

WESTMOUNT INDEPENDENT

Weekly. Vol. 16 No. 10d

We are Westmount

October 25, 2022

Creation part of settlement in case of sex-abuse by city employee

Garden named for late hockey prodigy Doug Ellis to be built near WRC

BY LAUREEN SWEENEY

City council October 11 authorized \$64,158, including tax credits, and a maximum of \$70,261 for the creation of a memorial garden for a victims' group resulting from a legal settlement and judgment five years ago in the class action case against the city regarding sexual abuse by deceased hockey coach John Garland.

Memorial garden

To be called the Douglas Firstbrook Ellis Memorial Garden, it is to be located "near the Westmount recreation centre (WRC)," Mayor Christina Smith said when the resolution was moved by Councillor Jeff Shamie.

The garden is to be named for the late

Doug Ellis, one of those reported to have been abused by Garland, which was described by his mother as having poisoned his entire life, leading ultimately to his death at age 44.

The class action suit led to a large outpouring of remorse from the council and then mayor Peter Trent when allegations were initially brought forward by Matthew Bissonnette (see stories July 9, 2015, p. 8 and June 6, 2017, p. 3).

Bissonnette thanked by mayor

Mayor Smith thanked Bissonnette at the recent council meeting for his role in the class action suit and later told the *Independent* that details of the memorial garden were still in the planning stage but that it *continued on p. 8*

Scooby Doo coming to Westmount



The theme of this year's Hallowe'en Extravaganza is "Scooby Doo," from the film of the same name. The children's department of the Westmount Public Library is hosting the event Saturday, October 29 at 6:30 pm for children ages 5 to 12. A free entry ticket is required to the costumed event at Victoria Hall. One can be obtained in exchange for a decorated (not carved) pumpkin taken to the library between October 14 and 28 for the annual pumpkin decorating contest.

PHOTO COURTESY OF WESTMOUNT PUBLIC LIBRARY.



Foot pain?
Heel spur?
Bunions?



—Consult—

Dr. William Constant, podiatrist
Dr. Jean-Maxime Rocheleau, podiatrist
Dr. Sur Pio Yip, podiatrist

514-439-5112

245 Victoria #525, Westmount

Public Security arrests prowler overnight, woman known to PSOs charged

BY LAUREEN SWEENEY

A woman known to Westmount Public Security for attempting to enter parked cars was spotted October 16 at 3:22 am by a patroller as she walked on Kensington from de Maisonneuve to Sherbrooke, officials said. She was described as appearing unaware that the public safety officer (PSO) was observing her as she tried the door handles of five vehicles parked on

public and private property.

She was stopped in front of 4026 St. Catherine and police called.

When they were unable to attend, her identification was checked out as being the same as a previous offence and was released on a \$153 statement of offence for prowling on both private and public property.

She was reported as a 59-year-old living in Montreal.

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John Hammond's Glowing Landscapes

Klinkhoff.ca/JohnHammondSale



John Hammond (1843-1939), *Fuji, Japan*, 1904 Oil on canvas board, 30 x 38 in (76.2 x 96.5 cm)

A Rare Chance to Own the Best of John Hammond

Unique for the variety of his landscapes and dramatic lighting effects, John Hammond was also among the finest artists of his generation. His oeuvre navigates various styles, from Barbizon and the Hague School to impressionism, occasionally imbued with a Turner-esque romance. It has been some time since a selection of John Hammond paintings of this quality and quantity have been offered for sale, and we are grateful for the confidence of the Estate. With this exhibi-

tion and sale, we provide a new generation of collectors with a fresh look at this exceptional painter, and the opportunity to purchase important examples of his work.

Details

On view at Alan Klinkhoff Gallery, Toronto & Klinkhoff.ca/JohnHammondSale

Scan QR code to view the sale & read the appreciation by Jocelyn Anderson, Ph.D.



Montreal
1448 Sherbrooke Street West

Toronto
190 Davenport Road

www.klinkhoff.ca
info@klinkhoff.ca

Remote scooter goes too fast, topples rider

A 20-year-old man was taken to hospital October 10 after falling off a remote controlled electric scooter, Public Security officials said. He was found lying on the bike path at 4:52 pm in front of 4919 de Maison-neuve surrounded by passers-by, who had called Urgences Santé.

While awaiting an ambulance, public safety officers treated him for scrapes and diagnosed a possible broken ankle, which was subsequently confirmed on arrival of Urgences Santé.

