

Spotlight on Real Estate

October 26, 2021

Pull-out section



Properties on Grosvenor Ave. between Sherbrooke St. and Côte St. Antoine photographed October 22.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

BEFORE & AFTER



IMAGINE

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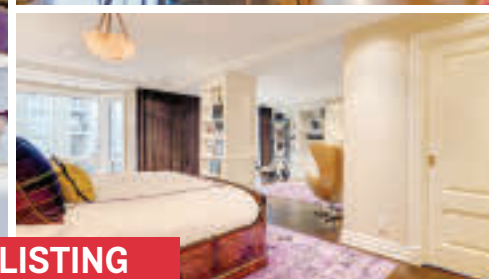
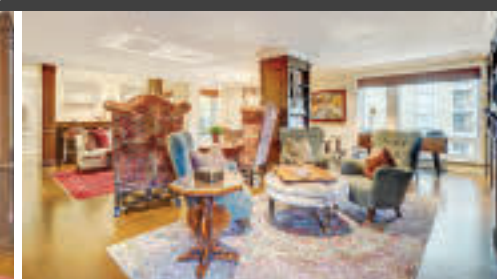
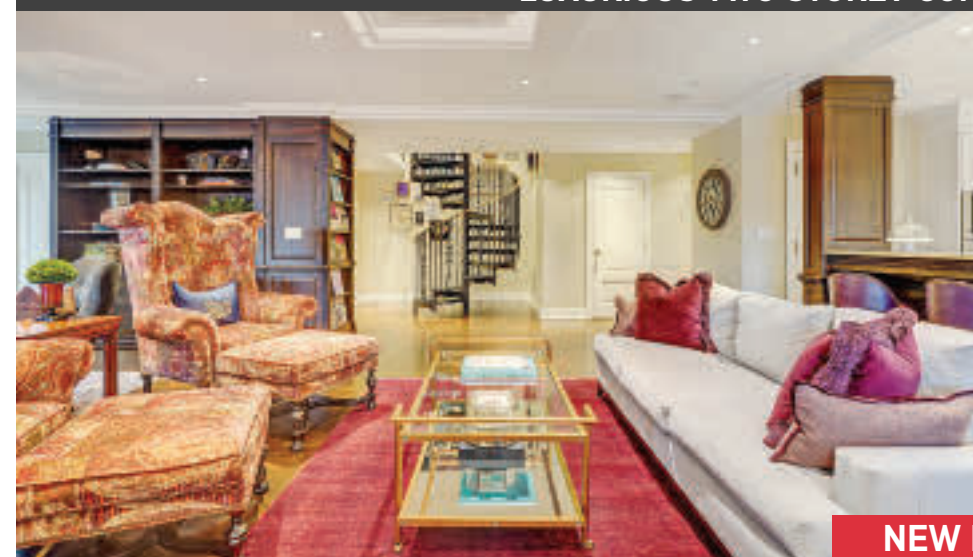


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LUXURIOUS TWO STOREY CONDO WITH HIGH-END FINISHINGS



NEW LISTING

Westmount | 1 Av. Wood, apt 409-509 | \$2,750,000 | 2 Beds, 2+1 Baths, 3 Garages, 2 Lockers

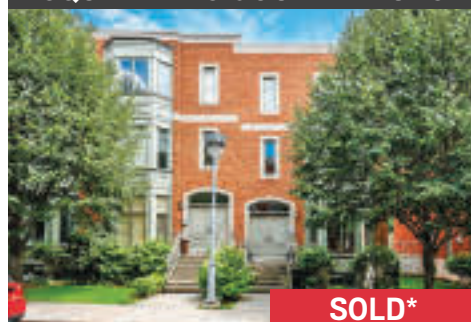
SPACIOUS AND BRIGHT UPPER DUPLEX



SOLD*

Westmount
43 Av. Windsor

SQUARE DES GOUVERNEURS



SOLD*

Notre-Dame-de-Grâce
4375 Boul. Décarie

UNIQUE BRIGHT CORNER UNIT



FEATURED

Côte-des-Neiges | 4923 Rue Jean-Talon O.,
apt. 806 | \$465,000

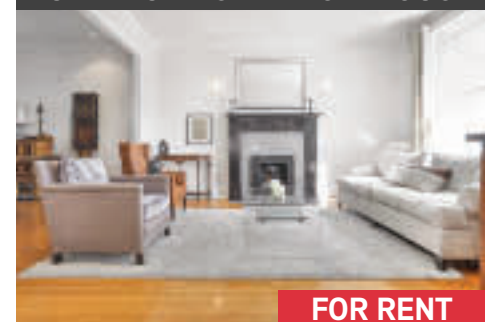
FULLY RENOVATED CONDO IN HEART OF MONTREAL



FEATURED

Little Burgundy | 2220 Rue St-Antoine O.,
apt. A | \$495,000

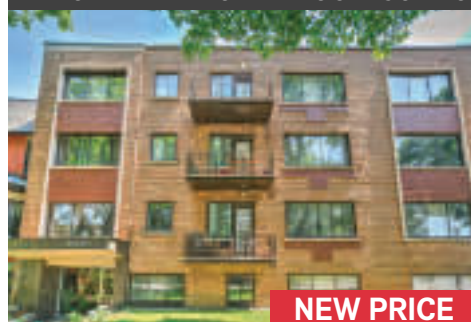
FULLY FURNISHED ROW HOUSE



FOR RENT

Westmount | 11 Av. Ingleside
\$8,000/M

RENOVATED TWO BEDROOM CONDO



NEW PRICE

Westmount | 4500 Boul. De Maisonneuve O.,
apt. 41 | \$2,400/M

FULLY FURNISHED + 3 BEDROOMS



FOR RENT

Westmount | 315 Av. Olivier | \$4,000/M,
\$4,800/M short term

OPEN CONCEPT + 3 BEDROOMS



FOR RENT

Westmount | 364 Av. Lansdowne
\$2,400/M



Real Estate

ANDY DODGE

September sales: Modest prices, strong mark-ups

agents as having been agreed to in September, ranging from \$1,290,000 to \$3,725,000 and averaging \$2,327,727 – the lowest average price since May – but with mark-ups ranging from 21 to 72 percent and averaging 45 percent, an average exceeded only in June when it was 51 percent.

Seven of the 11 September sales were over \$2 million, the third-highest portion in Westmount's history (11 out of 15 sales last November and seven out of 10 in June, 2020, were higher).

The key point is that the average adjusted price of the "typical" Westmount house (with an average valuation of \$1,936,003) is now close to \$2,750,000, up 2 percent since August and 15 percent during this calendar year.

The highest price involved a large semi-detached house on Montrose Ave. while

the lowest was on Metcalfe Ave. below St. Catherine St. – though the latter sale also represented the highest mark-up.

A 'double'!

We also got late news of another August sale for a house on Côte St. Antoine Rd. that went for more than twice its municipal valuation, an indication the buyers are not hesitant to pay the high prices demanded for local real estate.

And while the Greater Montreal Real Estate Board is warning of diminished supply, in fact Westmount's supply increased by one, to 84 houses for sale, of which 34 are priced between \$2 and \$3 million.

Overall, the asking price range in Westmount remains the same as it was a month ago, between \$1,190,000 and \$27,500,000, but the number priced between \$5 million and \$10 million has increased from 12 to 14 listings.

