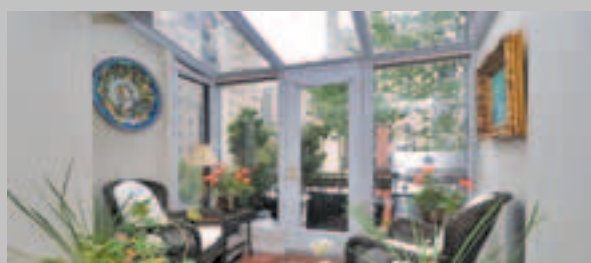
514.791.7764

www.maredimitropoulos.com | mdimitropoulos@sutton.com

Sutton
Groupe Sutton-
Centre-Ouest Inc.
Real estate agency
Agence immobilière

DOWNTOWN LIVING

Urban living with tranquility, between the mountain and the city core, discover the beauty of Place Richelieu.



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

In the heart of the Golden Square Mile. Centrally located in a beautiful garden courtyard. Sun filled rooms from front to back. Unique charm featuring high ceilings, elegant architectural details, wood floors, and sunroom with terrace. 4 bedrooms, 3 bathrooms, a powder room, private garage and outdoor parking.

Le Chateau – 1321 Rue Sherbrooke O.



Asking Price \$4,550/month | MLS #21871867

Furnished rental – great views – 12th floor, 1519 square feet, 2 bedrooms, 2 bathrooms.



IMMEDIATE OCCUPANCY

3455 Rue Drummond



Asking Price \$560,000 | MLS #25184531

2nd floor, 1100 square feet, indoor parking, 2 bedrooms, 2 bathrooms, balcony with views.



NEW LISTING



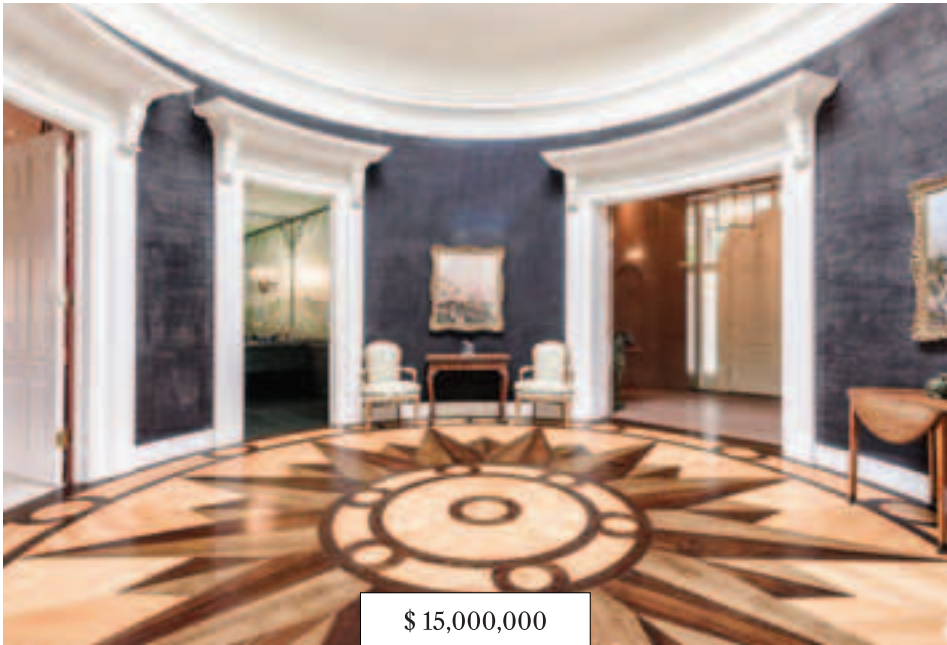


CHRISTINA
MILLER

REAL ESTATE GROUP

PROFUSION
IMMOBILIER

CHRISTIE'S
INTERNATIONAL REAL ESTATE



\$ 15,000,000

WESTMOUNT | SUMMIT CIRCLE



NEW
LISTING

\$3,950,000 +GST/PST

MONTRÉAL | AV. DU MONT-ROYAL E.



