



The composting piles at the Dépôt Rive Nord of Les Entreprises Berthier Inc. in St. Thomas in the Lanaudière region northeast of Montreal on July 25. For story, see p. 24. PHOTO: RALPH THOMPSON.



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Introducing Hadi Hakim

New director general at city hall takes over August 9

BY LAUREEN SWEENEY

Meet the city’s new director general, who took over as head of Westmount’s administration August 9. He is Hadi Hakim, who was appointed to the position by city council July 19 following the official retirement June 7 of Benoit Hurtubise. While the position had been vacant

since February, it was filled in the interim by retired directors general Duncan Campbell and Bruce St. Louis, who both said last week they have offered to stay on “as long as needed.”

“I’m pleased that we’ll have a transition period,” Hakim said in an introductory interview last week with the *Independent*. This will *continued on p. 13*

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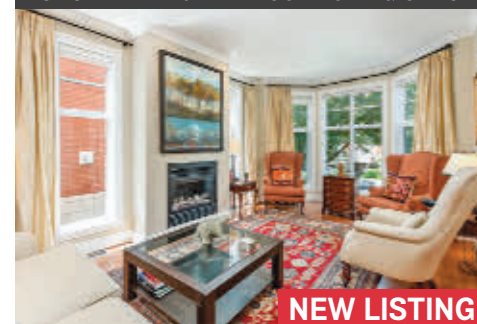
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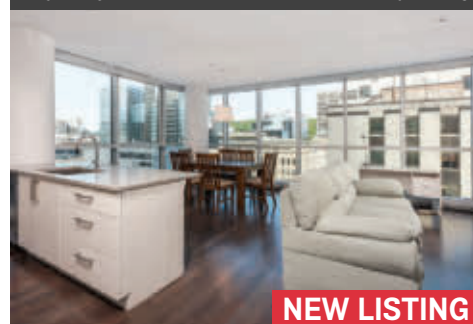
CHARMING 1 BEDROOM IN FOREST HILL



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Neiges, apt. 311 | \$315,000

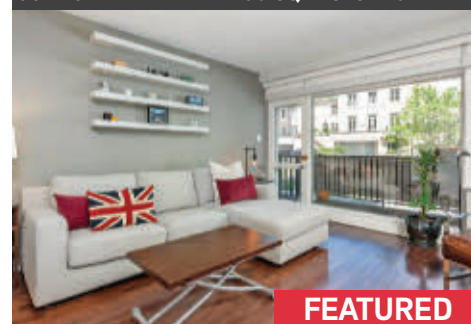
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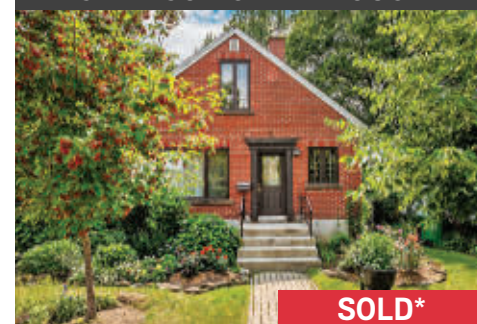
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Open to 40 over-2-year-olds

Learn-to-swim lessons launched August 9 for 2 weeks

By LAUREEN SWEENEY

After an absence of swimming lessons last summer and for much of this one due to pandemic restrictions, the city's Sports and Recreation department has launched a session of nine-day learn-to-swim classes for children aged at least 2 years.

"It's a safety issue," department director Dave Lapointe said last week as online registration began August 4 for the weekday classes August 9 to 19. These are available at two time slots for four different age levels of five children each for a total of

40 kids.

Each child must be accompanied in the water by a parent or guardian since pool staff are not permitted to touch a swimmer under the government's pandemic restrictions, he said. This course offering has come at the last minute as a result of the pool's capacity being doubled to 150 following easing of Quebec government distance restrictions.

As a municipal pool, trying to provide time to accommodate various residents and their cooling and fitness needs has been a challenge over the COVID period.

Train blows warning horn

Public Security catches three youths beside tracks

By LAUREEN SWEENEY

A public safety officer was driving along Prospect St. July 22 at 5:55 pm and was flagged down by a resident near Greene who reported five kids walking west along the tracks in the railway's right of way. At that point, an advancing train began blowing its horn, Public Security officials said.

Once the train had passed, the group began running west along the restricted side of the railway fence.

The officer spotted one of them heading up a laneway where three of them were found hiding behind 65 Bruce, ordered to come out and informed they had been on federally regulated property. Montreal police as well as CP police were called and the parents of all three were contacted. The culprits were aged 17. Two lived in Boucherville, one in Three Rivers.

They were issued Westmount tickets for trespassing/loitering on private property on Bruce.

Man, 91, rescued on Argyle, taken to hospital

Two men from a delivery company called 9-1-1 July 28 to report a man lying face down in the middle of the street outside a house on Argyle Ave. while a few other vehicles drove by him, Public Security officials said.

When public safety officers reached him, they reported finding a lot of blood on his face and a sandwich on the ground.

They conducted initial tests on him at the request of Urgences Santé, resulting in an ambulance being dispatched on a priority basis, arriving at 12:43 pm. The man "came around" on arrival of the ambulance.

While he was taken to hospital, Public Security tried without success to reach someone at his home on Thornhill. He was 91. No other details were provided.



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Letters, p. 8

Pet Page, p. 30

Dodge on January & February
real estate transfers, p. 20

History by the House:
48 Delavigne, p. 26

Social Notes:
Townships gardens/
Gillian MacCormack, p. 29



infoWestmount, p. 22

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High rate of curbside use

Library ‘very quiet’ in gradual re-opening last month

BY LAUREEN SWEENEY

“It’s been very quiet,” at Westmount Public Library since it began a limited opening of its doors July 5 to its 4,550 members. This development allowed people to browse and choose their material.

That’s how library director Julie-Anne Cardella described the gradual re-opening of the city’s best-used facility after nearly 17 months of pandemic closure. And even though the safe-distancing limits set the capacity at 20 at a time, the lower-than expected response is consistent with that being experienced at libraries in other demerged municipalities, she said.

A total of 3,714 people were counted in July. This compares with 25,439 for the same month in 2019 during the pre-pandemic period when the library was fully open for longer hours, as well on Saturdays and for the use of the computers, study rooms and browsing by the general public.

The number of loans for last month, however, was recorded at 18,884, Cardella

said. These consisted of downloadable and physical material that was either borrowed by browsers or by reservation for the curbside service begun during the COVID closure. This compares with 14,200 in July 2020 and 28,843 in July 2019.

“People have been asking us to continue the curbside service,” she said. This is for material reserved online and picked up.

“We’re hoping with the end of summer and the holiday period that the numbers will pick up and that we can move into another phase of re-opening at the end of September.” Plans are under way but depend on provincial government regulations as well as guidelines from the Quebec Library Association.

Missing 98-year-old found at bank

A 98-year-old Westmount man who wandered away while shopping with his wife at the Metro store at Sherbrooke and Victoria July 28 was found at the Royal Bank across the street, according to Public Security. Officers transported him home.

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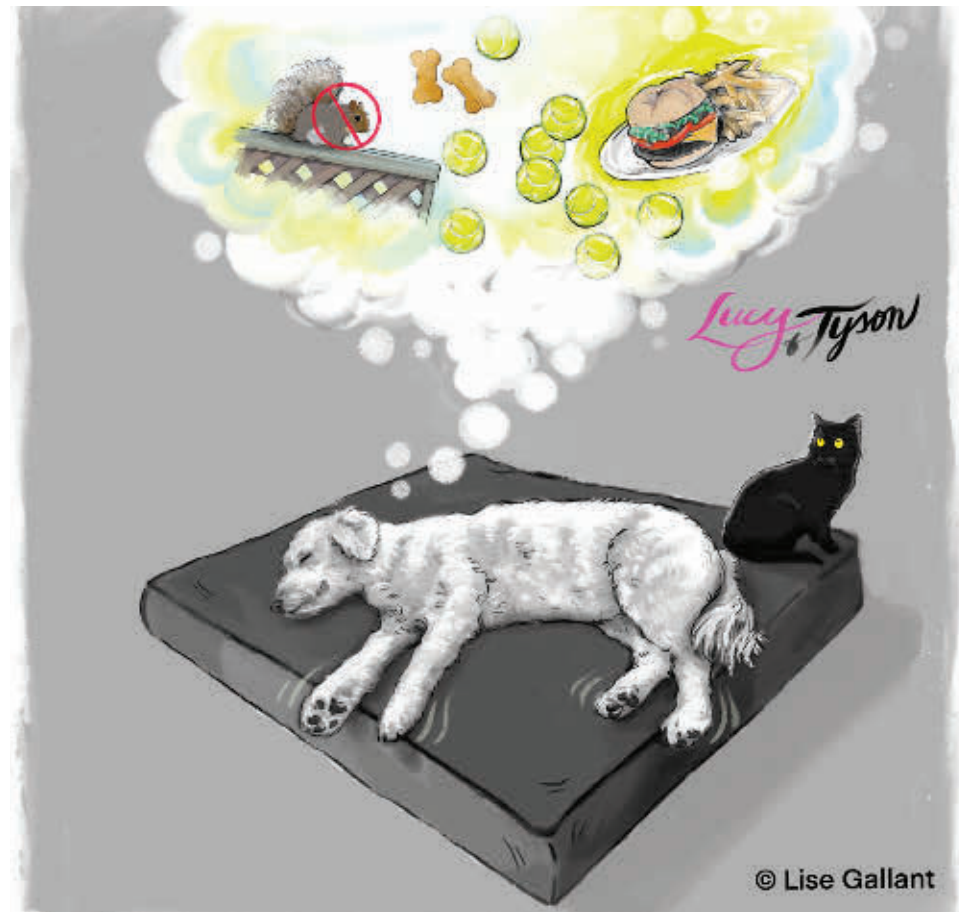
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Different strokes for different folks – as well as different dreams, it seems



Players, coaches keeping fingers crossed

Registration started August 3 for full hockey program

BY LAUREEN SWEENEY

While online registration kicked off August 3 – earlier than usual – for a full fall and winter youth hockey program, the first steps are in place to resurrect the regular training and games after skipping last year owing to the pandemic.

