

Spotlight on Real Estate

Pull-out section

May 11, 2021



From left, 32 and 30 Sunnyside Ave. photographed from the top of Aberdeen Ave. on April 25.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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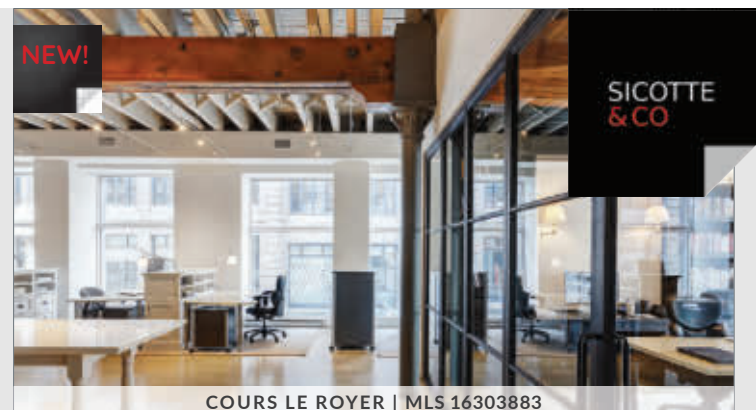
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\$3,450/month – furnished rental

Residents work with developer, city over '4898'

Permit OK shows what 'coordinated' effort can achieve

BY LAUREEN SWEENEY

A building and parking permit approved by city council May 3 for residents of 41-43 York St. illustrates how at least one step in real estate development can proceed when willingness and discussion is involved between all concerned.

In this case, the residents of York feared that the Albert Square town house project at 4898 de Maisonneuve would cut off backyard driveway access to their parking area from Prince Albert Ave. Now, with the city permit to modify the existing rear balcony and grade level in their backyard, it appears to have been resolved – provided a servitude of passage is provided.

"It shows how much can be achieved, even with COVID, through co-ordination between a developer, neighbours and the city when there is goodwill," resident Irma Alvarez told the *Independent* last week.

"It's been a big joint effort," said Alvarez, who has lived at 41 York for some 10 years and has always used the driveway of

the former office building at 4898 de Maisonneuve as the only access to a rear parking area, which otherwise would be landlocked.

She said the news of the permit approval – which went without comment when approved by council – resulted from dialogue with, and willingness of the developer, Noam Schnitzer as well as the city through the work of Paul Grenier. He is the architect hired by the residents to prepare a plan to lower their back yard. This is required to meet the level of the development's driveway.

"We put a lot of pressure on the city and, at the end of the day, it was a willingness of the developer to help the people around," Alvarez explained.

Everything shared

"When our excavation begins, we will prepare their land," Schnitzer, of Renwick Development, told the *Independent*. "The servitude can only be prepared once the physical changes to the land are done." He said he had already provided his commitment to the city in writing and to architect Grenier. "We've been working hand in hand."

He has stated on several occasions, including a city council meeting, that he would find a way to provide access for the neighbours through proposed new retaining walls if the city gave the green light by allowing them a permit (see story August 13, 2019, p. 1).

Third project

The plans to redevelop the property at

4898 de Maisonneuve have undergone three separate iterations since 2016 when a six-storey building was first proposed at a public meeting by Guy Laframboise, then owner of the property. This did not conform to zoning and was rejected by the city as being oversized (see story May 31, 2016, p. 1).

The second attempt followed when Schnitzer took over the property and also proposed a non-conforming project of five storeys that also was rejected as being out

of scale with the neighbourhood (see story March 20, 2018, p. 1).

He then proposed the current, conforming project called Albert Square to convert the office building into six townhouses, of which four have been reported sold and build two "grand" townhouses on the current parking lot, both also sold.

The city council approved a permit for this project August 5, 2019, pending several conditions such as a cadastral rezoning already provided.

SOLD

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Gracious Living in this circa 1900 Townhouse on
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4898 de Maisonneuve's parking lot (which will soon disappear under two "grand" townhouses) with the backs of its York St. neighbours on May 6.

PHOTO: INDEPENDENT.



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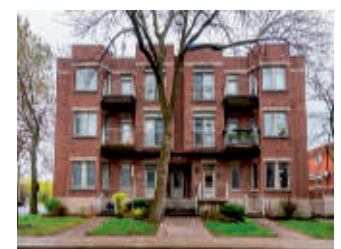
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NEW | Westmount | \$630,000
Spacious apartment 2 beds, 2 baths with garage & balcony in the heart of Victoria Village.
MLS. 21750350.

Real estate projects under way

Guide to the *Independent's* coverage of recent, substantial work

NEW HOUSES

480 Mount Pleasant, *permit approved for property that was for sale*, August 18, 2020, p. 14

Townhouses on Hillside (at Metcalfe), *finishing*, March 2, p. 26

East of 3733 The Boulevard, *nothing happening*, p. SL-12

473 Roslyn Ave., *nothing happening*,



Arthur Younanian
Notaire – Notary

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Westmount, QC H3Z 1G2

Tel.: 514 931-2531
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www.aynotary.ca

p. SL-12

MAJOR PRIVATE PROJECTS

Southeast

Former site of St. Stephen's church at Dorchester & Atwater, *no plans to share yet*, March 6, 2018, p. 18 & October 27, 2020, p. RE-8

Former Packard/Subaru building at 4024-32 St. Catherine, *possibility of new owner*, September 22, 2020, p. RE-28, *but no new owner when the Independent checked the property roll last week*.