Condos

The third quarter (July through September) of Westmount condominium sales showed 12 agreements, all in apartment buildings, and including one apartment at 1250 Greene Ave. that went for \$4,850,000,

the highest price for a condo since early in 2014.

Another, at 1 Wood Ave., sold for \$4,000,000 in August. From there, prices went down to \$475,000 for a small Hillside Ave. apartment. The prices divide evenly, six below and six above the \$1-million mark.

As with one- and two-family residences, mark-ups were quite strong, between 23 and 74 percent with an average just under 39 percent.

Rentals

So far this year, 36 houses have been rented with the help of agents, up from 33 at the same time last year.

Only 11 houses remain to be rented according to the current listing sheet, compared to 24 that were on the market in March.

Owners are asking between \$3,000 and \$14,900 per month in rent; so far this year one rental achieved \$23,000 per month while another house rented for only \$2,600 a month.

Average adjusted price for 'typical' Westmount house, by month, January 2016 to September 2021, based on accepted offer dates



To Buy or to Rent in Retirement

By Samara Wigdor



The dilemma facing many baby boomer homeowners who are ready to move on to the next stage of their life, is whether to downsize to a condo or move to a rental apartment.

Many feel that renting is a waste of money; although in the retirement stage of life, this may not be of importance and perhaps renting may provide a shelter to those concerned about a hot real estate seller's market.

Renting offers the benefit of predictable monthly expenses, flexibility and unloads the burden of repairs. Homeownership on the other hand brings a sense of pride and satisfaction as property values grow. A homeowner does not have to deal with a landlord and can make any changes or renovations they desire.

If you are not planning on living somewhere for at least five years, renting could make more sense because you may not be able to make up the moving costs, land

transfer tax, mortgage closing costs, and other expenses if you purchase.

If buying or renting are both viable options, one may want to visit properties for both rent and sale and evaluate the financial expense on a case by case basis, while keeping in mind the pros and cons mentioned above. It is a lifestyle choice after all and one should not pass the opportunity to live in their dream home, if they are financially able to, regardless of renting or buying.

Unsure of your next move? Contact us and we will be happy to help you with your decision.

Learn about your Home's Value online at www.MTLHomeValue.com.

Samara Wigdor is a real estate broker with Royal LePage Heritage in Westmount and has been assisting Montrealers with their real estate needs for over 10 years. She can be reached at 514-437-8118 or samara@samarawigdor.com.

ADVERTISING FEATURE

'Eleva' and 'Stella' replace previous Chartwell idea for first 38 floors of 1111 Atwater project

BY JENNIFER BALL

On the warm October evening of October 20, guests gathered in a ballroom at the Queen Elizabeth hotel downtown to hear plans for a Westmount-adjacent development christened "Eleva." This is the second-to-last unit to be completed in the constellation of high-rise buildings, some by different developers on the site of the former Montreal Children's Hospital.

Eleva is composed of three real estate developments. There are 208 apartments on 38 different levels to rent and the target age for the apartments is 65 years old and up.

Within these units will be four floors dedicated to an assisted living program called Stella. They are progressive care units that we will offer assistance and memory care to rental residents but have no association with Chartwell, which was an idea floated several years ago by developers at 1111 Atwater (see June 11, 2019, p. 20).

The resources, care options and leadership team at Stella will be disclosed at an upcoming meeting for media, organized

by the development partners. Twenty-five luxury condo penthouses are also being sold by Sotheby's and these are located on the top five floors.

"Eleva has a total construction period of 40 months. It is going to be one single-phase project and the end of the construction is planned for summer 2022. It is a total investment of \$250 million and our partners are Claridge, Clarke, NUF Architects and Lemay," Marie-Claude Blanchard said.

Blanchard is a sales manager with EMD-Batimo: the builder and also the company that will be managing the building. In business since 1998, the company has a portfolio of residential complexes, including retirement homes, condominiums and rental properties.

"The entrance to the Eleva project will be located on Tupper St. Eleva will have parking spots on the parking level, where you will find about 120 places. We will have spaces for gas and electric cars and for visitors," Ms. Blanchard said.

The features that the partners want to highlight for potential renters are a large reception area, theatre, salt water pool,



IMAGE COURTESY OF ELEVA.

business centre and lounge on the 29th floor with panoramic views.

At the information session there were some concerns though, from potential occupants, about the pace of development on the other construction projects adjacent to Eleva.

Cyrille Girard of Sotheby's International Realty, who is the broker for the luxury penthouse condos, which do not have an age limitation, explained the current situation this way. "In the photo, Towers 2 and 3 are built and they are condos. Towers 4 and 5 are rentals, and the only one that is not yet built is the smallest and lowest one [Tower/Tour 6]. We are talking about 20 floors maximum." The Eleva development is bracketed at top left on the map above by the penthouse entrance arrow on Atwater Ave. and the Eleva entrance arrow on Tupper St.

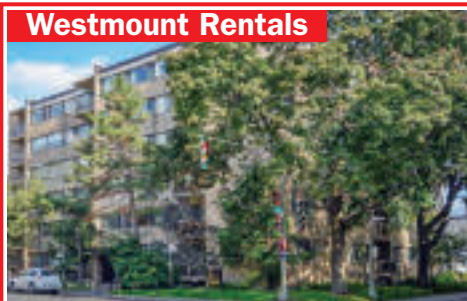
The prices below indicate the starting price of each of the unit. The price will rise depending on what floor you are located on and the complete information for all 208 units was not yet available at the time of publication.

The blueprints include 2-and-a-half apartments between 370 and 650 square feet, with a starting price of \$1,387 per month, up to 5-and-a-half apartments between 1,295 and 1,400 square feet, with a starting price is \$4,246 per month.

The storage space is extra and they are limited to a minimum 100 to 150 storage units.

The rental office is located on the corner of Atwater and Rene Levesque. Contact can be made at info@elevamontreal.com to book an appointment for a virtual tour of the units. No hard hat required.

Westmount Rentals



WESTMOUNT: 4444 Sherbrooke St. W. #401 #502 Le Summit

Beautifully renovated units at the Summit. Ideal Westmount location, doorman, garage, roof top salt water pool with magnificent views. Great building,
2 bedroom 2 bath mls 10512340
2 bedroom 2 bath mls 14421986

\$3,100/mo.
\$3,100/mo.



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GARDEN CONDO



SANCTUAIRE DU MONT-ROYAL C1-6000 Ch Deacon

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RENOVATED CONDO



SANCTUAIRE DU MONT-ROYAL 4B-6111 Ave du Boisé

Beautiful renovated condo, warm interior. 2 bedrooms,
2 bathrooms. Garage. Sunny, private balcony. MLS 11709574

DOUBLE UNIT



SANCTUAIRE DU MONT-ROYAL 5-KL-5955 Av Wilderton

Beautiful, spacious double unit. 2 730 p.c.
3+1 bedrooms, 2+1 bathrooms. 2 garages. Very large balcony. View on the mountain. MLS 13513766

UPPER CONDO



SANCTUAIRE DU MONT-ROYAL 10M-6100 Ch Deacon

Superb condo with panoramic view. 2 bedrooms,
2 bathrooms. 2 garages. Adjacent Outremont. MLS 24943741