Much is still up in air, however, depending on potential government restrictions “but we’re all ready to go,” Sports and Recreation director Dave Lapointe said last week.

The early registration period, which began filling up quickly, results from changes in rules from Hockey Quebec, he explained. This year, the city must submit its numbers of teams and players this month. “We’re still waiting on Hockey Quebec to see when the season is going to start,” he added.

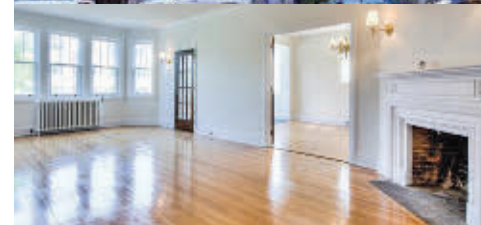
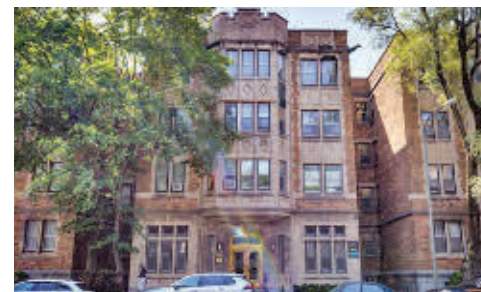
The program, which has been posted on the Sports and Rec’s website, lists a full complement of instructional hockey from September to April as well as inter-city hockey at all levels as well as fall youth hockey (September to December).

While the city has provided “stick and puck” individual play, safe distancing rules prevented team play and inter-city competitive games last winter. Even now, the scheduling of the use of the city’s two indoor rinks remains undetermined, Lapointe said. Under current COVID regulations a 15-minute buffer between the use of changing rooms is required for cleaning.

16-year-old smoker expected ticket

A 16-year-old Westmounter was issued a \$71 ticket July 20 at 1:20 am for smoking in Argyle Park, Public Security officials said.

He was spotted by a public safety officer among four people seated on a bench and was immediately recognized by the patroller, who had previously ticketed him for a similar offence. “I know I’m getting a ticket,” the smoker is reported as saying on spotting the officer. Smoking in city parks is illegal under the parks by-law.



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Broadening Westmount Park consultation Brochure and mini survey sent to all city households

By LAUREEN SWEENEY

In a new effort to expand public consultation on refurbishing Westmount Park, a city information brochure called *A Walk in the Park* was to be delivered to all households last week. It contains a postage-paid mini survey to garner residents' opinions to be returned by August 20.

This latest consultation phase focusses on "guidelines" based on comments already received from previous consultations. These

include those from a longer on-line survey that last January generated some 100 responses based on people viewing an hour-long webinar.

The city's aim with this new simplified survey is to reach out to residents and park users who had not replied to the previous, longer one.

"We ask you to send us your reactions," Councillor Cynthia Lulham said at the council meeting August 2 in announcing the newest consultation process.

As part of this phase, information boards will also be placed throughout the park explaining on-the-spot recommendations before a final report is received from Stantec consultants in September. This is for consideration by the new council to be elected November 7.

Explaining four guidelines

The brochure lists four aims, which Lulham said residents and park users had previously expressed.

These are: to preserve the natural setting and picturesque appearance of the park; make it accessible to everyone throughout all seasons; create a natural habitat that



The brochure.

PHOTO: INDEPENDENT.

encourages biodiversity; and encourage multi-generational and multi-purpose spaces.

Among recommended ways to achieve these are: to widen and re-surface pathways, install a new one alongside the bike path; re-design the leaking pond, adding natural berms and replenishing it with rainwater; install a new electrified gazebo to create a larger space for community events; create an accessible public plaza on the green roof of the Westmount recreation centre and expand the playground area.

"We read all the comments" from the earlier survey, Lulham later told the *Independent*. "What we found was a lot people appeared not to have

watched the webinar."

She said there appeared to be a "fear of enormous change" in the park, which was not the intent. One of the main needs, as an example, was to revise the structure of the pathways, many of which are too narrow or steep to accommodate a wheelchair.

While the final report is listed for September 2021, the launch of public tenders is slated for 2022 with work to take place from 2023 to 2025. "The park isn't going to be torn up all at once," she said, reiterating what council had previously said.



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BUILDING PERMITS 🏠 *What's permitted***Council approves 18 permit requests July 5, rejects 1**

The following 18 requests for demolition, exterior construction, alteration and renovation were approved at the July 5 meeting of the city council. There was one refusal. These permit requests approved or rejected by city council are those that have been accessed by the Planning Advisory Committee (PAC), and apply to architecture and location. The issuance of the permit itself after this approval is not automatic or immediate. Often, additional technical aspects must be checked, clarified and/or remedied as required by the city's urban planning department.

Approved

- 665 Belmont:** to restore most of the façades, roof and take away the service entry at the rear and the wood terrace at the side, to build an extension at the side to include a garage below and a family room on the main floor with a balcony on the second floor and modify several window and door openings;
- 641 Belmont:** to replace the entrance door and sidelite (small window) on the lateral façade;
- 94 Summit Cresc.:** to do landscaping on the entire property and modify the en-

trance stairs;

- 613 Victoria:** to demolish a rear volume, build a new exterior deck and modify openings on the rear façade;
- 579 Roslyn:** to replace a door and windows on condition the side windows take on the same mode of operation as the original ones dating from 1909;
- 245 Victoria:** to install new signage;
- 376 Victoria:** to install a new wall louver for air vent on the side façade;
- 600 Côte St. Antoine:** at a Category I house, to replace a window and door on the garage with the proposed aluminum-clad window and door of the application;
- 626 Victoria:** to replace the siding on the second floor wall of the rear façade;
- 64 Somerville:** to rebuild the rear deck provided the spindles of the guard-rail are fixed from behind the handrail so that the nail heads are not visible;
- 26 Holton:** to modify openings on the rear façade provided the stiles and rails of the proposed door are thicker;
- 4820 Sherbrooke:** at the Metro store, to install new signage;
- 14 Winchester:** to replace windows and doors according to option 2 of the application with proposed double-hung win-

dows, and the solid wood door for the front façade balcony;

- 641 Murray Hill:** to create a new window opening on the front bay;
- 4160 Sherbrooke:** to install a barrier to the parking access;
- 510 Prince Albert:** to replace windows and a door provided the second floor balcony door is made of wood (interior and exterior), without any cladding, as per Table 4.2.2 of the *Guidelines for Renovating and Building in Westmount* and provided that the office windows (item #3 of the work order) have the same number of divided lites as the existing windows (six squares).
- 784 Upper Belmont:** to replace storm windows;
- 87 Summit Cresc.:** to replace the roofing material.

Refused

- 3742 The Boulevard:** to replace windows at a Category II house. This application was refused in a lengthy council resolution based on Section 4.2.2 of the *Guidelines for Renovating and Building in Westmount*, that PVC and metal windows are generally not acceptable on Class II buildings and that the proposed replacements do not meet other recommendations regarding style and function of the original ones.

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LETTERS TO THE EDITOR

REMEMBERING LONNIE ECHENBERG

We would like to draw your readers' attention to the passing of a beloved Westmount figure.

Lonnie Echenberg died on June 24 at the impressive age of 95. She was a long-time resident of this city, living on Redfern Ave. for many years and raising a family there. Some years after the death of her husband, Harry, in 1999, Lonnie moved to Olivier Ave., just a few streets away, and she spent her final years settled happily in Manoir Westmount. (The Echenbergs' son, Jan, is a resident of Westmount today; their daughter, Erica, and granddaughter, Hayley, live in England.)

Lonnie earned a BFA at Sir George Williams University (now Concordia) and later taught art at Westmount Park School and Centre Greene, as well as at the Montreal Museum of Fine Arts school. Throughout her long life she was a staunch supporter of the arts and was dedicated in particular to architectural and heritage preservation. She was an active and enthusiastic member of Save Montreal, Heritage Montreal and other historical and conservation organizations both here and nationally. Lonnie also served as a museum guide and as an official Montreal historical and architectural tour guide. For many years, she was a popular and valued member of the local antiques community, trading in select



art objects and collectibles.

Lonnie was loved and admired far and wide for her style and flair, for her innate charm and grace, and for her good will towards everyone she met. We have lost a special and unique personality and a champion of all things Westmount. May her spirit live on in this community.

JANE BRODERICK, ST. CATHERINE ST. AND
CÉCILE GRENIER, ADELE MARDOCHE,
REBECCA SYDENHAM & JOSHUA WOLFE,
PLATEAU MONT ROYAL

VISIT TO LIBRARY = FIRST STEP TOWARDS NORMAL

Triumphantly, each of us will one day remember the single thing that restored our sense of normal in a world taking its first post-pandemic steps. Being able to browse the stacks of a recently re-opened Westmount Library claims that distinction for me.

My thanks and gratitude to library staff for hanging in there throughout the pandemic and being there for all of us the past 18 months, whether as familiar voices on the phone or masked friendly faces at the front door with our book requests in hand.

But it's wonderful once again to greet staff, wander the quiet stacks and peruse display tables with so many writers clamouring for attention. It's also fun to see the expressions of disbelief and "wow" on faces of patrons returning for the first time.

Well, one down, one to go; all I need now is a shopping trip to Trader Joe's and life is indeed back to normal.

DOROTHY LIPOVENKO, YORK ST.

ERECTED WHEN? WHY?

I write concerning the imposingly ugly metallic cylinder on the northwest corner of Greene and de Maisonneuve: What is it? Why is it? Perhaps you will indulge me while I speculate.

- Is it an ancient fertility symbol?
- Did it result from an unfortunately mislabeled child's rocket kit that went horrifyingly awry?
- Is it a luxurious Westmount stainless steel, 360-degree meet-and-greet canine urinal?
- Was it "erected" as a monument to the elusive yet ever-threatening patriarchy?
- Is it surreptitiously taking note of all goings-on, à la George Orwell's Big Brother?