4014-22 St. Catherine, *work slowed by pandemic*, October 27, 2020, p. RE-18 & March 23, p. RE-24

1111 Atwater Ave. condo & seniors' home, *under construction*, see June 11, 2019, p. 20

Empty lot at 4216 Dorchester, *stuck in approval process*, September 22, 2020, p. RE-20 & May 12, 2020, p. 10

Southwest

4898 de Maisonneuve (at Prince Albert),

construction work about to begin, November 17, 2020, p. 11, *but has not begun*, p. SL-3 of this issue

500 Claremont rental apartments, *has passed final approval hurdle*, see August 13, 2019, p. 4, *but no activity on site last week*

Groupe Maurice seniors' home in NDG at de Maisonneuve & Claremont, *work is well under way*, March 23, p. RE-19

Jardins Westmount (former Selby campus of Dawson College CEGEP), *new owner*, January 19, p. 4

Centre

Hillside armoury, *stuck in approval process*, see October 27, 2020, p. 1

Perrette's/Westmount Bar B-Q site at 4469 St. Catherine near Metcalfe, *started*, March 2, p. 26

Upper

Mountainside Church, *sold but not yet deconsecrated*, see June 4, 2019, p. 1 *and may become a mosque*, November 10, 2020, p. 1 & *future undecided*, March 23,

p. RE-24

PUBLIC PROJECTS

Atwater Metro roof at Atwater & de Maisonneuve, *despite previously announced end dates, the work is now slated to continue until June*, March 23, p. RE-3

'Projet Vendôme' pedestrian tunnel to MUHC's Glen hospital in NDG, *work under way continuously since October 2017 despite early 2020 projected completion date*, see March 6, 2018, p. 4

Westmount Park School, *school board optimistic about September re-opening*, February 16, p. 7

St. Léon's elementary school, *expansion project approved*, May 26, 2020, p. 6 & *plan for, and history of, building*, April 23, 2019 p. 1, *and started*, March 23, p. RE-12

City of Westmount's conservatory, *work under way*, March 9, p. 17, February 23, p. 1 & p. SL-6 of this issue

City hall roof, September 22, 2019, p. RE-27 *and work continues to the present day*.

Bunny Berke
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SOLD



St Laurent | 2030-2032 Guertin

Detached, well-maintained triplex in a convenient and peaceful neighborhood. Ideal for an investor.

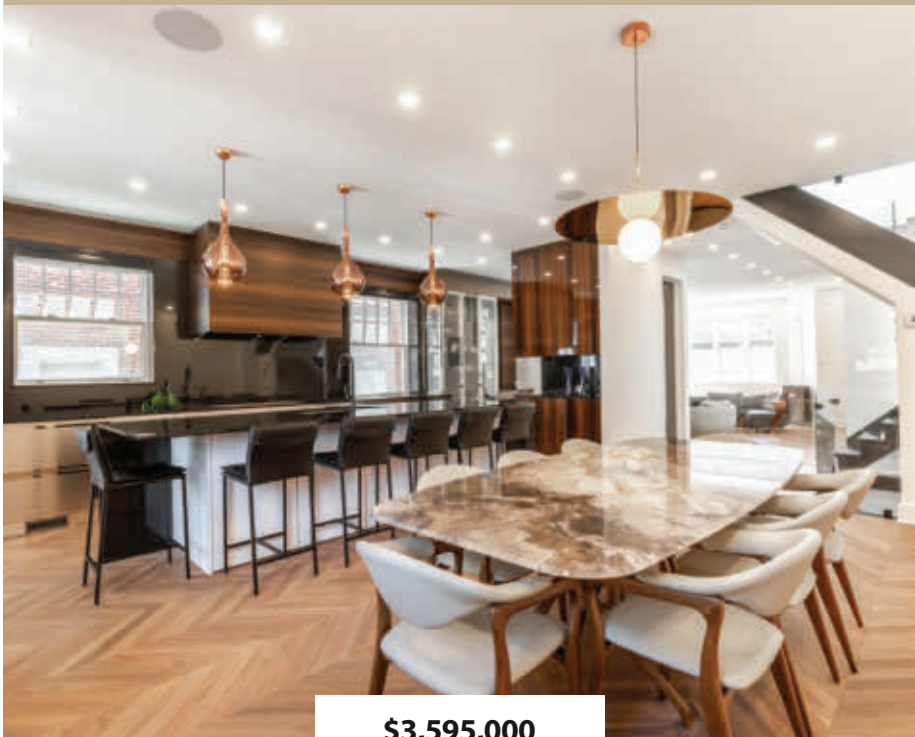


Montréal (Ville-Marie)

\$949,000 Spacious 3-bedroom unit flooded with light from oversized windows with southern and eastern exposures. Located in "The McGregor" this apartment offers all the classic features of the Golden Square Mile. **MLS 24361317**

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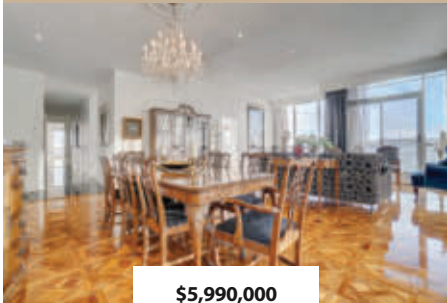
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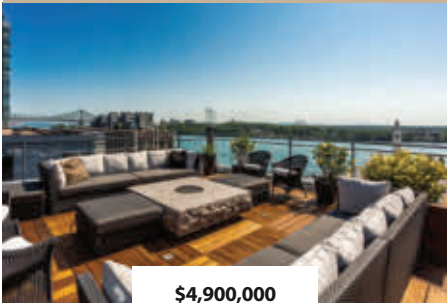
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\$5,990,000