NEW
LISTING

\$ 3,800,000

WESTMOUNT | AV. CLARKE



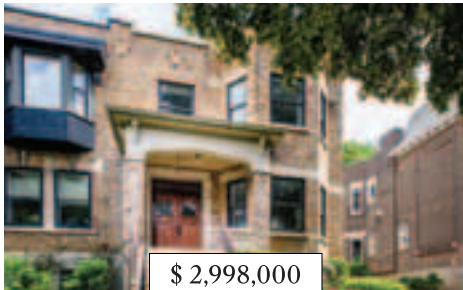
\$ 3,395,000

WESTMOUNT | AV. ROSLYN



\$ 3,295,000

WESTMOUNT | CH. DE LA CÔTE-ST-ANTOINE



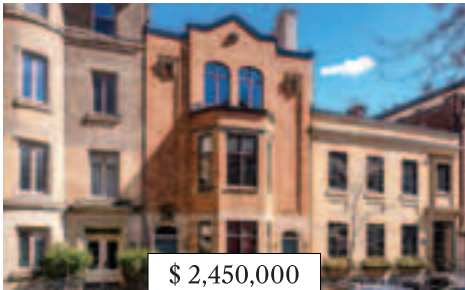
\$ 2,998,000

WESTMOUNT | AV. GROSVENOR



\$ 2,950,000

WESTMOUNT | CROIS. SUMMIT



\$ 2,450,000

MONTRÉAL | AV. SUMMERHILL



\$ 2,195,000

LE SUD-OUEST | AV. ATWATER



\$ 2,195,000

WESTMOUNT | AV. LANSDOWNE



\$ 2,150,000

MONTRÉAL | AV. HOLTON



\$ 2,098,000

WESTMOUNT | AV. ARLINGTON



\$ 1,995,000

WESTMOUNT | CH. DE LA CÔTE-ST-ANTOINE



\$ 1,925,000

WESTMOUNT | AV. LANSDOWNE



NEW LISTING

\$ 1,895,000

WESTMOUNT | AV. GROSVENOR



NEW LISTING

\$ 1,639,000

WESTMOUNT | AV. ARGYLE



\$ 1,565,000

WESTMOUNT | AV. WOOD



\$ 1,450,000

HAMPSTEAD | RUE FINCHLEY



NEWLY PRICED

\$ 1,150,000

CDN/NDG | AV. NORTHCLIFFE



NEWLY PRICED

\$ 1,138,000

LE SUD-OUEST | RUE DU CANAL



NEW LISTING

\$ 939,000

CDN/NDG (WSMT ADJ.) | AV. CLAREMONT

Successfully Sold



SOLD BY CMG!

WESTMOUNT



SOLD BY CMG!

CDN/NDG



SOLD BY CMG!

CDN/NDG



SOLD BY CMG!

MONTRÉAL



SOLD!

WESTMOUNT



SOLD!

WESTMOUNT



SOLD!

CDN/NDG



SOLD!

CDN/NDG



SOLD!

CDN/NDG



SOLD!

OLD-PORT



*SOLD!

* With Conditions

WESTMOUNT



SCAN TO VIEW ALL OUR LISTINGS!

Duelling canopies



Sutton | **BARNES**
INTERNATIONAL REALTY | **Team**
Guillard-Berlie

YOU TOO CAN PUT YOUR TRUST IN OUR EXPERIENCE!

Thinking of selling or buying? Work with us with confidence!
Forty years of combined experience in Westmount real estate.



Marie-Laure Guillard Real estate broker mguillard@sutton.com	Carmen Berlie Real estate broker cberlie@sutton.com	Blandine Myard Real estate broker	Caroline Pajot Real estate broker & Assistant
---	--	---	--

514 918-6491 | groupe sutton – centre-ouest inc.
immobilierguillardberlie.com | real estate agency

Westmount institution Tavern on the Square and a newcomer – Greek restaurant Balos – have both set up white wedding-style tents over their *terrasses*, as seen September 14 on St. Catherine and Gladstone/Wood. The goal seems fairly obvious: offer clients some COVID safety “outside” while extending the summer season by a few more weeks – or months.

PHOTOS: INDEPENDENT.



Three generations of trilingual women. Hundreds of transactions.

J|P
JILL PRÉVOST

Ça va bien aller!



STILL CAN'T FIND THE ONE? HERE ARE 4 LISTINGS THAT MIGHT BE FOR YOU!

FORDEN | WESTMOUNT

This traditional 3-storey beauty,
Is what you've been waiting for,
Fully renovated + with integrated garage,
A gorgeous den + so much more!

4+1 bdrm/3+1 bath

CLARKE | WESTMOUNT

If you've been looking for a project,
This just might be the one,
With a full height attic + integrated garage,
There's so much that can be done!

4 bdrm/2+2 bath

HARLAND PL. | HAMPSTEAD

If you want beautiful quality,
Then this might be the one for you,
It's not only FULLY renovated,
But it's on a quiet cul-de-sac too!

4+1 bdrm/3+2 bath

TOUR DES CANADIENS | DOWNTOWN

If you're looking for an investment,
How about this corner condo on the 32nd floor?
Fully furnished and rented until Nov 2022,
There's a pool, gym, loges to rent + so much more!

2 bdrm/2 bath/1 garage

I'm here to help. If this period of uncertainty
has you thinking about your next chapter. Call me.

Let's write your next chapter TOGETHER...



Visit all my properties
jillprevost.com
REAL ESTATE BROKER

514.591.0804



Sutton

Groupe Sutton Centre-Ouest
Real Estate Agency

Humming along



This house at 51 Delavigne, left, on September 18, sold for \$3.3 million in December 2018. It was granted a permit for “52 percent” destruction and re-building after a longer-than-usual discussion with city council that began with a request for 100-percent demolition (see June 26, 2018, p. 7.) This four-townhouse development on Hillside at Metcalfe, right, on September 17, is also proceeding apace. It is sold out, developer Darren Reid of Verterra told the Independent March 20.

PHOTOS: INDEPENDENT

No permits – discussions with city continue



This year, the former armoury (left, on September 17) on Hillside southwest of Westmount High and the site of an apartment building at 4216 Dorchester (at Greene) that was destroyed by fire in 1999 (right, on September 14) have both been before the Planning Advisory Committee (PAC) to request permission for non-conforming projects by using the city’s SCAOPI (specific construction, alteration or occupancy proposal for an immovable) by-law, although there has been no update to the public record since then. See “PAC hears proposal for Hillside armoury” (February 18, p. 1) and “Critics question proposed 4216 Dorchester’s modernism” (February 11, p. 10).