How long has this hideous landmark been basking in its prominent location? Does it predate a time when Nick's Res-

taurant or Tony Shoes were mere twinkles in their founders' eyes?

Postscript: The other morning, my poodle, Bailey – prior to relieving himself on this fearsome obelisk – excitedly drew my attention to a faint, worn engraving:

"My name is (illegible), mayor of mayors: Look on my works, ye Mighty, and despair!"

Mystery solved! Clearly, in the distant mists of time, a Westmount mayor ordered the installation of this monolith to inspire awe and trepidation in his (or her) subjects.

JOHN KOZAKIEWICZ, CLARKE AVE.

Editor's hazy memory: I believe that this post was an information board explaining which stores were where and which offered what, back when the Old Post Office was a mini-mall, which was in the 1980s at least and then up into the 2000s. I can't give you a date of erection, though. Residents, please chime in. – DP.

NOT ANOTHER CONSTRUCTION SITE!

Further to the various articles re: Westmount Park and modifications to the park – do we really need another construction site? I know the island of Montreal's unofficial name is "Cone City." Also, we already have one construction site in the park – the Westmount greenhouse, which we hope to be able to visit again soon.

But are we going to turn the whole* park into a construction zone?

My wife and I frequently enjoy a nice little walk in the park as we also frequent the library. Of course, if the park is a construction site, these walks will no longer be possible.

As has previously been pointed out at various times, most Westmounters are in favour of having the park well maintained, but please, no more construction.

ALFRED EDEL, VICTORIA AVE.

**Editor's note:* FYI, the city's plan is to do any work in phases. See p. 6 of this issue. – DP

STIFF PENALTIES? REALLY?

I was delighted to read the notices in recent editions of the *Indie* informing readers that Westmount is finally cracking down on gasoline-powered leaf blower violations.

However, my delight was somewhat diminished when I saw the amount of the penalties. It is hard to imagine these trivial knuckle raps will deter anyone, be they contractor or employer. One ticket was for \$275. Along similar lines, this tough crack-down included a penalty of \$152, another for \$275, and still another for \$152.

In only one instance was the worker advised *continued on p. 10*



WESTMOUNT INDEPENDENT

We are Westmount

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LETTERS TO THE EDITOR

that the ticket would be sent to his employer, who, I believe, should pay all such fines. But if cash is intended to be a means of enforcing regulations, can anyone seriously think these amounts are sufficient to change behaviour? I venture to guess – never having employed a contractor – that even \$275 is easily offset by the extra number of jobs that can be completed when gasoline-powered machines are used.

And while I am venting spleen, our beleaguered Boulevard resident (letter, July 6, p. 8) should see for herself that the greenhouse is a source of great joy to many visitors. The number does not quite match the “millions” of cars that speed along her ruined road each day. And I hope she will take some comfort in realizing that bad roads may enhance safety. As well, the same economics she applied when ridiculing council's ever-increasing costs for the greenhouse restoration will almost certainly apply to work on The Boulevard.

(My street, Lansdowne, feels and looks as though nearly one million cars and school buses use it each day. It is the only through route from The Boulevard to the canal.)

BARRY PLESS, LANSDOWNE AVE.

NO SPEED PATH, DISRUPTION IN WESTMOUNT PARK, PLEASE

A short, nine-minute documentary about the park was made in 2008. It can still be found on YouTube searching for “The Hidden History of Westmount Park.”*

After watching it, I thought it could shed some needed light on the discussions about the unknown new projects for this beautiful park.

In months past, I read two things about the new plans for the park that caused me some concern. One of them was the prospect of building some high bridge somewhere on the playground. But what really triggered a great deal of alarm was the idea

of building a new speed path in order to shorten the time it takes to cross the park. This sounds like a crazy idea. A new speedier path? It takes about three minutes and 45 seconds to cross it at a normal, calm pace along the path that goes by the gazebo.

So, less than four minutes by foot and less than two minutes by bicycle. How much can that time be reduced? One is left scratching one's head.

I suggest that, instead of fixing what's not broken, many people would agree that the park could use some gardening maintenance, especially putting new grass on eroded areas. Nothing urgent, but it would be nice.

On the other hand, the idea of bulldozing a new totally unnecessary path across the park sounds terrifying in the context of what it would do the delicate and fragile charm of the landscaping in the core and soul of the park: the area around pond.

Please watch the documentary and think about it.

FRANCISCO GONZALEZ, SHERBROOKE ST.
*Editor's note: This video is by Westmount resident Patrick Barnard. He covered much of the same ground in his opinion piece of the same name in our July 15, 2008 issue, p. 7. – DP.

FOLLOW UP, PLEASE

The excellent article by Ralph Thompson in your June 8 issue (p. 20) on food waste left the question unanswered. It is of considerable importance to all Westmount residents to know whether such waste is put to good use or ends up with all other trash. Neither the transshipping centre nor the city of Montreal should be allowed to get away without a clarification. I trust that your reporters/researchers will be able to pursue this matter.

SURESH THADHANI, RENFREW AVE.
Editor's note: I agree and we have followed up. See p. 24. – DP.

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Confused man helped on Aberdeen

An 85-year-old man described as confused and disoriented was found walking down Aberdeen from The Boulevard August 1 by a citizen who called Public Security at 12:50 pm. He was found carrying a large bag and was unaware of where he was, though he believed he had worked in Plattsburgh, NY. When his name and date of birth were confirmed, he was reported to have crossed the border to Canada legally and was not reported missing.

He was turned over to police at local Station 12 on Stanton St.

Passer-by, Public Security help woman

A Westmount woman who fell on the sidewalk near 231 Melville July 31 was found lying on her back when Public Security answered a call from someone who reported the woman's need for assistance at 4:01 pm.

A passer-by had put her own sweater under the head of the woman, who was given medical assistance by a public safety officer and one of the city's parks cadets. She was taken to hospital by Urgences Santé.

Cyclist falls on bike path

A cyclist was treated for a bump on the head and injuries to the left arm after falling July 31 on the bike path near 4700 de Maisonneuve at Lansdowne, according to Public Security officials. The woman was identified as a Westmount resident aged 62.

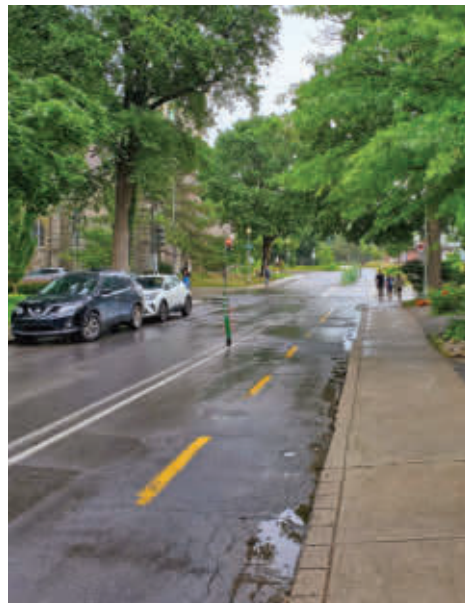
She was taken to hospital at the Glen site by Urgences Santé and her bike was locked to a post. The fall was attributed by responding officers at 3:15 pm to a "false manoeuvre."

2 ticketed in Summit lookout's restricted area

Two 27-year-old Montreal residents were ticketed \$152 each July 30 for entering the restricted area at the Summit lookout, Public Security officials said. Their voices had been heard by a public safety officer on patrol at 1:03 pm. A man and a woman were found sitting on the lookout's stairs below the security fence used to restrict access to the viewpoint's damaged wall.