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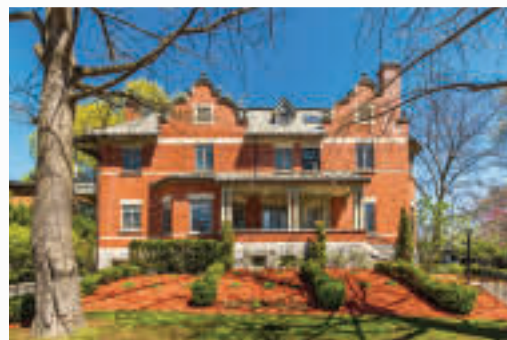
Ville-Marie, 3165 Place De Ramezay
\$30,800,000



Westmount, 105 Av. Upper-Bellevue
\$7,900,000



Ville-Marie, 3122 Ch. de Trafalgar-Heights
\$5,490,000



Westmount, 549 Av. Roslyn
\$4,195,000

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*Includes Centris and Exclusive sales and accepted transactions yet to notarize as of 10/22/2021

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1485 Rue Sherbrooke O. #8A, Golden Square Mile
\$6,950,000



3047 Ch. De Breslay, Westmount Adj.
\$3,698,000



18 Rue des Huards, Île-des-Soeurs
\$3,898,000



285 Av. Edison, Saint-Lambert
\$3,798,000



ACCEPTED OFFER*
1181 Rue José, Laval
Asking price : \$3,699,000



341 Av. Metcalfe, Westmount
\$2,398,000



242 Rue Young #1702, Griffintown
\$2,800,000



1225 Boul. Robert-Bourassa #2803,
Ville-Marie - \$2,729,000



2380 Av. Pierre-Dupuy #PH-2,
Cité du Havre - \$2,500,000



4175 Rue Ste-Catherine O. #1402,
Westmount - \$1,950,000

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Tot lot takes shape



The look of the completely re-done “tot lot” on Somerville near Claremont is becoming clear, as seen October 22. It is not yet open.

PHOTO: INDEPENDENT.

Cleaning up Westmount's summit



Beavers, Cubs and Scouts from Westmount Park and 2nd Westmount with their haul of garbage from a clean-up of Summit Woods October 3. From left, Angela, Tatiana, Scout Lazar, and Cubs Caleb, Agaastya and Victor.

PHOTO COURTESY OF VIRGINIA ELLIOTT.

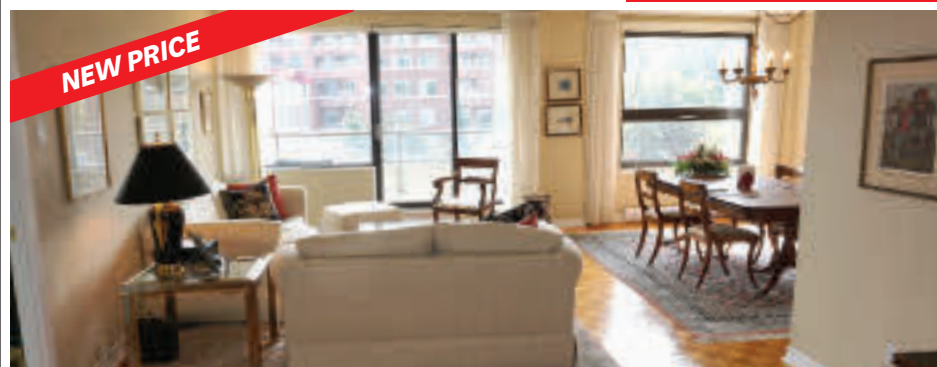
FOR SALE

WESTMOUNT

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Features: 14 Person Hot Tub, Movie Theatre, Party Room, Two Beds Per Bedroom, Directly on Ski-Doo Trails



ESTÉREL 7 Place des Grives | \$2,395,000 | Exquisite recently renovated home on Lac Du Nord.
Features: Five Bedrooms, Two New Bathrooms, New Kitchen, Spectacular Lake Views, Last Home on The Street



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Building permits 🏠 What's permitted

Council approves 15 permit requests on PAC recommendations in revamped process

The following 15 requests for demolition, exterior construction, alteration or renovation were approved at the October 4 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC).

The manner in which building and renovation permits are approved at council meetings has been changed, with approved permits listed by file number with reference to the minutes of the Planning Advisory Committee, which are now accessible on the city website under the council date and public agenda.

Of the 15 permits approved at the October 4 meeting, five come from the recommendations of the PAC meeting of September 21 and 11 from September 18 with, in some cases, fewer details than the previous listings provided.

Approved (coming from PAC Sept. 21):

- 413 Argyle/35-37 Côte St. Antoine:** to allow a property division (cadastral operation);
- 765 Lexington:** to allow a property division (cadastral operation);
- 426 Mount Stephen:** to allow a property division (cadastral operation);

314-316 Lansdowne: to allow a cadastral operation to divide the existing property into two;

650 Belmont: to replace the existing garage door given that it is hardly visible from the street.

Approved (from PAC Sept. 28):

1092 Greene: to replace front and rear basement windows;

810 Upper Lansdowne: to modify openings on the rear façade as well as the extension of the rear balcony according to the drawings for door specifications;

62 Arlington: to allow proposed front façade brick work;

4146 St. Catherine: to install a two-layer PVC sign on the UPS Store;

343 Roslyn: to replace windows to match the original;

171 Edgehill: landscaping;

448 Lansdowne: to modify the openings on the rear façade given that the existing brick will be re-used for the work and the mortar composition and colour will match the existing;

473 Victoria: to replace the front door;

251 Kensington: to replace three basement windows and one back door;

1104 Greene: work to front entrance balcony.

Refused at PAC meeting Sept. 28 but approved at the demolition and council meetings Oct. 7

4898 de Maisonneuve: request for demolition permit refused given the building is classified Category II which demonstrates its unique architectural character, including its modernist addition; the loss of character-defining elements of the building in consequence of its partial demolition; and that the building was in good condition in 2019. This recommendation overturned by the council at the demolition hearing and subsequent council meeting Oct. 7 (see story Oct. 19, p. 1).



Westmount rentals

available now

4800 de Maisonneuve, Westmount Estates renovated apartments

one-bedroom for \$1715
two-bedroom for \$1985
three-bedroom for \$2550

4557 Sherbrooke, The Amabassador newly built better living apartment

three-bedroom for \$3900

10 Rosemount Avenue non-renovated apartments

one-bedroom for \$1215
three-bedroom for \$2455

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\$5,980,000

WESTMOUNT | CROIS. BELMONT



\$3,275,000

WESTMOUNT | CH. DE LAVIGNE

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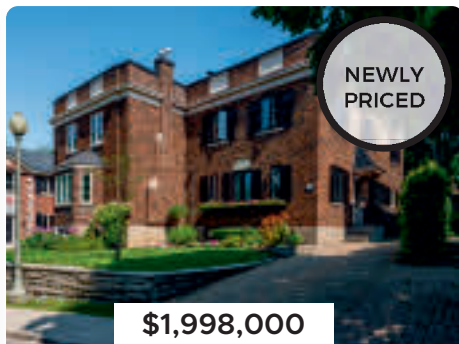
326 Victoria Avenue, Westmount, Quebec H3Z 2M8
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Homes for Sale