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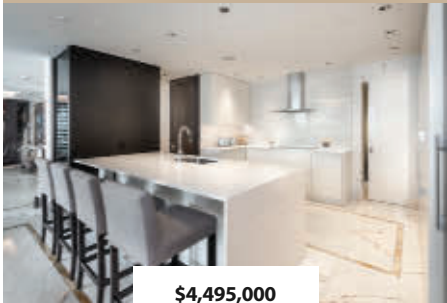
PENTHOUSE | MASSIVE ROOFTOP TERRACE & ST-LAWRENCE VIEWS



\$4,900,000

“SOLANO”, OLD PORT

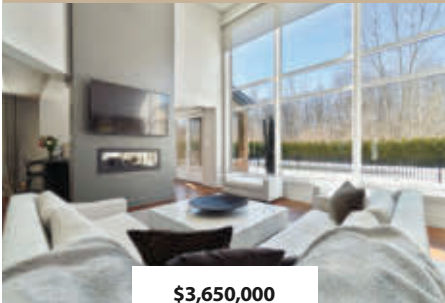
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Rethinking pandemic needs: new heating for library

COVID leads to 3 separate mechanical rooms

By LAUREEN SWEENEY

Out of the pandemic has come the first step May 3 in replacing a vital but unseen component of heating and other separate mechanical services for the library, greenhouses and Victoria Hall facilities.

The three buildings are currently inter-dependent and are serviced in part by one mechanical room in Victoria Hall, according to city Engineering director Elisa Gaetano. The boilers in this mechanical room are old and very costly to maintain.

At the city council meeting May 3, a contract for \$378,268 awarded to Group Centco to create a separate mechanical room for the Westmount Public Library with two electric boilers to heat the entire building. The only other bid for the library room was for \$602,997.

“It was critical that the three buildings become independent and that each property is responsible for its heating, especially after the pandemic and the real need to ensure Victoria Hall as the official, secure shelter in the city [in case of emergencies like the ice storm of 1998],” Gaetano explained in a summary of project.

Construction of the library’s mechanical

room is proposed to start May 17 for approximately 10 weeks. In the meantime, the archives of the Westmount Historical Association have been relocated, at least temporarily, to Victoria Hall from the library basement near where the new mechanical room will be created.

Electrical boilers

This contract for the new mechanical room will include the two new boilers, in addition to the dismantling of the existing steam system and the circulation system, and be located in an area used for storage.

Modernization of the mechanical room in Victoria Hall is planned to take place in the second phase of the project. The greenhouses are to be served from the basement of the production greenhouses. “Therefore, the three buildings become mechanically independent of each other,” Gaetano points out.

While last year, the city went out to tender for a single combined mechanical room at Victoria Hall to serve all three locations, the project was re-evaluated when the seven bids, ranging from \$778,949 to \$1,021,897 were rejected November 2 for being too high (see stories November 3,

1010, p. 10, and November 24, 2020, p. 8).

The bid at that time was approximately 25 percent less than the estimate that was prepared and submitted by consultants

FNX Innov, the firm that prepared the tender documents. This was described as owing to the inclusion of a 30-percent COVID contingency.

Greenhouse work continues



Former city councillor Patrick Martin is helping move the archives of the Westmount Historical Association from the basement of the Westmount Public Library to temporary premises in Victoria Hall as the library acquires its own furnace and uses some of the archives’ space (see story at left). As such, he is one of the few people able to access the library under its COVID protocols and see the work on the city’s greenhouses from there, including these photos of what he presumes are ventilation conduits coated “with insulation, warm and fuzzy,” which “probably also acts as a fire preventative.” Martin is an engineer.

PHOTOS COURTESY OF P. MARTIN.

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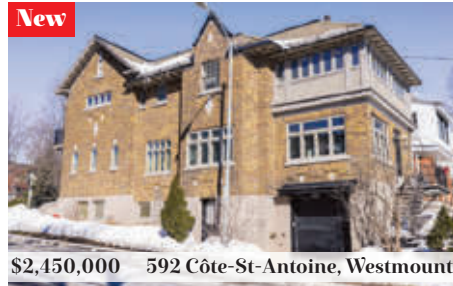


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New



\$2,450,000 592 Côte-St-Antoine, Westmount

Beautiful detached, located conveniently between Victoria village and Marianopolis. Meticulously maintained. Cross hallway plan & SW exposure allows sunlight all day! 4+1 bdrms, sep. basement entrance. Central A/C, Gas fireplace, integrated garage, private backyard.

Sold



\$2,999,000 3014 Rue Cherrier, L'Île-Bizard

2008 beautifully designed, on 25K sf of land overlooking the river. Enjoy extraordinary water views through beautiful large windows! Sumptuous interior. Marvellous landscaped yard with patios and terraces overlooking water. Private gated entry, water access, private boat dock!



\$3,080,000 12 Rue Chénier, Pierrefonds

A massive bungalow built in 2019 on a quiet street. 12 ft ceiling throughout. About 5000 sf on ground floor & another 4000 sf for lower floor. Oversized windows allow abundant sunlight. All bdrms with ensuite & walk-in closets. Top quality construction & finishing. 6 bdrms + 7 baths.



\$2,150,000 48 Rue Lyncroft, Hampstead

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\$2,369,000 4876 Av. Westmount, Westmount

Across from Marianopolis college. PClose to all amenities and top schools. Solid brick exterior and well-maintained beautiful and classic interior. Perfect for family living with 4+1 bedrooms, 3+1 bathrooms, a cozy garage-top terrace and a private backyard.