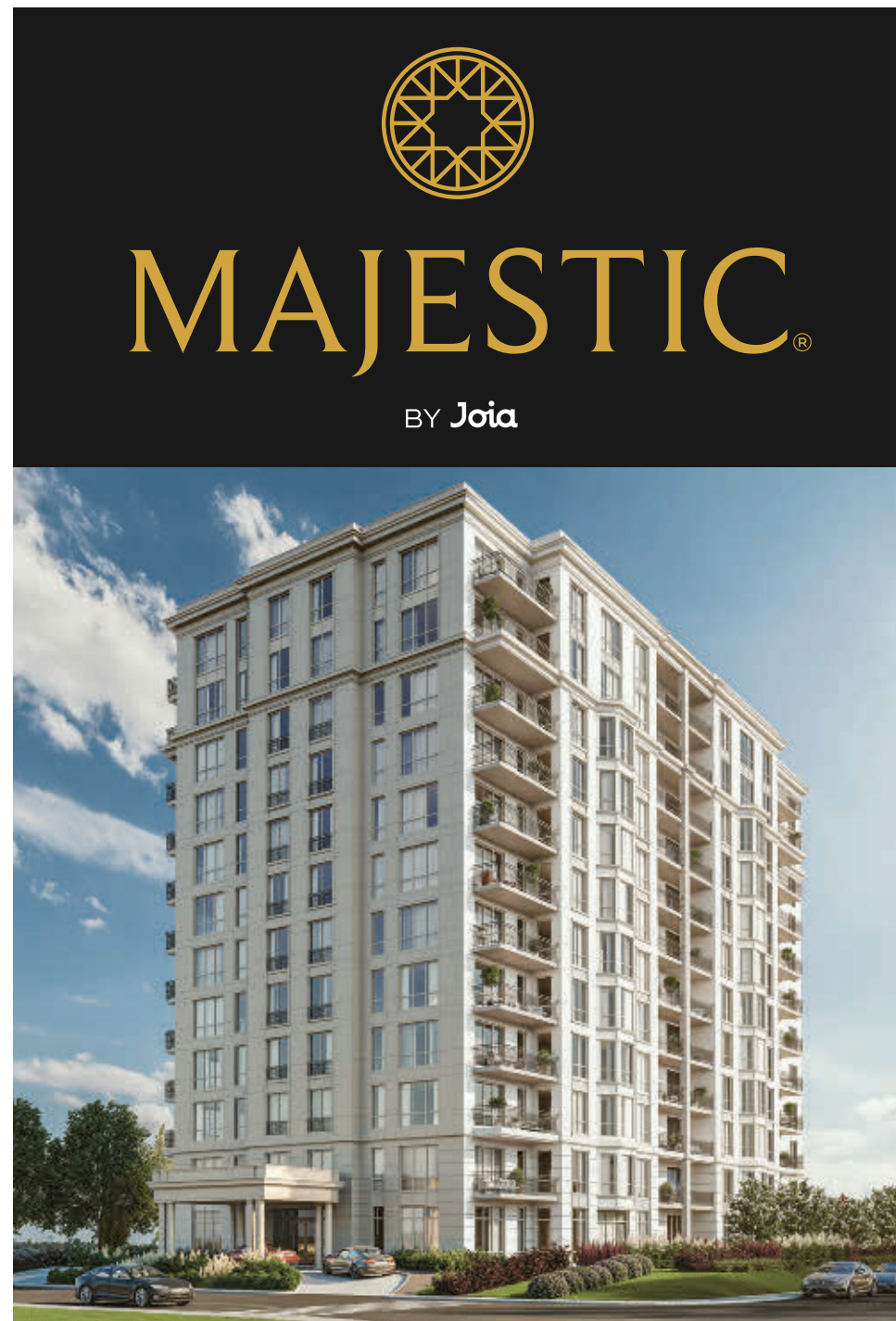
Leaf blower use generates 2 tickets

Two tickets were to be sent to a landscaping company operating a leaf blower on Summit Circle July 22, according to Public Security. One was for \$152 for using the blower out of season; the other for \$78 for the landscaping truck to be operating without a Westmount permit. The truck was recognized by the patroller for a previous offence.



The de Maisonneuve bike path, looking east towards Lansdowne on August 9.

PHOTO: INDEPENDENT.



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New director general, cont'd. from p. 1

Hadi Hakim in a recent photograph.

PHOTO COURTESY OF THE CITY OF WESTMOUNT.

career in supervisory and management positions of public works departments in

allow for time to adjust and familiarize himself with the city's projects and needs rather than simply "being handed the keys to the office," he explained.

In the meantime, Hakim has been meeting with the members of city council and some of the department heads before they leave on summer holidays.

"We really believe he is an outstanding candidate and we are very pleased that we were able to offer him this position and that he accepted," said Mayor Christina Smith at the time of his appointment. She said he would be "a very welcome" addition in "leading this organization."

Outlines aims

Hakim, who speaks fluent English and French, told the *Independent* he was excited about the opportunity and challenge of bringing his experience to Westmount to serve the population "to the best of my ability," enable employees to do their best work and "optimize processes" in order to properly use city funds.

He holds a degree in mechanical engineering from McGill, a graduate diploma in management from HEC and an MBA from the University of Montreal with a focus on human resources.

He has also spent much of his 20-year

Côte St. Luc, the federal Jacques Cartier and Champlain Bridges Corporation, Outremont and, latterly, Laval, where he has been public works director.

Growing up in Montreal after moving here at age 5 from his native Lebanon, he attended high school at Collège Notre Dame and CEGEP at Marianopolis. He was active in rugby, football, martial arts (aikido), fitness training and swimming. He also worked as a lifeguard at a pool in St. Laurent.

It was while working as a foreman and public works team leader for Côte St. Luc that he decided to pursue his graduate degree in HR (2009-2012) driven by the value it would provide in mobilizing a team to improve performance, he said. "I felt my career was based around teams."

In his position as director general, he said that he wants to make the difference clear between political and administrative matters. "To me," he said, "it's important to be neutral."

He visited the Westmount Public Library for the first time two weeks ago, finding it to be a beautiful library. "It reminded me of Harry Potter," he said. "It's magical."

Hakim plans to remain living in Laval, he said. For now, at least, he plans to work both at city hall and remotely.

Skinner named executive assistant to new DG

City council July 19 appointed Catherine Skinner to the position of executive secretary of the office of the director general, effective July 20. She succeeds Christine Joly, who had worked as the assistant to retiring DG Benoit Hurtubise and several of his predecessors for several years. She left after the departure of Hurtubise.

Skinner was welcomed by Councillor Jeff Shamie, commissioner of administration, who moved the resolution. Mayor Christina Smith added her own words of welcome, saying that Skinner had been working "for a few weeks" in the DG's office and had come from Hydro Westmount so was familiar with city practices.

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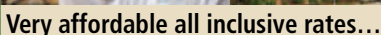
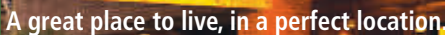
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There were lotsa drawers (and doors and four bureaus) ready to be picked up by the garbage collector on August 6 on Sherbrooke at Grosvenor. Coincidentally, it is exactly where there were “Lotsa brooms” on June 19 last year (see July 7, p. 11).

PHOTOS: INDEPENDENT.



PHOTOS: INDEPENDENT.

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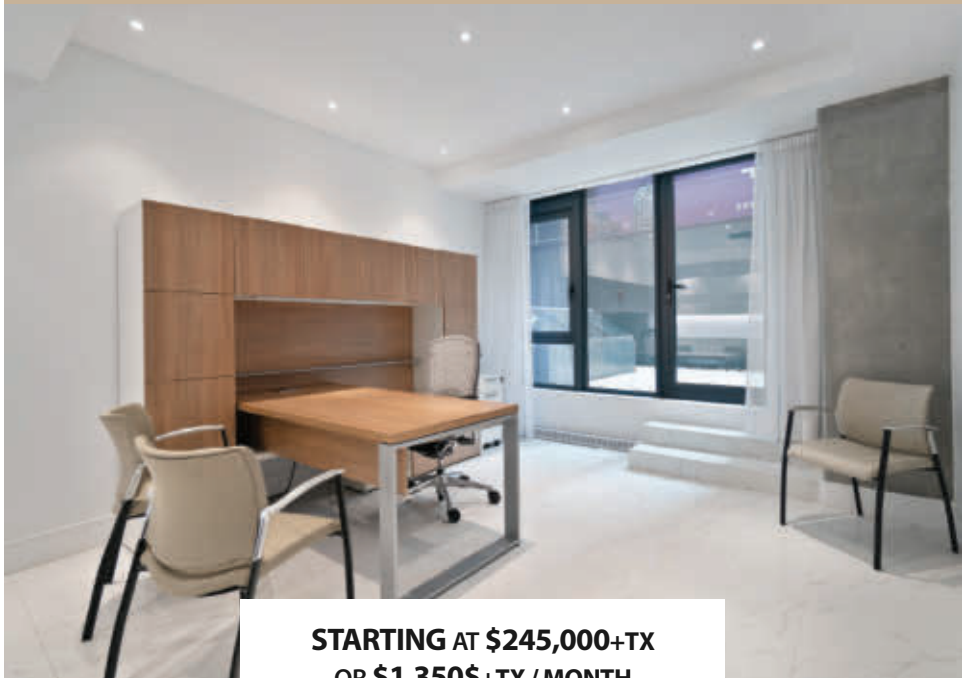
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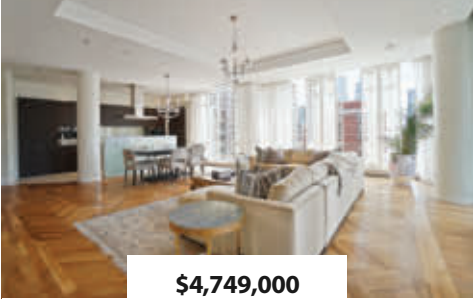
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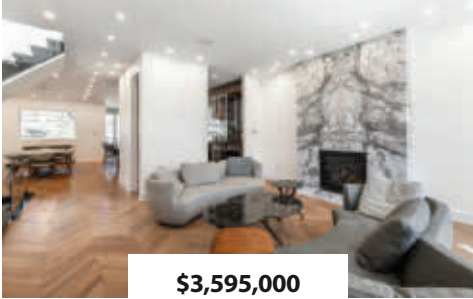
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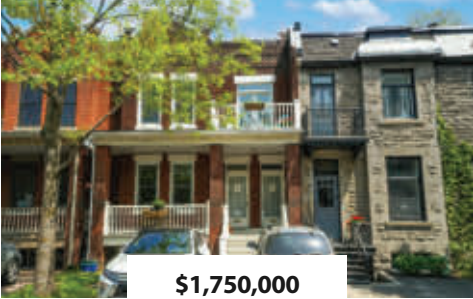
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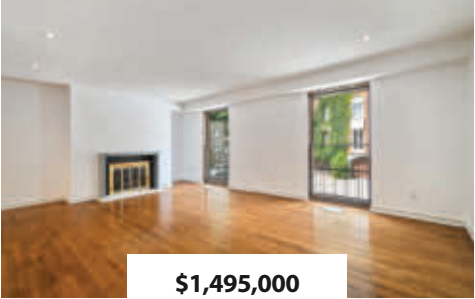
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Real Estate

ANDY DODGE

Note: The following article relates to the registration of deeds of sale for Westmount property in January and February 2021. A list of sales can be found below and on p. 21.

One of Westmount’s most expensive houses sold in February this year, starting off 2021 with a bang while 2020 had been a year of confusion wrought by the pan-



The entrance to 100 Summit Circle, highest price in February, \$11,700,000.

January/February transfers: Year starts with a bang

demic.
The 33-year-old house of the late Senator Leo Kolber, which takes up half a block on Summit Circle between Gordon and Summit crescents, changed hands in February for \$11,700,000, the second-highest price ever paid for a single-family residence in Westmount.

The house sold in the same month as 3250 Cedar Ave., one of the very large mansions on the south side of that street, which went for \$7,000,000, modest in comparison but actually the highest price (at that point) paid for a Westmount house since 9 Brae-side Place sold for \$9 million in September 2019. In January, 746 Lexington Ave., a sprawling bungalow at the corner of Sunnyside Ave., sold for more than \$4 million, adding to the high-priced list.

Senator Kolber died in January 2020, and his two children, neither of whom lives in Canada, inherited the property last November. Kolber had purchased the vacant land at the corner of Summit Circle and Gordon Crescent in 1972, built a house, demolished it in 1988 and hired local architect Erol Argun to design the current one.