PHOTOS: INDEPENDENT.

Nothing happening – yet



A tour September 14 and 18 respectively of these sites showed no activity, although a permit was issued August 3 for 4469 St Catherine at Metcalfe (top) and the owner of 4898 de Maisonneuve expects to start building this fall (see August 18, p. 3).

PHOTOS: INDEPENDENT.



Hampstead
\$3,688,000 Rare opportunity to own a contemporary masterpiece in the heart of Hampstead. Huge corner lot. 9260 square feet. No side neighbors!! Spectacular heated in ground salt water pool with waterfall. Floor to ceiling windows. Abundance of sunlight.
MLS 19017243

Bunny Berke
REAL ESTATE BROKER
bberkeprofusion@gmail.com
514.347.1928

PROFUSION
IMMOBILIER

CHRISTIE'S
INTERNATIONAL REAL ESTATE

PROFUSION REALTY INC. - REAL ESTATE AGENCY



House history, cont'd. from p. RE-12

1940s, apparently, even though the pension fund finally sold the house in 1945 to Col. Paul Belanger (retired) for \$8,500.

Ms. Pegnam continued to live there, and in 1948 Col. Belanger died, leaving his wife to sell the massive house to James Eugene Wilder.

Rapid series of transactions (1950)

A series of very rapid transactions took place in 1950 until finally, in October, it was purchased by Karl Gsell, a St. Laurent inn-keeper who rented it to various tenants and finally sold two years later to the wife of Leopold Hammerschmidt, who very proudly identified himself (in the deed) as head waiter at the LaSalle Hotel.

They lived there through the 1950s and into the 1960s; their departure may have been influenced by the conversion of the house next door into a women's shelter for the Salvation Army (though the Army was very discreet in its operation of the former duplex); in any event, in 1963 they sold to Stella Flader, wife of Kalman Samuels who was a prominent lawyer in Westmount (she was a member of the bar in British Columbia).

By this time the city had announced plans to tear down the Dorchester houses and to redevelop the entire area, and in fact demolished the houses on the north side of Dorchester, as well as those on the south side of Tupper St. and the west side of Atwater Ave., though citizen objections stalled the demolition plans before any

more destruction occurred.

**Rooming house (1963-1976)
& re-birth (1979)**

The house turned into a rooming house, like so many of the neighbours along Dorchester and even down Clandeboye, with a maximum six names of residents over the next 13 years.

Finally, in 1976, the house was taken over by another lawyer, Robert Pratt, who lived on the other side of Clandeboye. Slowly the number of tenants dwindled while the Westmount real estate market started to soar.

The rooming house was put on the market in June of 1979, asking \$95,000, and sold by the end of September for \$89,500 to Ronald Pilon, who set about re-converting it to a single-family dwelling. Exactly a year later, he sold a newly-renovated house to another lawyer, Sidney Sweibel, for \$162,500. Sweibel and his wife, Tronny Marcovitch, stayed there for a decade and sold in October 1990, to the Robert Tayler family.

The final sale was to Douglas Ajram and Sophie (or Sofia) Meloche in 2003, when they paid just under \$1 million for the property.

Real estate listings in recent years have boasted about the "exquisite mouldings throughout the house along with hardwood floors and oak trim," not to mention the high ceilings, modern kitchen and bathrooms and a new sundeck. The house has a 2020 municipal valuation of \$2,022,900.



Goad's map of 1912 shows the north side of Dorchester and most of Tupper St. were fully developed by that time. (The houses there were destroyed in the 1960s to make way for re-development that never happened, and much of the land is still city-owned and run as parking lots.) St. Stephen's Church had also been built by the time of this map.



There is always interesting garbage on the streets of Westmount, including items with a depressing and/or worrisome look, including these shoes on Dorchester at Bruce and clothing on St. Catherine at Metcalfe, both seen September 14. When did their owners part with them? How? Why?

YOUR PROPERTY SOLD, **GUARANTEED** Or I'll Buy it! **



1901, Av. Clinton
1 699 000\$

MLS: 21992851
NDG



5201, Ch. de la Côte-St-Antoine MLS: 11133184
1 600 000\$ ADJ. WESTMOUNT



65, Rue Sherbrooke O. MLS: 15698099
2 650 000\$ PLATEAU-MONT-ROYAL



1188, Av. Union, app. 2207 MLS: 25414174
1 250 000\$ VILLE-MARIE

Joëlle Bitar

Certified Real Estate Broker

#1 TEAM OF **RE/MAX**
— ACTION* — WESTMOUNT —



FRENCH, ENGLISH, SPANISH, ARABIC, 欢迎来到亚洲社区



514-239-1414 www.joellebitar.com info@joellebitar.com

Enjoy **INTERNATIONAL VISIBILITY** with **OVER 100 WEBSITES** around the world.