\$3,990,000 3123 Ch. Daulac, Westmount Adj.

Gorgeous 5-bedroom stone residence offers the most gorgeous curb appeal, south exposure, generous size and beautiful interior. Renovated bright kitchen and bathrooms, elegant formal rooms and fabulous private backyard will impress the most discerning buyer!



\$3,350,000 21 Surrey Gdns, Westmount

Beautiful country-style home located on one of Westmount's finest and most coveted streets. Walking distance to summit park and St-Josephs Oratory. Lush landscaping, on a sizeable 7360 square foot lot. Great opportunity to extend and make it a dream home of yours!



\$1,180,000 4692 Victoria, Westmount Adj.

Just a few steps to Westmount, this magnificent 4 bedroom semi detached offers traditional character with a contemporary flair. Private backyard. Close to private schools and public transportation. Immediate occupancy.

For Rent



\$7000/M 678 Victoria Ave, Westmount

Beautiful detached home with 4 bedroom, 2+1 bathrooms, a private yard and 1 integrated garage. Renovated kitchen. Oversized windows with abundant light. Immediate occupancy. Completely furnished.

For rent



\$6500/m 4473 De Maisonneuve 0, Westmount

Charismatic Victorian townhouse next to Westmount Park. 4 well-sized bedrooms, 3 bathrooms, beautiful traditional interior, with gorgeous wood floor throughout. Close to all amenities and schools. Rented furnished possible. 2 exterior parking. Immediate occupancy!

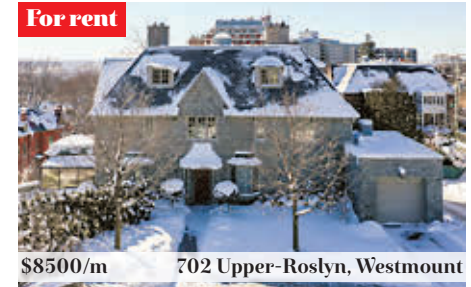
Accepted offer



\$850,000 2465 St-Cunegonde #340

Penthouse in Little Burgundy, neat Marche Atwater. 1350 sqft on 2 levels. 2 bedrooms, private rooftop terrace. 1 parking & locker. Gorgeous!

For rent



\$8500/m 702 Upper-Roslyn, Westmount

Beautiful 3-storey stone house next to the lookout, stunning view of the city and river! 5 huge bedrooms + walkout semi-basement with another suite. Great for huge family. Available right now!

SOLD



\$2,490,000 2300 Graham, Mont-Royal

Brand new renovated split-level home sitting on 9000 pc lot. Fully renovated and extended in 2019. Spacious living area.

Sold



\$2,450,000 86 Maberley, Mont-Royal

On a quiet street facing the park, this detached home was recently renovated and meticulously maintained. 4 bedrooms and 3 bathrooms on the 2nd floor. Over 3000 pc living space. Huge yard. Central A/C. Large windows allows abundant light throughout the day. A Must See!

Sold



\$799,000 4244-4246 St-Catherine E., Montreal

Solid 3plex with 1 commercial (rented with 5+5 year lease) and 2 residential units (both 6 1/2), residential units could be available for updates or occupancy immediately. Potential annual revenue over 60K. Great investment opportunity!

New



\$1,080,000 2020 Rene-Levesque 0, #302, Montreal

Rare 3 bedrooms condo on 2 floors in Union Park, 2020 new construction, 2+1 bathrooms, 9' ceiling, 2 elongated balcony, at the heart of downtown, gym, indoor & outdoor pool, rooftop terrace & BBQ. 1 parking & locker included!

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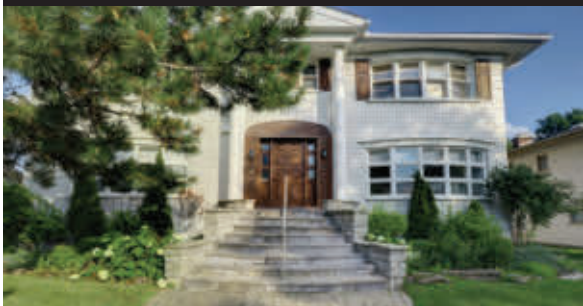
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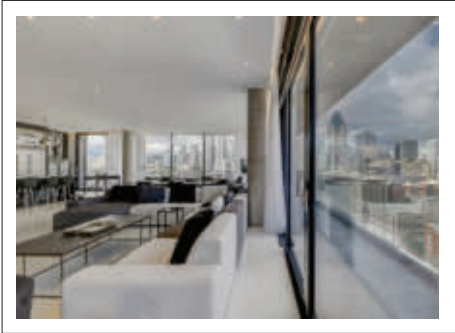
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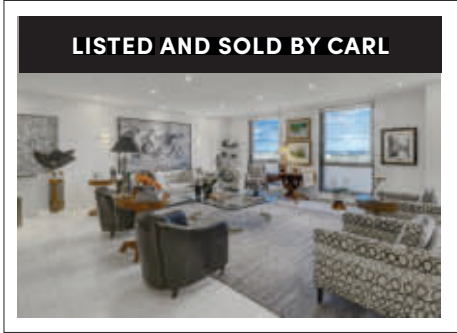
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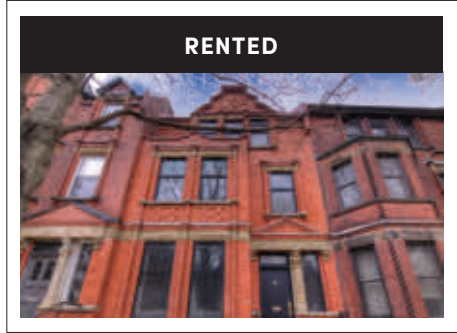
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GRIFFINTOWN | \$ 3,650,000