January data analysis

The January list of
Westmount sales involved *continued on p. 23*



746 Lexington, highest price in January, \$4,197,500.



474 Strathcona, highest mark-up in January, 50.7 percent.



14 Hudson, highest mark-up in February, 97.8 percent.

Bought & Sold – real estate transfers in January 2021				
ADDRESS	VENDOR	PRICE	2020 VAL	RATIO (%)
36 Church Hill	Mélanie Beaudry & Jaime A. Sandoval Gonzalez	\$2,075,000	\$1,632,300	27.1%
316 Côte St. Antoine	Jean-Philippe Aubert & estate Jeannette Epstein	\$1,500,000	\$1,371,200	9.4%
600 Côte St. Antoine	Konstantin Smirnov & Nancy Boulanger	\$1,900,000	\$1,333,100	42.5%
1 Forden	Schahla Mojaradi	\$2,420,600	\$2,066,600	17.1%
544 Lansdowne	Martin Grant & Carolyn Thomson	\$1,550,000	\$1,208,900	28.2%
746 Lexington	Robert Wiseman, Francine Nelson Wiseman & the Wiseman family Home Trust	\$4,197,500	\$2,883,000	45.6%
421 Mount Stephen	Michael Matthews & Andrea Baron	\$2,165,000	\$1,910,000	13.4%
474 Strathcona	Mary Gallery	\$2,350,000	\$1,559,300	50.7%
82 Summit Crescent	Leslie Epstein	\$2,900,000	\$2,324,000	24.8%
3664 The Boulevard	Denis Soulières & Martyn Dupuis	\$2,100,000	\$1,694,600	23.9%
802 Upper Lansdowne	François Côté	\$2,164,000	\$1,860,400	16.3%
621 Victoria	Peter Lindley & Catherine Megias	\$1,800,000	\$1,831,500	-1.7%
TRIPLEXES				
336-40 Grosvenor	336 Grosvenor Holdings Ltd.	\$2,126,660	\$1,900,200	11.9%
CONDOMINIUMS				
44 Academy #11	Daniel Lewis & Hélène Grimard	\$992,000	\$763,700	29.9%
83 Hallowell	George Fourniotis	\$700,000	\$584,100	19.8%
11 Hillside #314	Frances Gordon	\$618,000	\$518,700	19.1%

Bought & Sold – real estate transfers in February 2021

ADDRESS	VENDOR	PRICE	2020 VAL	RATIO (%)
3250 Cedar	Camillio Lisio & Luisa de Somma	\$7,000,000	\$5,832,100	20.0%
4891 de Maisonneuve	Robert Kandestin	\$1,475,000	\$1,212,200	21.7%
65 Forden	Li Li & Jun Tao Shi	\$3,650,000	\$3,873,500	-5.8%
26 Holton	Bernard P. Quinn & Danica L. Wunder	\$1,835,000	\$1,353,400	35.6%
14 Hudson	9350-2342 Québec Inc.	\$2,900,000	\$1,466,000	97.8%
252 Prince Albert	Sophie Kilburn	\$1,359,300	\$964,100	41.0%
11 Severn	Claude-Alicia Guerin Roy	\$2,580,000	\$2,015,000	28.0%
100 Summit Circle	Jonathan Kolber & Lynne Kolber Halliday	\$11,700,000	\$9,048,500	29.3%
60 Sunnyside	Suzanne Brillant	\$2,935,000	\$2,726,300	7.7%
3656 The Boulevard	Dong Cao	\$2,005,000	\$2,074,700	-3.4%
746 Upper Lansdowne	Marcel Aulls & Caroline Dietcher	\$1,880,000	\$1,607,600	16.9%
717 Upper Roslyn	Yan Yang	\$1,575,000	\$1,468,500	7.3%
642 Victoria	Katrina Anne Montgomery Graham & David Alan Graham	\$2,247,000	\$1,594,500	40.9%
DUPLEXES				
1104-06-06A Greene	Patricia Dumais	\$1,600,000	\$1,134,600	41.0%
CONDOMINIUMS				
414 Wood	Joanna Paula Patenaude	\$1,468,000	\$1,112,400	32.0%
SHARE SALES				
442-46 Claremont, 33%	Peter Kossits	\$565,000	\$527,467	7.1% ¹
265-69 Melville, 33.33%	Andrew Cross	\$650,000	\$439,196	48.0% ²

¹Valuation is 33.3% of \$1,582,400. Exclusive use of 444 Claremont. ²Valuation is 33.3% of \$1,317,600. Exclusive use of 267 Melville.

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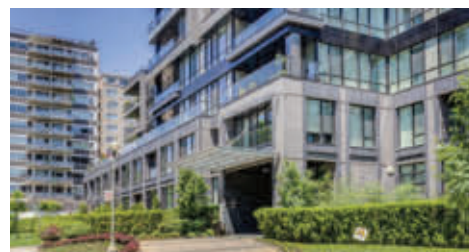
Profusion Immobilier Inc. - Real Estate Agency



1 APPLEWOOD, HAMPSTEAD



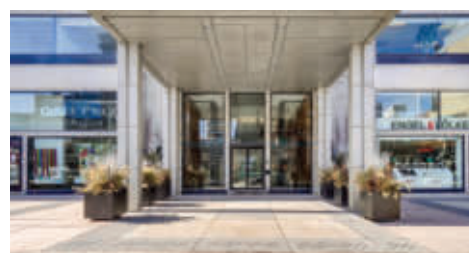
56 TURGEON, LE SUD-OUEST
ASKING \$1,995,000



215 REDFERN #406, WESTMOUNT
ASKING \$1,890,000



33 THURLOW, HAMPSTEAD
ASKING \$1,685,000



1455 SHERBROOKE W. #807, VILLE-MARIE
ASKING \$1,588,000



3577 AV. ATWATER #1405, VILLE-MARIE
ASKING \$1,249,000



infoWESTMOUNT

2021.08.10 • Vol. 2/14

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Published by the City of Westmount

NOUVELLES

PROCHAINE SÉANCE
DU CONSEIL

Mardi 7 septembre

NEWS

NEXT COUNCIL
MEETING

Tuesday, September 7th



Projet du parc Westmount

La brochure **Une promenade dans le parc** a été distribuée dans tous les foyers de la Ville. Le document met en évidence les lignes directrices du plan directeur pour la mise en valeur du parc Westmount et contient un court sondage. westmount.org



Westmount Park Project

The booklet **A Walk in the Park** was distributed to all households in the City. The document highlights the main guidelines for the Westmount Park Enhancement Master Plan and contains a short poll. westmount.org

Programme Mon commerce zéro déchet
Appel de candidatures : Vous êtes un commerce préoccupé par la surproduction de déchets? Soumettez votre candidature dès maintenant. Les candidats sélectionnés seront accompagnés dans leur démarche écoresponsable par des experts chevronnés. westmount.org

Collecte de résidus alimentaires dans les immeubles à appartements
La Ville étend son programme de compostage. Les immeubles de 9 à 100 unités sont invités à participer. westmount.org

Cours gratuits au parc Westmount
Joignez-vous à des cours de conditionnement, de danse, de tai-chi et plus les mardis et les jeudis de 10 h à 11 h. Consultez l'horaire des activités à westmount.org.

Services pour personnes âgées : kiosques éphémères
Gardez l'oeil ouvert pour des kiosques éphémères autour de la Ville. Rencontrez le personnel de Contactivité et de la Sécurité publique et renseignez-vous sur les services offerts à Westmount. L'emplacement des kiosques sera annoncé sur le compte Twitter de la Sécurité publique, soit [@Secur_Westmount](https://twitter.com/Secur_Westmount).

Cours de natation pour enfants
Les inscriptions ont débuté pour 4 niveaux de cours de natation pour enfants, qui auront lieu du 9 au 19 août au CLW. Le nombre de places est limité. westmount.org

Vous déménagez? Avertissez Hydro
Contactez Hydro Westmount avant votre déménagement. westmount.org

My Zero Waste Business Programme
Invitation to apply: Are you a business concerned about excess waste? Apply to the programme now. Selected candidates will receive assistance to develop various eco-responsible strategies from experts in the field. westmount.org

Food waste collection in apartment buildings
The City is expanding its composting programme and buildings of 9 to 100 units are invited to join. westmount.org

Free classes in Westmount Park
Enjoy fitness, dance, tai chi and more every Tuesday and Thursday from 10 to 11 a.m. Consult the schedule of activities at westmount.org.

Services for seniors: pop-up kiosks
Watch for pop-up kiosks around the City. Meet personnel from Contactivity and from the City's Public Safety department and learn about services available in Westmount. The kiosks will be announced on the Public Safety Twitter account [@Secur_Westmount](https://twitter.com/Secur_Westmount).

Swimming lessons for children
Registration has begun for 4 levels of swimming lessons for children, which will take place August 9 to 19 at the WRC. Places are limited. westmount.org

Are you moving? Tell Hydro
Contact Hydro Westmount before moving day. westmount.org

BIBLIOTHÈQUE

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Les abonnés peuvent désormais visiter la collection et emprunter des documents dans un environnement sécuritaire. Informez-vous des règlements et conditions avant de vous présenter. westlib.org

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Vous pouvez toujours réserver vos items en ligne ou par courriel et les ramasser à la Bibliothèque. westlib.org

Club de lecture d'été TD 2021
Cet été, le Club de lecture d'été TD est en ligne à 100%. Nous t'enverrons des défis du club de lecture, des activités, des suggestions de lecture, et t'informerons des événements spéciaux. Inscris-toi! westlib.org

Hommage aux auteurs autochtones
Consultez ou téléchargez la liste de la Bibliothèque de documents de fiction et

non-fiction écrits par des auteurs autochtones du Canada. westlib.org

L'heure de conte en ligne
Découvrez des contes en français et en anglais sur la chaîne YouTube de la Bibliothèque.