\$2,450,000

WESTMOUNT | THE BOULEVARD



\$1,998,000

WESTMOUNT | AV. GROSVENOR



\$1,095,000

MONTREAL | AV. MELROSE



\$1,490,000 USD*

DOMINICAN REPUBLIC | LAS TERRENAS

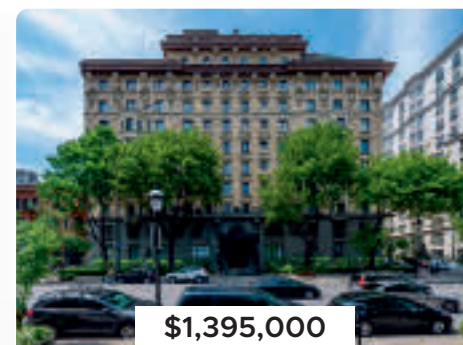
Condos for Sale

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VILLE-MARIE | LE PORT-ROYAL



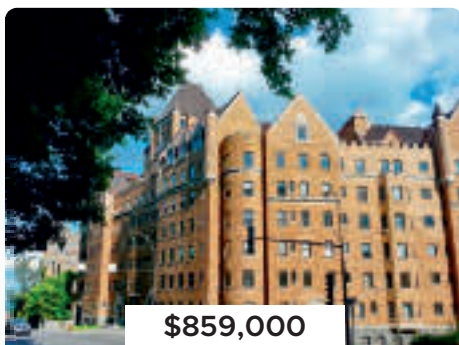
\$1,395,000

VILLE-MARIE | THE LINTON



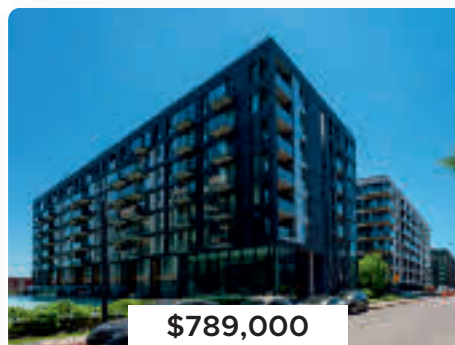
\$1,195,000

VILLE-MARIE | LE FORT DE LA MONTAGNE



\$859,000

VILLE-MARIE | TRAFALGAR



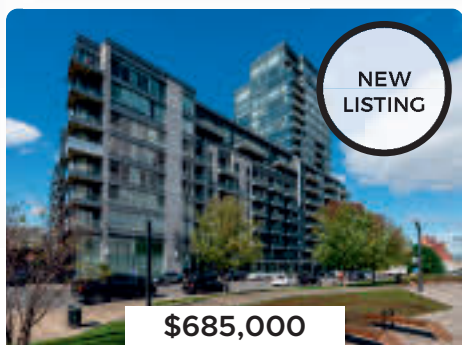
\$789,000

LE SUD-OUEST | LES BASSINS DU HAVRE



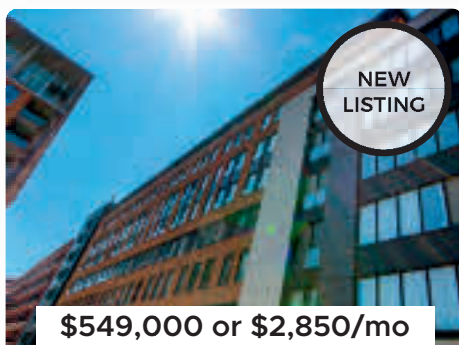
\$749,000 or \$2,800/mo

VILLE-MARIE | LE CONCORDE



\$685,000

OLD PORT | LE SOLANO



\$549,000 or \$2,850/mo

OLD MONTREAL | QUAI DE LA COMMUNE



\$462,500

BROSSARD | LE SOLAR



SCAN ME

Groupe Maurice project takes to the air

The worksite of the Groupe Maurice seniors' residence project at Claremont, St. Catherine and de Maisonneuve, as seen October 10, soon after the crane went up. Look for two workers at the top left of the crane.

PHOTO: HARVEY AISENTHAL

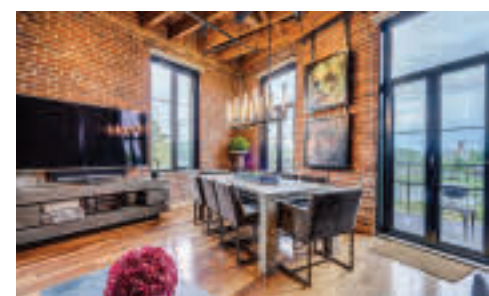
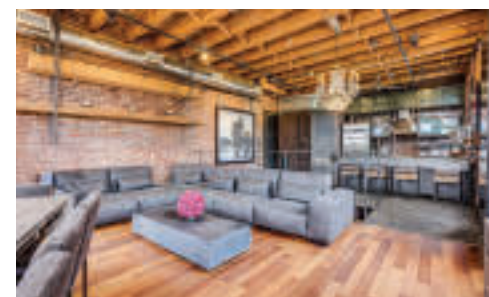
STM: Metro Atwater work to end by November 1

"de Maisonneuve Blvd. will be re-opened to traffic on November 1" announced the Société de Transport de Montréal (STM) by press release October 19.

The street has been closed from Atwater to Wood (except for parking access to Dawson College and Alexis Nihon) since April 2019 to work on the roof of Atwater Metro station. Given Westmount's interest in permanently closing the street to vehicles (see "City spearheads car-free zone on de Mais. at Atwater," April 6, p. 1), what will the city do?

"There is no agreed upon plan at this point," said Mayor Christina Smith by email to the *Independent* on October 15. "Our goal is to limit car traffic on de Maisonneuve."

When asked for clarity on whether Westmount would allow cars or not once the STM's barricades are down, Smith did not reply by press time.



56 TURGEON, LE SUD-OUEST
ASKING \$1,995,000

215 AV. REDFERN #406, WESTMOUNT
ASKING \$1,675,000

394 AV. LANSDOWNE, WESTMOUNT
ASKING \$1,250,000

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THE HIDDEN GEMS MONTREAL HAS TO OFFER

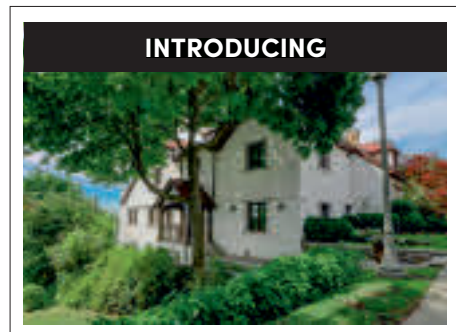
INTRODUCING | GOLDEN SQUARE MILE | \$1,988,000