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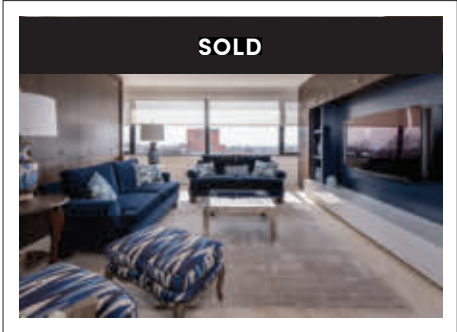
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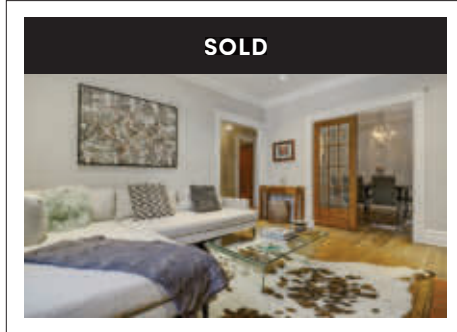
WESTMOUNT | \$ 1,875,000



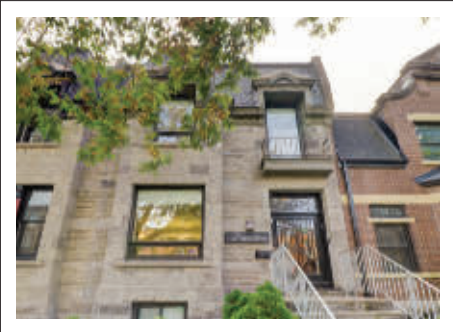
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WESTMOUNT | \$ 1,895,000 + TXS

COVID vaccination ‘arrives’ in Westmount



To date, the province’s principal COVID vaccination sites have all been outside of Westmount, but the MUHC set up a parking lot March 1 for vaccine recipients on the Westmount portion of its Glen hospital lot. It is located east of the already busy work yard and parking lot created for the Projet Vendôme tunnel work of the Société de transport de Montréal. Cars go through this area to park, and then two security guards direct pedestrians away from it and towards a long walkway-and-staircase structure to the south, which leads to the hospital in NDG, as seen here May 5. PHOTOS: INDEPENDENT.

All that’s left?



This solitary wheel was outside the CIBC at the corner Sherbrooke St. and Victoria Ave. April 25 around 5 pm. It was all that could be seen of what was once, presumably, a whole bicycle.

PHOTO: RALPH THOMPSON.

Sarah & Sushi Crystal close, Orthosport moves – close by



Retail Review

VERONICA REDGRAVE

Alexis Nihon Plaza has another closed shop. Once beside the ALDO shoe shop (which has since closed), Sarah III, the former jeweller and watch shop, is now gone too. They had some fun watches, but sadly seem – like many today – to be a victim of the pandemic.

Orthosport moves, Bazaar coming

Ever-popular Orthosport, 4051 St. Catherine St., has moved. It was my go-to destination for tennis aches and pains, and the staff was always super helpful. Among many services, Orthosport is renowned for its range of orthotics and prosthetics, as well as medical equipment and braces for upper and lower limbs, as well as hands – after a year of intensive time on computers and tablets, this is a growing need! Luckily, they are still just around the corner. Owner

Sid Luc explained that they are open Monday to Friday from 9 am to 5 pm.

As previously reported (March 23, *Spotlight*, p. RE-18), moving into Orthosport’s former space will be an “Oriental grocery store.” Bazaar Epicerie is “Opening Soon.” 4051 St. Catherine St. West. www.bazaar-shop.ca

ORTHOSPORT
Westmount Square concourse
514.939.1702

Sushi Crystal closed

And on the corner of St. Catherine St. and Wood, Sushi Crystal, the former all-you-can-eat-sushi restaurant has closed.

We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week.

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ENGLISH COTTAGE STYLE FAMILY HOME



NEW LISTING

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7 Rue Kent | \$925,000

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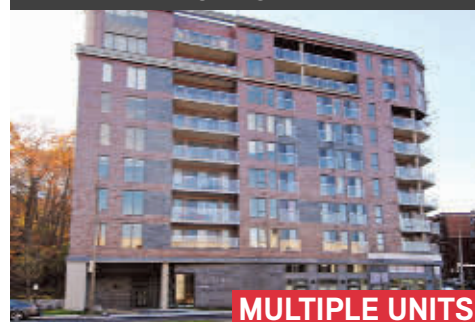
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Building new houses – slowly



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 (see September 22, 2020, Spotlight, p. RE-2), but not much has been happening there this spring, as these photos from May 6 and 9 show. (The Boulevard photo shows work at the back of an Edgehill house.)

PHOTOS: RALPH THOMPSON.