The victim, a resident of NDG, told of ficers he had fallen due to the scooter's high speed. He had been wearing a helmet, which was "fortunate," said Public Security director Greg McBain.

Missing man found in library

An 82-year-old Westmount man described as suffering from Parkinson's disease was reported missing October 17 at 7 pm by his daughter, according to Public Security officials. He had left home at 4 pm to go to a pharmacy on Greene but had not shown up.

Police and city parking inspectors were alerted and a search began of various locations he frequented such as Alexis Nihon Plaza and Westmount Park. He was eventually located by a parking inspector at the library working at a computer.

He agreed to be driven home and on the way, the patrol car was stopped by police

on the lookout for the man. They were informed he was in the car being taken home.

No permit, no flag personnel: Ticket issued to contractor

A contractor working in front of 608 Victoria on October 17 was spotted by a Public Security patroller as he used an excavator and loader to move a pile of stones from one side of the street to the other. He was described by department officials as having no security personnel or measures in place and had no permit to use the public domain. He was told to use a flag person when moving the stones and was issued a ticket for \$654.

DON'T MISS OUR PULL-OUT

Spotlight

real estate section after p. 6

Dodge on
September real estate, p. SL-3

Construction Round-up, p. SL-8

Retail Watch, p. SL-10

News:

- 3015 Sherbrooke being sold by Akelius, p. SL-6
- Future uncertain for Greene Ave.'s Brioche Dorée, p. SL-6

Updates on p. SL-12

- Selby/LABO apartments
- 1111 Atwater/Eleva/Serena
- 10 Rosemount work

New valuation roll analysis by Dodge, p. SL-14

Table of Contents

Letters, p. 4

Pets, p. 4-5

Lucy & Tyson, p. 8

Social Notes: PWR, p. 9

1st ad in 40 years!



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LETTERS TO THE EDITOR

REVIVE MURRAY PARK’S
ACACIA GROVE, PLEASE

Versions of the first two letters were sent to Mayor Christina Smith and council members early this month.

Dear Mayor Smith, Councillor Roux and Councillor Shamie,

I am forwarding to you the excellent and comprehensive letter of Stephen Jarisowski concerning the dire management of the Acacia Grove in Murray Park.

I expect that the written confirmation requested – namely that the acacia grove will be subject to no further destruction and will indeed be expanded to its former level – will be issued as soon as feasible.

In addition, I would like to express my strong dissatisfaction with the fact that in this matter of the acacias, the city has relied excessively on the advice of its functionaries, which, as it happens, is erroneous and doctrinaire and stubbornly held. And worse, it has ignored the strongly held preferences of its citizens, and taxpayers.

One further objection: the planting of trees in the park beside Murray Ave is an absolute travesty.... I can only imagine how ill conceived and ugly it will appear to our children and grandchildren when these trees are fully grown!

ANDREW HOWICK, MONTROSE AVE.

**

Dear Mayor Smith and Councillor Gal-
lery,

Thank you for making it possible to

meet with you and staff concerning the cul-
ling of 30 acacia trees in Murray (King
George) Park. The people living in the
vicinity of the park are very disturbed by the
decision taken by council with no public
consultation from the citizens who elected
you and following dubious scientific ad-
vice. They also agree that the acacia grove
is historic, unique and a beloved, time-
proven treasure in this high latitude.

At the meeting, we expressed our un-
animous views, as well as our anger. We
left believing that you are in agreement
that the grove should be retained and that
30 additional acacias would be allowed to
replace those that were so abruptly re-
moved. We discussed several ways this
could be effected. We trust that this under-
standing is correct and ask for confirma-
tion in writing so as to avoid any subse-
quent confusion.

We also suggested that the city’s strategy
be re-examined and that a second opinion
be sought from a forestry engineer familiar
with acacias and with regard to these trees’
strength and ability to regenerate in the
face of disease so that any future decisions
are rooted in scientific fact. Also, it was our
feeling that the small trees and evergreens
that will provide no canopy and were so
hastily planted in formal rows in no way
reflect the neighbourly character of this
historic park.

STEPHEN JARISLOWSKY, MURRAY AVE.

**

I most certainly am willing to add my

name to those upset by what the city is
doing to Murray Park. Besides consulting
with so-called experts on the health of our
trees in the park, I feel it essential that the
opinions of landscape architects and other
experts on the history of urban parks be



Westmount
A-dog-tions

LYSANNE FOWLER

Yes, Charlie is very attentive and intel-
ligent. We won’t even have to mention how
cute he is. That is a given! Here he is flip-
ping his ears and gazing up: one of those
loving moments that makes everyone
smile. He is a wonderful
companion.