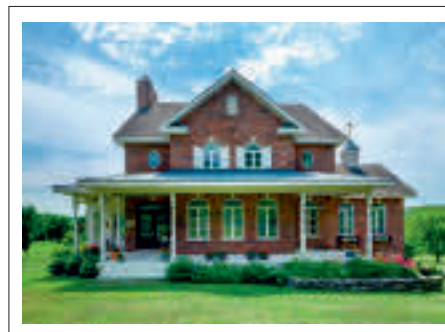
CARL

RÉMILLARD FONTAINE

Real Estate Broker



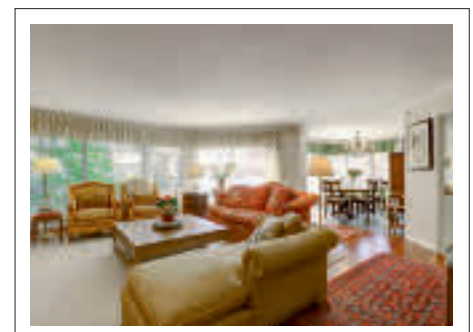
EDGEHILL CH. | \$4,750,000



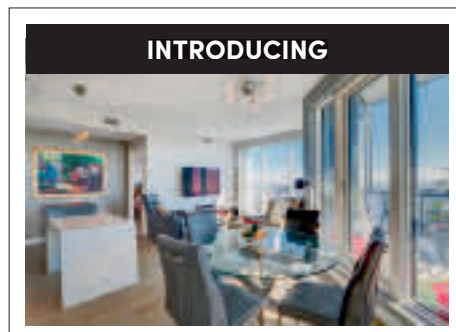
FRELIGHSBURG | \$1,998,000



NUNS' ISLAND | \$1,695,000



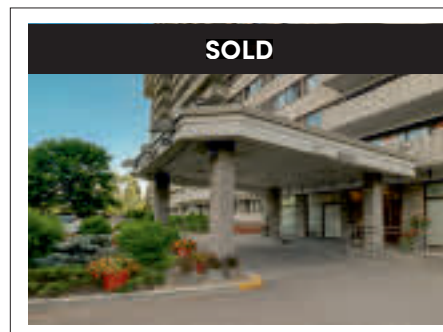
WESTMOUNT | \$839,000



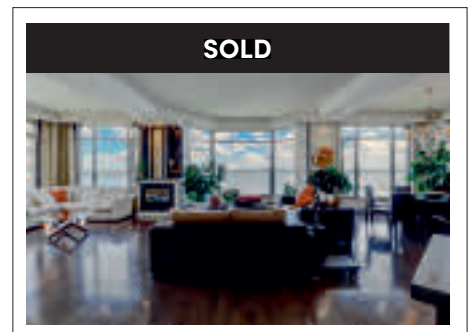
TOUR DES CANADIENS 2 | \$819,000



OLD MONTREAL | \$669,000



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RETAIL WATCH

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com. Major changes since the last coverage (March 23, 2021, p. RE-18) in bold.

GREENE AVE. AREA

New

Maison Westmount, 1212 Greene Ave.
 Elle Apriori, 1347 Greene, former site of Salon Olivier.
 S16, 1362 Greene Ave., former site of Bistro on the Avenue.
 Sofia Zakia jewellery, 1373 Greene.
 La Fabrique Bagel Montréal, 4084 St. Catherine, former site of Green Café.
 Peluche pet shop, 4071 St. Catherine.
 UPS Store, 4146 St. Catherine St., former site of Jendo nails.
 Mobile Klinik in Alexis Nihon.

Coming

Bazaar Oriental grocery store, 4051 St. Catherine, east of Wood Ave., former site of Orthosport, which is now in Westmount Square.
 Ashna foreign exchange in Westmount Square.

Closing

Promenade Greene, 1134 Greene. Owner is continuing at Elle Apriori, 1347 Greene.

Moved

Harry Toulch optometrist from 1327 Greene to 4148 St. Catherine, east of Greene, and became Optik Avenue optometrists.

Not in retail use

1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.
 1368 Greene (basement) former site of Fleuressence
 1358-60 Greene Ave.
 1355 Greene Ave., former site of Mink's.
 1346 Greene former site of Tony's shoes.
 1329 Greene, former site of Galerie d'Este, now at 4396 St Lawrence Blvd.
 1327 Greene.
 1277 Greene former site of Georges Rech.
 1233 Greene, former site of Starbucks.
 1215 Greene Ave., former site of Lou Goldberg Jeweller.
 1201 Greene Ave, former site of Liv.

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.
 4032 St. Catherine St.
 4124 St. Catherine St., former site of Lucille's, which continues elsewhere.
 4142 St. Catherine St.
 4207 St. Catherine St. former site of Arevco
One first-floor, six second-floor and three basement units in Alexis Nihon.
Three units in Westmount Square.
 Greene area vacancies: 20
 Estimated* number of storefronts: 96
 Estimate unit vacancy rate: 21 percent (March 2021: 23 percent)

VICTORIA VILLAGE

New

North side of Sherbrooke

La Pantry par Dany Bolduc, 4879 Sherbrooke, former site of "shoe liquidation" and before that, Rudsak.

South side of Sherbrooke

Refill & Co, 4830 Sherbrooke St., former site of Daoust, which is now at 345 Victoria as Nettoyeur Délicat.
 ArcTeryx, 4868 Sherbrooke St.
 Sobremesa, 4922 Sherbrooke St., former site of Westmount Barbecue and, before that, Kavos.
 Winvestor, 4926 Sherbrooke St. (top), former site of Evolve toy pop-up store and, before that, JoshuaDavid.

Other

Ramfeld property management, 320A Victoria, and now no longer a retail space.
 Spirulina, 392 Victoria, former site of Pretty Ballerinas.

Coming

Pasta Divina, 344 Victoria.
 Belvedere York real estate brokerage, 346 Victoria.
 Pang Tea, 390 Victoria, former site of Cipan.
 James Perse (second location), 4960 Sherbrooke St., former site of WANT.

Closed for the season

Bilboquet ice cream store, 4864 Sherbrooke St.
 Dairy Queen, 4890 Sherbrooke St.

Not in retail use

South side of Sherbrooke
 4822 Sherbrooke St., former site

of Brooklyn.

4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.
 4908 Sherbrooke St., former site of Naif
 4920 Sherbrooke St., former site of La Canadienne's Westmount location
 4926 Sherbrooke St. (bottom), former site of La Strada shoe shop.
 5080 Sherbrooke St., former site of Zone
 5014 Sherbrooke St, former site of Bois et Cuir,
 North side of Sherbrooke
 4823 Sherbrooke St., former site of Pier 1
 4825 Sherbrooke St., former site of Gascogne
4925 Sherbrooke, former site of Iris Setlakwe and formerly used by Sarah Pacini, which continues at 4919 Sherbrooke St.
4927 Sherbrooke St. (upper) former site of Les Dames de Nohant and Au Sommet pop-up store.
 4915 Sherbrooke St., former site of Ben & Tournesol and Wilfred & Adrienne, now operating at 4937 Sherbrooke St.
 4935 Sherbrooke St., former site of Envers
 5001 Sherbrooke St., former site of Second Cup
 Victoria Ave.
 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).

386 Victoria, former site of Olives en Folie, which moved to Griffintown.

New

Victoria village vacancies: 22
 Estimated* number of storefronts: 131
 Estimated unit vacancy rate: 17 percent (March 2021: 16 percent)

OTHER

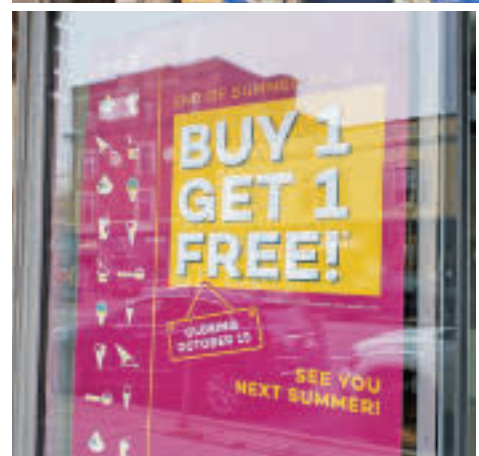
New

Global pet store, 4498 St. Catherine St., former site of Clifford's grocery store.

Not in retail use

4447 St. Catherine St., former site of Ruth Stalker antiques.
 *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.



Signs of the season: ice cream shops closing down for winter and ski collections coming in.