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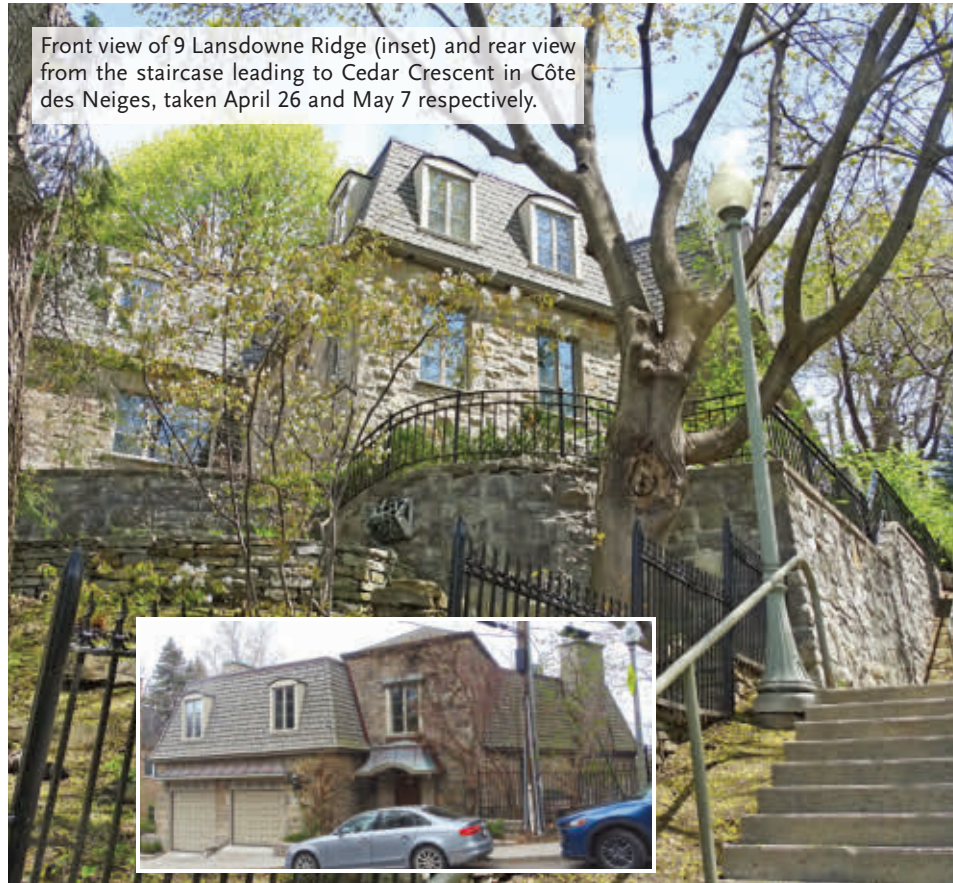
OVER 20 YEARS PAINTING EXPERIENCE

9 Lansdowne Ridge: The Other Side of the Mountain

History by the House

ANDY DODGE

Front view of 9 Lansdowne Ridge (inset) and rear view from the staircase leading to Cedar Crescent in Côte des Neiges, taken April 26 and May 7 respectively.



Westmount is well known for its steep slopes and sunny exposure to the south, which attracted farmers looking for good orchard land, then later huge mansions looking out over the St. Lawrence River and South Shore, and finally development, as the central Montreal city grew and sought out “bedroom” communities to absorb its business population.

The original St. Germain farm, which had been in the family for generations, reached up through the entire Côte St. Antoine district on a narrow strip about 285 feet wide, along what today is Lansdowne Ave. from Glen Rd. to the top of the mountain. Most of the western section of what is today Westmount was laid out in the same way, with strips of farmland reaching away from the St. Pierre River, which ran through St. Henri.

By 1850, Côte St. Antoine Rd. was starting to collect mansions in the area west of

what is today Clarke Ave., but Joseph St. Germain, the patriarch of the family, held onto his land into the 1870s.

St. Germain family branches out

Eventually, of course, area kids grew up and began to intermarry: St. Germain with Hurtubises with Decaries with Leducs, and of course sons developed their independence and took bits of farmland for their own. By 1871, according to Lovell’s Directory, there were five different St. Germain families living in Côte St. Antoine, though the province did an inventory in 1872 of the entire parish of Montreal and credited Joseph with the ownership of the entire Lot 220 (south side of Côte St. Antoine) and 221 (north side).

It wasn’t until 1891 that any thought was given to developing the farmland, which in fact was called a “farm” in the deed of sale from Maxime St. Germain to three Montreal speculators: William Strachan, an industrialist; George Benson, a merchant; and Joseph B. Clearihue, a clerk.

Strachan made soap and oil on Jacques Cartier St. downtown, while Benson and Clearihue worked for W. T. Benson, an importer of “wools, chemicals &c.”

continued on p. SL-14



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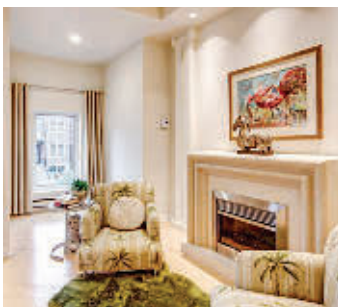
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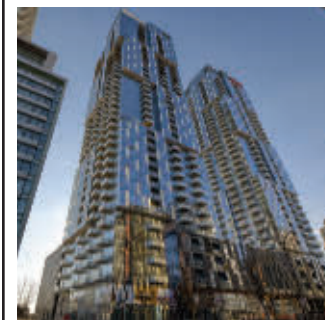
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Within two years, Lansdowne Ave. was laid out and a couple of partners in Consumers Cordage Co., Edward M. Fulton and Alexander Morris, bought some 617,500 square feet of land on the street for 6 cents per square foot. Though the Boulevard and Belmont Ave. (now Upper Belmont) had been laid out by then, and the Westmount Golf Course spread along the area above the Murray and Raynes properties to the east, there was no development of either Belmont or Lansdowne Ave., though by 1893 the latter was subdivided from slightly above The Boulevard to where Lansdowne Ridge now turns right off Upper Lansdowne, but there was no actual street.