Atelier d'écriture d'été (7 ans et +)
Jeudi 12 août, 16 h 30 sur Zoom. Places limitées; inscription requise. westlib.org

Concerts éphémères
Samedi 14 août. Gardez l'œil ouvert : de courts concerts surprises seront offerts à différents endroits dans la Ville. westmount.org

Promenade mystère
Disponible tout l'été. Utilisez votre téléphone intelligent pour lire l'histoire et résoudre les énigmes en fonction de ce que vous voyez autour de vous. westlib.org

LIBRARY

Reopening of the Library
Members may now browse the collection and borrow items in a safe environment. Before arriving, please read the requirements and conditions. westlib.org

Contactless pickup service
You can still reserve your items online or by phone and pick them up at the Library. westlib.org

TD Summer Reading Club 2021
This summer, the TD Summer Reading Club is 100% online. We'll send you summer reading club challenges, activities, book suggestions, and let you know about special events. Sign up at westlib.org.

Celebrating indigenous authors
Consult the Library's list of fiction and non-fiction resources by indigenous authors in Canada. westlib.org

Storytime online
Join us for storytimes in French and in English on the Library's YouTube channel.

Summer Writing workshop (7 yrs+)
Thursday, August 12, 4:30 p.m. on Zoom. Space is limited and registration is required. westlib.org

Pop-Up Concerts
Saturday, August 14. Keep your eyes peeled for a series of short surprise musical performances around Westmount. westmount.org

Mystery Walk
Available all summer. Use your smartphone to read the story and solve the riddles based on what you see around you. westlib.org





65 Forden, biggest mark-down in February, -5.8 percent.

Real estate, cont'd. from p. 20

a dozen houses that included, besides the Lexington sale, seven houses changing hands between \$2 million and \$3 million, and only four at less than \$2 million.

The lowest price of \$1,500,000 involved 316 Côte St. Antoine Rd., a semi-detached house apparently designed by Robert Findlay, which is now undergoing significant renovation.

The biggest mark-up over valuation in January involved 474 Strathcona Ave. which changed hands for \$2,350,000 despite having a tax value of \$1,559,300. The only January sale to go for less than valuation was 621 Victoria Ave., just 1.7 percent below the assessed value. The average mark-up was 25.1 percent, up from 18 percent in December and in fact higher than any average monthly mark-up since March of 2020.

February data analysis

In February, with the two high-priced sales counted in to a list of 14 house sales (including one duplex), the average price moved up from \$2,260,175 to \$3,195,807, though the “typical” house value stayed at

about \$2,400,000, as the average mark-up declined very slightly to 23 percent. With 100 Summit Circle leading the way, prices went down to \$1,359,300 for a row house at 252 Prince Albert Ave., below de Maisonneuve Blvd. The detached cottage at 14 Hudson Ave. went for almost double its municipal value, while 65 Forden Ave., corner Westmount Ave., sold for 5.8 percent less than its municipal valuation, one



252 Prince Albert, lowest price in February, \$1,359,300.

of two mark-downs in the month.

In January this year, three condominiums – two apartments and part of a former triplex – sold for prices ranging from \$618,000 to \$992,000.

The average mark-up was 23.76 percent, just about the same as for one- and two-family dwellings. Also, a triplex on Grosvenor Ave. north of de Maisonneuve Blvd. brought its owner more than \$2 million in

January.

In February only one more condominium, actually a made-over garage and coach house at 414 Wood Ave. that shares land with neighbouring houses, was transferred for more than \$1.46 million. Also sold were two shares of triplexes, one on Claremont Ave. for \$565,000 and the other on Melville Ave. for \$650,000.



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Appel de candidatures Comité consultatif d'urbanisme (CCU)

La Ville de Westmount est à la recherche de candidats pour siéger à son comité consultatif d'urbanisme (CCU).

Toute personne qualifiée est invitée à soumettre sa lettre de motivation et son curriculum vitae au plus tard le jeudi 26 août 2021 par courriel à schapman@westmount.org. Plus d'information à westmount.org/candidatures-ccu

Call for Candidates Planning Advisory Committee (PAC)

The City of Westmount is seeking candidates to sit on its Planning Advisory Committee (PAC).

Any qualified person is invited to submit a letter of interest and resume no later than Thursday, August 26, 2021, by email at schapman@westmount.org. More information at westmount.org/en/candidates-pac

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A PERSONAL
VIEW

RALPH THOMPSON

In my article June 8 (“Where does our food waste go? We can’t find out,” p. 20), I followed the initial journey of an imaginary banana skin deposited in a Westmount green kitchen waste bin, hoping to see it eventually rejuvenated as compost and give life to healthy new growth.

The trail ran cold and stinky when the relevant parties were unable or unwilling to provide details beyond Derichebourg’s weekly pick-up service and the temporary destination at EDI/Recyclage Notre-Dame’s transshipment facilities in the East End of Montreal.

After many calls and emails following that article, I finally managed to talk with Nicolas Perrino, avocat/directeur des affaires publiques at EBI.

Closed for visits

Perrino confirmed that the company processes waste from municipalities across the region and he provided details on the kitchen waste composting process. I requested access to view and photograph the

We now know more, but still no site access
Where does our food waste go? – Part 2

facilities, but he stated it was not permitted because of COVID rules.

I pressed for a more direct, open approach but after consulting his superiors, he said it was not possible right now.

Therefore, the following are the particulars and some of the photographs provided by EBI without verification.

Open for questions

That being said, Perrino answered all my questions without reservation. He was completely open about the whole operation and provided photographs of the different stages.

The following summarizes the progression of food waste, the most likely journey of my banana skin. It is a very basic overview since the technical details of a commercial composting operation are quite extensive.

I did visit the area of EBI’s main processing facility in St. Thomas northeast of Montreal out of interest. I saw some of EDI’s processing facilities from a distance



The “raw” waste is sifted, separating organic matter from non-organic waste. PHOTO COURTESY OF EBI.

and took some photographs.

The most striking thing about the operation there, other than its size, is how clean and well organized it appears. No rusty old vehicles piled in corners. No litter blowing around or collected in hedge bottoms. This is not the local garbage dump

of my youth in England, where we would sneak in to search for old bike parts and then sell the assembled junk for a quid.

It was not possible to go inside EBI’s fenced-off and secure premises. Smart, clean signage around the area identified the different sites and it wasn’t long before



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Sorted material is dumped into pits and then sealed with a membrane, as seen July 25.

PHOTO: RALPH THOMPSON.

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a truck drove up and politely reminded me that I should not loiter around the property. Clearly a well-run and protected business. The old phrase “where there’s muck, there’s money” came to mind.

The process

So where’s my banana skin?

EBI handles many types of waste. Organic kitchen waste is processed separately from other waste and recycling. After the kitchen waste is delivered by the Dérichébourg garbage trucks to Recyclage Notre Dame, it is loaded on semi-trailer trucks and transported to the Dépôt Rive Nord in St. Thomas in the Lanaudière region, where EBI has an extensive operation covering about four square kilometers, which includes composting and biogas production.

The waste is sifted, separating organic waste from non-organic waste. This is then dumped into deep pits each measuring over 70 meters square and then sealed with a black membrane.

This anaerobic digestion process takes up to 20 months to extract the biogas. Pipes are used to adjust leachate levels, which reduces waste-stabilization time and enhances gas production (according to ScienceDirect.com). The extracted gas is cleaned and refined at the biogas recovery plant to achieve a specific level of purity, then piped through compression stations and distributed for use in trucks that run on natural gas.

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Gratitude

Thank you St. Jude for favours granted.

A normal part of gas processing includes flaring for environmental and/or safety reasons, to avoid venting methane into the atmosphere, according to the Ohio EPA fact sheet.

After the gas

Now back to the pits of decaying organic waste.

What is left after the gas extraction is called digestat. It is sifted again to get rid of any residual non-organic material, then spread-out in long strips for the ripening phase. This composting process can take between 6 to 12 months depending on the time of the year and temperature.

EBI allows the time necessary to produce quality compost, according to Perrino. Depending on different contracts, some of the compost is sent back to municipalities or sold to industrial buyers and the agricultural industry. It is sold in bulk and is therefore more practical for industrial farmers rather than individual gardeners, but some municipalities re-distribute the food waste compost to their citizens.

Westmount does not buy back the EBI compost but it does make available garden waste compost.

There are many farms in and around

Les Entreprises Berthier

Les Entreprises Berthier Inc. (EBI) is a family business whose primary mission is to manage residual material. It is the parent company of Recyclage Notre Dame and Dépôt Rive Nord. The company dates back to the 1960s when it did snow removal and excavation. In the late 1970s, it began waste disposal and in the early 1990s expanded to providing recycling and later composting services, according to its website. By 2010, it was producing biogas, a by-product of decaying organic material. Today, the large corporate conglomerate handles waste material and recycling services across the Americas.



The extracted gas is cleaned and refined at the biogas recovery plant, then piped through compression stations for pumping into trucks that run on compressed natural gas.

TOP PHOTO: RALPH THOMPSON; RIGHT PHOTO COURTESY OF EBI.

St. Thomas. I observed large fields of asparagus, potatoes, cranberries and other produce, and purchased some delicious strawberries from a farmer's roadside stand.

I'd like to think that my imagery banana skin will eventually end up as compost feeding some of these wonderful, healthy crops.



Material is sifted again to get rid of any residual non-organic material, then spread-out in long strips for the ripening phase.

PHOTO COURTESY OF EBI.

Classifieds in the INDEPENDENT

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House History

ANDY DODGE

When Louis XIV handed the island of Montreal to the Sulpician brotherhood in 1663, he was recognizing the large role played by those priests in the development of New France, which included the creation of a settlement outside the walls of Montreal, a “mission” where brothers could study, pray and establish gardens and farmyards along the lower slopes of Westmount mountain.

Early maps of the area show prominently the walled Fort de la Montagne, built in 1694, which housed the original Sulpician seminary. It was outside these walls that the brothers would toil in the farms and gardens.

The large farms and the orchards reaching up the hill continued to produce sustenance for the brothers (and, perhaps, for

– 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.

48 Delavigne: The Sulpician gardens



The front and back of 48 Delavigne on June 28.

the larger community) even as strips of land farther west were given out to other farmers such as the Décary, Leduc and Prud'Homme families.