1225 ave. Greene
Westmount



PROFUSION
IMMOBILIER
CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE
AFFILIATE OF THE YEAR
2019

CAROLE G. KENNEDY 514 949-3230

RECENTLY SOLD



RENOVATED | VILLE-MARIE | 300 AV. LANSDOWNE #15

COUNTRY LIVING IN TMR



\$1,680,000 | MONT-ROYAL | 43 AV. SIMCOE

TEAM ANN MALKA 514 606-8784

INCREDIBLE BRIGHTNESS



\$ 998,000 | VILLE-MARIE | 76 PRINCE STREET

CHERINE NOAMAN 514 710-2474

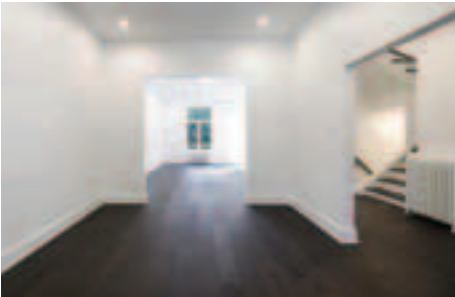
JUST PURCHASED



COLLABORATING AGENT | WESTMOUNT | C YORK STREET

ARTHUR CATALFAMO 514 231-8667

COMPLETELY RENOVATED TWO STOREY HOUSE



\$1,859,000 | NOTRE-DAME-DE-GRÂCE | 3784 AV. MARLOWE | **OPEN HOUSE SUNDAY SEPTEMBER 27TH 2-4 PM**

ANDREW BLUNDELL 514 772-0008

ARCHITECTURAL MASTERPIECE



\$1,895,000 | MONTREAL WEST | 115 AV. BROCK N.

NEWLY RENOVATED SPLIT-LEVEL HOME



\$1,449,000 | MONTREAL WEST | 75 PROM. COURTNEY

ROLA HAMDAN 514 824-6467

AVAILABLE IMMEDIATELY



\$1,750 / MONTH | LE PLATEAU | 4617 AV. PAPINEAU

TANIA KALECHEFF 514 992-6413

SOLD IN LESS THAN A WEEK



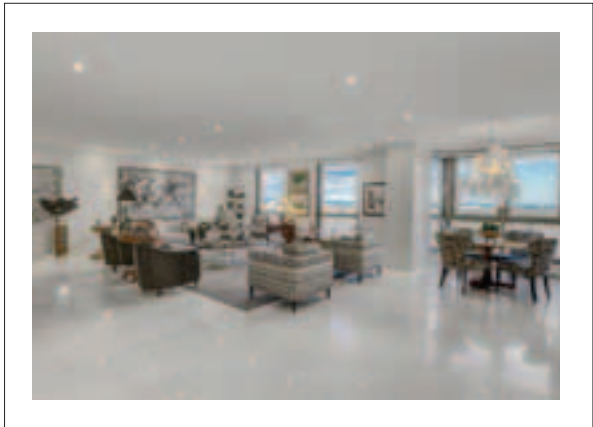
WESTMOUNT ADJ. | 4723 AV. GROSVENOR



CARL KNOWS

THE HIDDEN GEMS
WESTMOUNT HAS TO OFFER

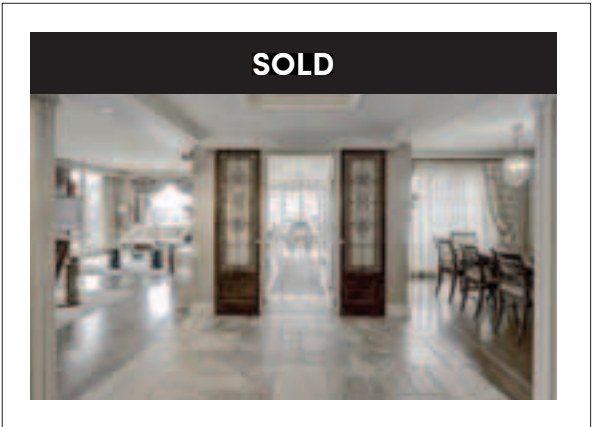
EDGEHILL | WESTMOUNT | \$4,998,000



CHÂTEAU WESTMOUNT SQUARE | \$2,795,000



415 CLARKE | WESTMOUNT | \$8,500 / MONTH



FORT DE LA MONTAGNE | WESTMOUNT ADJ.



Real estate broker
514.726.2077
crfontaine@profusion.global
www.profusion.global

1303 Greene Ave, Suite 500, Westmount
Profusion Immobilier inc • Real Estate Agency



Enjoy the flowers – winter is coming



A council member commented at the September 8 city council meeting that the city's flowers were "absolutely spectacular" this year. Seen September 16 are flowers at the Westmount Lawn Bowling and Croquet Club next to city hall (left), on Sherbrooke near Prince Albert (right) and on the roof of the Westmount recreation centre (below).

PHOTOS: LAUREEN SWEENEY.



City hall roof work continues – including temporary staircase



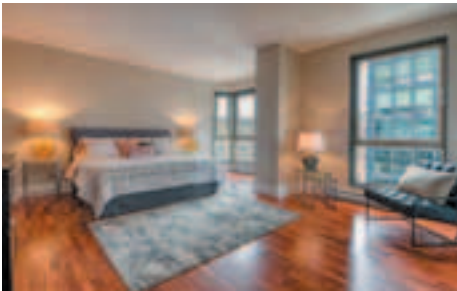
As approved June 1, \$1.4 million of slate-shingle work on the roof of city hall was well under way September 16, left. (See “Work starts soon on new \$1.4M slate roof for city hall,” June 9, p. 1). It is phase 2 of the project. The work is expected to be completed in November, according to city director general Benoit Hurtubise. Last year, phase 1 cost \$1 million. The photo at right is from June 5.

LEFT-HAND PHOTO: LAUREEN SWEENEY; RIGHT-HAND PHOTO: RALPH THOMPSON.