PHOTOS: INDEPENDENT.

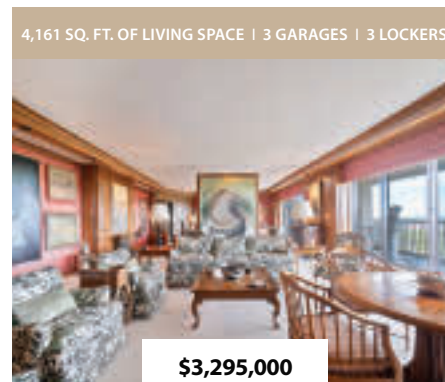
NEW PRESTIGIOUS LISTINGS & RECENT IMPORTANT SALES



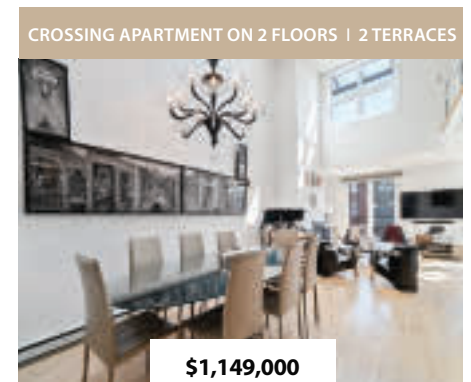
AV. FORDEN, WESTMOUNT



AV. WOOD, WESTMOUNT



"SANCTUAIRE", OUTREMONT ADJ.



AV. DUCHARME, OUTREMONT



POINTE-CLAIRE



WESTMOUNT



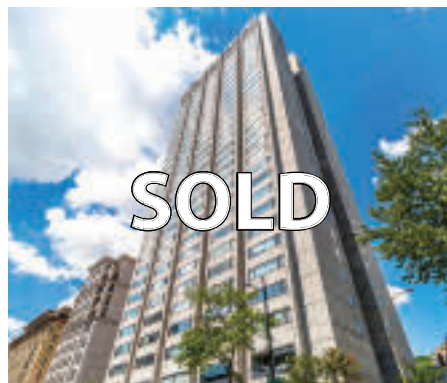
OUTREMONT



AHUNTSIC-CARTIERVILLE



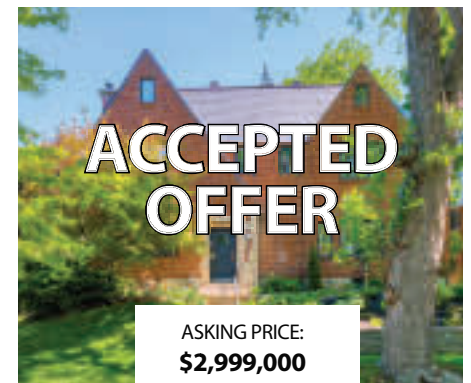
VILLE SAINT-LAURENT



GOLDEN SQUARE MILE



CÔTE-DES-NEIGES / NOTRE-DAME-DE-GRÂCE



AV. GROSVENOR, WESTMOUNT

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Architecture for kids, adults

A Westmount colouring book arrives in time for holidays

BY JENNIFER BALL

Are the terms “crenel,” “denticle” and “ogive” in your vocabulary?

Chances are you are passing them every day on your walk or car ride. Still drawing a blank? Well, they are just a few of the architectural terms that can be discovered within our Westmount homes and buildings’ provenance.

Urban planners and heritage consultants Sophie Lamarche and Véronique Lapointe are the partners at Heredes. Translated from Latin, “the heirs” is a group that recalls that we inherit the built environment that surrounds us: the one that our predecessors have fabricated over time according to the trends to which they were attached.

The English, Scottish and Irish influences from the original homeowners has imprinted on our enclave. “Stability, symmetry and order: all the qualities that makes a good business man,” Sophie Lamarche said.

Heredes offers products to allow Quebecers to deepen their knowledge of local history. Their latest offering is *Westmount*, a book with 35 texts and illustrations to colour.

To ease the understanding of trends and construction techniques specific to each era, the homes are arranged chronologically, starting with the construction boom in Westmount from 1890 to 1914 and closing with the post-war era of fabrication.

For the illustrations, the team decided to make the project a colouring book so readers, with a target age of 10 and older, could make the architecture their own. “While you are colouring the turret, you can understand how it is made. When people know the history of a house, it is empowering and you also feel more connected to your neighborhood.”

The reason that Westmount is so differ-



Riverview illustration from the book.

ent from other boroughs or cities on the island of Montreal is because it has been so well looked after and the community has been able to live on.

“If you take Westmount Park or Westmount library for instance, the architecture has remained stable. It really shows how people were proud of their public services and that the city was proud of its public places. Many people from Montreal are drawn to Westmount because they feel it

belongs in another era.”

Among the illustrations in *Westmount*, you might find your own home or that of your neighbour.

Lamarche conceded that her favourite – the house that sparked the project’s genesis – is called “Riverview” on Côte St. Antoine Rd.

Riverview imposes itself on the avenue with its symmetrical harmony of elements that characterises the Second Empire and Victorian movements in architecture. The other architectural influences and styles that spiral up from Sherbrooke St. include Second Empire, modern Tudor revival, fortress and Anglo-Norman.

If you should happen to pass “Riverview,” you should also visit the oldest building in Westmount. With land purchased in 1699, the Hurtubise House is a farmhouse located on Côte St Antoine, at the corner of Victoria Ave., that was built in in 1739.

Westmount can be purchased locally at Quincaillerie Hogg Hardware (4855, Sherbrooke St.) or as an online purchase from Renaud-Bray or Archambault.



Riverview on October 17.

VICTORIA HALL
4626, rue Sherbrooke Ouest

Admission 2\$
Ou aliment non périssable
Or non-perishable food item

Passeport vaccinal
et pièce d'identité requise
Vaccine passport
and personal ID required

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The cover of *Westmount*, the book.



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Weredale House: Serving the public good

*History by
the House*

ANDY DODGE

The huge dormitory-like structure on the south end of Weredale Park road has been in place since at least 1934, and its “sister building” houses the administrative offices of Quebec’s English-speaking youth services, but the institutional setting belies nearly a century of luxury mansions, riddled by the extension of the Canadian Pacific Railway and even the Ville Marie Expressway.

Dorchester St. in the 19th century was a boulevard of luxury mansions reaching west from downtown Montreal, perched on the escarpment overlooking the St. Lawrence River, mostly within the city limits but reaching into the Côte St. Antoine district even before the town of Notre Dame de Grâce/Côte St. Antoine/Westmount was formed in 1874.

– 1874 –

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

– 1876 –

Village of Côte St. Antoine (area of current-day Westmount) breaks away. It becomes a town in 1890.

– 1888 –

wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre. It is replaced by the still-in-use stone bridge in 1892

– circa 1890 –

Train station opens at the foot of Abbott Ave. It was moved to the foot of Victoria Ave. in 1907, where the building still stands.

– 1895 –

Town of Côte St. Antoine changes its name to Westmount. It becomes a city in 1908.

– 1899 –

Westmount Public Library opens in its current building (which has been added to).

– 1922 –

Current city hall opens.

– 1925 –

The current Victoria Hall opens. This building, still in use, replaced an 1899 version that burned down in 1924. Also, the St. Catherine St. armoury of the Royal Montreal regiment, located on city land, opens.