There was pressure in the 19th century from the expanding city of Montreal, which had long since burst its walls and was crawling westward, especially below the escarpment south of Dorchester St. but also around Sherbrooke St. and the newly-formed McGill University.

Montreal's border set

By 1859, someone (we're not quite sure who) had determined that Montreal's western border should be a straight line running northwest from the St. Lawrence River into the middle of Westmount Mountain, bisecting the priests' farm on the north side of Sherbrooke St.

When settlers decided, in 1874, to form their own independent municipality (Notre Dame de Grâce) stretching from Montreal's border to Montreal West, and then five years later when the eastern part of this area, basically the area of present-day West-

mount, broke away from Notre Dame de Grâce and started planning its own development, the priests continued to occupy their farmland on both sides of the Westmount-Montreal border.

The Sulpicians were devoted to the education of the growing population and among other things invested heavily in the development of the University of Montreal in the 1920s.

To help fund this effort, they sold off a large part of their vegetable gardens, still known today as the “Priests' Farm,” for development in 1926: what would become Holton, de Casson and Barat roads. They held onto the area higher on the hill, though in the 1927 Lovell's Directory and for the next four years, the name of Delavigne Road appears in the street directory “not built upon.” It reached off of Mount Pleasant Ave., one of Westmount's older north-south streets, and was subdivided into lots by the city of Westmount.

(Longtime readers of the *Independent* will recall that the street is named after Jules-Claude Delavigne, a superior at Col-

ège de Montréal).

The Great Depression was not kind to the Sulpician Order, and between the money spent building the University of Montreal and the bankruptcy of some of the order's major stock holdings, the Quebec government forced it into trusteeship and took title to the remaining land in 1937, in an act entitled “Loi Relative au Règlement Equitable des Questions Concernant les Meilleurs Interêts de la Province du Québec et les Sulpiciens.”

Basically, the act took over the remaining Sulpician land in Montreal and Westmount as well as other property in Montreal North and Oka.

In April 1929, Antoinette Chaput, wife of Notary Edmond Desaulniers, had purchased the land at the top of Wood Ave., fronting on the new Delavigne Rd., and built 60 Delavigne by 1931, but no other properties appeared on the street for another two decades. All the land was neatly subdivided into 50- or 60-foot lots and a lane was built along the bottom of the slope, heading east from the top of Wood Ave.

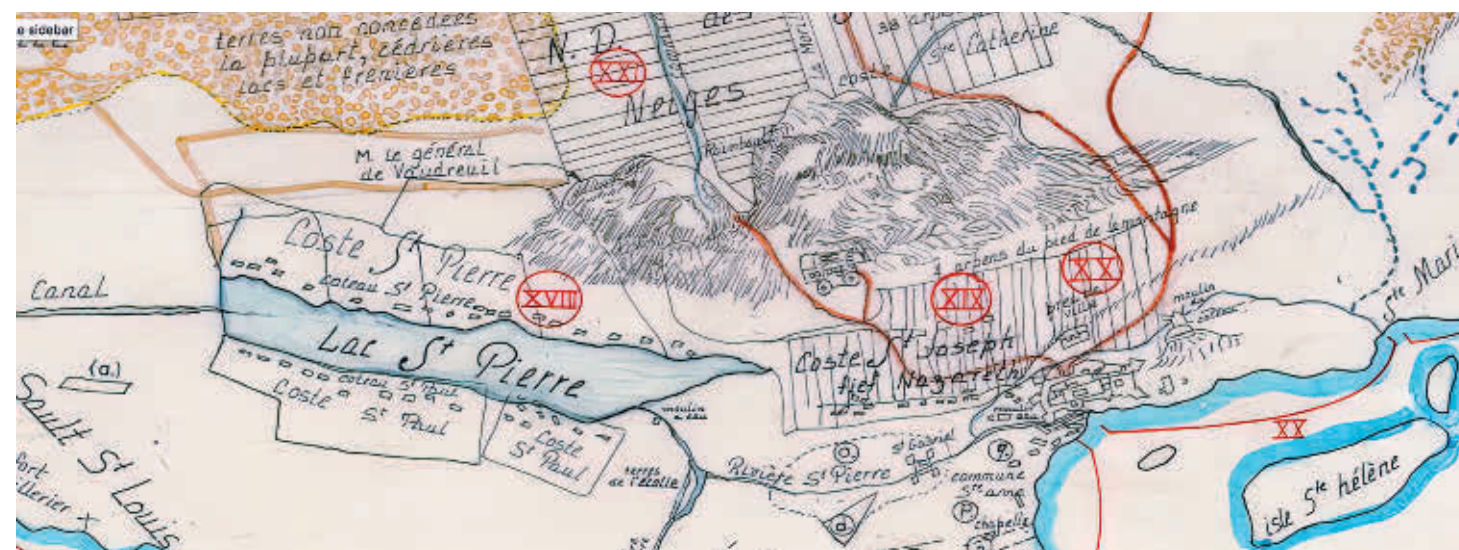
Queen Elizabeth II acceded to the throne in February 1952, on the death of her father, George VI. Even before she was formally crowned, in November of that year, her name led off the deed of sale for a double-lot (100 foot frontage) to Roland Maillet, publisher and co-founder of *Le Petit Journal* on St. Denis St., who immediately set about building a stone house – civic number 50 – which was only the second on the street.

50 Delavigne, armoury arrive

This left another 30 feet in Westmount and 124 feet of frontage in Montreal for the street, which had been designed back in the 1920s. The remainder of the land between there and Atwater Ave. became a military headquarters for the Canadian Armed forces, which has since moved out.

Just about the time Maillet started building his house at 50 Delavigne, the next two lots to the east, with a total 100-foot frontage – which were actually each split in two by the city boundary, thus became four lots – were picked up by Hilda McLaughlin, wife of John B. Pangman and perhaps more importantly daughter of Sam McLaughlin, founder of General Motors Canada. She and her husband lived nearby at the Glen Eagles Apartments, 3940 Côte des Neiges Rd. She paid more than \$15,000 for the four lots, exactly \$1.35 per square foot of steep-sloping land on the lower side of Delavigne, reaching down to the lane heading east from Wood Ave.

The Pangmans apparently decided against building on the land, opting in-



stead to move to Dunham, Quebec, and turned over the land to Paul Brooks Pitcher, QC, for \$1 (at least officially) in December 1955. The double-lot changed hands three more times before finally selling in 1958, to a builder named Lazar Pinikus and an architect named Arnold Schrier, who split the frontage and started construction of 3180 Delavigne – almost all on the Montreal side of the double-lot – in 1961.

Galland builds No. 48, upside down

Soon afterwards, in May of 1962, they sold off the rest of the land to a builder and financier named Jean Galland, who set about to plan 48 Delavigne Rd., with the municipal boundary actually running through the house.

The house was designed as an “upside-down” house, with the living room, dining room, kitchen and garage on the top floor, then the master bedroom downstairs and

other bedrooms there and on the bottom floor. Even before the house was built, they sold the plans to David M. Chenoweth, president of Pepsi-Cola Canada Ltd., and by 1963 the house was built.

The tragic death of P.T. Molson in September, 1966, resulted in Chenoweth’s appointment as president of Molson Breweries – the first non-Molson to take the reins of that organization – but unfortunately he died two years later, in his early 50s.

The estate sold the house in 1970 to the wife of Harry Elliot Bell, a chartered accountant at Clarkson Gordon and a director of Fednav, the huge Montreal cargo company. They lived there until late in 1973 when she sold to Hugh Ballantyne, who calls himself a bachelor and an investor in the deeds, but also a professor at McGill University, according to Lovell’s Directory.

Though it is not clear if there was any relationship with the previous owner, the next buyer was Andrea Bridgit Newell Bell,

wife of Patrick Henderson, an investment dealer with Calvin Bullock Ltd., who had been living at 482 Mont Pleasant Ave.

Andrea Bell bought the house in the name of her father’s estate (Russell D. Bell) in September 1976, just before the provincial election of that year brought in the Parti Québécois and René Lévesque.

She (as the estate) paid \$165,000, then almost two years later sold the property for only \$110,000, to Allan Henry Michell, vice-president and general manager of the Royal Bank of Canada, and his wife, Jeanine Paquette.

They moved in and apparently made numerous renovations but were quickly transferred out, turning over the house to Montreal Trust in June of 1979 for \$175,000, the same price paid in September by Rosmarie Bachmann, wife of Werner Gautier.

The two German citizens had been married in Germany at the end of World

War II, once Werner returned from Canada after his interment as a prisoner of war for most of the war, according to his daughter’s recollections in *Chronicle of the Bachmann Family*, available online.

Once married, he joined the German foreign service and found his way back to Montreal, finally choosing to go into independent insurance work. Their children were in their late 20s and 30s, both married and producing grandchildren by the time the couple moved into the Delavigne house.

They lived there for almost nine years and sold the house for \$789,000, more than 4½ times what they paid for it.

Jacqueline Viau, the next buyer, described herself to her notary as a “golfeuse,” but the only connection we can find is that she was heavily involved with the Royal Montreal Golf Club as well as the Pelican Bay Golf Club in Naples, Florida.

She lived on Delavigne for little more than a year before selling to John Hallward, a well-known philanthropist and community activist who lived on Trafalgar Ave. nearby. Hallward bought 48 Delavigne in September 1989 and immediately listed his Trafalgar house.

Recession, 12-percent mortgage rates

By this time, mortgage rates were pushing 12 percent and a recession was kicking in. Unable to sell Trafalgar, he put Delavigne back on the market and sold it in January 1991, for \$610,000, some 42 percent less than he had paid for the property.

The buyer was Edith (Edie) Zaritsky-Baboushkin, who lived there up to the time of her death in April 1994, but apparently family members stayed there for another 20 years.

They finally sold to Patrick Egger, an executive with Bariatrix Nutrition Inc., a French-based corporation dealing in high-protein and nutritional products. In 2004, Egger paid more than double the \$610,000 that the Baboushkins had paid, then almost doubled his investment eight years later, in 2012, when he sold to Stanley Jablonski for \$2,100,000. Jablonski moved in with his wife, Sheila Connolly, from 625 Roslyn Ave.; they stayed there less than four years before selling the property.