WESTMOUNT



This elegant condo was completely renovated in 2020. The 2nd bedroom opens to the living room and could be used as an office. Marble floors throughout. Master bedroom is wood with 2 large walk-in closets. Heated floor and towel rack in both bathrooms. Brand new appliances (Kitchenaid). Building amenities: 24/7 Doorman and security, Valet parking, Renovated Gym and indoor swimming pool with state-of-the-art equipment, Squash court, Terrace, Exclusive restaurant. Centris #18738987 **\$1,289,000**



Mohsen Darai
Real Estate Broker
mdarai@sutton.com
514-924-7445

GROUP SUTTON CLODEM INC.

Sid M. Alavi
Real Estate Broker
salavi@sutton.com
514-861-3000



250 CLARKE AVENUE #915

WESTMOUNT - \$3,985/MONTH INCLUDING GARAGE



Luxurious & spacious 2 bedroom, 2 bathroom apartment completely renovated with quality materials featuring open-concept living room, dining room, and kitchen with abundant natural light. Gorgeous views and incredible location. Indoor garage, storage unit, heating, air-conditioning, and hot water included



Olivia Cameron
Real Estate Broker & Advisor
T. 514-502-9596
olivia.cameron@evrealestate.com

ENGEL & VÖLKERS
OLIVIA CAMERON

©2020 Engel & Völkers. All rights reserved. Independently owned and operated. If your property is already listed, please disregard this ad. Real estate broker, real estate agency, Engel & Völkers Montreal / Québec

Potential buyers exist for former Subaru dealership

Council discussing future of Packard building on St. Catherine St.

By Martin C. Barry

An item up for discussion during September 21's Westmount city council meeting was expected to deal with a crucial piece of the city's plan for the renewal of a commercial stretch of St. Catherine St. – the future of 4024-32 St. Catherine, which has a Category 1 heritage status.

According to District 8 city councillor Kathleen Kez, who spoke to the *Independent* last week, negotiations by the city with potential buyers for the former Packard car dealership building were still ongoing as of September 18.

"That's what we're going to be discussing further in council," said Kez. "There's many developers looking at it at the moment.

"And we're actually going to be discussing one of them this coming council on Monday [i.e. September 21, after the *Independent's* press time]."

Neighbour demolished

The city of Westmount granted permission for the demolition, now completed, of another aging commercial building to the east on the south side of St. Catherine St. near Atwater Ave. as part of an overall plan to renew the area.

In the meantime, the future of the Packard building has remained uncertain.

With most of its facade covered by a protective curtain for years to keep pieces of masonry from falling off to the sidewalk, the deteriorating building was still occupied last week by a few street-level busi-

nesses, although the upper storeys that once served as a garage have been closed off for years.

The protective sheet was put into place after Westmount's Urban Planning department asked the owner to do so because pieces of the façade had become dangerously loose. According to municipal property registration records, the building was originally erected in 1929.

The owner remains listed in municipal property records as Fiducie Familiale Tehrani (Tehrani Family Trust).

The building was subject to a Régie du Bâtiment du Québec inspection in January 2012 (see January 24-25, 2012, p. 10), when the provincial building standards agency asked the owner to produce an engineer's report attesting to its structural integrity.

Subaru gone

The report recommended that reinforcements be added to interior support columns if the building's upper levels were to continue being used as a garage. However, the last automotive tenant, a Subaru dealership, left in 2011. Inspectors from the city of Westmount have continued to check the building's structural integrity since then.

Kez said the revitalization under way on that stretch of St. Catherine St. is part of the city's overall Imagine Westmount 2040 project, whose eventual goal is a complete revision of Westmount's urban planning program.



Above, 4024-32 St. Catherine St. on September 17.



4024-32 St. Catherine St. in January 2012.

LUXURIOUS CONDOS

FIVE-STAR LIVING PENTHOUSE WITH
WORLD-CLASS FINISHES



\$8,500,000

RITZ-CARLTON®, DOWNTOWN

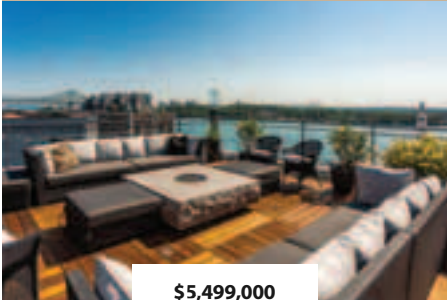
PENTHOUSE | 4,958 SQ. FT. OF LIVING SURFACE
& PANORAMIC VIEWS



\$6,900,000

“L’AVENUE”, DOWNTOWN

PENTHOUSE | MASSIVE ROOFTOP TERRACE
& ST-LAWRENCE VIEWS



\$5,499,000

SOLANO®, OLD PORT

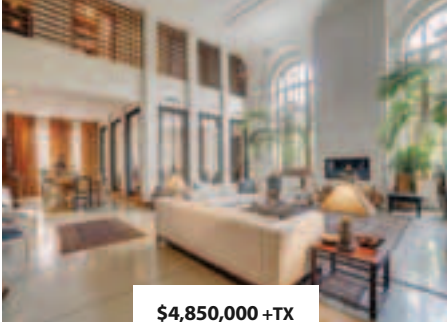
PENTHOUSE | 4,500 SQ. FT. OF LIVING SPACE
& PRIVATE ROOFTOP TERRACE