Charlie is presently at
the Montreal SPCA ken-
nel, waiting for a family to
take him home. A good
little fellow, he is sociable
and affectionate. He is
comfortable in an apart-
ment setting, great with
other dogs and hasn’t had
a chance to meet cats yet.

Charlie is eight years
old, which makes him eli-
gible for the shelter’s hu-
manitarian reduced adop-
tion fee. He is healthy, up
to date with his inocula-
tions, neutered and micro-
chipped.

Please go to the Mon-
treal SPCA website at
www.sPCA.com and to the
dogs’ adoption pages, then
scroll for Charlie’s page
using his identification



sought and considered. We do not need an
arboretum with an odd selection of trees,
but we should be respecting the original
design intentions.

DEREK DRUMMOND,
MONTROSE AVE.

Fun Charlie

number, A51334602, and click on the red
rectangular “Book a visit” button.

The adoption coordination page will ap-
pear for your contact information and a
schedule for you to choose a visiting time
that is convenient to you to drop by the
shelter for adoption. Charlie is waiting,
such a good little buddy.

Your neighbour,
Lysanne

WESTMOUNT INDEPENDENT

We are Westmount

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PRESSTIME: Monday at 10:30 am
(except before long weekends, Friday at 10:30 am).

LETTERS: We welcome your letters but reserve the right to choose and edit them. Please limit them to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. Letter writers should not expect to be published in every issue, or in back-to-back issues, or repeatedly in the same season or on the same topic. Please include your name and street for publication (or borough or municipality if you do not live in Westmount), but not your address (unless you want it published).

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Update

‘Potentially toxic’ substance
empties part of RCMP HQ

Last week (p. 9), we ran a photo of fire-
fighters assembling outside the RCMP
headquarters on Dorchester at Greene on
October 13. The RCMP had not replied to
our questions by press time, but did so
soon after.

Sergeant Charles Poirier of the force’s
communications office told us that the
week of October 10-14, “a substance that
was seized during the course of an inves-
tigation was brought to the RCMP head-

quarters in Westmount as per usual proce-
dure.

“At some point, it became necessary to
call the fire department for assistance be-
cause it was believed that the substance
could be potentially toxic.

“In order to ensure our employees’
safety, a part of the building was tempor-
arily evacuated.

“This is a rare occurrence, and we’ve
taken corrective measures since.”

400 Mount Pleasant rezoning

108 signed register of a required 54 seeking referendum

BY LAUREEN SWEENEY

The future of re-zoning 400 Mount Pleasant at the corner of Sherbooke from residential to commercial now lies in the hands in city council. This follows apparent opposition from a large number of eligible voters in the concerned sector, which

comprises contiguous zones. Results of a register October 18 that would require 54 signatures to go to a referendum on re-zoning R9-09-03 garnered 108, according to results tabled at the council meeting October 19.

Josh Cummings, who identified himself as a resident of the street at the ques-

tion period, asked when a decision could be expected by the council given the number of signatures. Mayor Christina Smith replied that the next meeting of the council in general committee (i.e. in private) on November 7 would likely discuss the results.

While Cummings did not express possible reasons for numbers apparently seeking a referendum, sources have told the *Independent* that many residents are concerned that allowing commercial and office activities at the currently residential three-

storey building might result, now or in coming years, in many clients parking their cars on the street. This is a block where many houses on the east side of Mount Pleasant are without garages or parking space (see story September 8, p. 1).

Reason for re-zoning

The purpose of the re-zoning, according to a presentation dated July 11, came at the request of the building owner to allow of office use leading to the conversion of the multi-family building at 400 Mount Pleasant, which originally included a doctor's office on the first floor. The request has been approved so far by the council in a second draft bylaw September 6, considering the zone contains only the one building and is in a location in which office buildings and multi-family buildings are permitted.

The second amendment would allow for a parking "provision" meaning that none would be required for the first 6,000 square feet on the first floor nor in additional floors.

Other parking considerations include the fact that the current building is not designed to accommodate a sufficient number of parking spaces and is located near a Metro station.

Building permit

Apart from the re-zoning issue, the council at its meeting October 11 approved a permit for the building (the only occupant of zone R9-09-0) to replace the existing guard rail on the second-floor balcony and a new one on a third-storey terrace.