In various transfers, even passing through the hands of The Montreal Realty Company Ltd., there was little interest in developing this portion of Lansdowne Ave. It was not until 1916 that Upper Lansdowne and Upper Belmont avenues appeared in Lovell's Directory, with five addresses on Upper Belmont (as high as 732)

- 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 become 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.

History by the house, cont'd. from SL 13

and none on Upper Lansdowne. In fact, the annual directories showed “not built upon” under the Upper Lansdowne entry until 1921, and through the next decade the two streets filled up with (mostly) semi-detached houses.

Lansdowne Ridge is born

It was not until 1935 that Lansdowne Ridge actually connected the two streets, with one address, 820 Lansdowne Ridge (at the corner of Upper Belmont, hence the civic number) owned by A. Fleming. Soon after, Douglas Ross built another house on the northwest corner of Upper Belmont and Lansdowne Ridge, this time calling it 5 Lansdowne Ridge, so the dichotomy of the two houses, on opposite corners of the same two streets with wildly different civic numbers, must have caused mail carriers and other delivery people a bit of consternation.

By the mid-1920s, the cliffside slopes on the north side of the pathway — there was no road yet, but just enough land to support a few houses — was in the hands of realtor James Baillie, a Westmount resident, and Donald Baillie, a real estate broker.

Savouring the northward view from Westmount, the Baillies worked with a local developer, John Baker Fellowes, who



Goad's 1912 map. The east-west street along the bottom is Edgehill. These parts of Lansdowne and Belmont eventually had “Upper” added to their names and became separate streets, and “Lakeview” became Upper Roslyn.

lived at 212 Boulevard corner Belgium Ave. (there was no “The” on The Boulevard in those days, and Belgium Ave. has since become Murray Hill).

Fellowes’ son, Norton Alexander, lived with his father, and called himself a student. A few years later, he became an architect, and accepted the challenge of building into the steep slope.

In August of 1934, John Fellowes negotiated with Baillie to buy the land for two houses, one at the top of Upper Lansdowne Ave, the other on the newly-established Lansdowne Ridge. Two years later Norton Alexander Fellowes bought the land for two more houses on Lansdowne Ridge, surrounding a strip of land that the city maintained for construction of a sewer line falling down the steep slope. The city took the occasion to build a staircase headed down the hill, no doubt connecting to a similar sewer/stairs connection in the town/borough of Côte des Neiges, headed to Cedar Crescent and Queen Mary Rd.

9 Lansdowne Ridge is built

According to city records, young Norton got a permit to build 9 Lansdowne Ridge in April 1940, for an estimated \$14,000, but then the war kicked in and construction lagged.

In September 1942, Norton, then a captain in His Majesty’s Black Watch, sold the land to his father for \$4,634.40, with the notation that “the buildings erected on the said property were constructed by and belong to the purchaser (John Fellowes).”

A week later the completed house was sold to Herbert Samuel Berliner for \$24,500.

Herbert S. Berliner was the son of Emile Berliner, who invented the gramophone in the late 19th century, after working with Alexander Graham Bell on the development of the telephone and microphone. After several years as president of the family company and particularly the record-making division (His Master’s Voice), he started on his own and created Compo corporation in 1918, to press records in both English and French and to promote Canadian artists. Though he sold the company to Decca records in 1951, he stayed on as president until his death in 1966, and the family sold the house the next year for \$58,000, more than double what he paid for it in 1942.

Recent owners

Information on later owners is sketchy. Frederick Walter Peel and his wife, Winifred Winthrow, both died in 1991, having sold the house in 1970 to Barry Schwartz and his wife, Deborah Peel, though there is no indication of a family connection. Barry Schwartz was vice-president of

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James Baillie’s advertisement in Lovell’s.

Aquila Computer Services. Thomas S. W. Bourne, who bought the house in 1973, presided over Tom Bourne Holding Inc. In 1980 Judith Singer, wife of Mark Bercuvitz, bought the house. She was a Baroque music scholar associated with McGill University; he was a chartered accountant with Atrix Ventana Management. In 1990, Ivan Bern, a Montreal lawyer involved in real estate management, bought the house and stayed there for four years before turning it over to a limited liability partnership. Occupants of the house during at least some of the next four years were G. Forest and M. Leblanc.

In 1998, another limited partnership run by Yvon Michel, founder of Tours Mont-Royal Vacations Inc., bought the house for \$700,000. Michel, touted in the travel industry as “one of the pioneers of organized travel in Quebec,” took personal title to the house in 2009 and stayed there until he sold in 2015 to the current owners, Eric Favreau and Anique Ducharme. He is executive director of corporate finance for KPMG Canada; she is associate professor of medicine at Université de Montréal and founder and director of the Heart Failure Clinic at the Montreal Heart Institute.

The house has a 2020 municipal valuation of \$2,574,200.