\$4,895,000

“COURS MONT-ROYAL”, DOWNTOWN

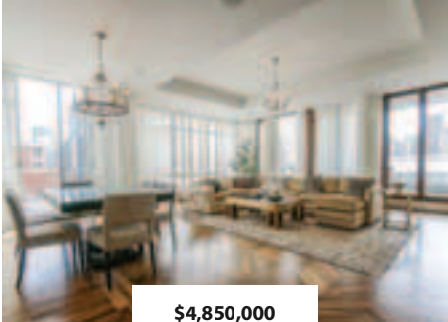
THREE-STOREY PENTHOUSE WITH SUPERB TERRACE



\$4,850,000 +TX

“UM”, PLATEAU MONT-ROYAL

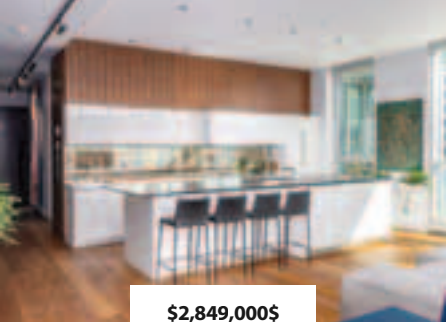
2 SUITES CORNER UNIT | UNPARALLELED SERVICES



\$4,850,000

“RITZ-CARLTON”, DOWNTOWN

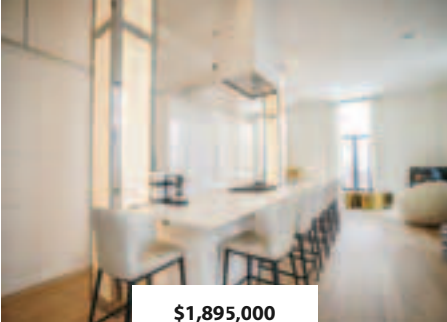
BREATHTAKING VIEW | 4 BEDROOMS



\$2,849,000\$

ALTITUDE®, DOWNTOWN

STUNNING FINISHES | VIEWS ON THE CANAL



\$1,895,000

“LOFTS REDPATH”, SOUTH WEST

2,643 SQ. FT. OF LIVING SURFACE

LISTED & SOLD
BY MARIE-YVONNE



“BEAUX-ARTS”, GOLDEN SQUARE MILE

2,845 SQ. FT. OF LIVING SURFACE

SOLD



“LE BELMONT”, WESTMOUNT ADJ.

2,788 SQ. FT. OF LIVING SURFACE

SOLD



“200 LANSDOWNE”, WESTMOUNT

1,857 SQ. FT. OF LIVING SURFACE

SOLD



“SANCTUAIRE”, OUTREMONT ADJ.

LUXURY REAL ESTATE HAS A NAME
MARIE-YVONNE PAINT

MYPAIN.T.CA - 514 933 5888 - f i



An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com before the 21st of each month. Major changes since the last coverage (September 3, 2019, p. 11) in bold.

What a difference a year makes!

For months after September of last year, we did not update Retail Watch due to too few changes, then the COVID lockdown came and we waited to see if that changed things (it did!), so here we are, over a year since our last review.

Not only have stores come and gone, but some units have disappeared from “the inventory.” For example, the Metro grocery store on Victoria has absorbed the former retail units used by the Laurentian bank and the Couturier pharmacy (which has moved across the street). In the same vein, we have also removed the unit on Olivier Ave. used by architect Philip Andrew Hazan. It is not empty and it is not really a retail unit at present.

There are also establishments (restaurants especially) that look closed, but aren’t empty yet and may be re-opening post-COVID (or earlier). One that we investigated looks out of business, but its phone number is connected. A sign of hope? We have not counted these as empty.

GREENE AVE. AREA

New

Balos restaurant. 4114 St. Catherine (at Gladstone) – see July 14, p. 20

Forno West. 1235 Greene. – see July 7, p. 28

L’art Glacier. 1308 Greene Ave. – see July 7, p. 29

Pharmacie Emna Mzabi in Westmount Square

Closing

Tony’s shoes. 1346 Greene – see July 7, p. 28

Lapidarius antique shop (jewellery shop will continue) 1312 Greene – see August 15, p. 15

Not in retail use

1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.

1375 Greene, former site of Contrology Pilates, now in Westmount Square
1368 Greene (basement) former site of Fleuressence

1362 Greene Ave., former site of Bistro on the Avenue

1358-60 Greene Ave.

1347 Greene Ave.

1329 Greene, former site of Galerie d’Este, now at 4396 St Lawrence Blvd.

1233 Greene, former site of Starbucks

1215 Greene Ave. (south of de Maisonneuve), former site of Lou

RETAIL WATCH

Goldberg Jeweller.

1212 Greene Ave.

4024A St. Catherine St. (east of Atwater), former site of Tutti Frutti

4026 St. Catherine St., former site of Morning Glory

4026A St. Catherine St., former site of Tia Maria prêt a porter

4028 St. Catherine St.

4142 St. Catherine St.

4148 St. Catherine St.

4148A St. Catherine St.

4207 St. Catherine St. former site of Arevco

Two first-floor units in Alexis Nihon (Greiche & Scaff coming & La Vie en Rose moving in from one floor above), two second-floor units and one basement unit (former site of **Bánh Mì**).