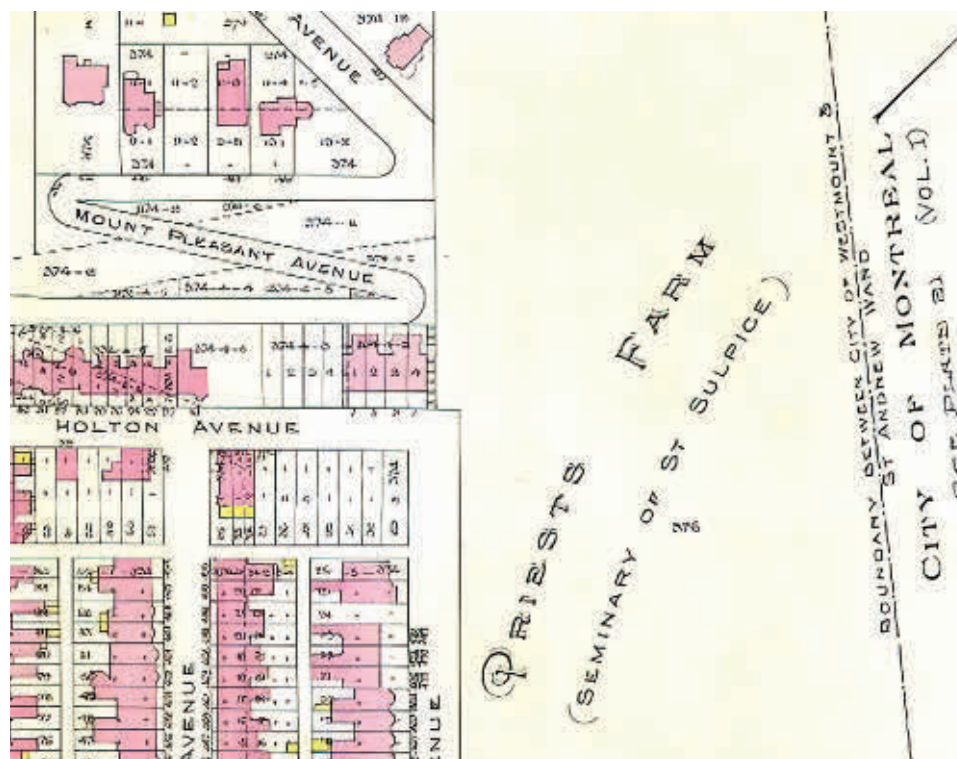
The ultimate buyer and current owner of the property is Dr. Michel M. Couture, a periodontist who has a practice on René Lévesque Blvd. downtown. He had lived various places in Westmount including Montrose Ave. and Forden Crescent.

Dr. Couture paid \$2,335,000 for the house on Delavigne; his common-law partner, Donna Lutfy, soon purchased a 43-percent share in the property for exactly \$1 million. The current valuation, split between Westmount and Montreal, is \$2,466,800.

History of 48 Delavigne Rd. (since construction)

Date	Buyer	Price
April 23, 1970	Bernice Desbrisay Laird-Bell	\$1
Dec. 14, 1973	Hugh Ballantyne	\$94,000
Sept. 9, 1976	estate Russell D. Bell	\$165,000
June 1, 1978	Allan Henry Michell & Jeannine Paquette	\$110,000*
June 28, 1979	Montreal Trust Co.	\$175,000
Sept. 25, 1979	Rosmarie Bachmann-Gautier	\$175,000
July 8, 1988	Jacqueline Viau-Germain	\$789,000*
Sept. 29, 1989	John M. Hallward	\$925,000
March 1, 1991	Edith Zaritsky-Baboushkin	\$605,000
March 25, 2004	Patrick Egger	\$1,245,000*
Sept. 26, 2012	Stanley Jablonski	\$2,100,000
May 13, 2016	Michel M. Couture	\$2,335,000

*Declared price is “\$1 and other considerations;” the price quoted here is the declared price for municipal transfer tax purposes (after 1976).



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Social Notes

VERONICA REDGRAVE

Irish gardens – Townships gardens

gardens placed around the gently sloping lawn offer tonal point-counter points.

In 2015, Gillian's love of gardens inspired her to organize a garden tour in Ireland. With the support of the Irish embassy in Ottawa, her group visited private and public gardens including the Jameson estate (360 ancestral acres) where the Jameson sisters, the ninth generation of the famous whiskey founder, give tours. The vivacious trio not only proffered a special sip (sorry I missed it!), but also showed guests the 130 varieties of bearded iris among other splendours.

Gillian is of Irish descent, so her trip was a natural choice, driven by the fact that "so many Italian and French gardens are renowned, I wanted to show people the fabulous ones in Ireland."

Now aiming to bring Eastern Township gardens into the limelight, she hosts a radio show on CIDI 99.1 FM. A member of the Garden Club of Montreal and the Brome Lake Garden Club, and with an MA in art history, her approach is "art in gardening and gardening in art. Landscapes can be seen in works of art in all the major museums and many internationally renowned gardens feature art/sculptures."

To that avail, Gillian has invited as a guest speaker Pat Webster, whose Glen



Villa – a vast domain in the Eastern Townships – features art installations amidst splendidly fashioned spaces.

Other guests include garden centre owners who discuss fertilizers and mulch as well as exciting new perennials. "I want

to examine gardens as a skill and as an art, but also from the practical side."

Until September, her bi-monthly show runs every second and third Tuesday each month at 9 am. It can also be listened to on the radio's website.

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PET PAGE

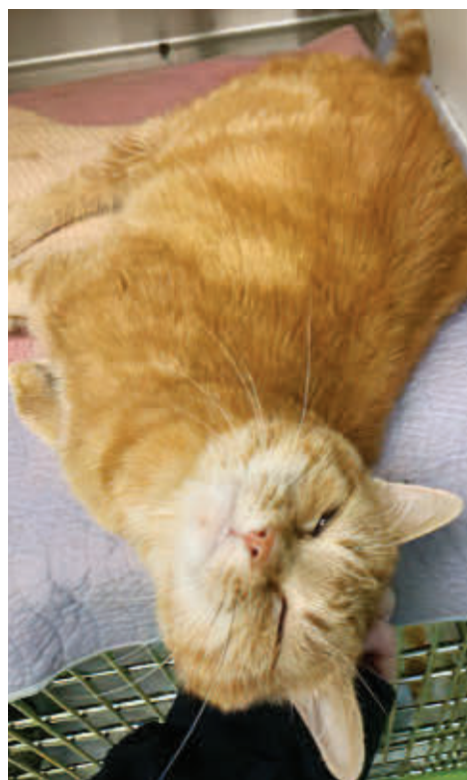
30 – August 10, 2021

Samuel, ready for cuddles



9 Lives

LYSANNE FOWLER



you will then be contacted for a telephone interview, followed by a visit by appointment at the SPCA.

Your neighbour,
Lysanne

He is irresistible and adorable. Samuel is so affectionate, ready for a new family in our neighbourhood as he is presently at the Montreal SPCA Cattery, waiting, waiting ...

A hunky marmalade tabby, he not only has the perfect, classic looks but the dandy classic charm, a big guy with a big heart. Samuel is a mellow senior at 11 years young, up to date with his inoculations, healthy, neutered and microchipped.

He is declawed on all four paws, which makes him an indoor-only cat. As with other older cats at the shelter who, after adoption, need more regular senior vetting check-ups in the future than young cats, Samuel is eligible for its humanitarian reduced-fee adoption program that factors this in.

Please refer to sweet Samuel's identification number 48150487 when you visit the Montreal SPCA website at www.sPCA.com and fill out the adoption application for him on the attached link. Once submitted,



*Westmount
A-dog-tions*

LYSANNE FOWLER

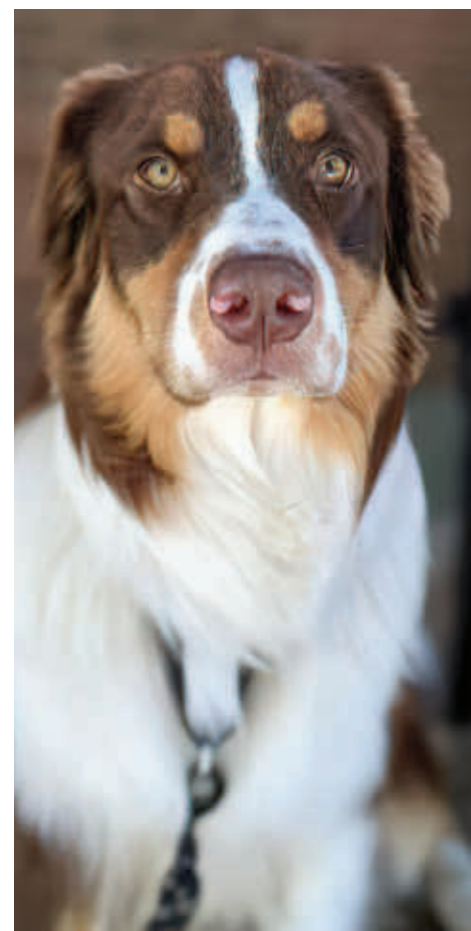
Summer days ... Buddy needs a family as soon as possible since he is at the Montreal SPCA shelter. A happy, alert, athletic one-year-old, Buddy is now waiting to join the other blissfully silly Westmount pooches that look a lot like him!

A wonderful long-haired mix of caramel, chocolate and white, with smoochable freckles, gives Buddy quite a memorable style, with his stunning amber-shaded eyes that follow everything and everyone. The Montreal SPCA is a fantastic adoption resource, we must join in its mission to give all of its animals a chance at a new life, leaving the abandonment behind.

Please find out more about Buddy, who is very healthy, up to date with his inoculations, neutered and microchipped. Please refer to his identification number 48294319 when you visit the Montreal SPCA website at www.sPCA.com and fill out the adoption application for friendly Buddy on the attached link. Once submitted, you will then be contacted for a telephone interview, followed by a visit by appointment at the SPCA.

Your neighbour, Lysanne

Best Buddy ever



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