– 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 to 2005 –

The merged years. Westmount is merged January 1, 2002 with the city of Montreal and becomes one of its boroughs. It demerged on January 1, 2006.

– 2013 –

Current Westmount recreation centre opens.



The former dormitory building, seen October 20, was completed by 1934.

Hon. William Badgley, a native Montrealer who was an avid constitutional lawyer, administrator and governor, eyed a piece of land just to the west of the new aqueduct being built along Atwater Ave.

Under the medieval seignury system, this was a part of the Fief St. Joseph, under the tutelage of Frédéric Auguste Quesnel, who had built a mansion slightly farther east, Maison des Souvenirs (see sketch, August 25, 2020, p. 20), which is now part of rue du Souvenir just east of Atwater Ave.

Mansion built

In 1844, Badgley purchased some 50,000 square feet of land reaching down from Dorchester St. and set about building his own mansion with a long driveway and frontage on St. Antoine St. to the south, complete with a stable, coach house and other buildings.

As a wealthy lawyer, he was appointed by Lord Sydenham, gov-

.....
continued on p. RE-22



Weredale Lodge in 1888.



Jason Yu
于澤
514-660-6614
 jasonyurealty@gmail.com

JASON YU **Y** REALTY



New
\$3,480,000 3200 Cedar ave, Westmount
 French Colonial detached stone house sits on 2 lots. Bright and charming. Large yard, 3+1 bdms, integrated garage.



New
\$3,500,000 21 Surrey Gardens, Westmount
 Located on 1 of the most desirable streets in Westmount, this country-style house sits on 7361 sqft land and has a lot of potential. Turn it into your dream home!



New
\$3,995,000 1755 Rockland, Mont-Royal
 Large and fully renovated split-level detached house with 5 bedrooms, 4 bathrooms. 15,000 sqft lot. Brand-new renovation from A to Z with the finest materials and equipped with smart systems. Swimming pool!



New
\$2,995,000 12 Chenier, Pierrefonds
 New construction in 2019, this 6 bedroom, 7+2 bathrooms bungalow defines "modern family home" in every aspects. Over 5000 sqft on each floor, 12 feet ceiling throughout. 15000 sqft lot. One visit will impress you!



New
\$1,995,000 74 Cleve, Hampstead
 Huge bungalow with 4+1 berms, many updates and renovations in the last few years. Impeccable condition. Swimming pool possible in the backyard. Turn-key!



New
\$1,180,000 Golden Square Mile
 3 bedroom condo on 2 floors, 2+1 bathroom, 1300 sqf, 1 parking and 1 locker



\$2,090,000 4876 Westmount Ave, Westmount
 Semi-detached home with 4 bedrooms, sizeable and bright. Private backyard, garage and rare deck above the garage! Great location!



\$1,180,000 4692 Victoria, Westmount Adj.
 Great semi-detached home with private backyard. 4 bedrooms. Good size. Great potential. 1 exterior parking.



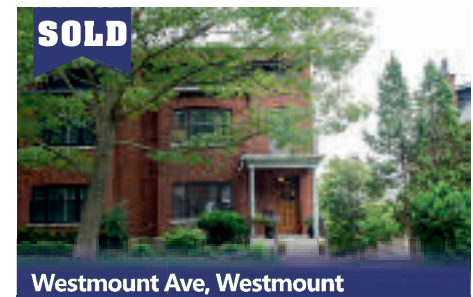
SOLD
1300 Rene-Levesque 0, #902, Montreal



SOLD
1239 Drummond, #1906, Montreal



SOLD
Daulac, Westmount



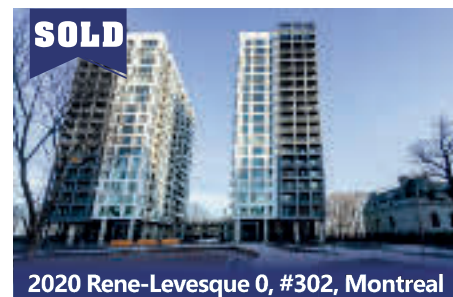
SOLD
Westmount Ave, Westmount



SOLD
Upper-Belmont, Westmount



SOLD
Waterfront, L'Île-Bizard



SOLD
2020 Rene-Levesque 0, #302, Montreal



SOLD
2000 Rene-Levesque 0, #1901, Montreal

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History by the house, cont'd from p. 20

ernor-general of Canada, to become commissioner of bankruptcy; as a good Tory he was named attorney general for eastern Montreal and elected to represent Missisquoi in a by-election.

In the next election, the Reformers defeated the Tories, but the re-elected Badgley became *de facto* leader of the opposition.

One of his good friends and colleagues in the legislative assembly was George Moffatt, a very smart and successful trade merchant with a company which eventually included his name: Gillespie, Moffat and Company, which dabbled in land investment, insurance and other business enterprises.

The two had travelled together to convince the British parliament to try to Anglicize Lower Canada after the Patriotes Rebellions of 1837-38 and Badgley was able to convince the legislative assembly to adopt the British land registry system and the reform of the feudal land system.

'Weredale' enters Quebec's geographic lexicon

As he pondered his retirement in 1852, he sold the huge mansion to Moffatt, who assigned it the name "Weredale" in recognition of County Durham in England, where he was born.

Moffatt, 14 years older than Badgley, died in 1865 after living in Weredale for 13 years and left the house to his two sons. It appears George Jr., his son, executor and business partner, moved in.

In 1873, the younger Moffatt sold the property to Senator Charles Wilson, another conservative politician, who had served as mayor of Montreal in the 1850s, and James K. Springle, an architect.

Neither of them moved in, apparently, but probably repaired and renovated the property, which they sold two years later



5 Weredale Park, seen October 20, was built in 1959 for administrative purposes.

to William F. Lewis, an importer, who lived there for six years before selling to Louis J. Seargeant, general manager of Grand Trunk Railway, whose track had just been laid south of Notre Dame St. in St. Henri.

Seargeant moved into the large building in 1881 but must have been shocked to see his competitors, precursors of Canadian Pacific Railway, snap up the land directly in front of the house and lay down tracks in 1890. By January 1896, he sold back the building, stable, coach house, etc. to Lewis for \$28,000, less than half what Lewis had paid for the whole property going down the hill – at least to Selby St. which at the time ran through to Atwater – in 1875.

At this time, Weredale Park was considered a driveway off of Dorchester St., and as various houses began appearing along the west side, notably next door at what was then No. 6 (changed to No. 8 once Weredale Manor was given a civic number), where the Seybold family, prominent hardware wholesalers in Montreal, built a somewhat eclectic stonefront mansion.

Lovell's Directory lists all the houses as offshoots of 4036 Dorchester, and to this day Nos. 16 and 17 Weredale Park are attached to each other, while in the rest of the city, even and odd civic numbers are on opposite sides of the street.

St. Stephen's is built

In August 1899, Lewis was able to sell the house and stable, etc. to Richard Clay Gillett for \$23,000. Lewis kept the land on the east side of Weredale, fronting on Atwater Ave., having sold off two lots on the corner of Atwater and Dorchester in 1892 for construction of St. Stephen's Church

and rectory, which opened in 1898 or 1899.

Gillett, a "mining broker" according to the deed of sale, paid \$23,000 for the mansion, which was now dangerously close to the railway, on a once-private driveway that was starting to be developed at least on the western side.