Greene area vacancies: 18

Estimated* number of storefronts: 98

Estimate unit vacancy rate: 18 percent (September 2019: 15 percent)

VICTORIA VILLAGE

New

Boss Grill. 4 Somerville, former site of Ceiba, Le Petit Club and Le Club du Village.

Galerie LeRoyer pop-up window. 4868 Sherbrooke St., former site of Lolë. (Likely temporary. Unit listed as “for rent.”)

shoe liquidation, 4879 Sherbrooke, former site of Rudsak. (Likely temporary. Unit listed as “for rent.”)

Natalie Beauté. 4928A Sherbrooke St. ba&h. 4932 Sherbrooke St.

Myriade café. 345 Victoria

Coming

Belvedere York real estate brokerage. 346 Victoria.

La vie est Belle/M.T.L. Bagel. 3001 Sherbrooke St. (at Claremont)

Moved

Daoust. From 4830 Sherbrooke (at Grosvenor) to 345 Victoria.

Closing

La Strada shoe shop. 4926 Sherbrooke St.

Not in retail use

South side of Sherbrooke

4830 Sherbrooke St., former site of Daoust, which is now at 345 Victoria.

4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.

4908 Sherbrooke St., former site of Naïf

4920 Sherbrooke St., former site of La Canadienne’s Westmount location

4924 Sherbrooke St., former site of North Face

4926 Sherbrooke St., former site of Evolve toy pop-up store and, before that, JoshuaDavid

5014 Sherbrooke St, former site of Bois et Cuir, which has moved to 3000 St. Antoine St. W., at Atwater Ave.

North side of Sherbrooke

4823 Sherbrooke St., former site of Pier 1

4825 Sherbrooke St., former site of Gascogne

4908 Sherbrooke St., former site of David’s Tea

4915 Sherbrooke St., former site of Ben & Tournesol and Wilfred & Adrienne, now operating at 4937 Sherbrooke St.

4925 Sherbrooke, formerly used by Sarah Pacini, which continues at 4919 Sherbrooke St.

4927 Sherbrooke St. (upper) former site of Au Sommet pop-up store

4935 Sherbrooke St., former site of Envers

5001 Sherbrooke St., former site of Second Cup

5003 Sherbrooke St., former site of Copper Branch

Victoria Ave.

245 Victoria, former site of Spa Aliyah,

now operating at 5000 Jean Talon St. W. 320A Victoria

322A Victoria, former site of Astri Prugger design

342A Victoria, former site of Petit Lapin gluten-free bakery

344 Victoria, former site of Déjà Porté consignment store.

344A Victoria, former site of Consignment Chic(k).

392 Victoria, former site of Pretty Ballerinas

39 Somerville former site of Farfelu gallery.

Victoria village vacancies: 24

Estimated* number of storefronts: 133

Estimated unit vacancy rate: 18 percent (September 2019: 19 percent)

OTHER

Not in retail use

4498 St. Catherine St., former site of Clifford’s grocery store

4431 St. Catherine St., former site of McGuigan Pepin, whose real estate brokers are now at Royal LePage Heritage.

*The *Independent* has tried to count all the store spaces accessible from street level, which usually means up to one level above or below the sidewalk. Some judgement was required.

The Greene Ave. area totals exclude Westmount Square and Alexis Nihon.

Path repaved



This brick path next to the lagoon in Westmount Park was being re-paved September 17 with asphalt. It is the same one where a senior fell recently on broken bricks (see “Please fix the broken brick path,” August 25, p. 22).

PHOTO: HEATHER BLACK.



Anne Ben-Ami (Madar)
Real Estate Broker

Shana Tova!
Wishing you
a prosperous
new year.

Professional.
Dedicated. Results.

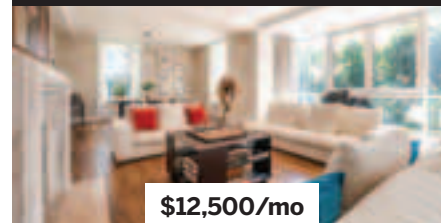
INTRODUCING



\$2,225,000

802 Av. Upper-Lansdowne, Westmount
Must see, 5-bedroom home | MLS 11373308

INTRODUCING - RENTAL



\$12,500/mo

M sur la Montagne, Phase I, Apt. 100
MLS 15843126

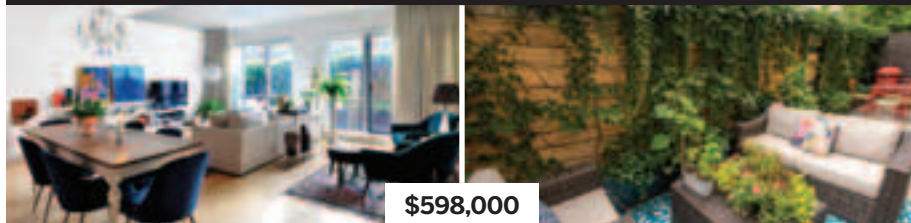
EXCLUSIVE



Price upon request

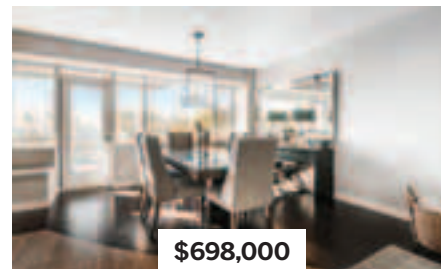
4180 Place James-Huston, Saint-Laurent
Exclusive