History of 9 Lansdowne Ridge (since construction)		
DATE	BUYER	PRICE
28 Sep 1942	Herbert Samuel Berliner	\$24,500
20 Mar 1967	Frederick Walter Peel	\$58,000
23 Apr 1970	Barry Schwartz	\$1
26 Mar 1973	Thomas S.W. Bourne	\$115,000
01 Dec 1980	Judith Singer	\$397,500
20 Mar 1990	Ivan Bern	\$1,025,000
22 Aug 1994	Société en Commandite Lansdowne	\$905,000
22 May 1998	Société en Commandite Melbourne VI	\$700,000
30 Jun 2009	Yvon Michel	\$1,600,000
25 Nov 2015	Anique Ducharme & Eric Favreau	\$2,100,000

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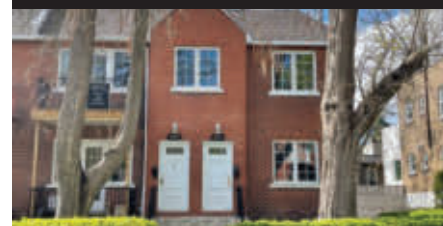
5379-5381 Coolbrooke, Côte-des-Neiges
MLS 14683133, 25459877



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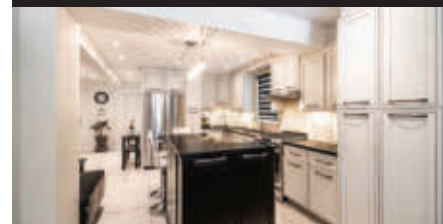
4745 Av. Dornal, Côte-des-Neiges
\$2,000/mo | MLS 14941320

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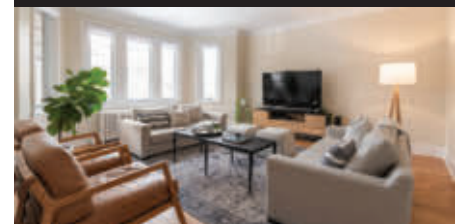
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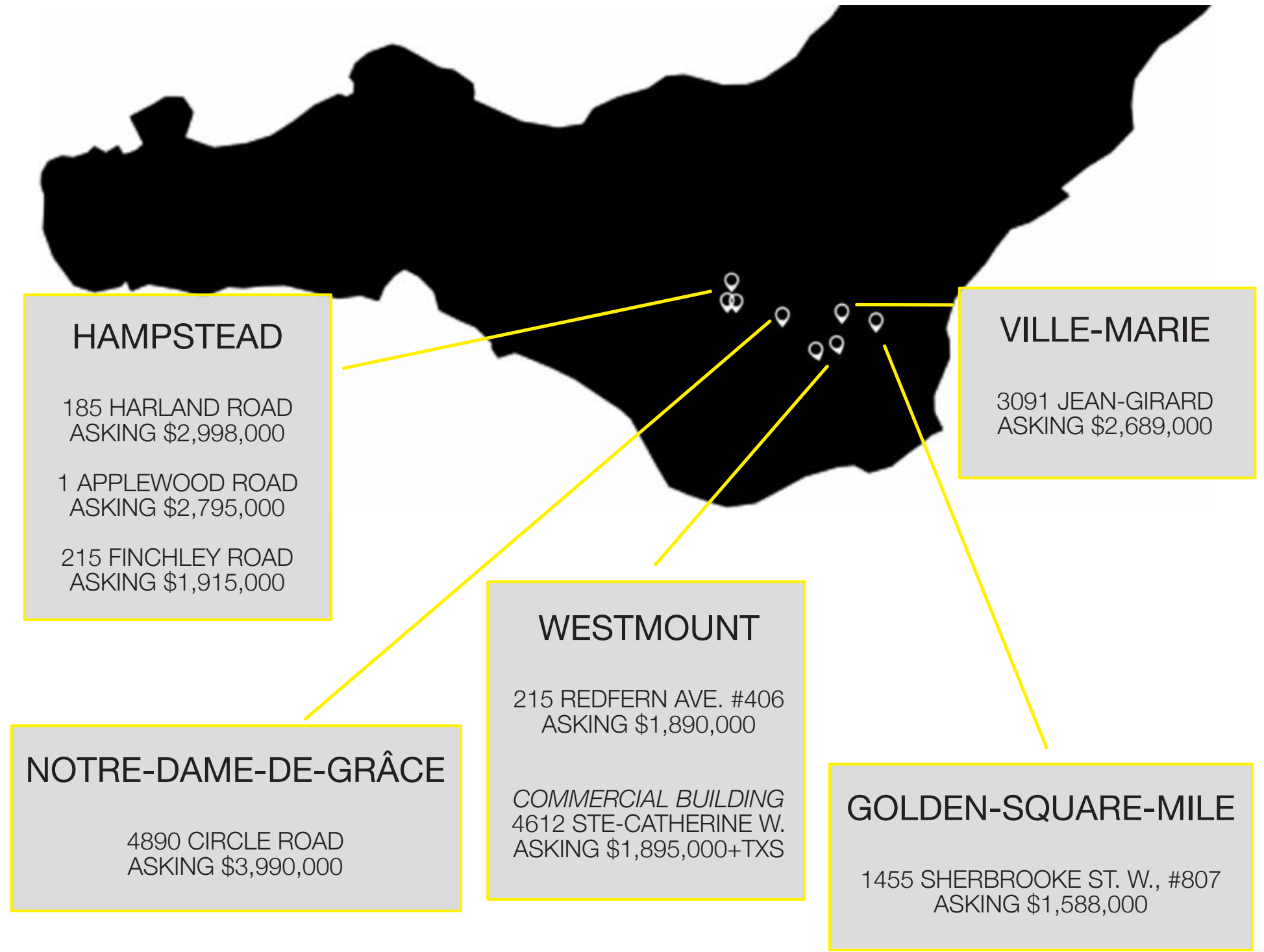
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