Gillett turned from commodities to stocks soon after moving to Weredale, forming a brokerage firm with Stanley Ross and W.B. Strachan that lasted for 28 years. He lived in the house until his retirement, finally moving to Westmount Ave. and selling the mansion in June 1928, to Sun Life Assurance Co.

This may have had something to do with the fact that Thomas Macauley by then was president of the insurance company and, like his father, had once lived close by and even built 4100 Dorchester St., at the corner of Clandeboye Ave., though he never moved in (see story, August 25, 2020, p. 19).

'Weredale Boys'

A year later, Sun Life sold to the Boys' Home of Montreal and the social service organization, which was suffering from cramped quarters on Mountain St. in Montreal, demolished Weredale Lodge to build a new dormitory-like structure for orphaned, abandoned and troubled (non-delinquent) youth.

With funding from the Rotary Club of Montreal, the four-storey building was constructed by 1934. In the 1980s control of Weredale was taken over by Youth Horizons Foundation, then Ville Marie Social Services and finally by Batshaw Youth and Family Services, which provides all sorts of English-language social services to

children in the province.

To this day, the web is full of stories by and about "Weredale Boys" who grew up in the dormitory and have fond – and not-so-fond – memories of their sometimes brief, sometimes lengthy stays at the institution. Many attended local schools, including Westmount High School, Queen's School and St. Léon Academy.

As time went on, however, the notion of institutional residences was replaced by group homes, which are scattered throughout the city and offer more of a familial relationship to the boys (and now girls).

In 1959, the Lewis estate finally divested of the land on the east side of the park and an administrative building was constructed at 5 Weredale, which eventually was taken over by Ville Marie and now Batshaw Family Services for their main administrative functions. The main building at the end of Weredale Park is now used for a few administrative offices, sub-groups in the Batshaw network and volunteer groups, but is under-utilized in my opinion.

The moving out of the Open Door for homeless Montrealers in 2018 stirred considerable interest in the re-use of the huge Royal Victoria Hospital building on Pine Ave., but there does not appear to have been a discussion of the re-use of Weredale House. This may require considerable organizational commitment but it appears there are at least two floors of the dormitory available.

Because the land often changed sizes as owners bought and sold the property, it would be unfair to compare sales over the years, as well as prices paid. The most recent municipal evaluation of the massive building is \$8,007,100.



Weredale Park area in 1912.

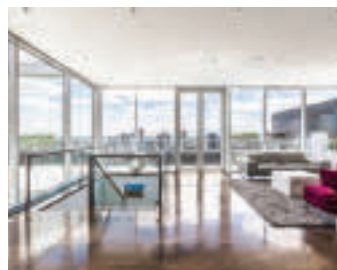
ANNE BEN-AMI (MADAR)

Real estate broker

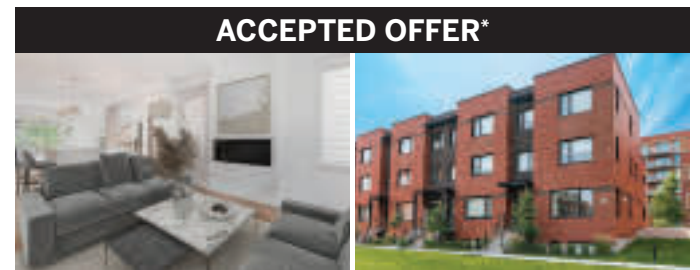
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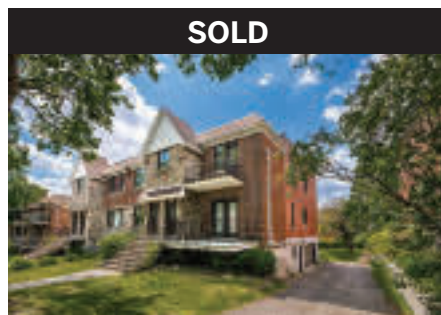


M sur la Montagne, Phase I, PH 502, Ville-Marie
 \$4,450,000 | MLS 14755917



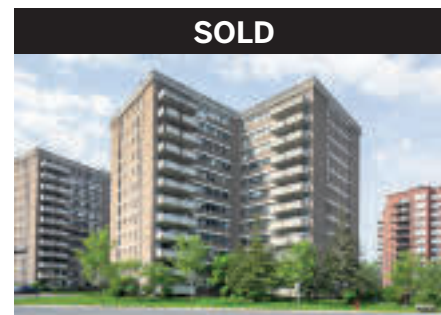
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 *Representing both buyer and seller



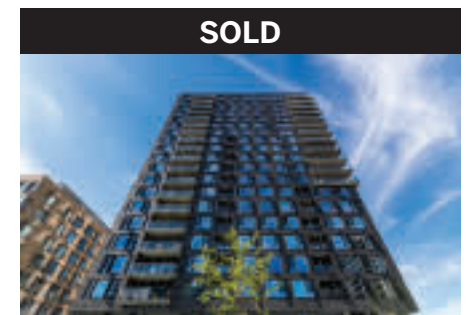
SOLD

**4725 Av. de Kent, Côte-des-Neiges
 Notre-Dame-de-Grâce**



SOLD

6625 Ch. Mackle, Côte-Saint-Luc
 Collaborating agent



SOLD

1458 Rue des Bassins, Le Sud-Ouest
 Collaborating agent

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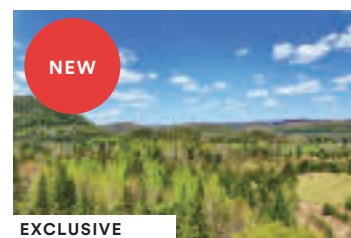
Mont Tremblant

Magnificent property with modern architecture, walking distance to the mountain.



Mont Tremblant Region / La Conception

Contemporary style home with PANORAMIC views. Amazing revenue property.



Mont-Tremblant Region / La conception

Excellent revenue property on (+/-) 25000 SF, with PANORAMIC views, turn key option possible.



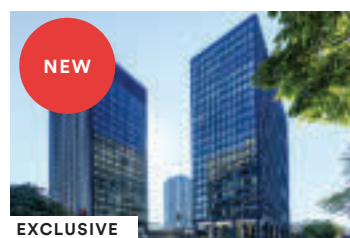
Mont Tremblant Region / La Conception

Beautiful property of (+/-) 80 Acres to build your dream home, 15 minutes from Tremblant.



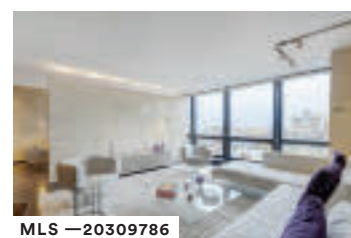
Rosemont/La Petite-Patrie

Unique PENTHOUSE, on two floors, with a modern and contemporary design, ideally located.



Westmount-Square

Fully renovated 760 SF unit, perfect "pied à terre" in Montreal.



Westmount-Square

Perfect New York style loft, ideal for "pied à terre."



Le Plateau-Mont-Royal

Magnificent two-floor apartment located in the heart of Plateau Mont-Royal.



Westmount-Square

Splendid unit completely renovated, offering breathtaking views of the Mountain!



Westmount ADJ

Stunning stone detached residence with garden, listed and sold by Team Marie Sicotte.



Westmount-Square

Splendid unit offering breathtaking views of the Mountain! Listed and sold by Team Marie Sicotte.



Westmount-Square

Splendid double corner unit, offering magnificent PANORAMIC views of the Mountain.