REVISED PRICE



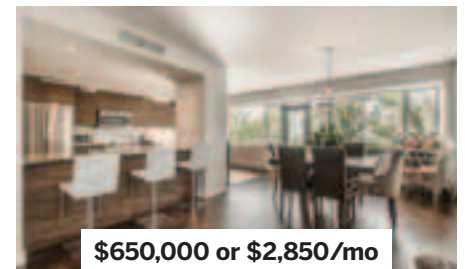
\$598,000

377 Rue des Seigneurs, Apt. 113, Sud-Ouest
Garage and terrace | MLS 26824675



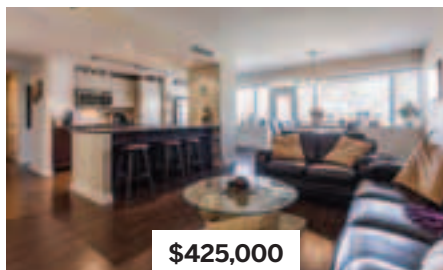
\$698,000

4850 Ch. Côte-St-Luc, Apt. 74, CDN/NDG
2 bedrooms | MLS 17460385



\$650,000 or \$2,850/mo

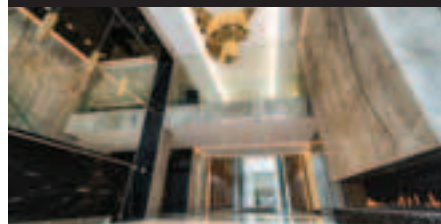
4850 Ch. Côte-St-Luc, Apt. 54, CDN/NDG
2 bedrooms | MLS 19556489



\$425,000

4850 Ch. Côte-St-Luc, Apt. 47, CDN/NDG
2 bedrooms | MLS 21800106

SOLD



M sur la Montagne, Phase II
Unit 302

SOLD



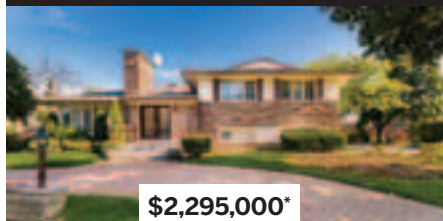
M sur la Montagne, Phase II
Unit 305

SOLD



Trafalgar, Ville-Marie

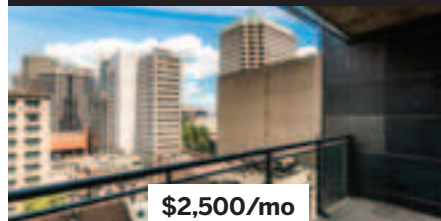
CONDITIONAL OFFER



\$2,295,000*

406 Av. Lethbridge, Mont-Royal
MLS 23138318

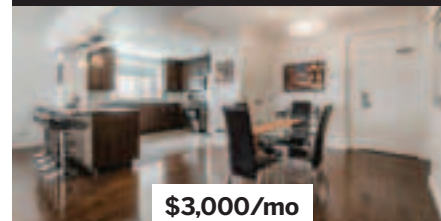
RENTAL



\$2,500/mo

1188 Av. Union, Apt. 1210, Ville-Marie
With garage | MLS 27600089

RENTAL



\$3,000/mo

1188 Av. Dr-Penfield, Apt. 92, Ville-Marie
3-bedroom with garage | MLS 9957016

RENTED



4850 Ch. Côte-St-Luc, PH3, CDN/NDG
5-year lease

514.726.3037 • annebenami.ca

sothebysrealty.ca | Independently owned and operated. Real estate agency. * Listed price.

Sotheby's | **Québec**
INTERNATIONAL REALTY



MARIE SICOTTE

REAL ESTATE BROKER

WELCOME TO THE *right* ADDRESS

514 953 9808
mariesicotte.com



NEW

21 DEER HAVEN
ARUNDEL

Beautiful farm in the charming village of Arundel. 4bdr farm house surrounded by 443 acres of land, only 20 minutes from Tremblant.

\$3,695,000



LAC XAVIER
LA CONCEPTION

Premium waterfront lot on Lac Xavier. This beautiful 48-acre lot has stunning views of the entire lake and can accommodate 2 houses, both with access to more than 1500ft of private beach. Western orientation with magnificent sunsets.

\$2,750,000

244 CRYSTAL FALLS
ARUNDEL

Vast, 143-acre land bordering the Rouge River w/ renovated 4bdr farmhouse, 2 barns + chicken coop. Stunning views of the Rouge Valley. This beautiful property is located only 20 minutes from Tremblant.

\$1,795,000



1433 DES ORMES
LA CONCEPTION

Magnificent estate of 61 acres along the Rouge River with private beach of more than 3000 ft. Renovated centennial barn and 4bdr ancestral residence. A one-of-a-kind estate ideal for a family retreat and/or horse lovers.

\$1,395,000



676 ROUTE DE LA
MONTAGNE-D'ARGENT
LA CONCEPTION

Large 39-acre estate with stunning views of the Rouge Valley. Close to walking trails, climbing park, and only a few minutes away from Mont Tremblant.

\$949,000



NEW

14 AV. COURSOL
SAINT-DONAT

Superb ski-in/ski-out detached home with sauna, spa, billiard room, ping pong room and tennis court! Beautifully situated on an almost private street at Mont La Réserve, just next door to snoeshow and ski trails.

\$529,000