These had been recommended to council for approval by the city's Planning Advisory Committee (PAC).

This was "considering" they would not destroy the defining features of the Category 1 building.

Two sisters left: Hermione & Ginny



9 Lives

LYSANNE FOWLER

Tabbies with white accents and caramel striping added to the mix, they are so sweet and pretty. Hermione and Ginny are very healthy, up to date on their kitten inoculation program, spayed and microchipped.

Please refer to the Montreal SPCA website at www.sPCA.com and scroll to their listing pages by their identification numbers, 51326942 for Hermione and 51326945 for Ginny. From there, click on the red rectangular "Book a visit" button to be linked to the adoption coordinator information page, from which you can make an appointment to visit the shelter for adoption. There are many kittens in need of families at the moment, please adopt from the SPCA cattery.

Your neighbour, Lysanne

Identical, except for their personalities, which are known to those who have held them close since arrival at the animal shelter.

Hermione and Ginny are two of the five kittens of this adorable litter who are still in need of a loving family. They are presently at the Montreal SPCA cattery and it would be wonderful if they were adopted together to help them with their socialization and integration.

Owner presents his side

At press time October 24, building owner Mitchell Adler contacted the *Independent* to respond to the results of the registry on re-zoning 400 Mount Pleasant, saying the business he now operates in the building as a delivery/logistics operation called DLVRD "does not attract clients or additional parking. We're a 9-5 operation." The building has long been zoned for use as a seniors' residence, which, he contends, could attract many more visitors and parking congestion at many times of day rather than the second-draft amendment described as allowing "administration and commercial or personal services." Referring to the registry results, he contends that that people in the wide concerned sector of contiguous zones, "were blind-sided" by a letter delivered to addresses from Joshua Cummings of Mount Pleasant, obtained by the *Independent*. The letter encourages eligible voters to sign the register to oppose the re-zoning based in part on increased traffic congestion.



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Residents meet with mayor, call for consultation

City now believes acacias can be re-planted in Murray Park, Summit Woods far enough away

BY LAUREEN SWEENEY

A group of residents, most of them living around King George (Murray) Park, are calling on the city to hold a public consultation meeting on a tree development project in the park that has already allowed for some 30 acacia trees to be removed and some replaced by other species.

Several of the residents met with Mayor Christina Smith September 22 over the issue, also asking that newly planted trees of mixed species be removed as well as new rows of evergreens, which they contend do not provide shade value and are not a historic feature of the “historic” park.

‘No public meeting regrettable’

“What’s so regrettable is that there was no public meeting,” said one attendee. “The neighbourhood has just wakened up to what’s happening.”

“We do not need an arboretum with an odd selection of (new) trees but should be respecting the original design intentions,”

according to Montrose Ave. resident Derek Drummond. Drummond is retired director of the McGill School of Architecture who served many years as a member of the city’s Planning Advisory Committee (PAC).

He said he feels that opinions of landscape architects and “other experts on the history of urban parks” should be sought and considered.

Stephen Jarislowsky, of Murray Ave., in a letter October 2 asked Mayor Smith for confirmation that it had been agreed at the meeting with the mayor that the city would retain the acacia grove and that 30 additional acacias be allowed to replace “those that were so abruptly removed.”

Misunderstanding by the city

“We hear them and understand,” Mayor Smith told the *Independent*. “There was an initial misunderstanding by the city that invasive acacias could not be planted in the vicinity of Summit Woods when, in fact, they can’t be planted within 100 meters. So yes, new acacias can be sprinkled around Murray Park.”

This grove is the most outstanding of the few acacia groves in the Montreal area, according to retired landscape architect Ron Williams (see guest column May 24, p. 7). They re-seed and regenerate very quickly, he explained. Although the acacia is susceptible to the locust borer, he continued, it is a robust and fast-growing tree.

Too old or very young?

While the city’s plan on its website Engage page states that many of the trees in Murray Park have “exceeded their natural life span and have been irreversibly damaged by invasive insects,” Williams and others point to how quickly some of the cut acacias have already sprouted new leafy

growth.

In October last year when falling pieces of bark from some of the acacias were initially reported, the *Independent* was told by the city that they had been infected by a borer (see story November 2, 2021, p. 14).

To landscape architect Sophie Robitaille of Victoria Ave., who attended the meeting with the mayor, and had addressed council at its meeting August 1, “an arborist report should be made public when significant trees or large stands of trees are planned to be removed, and that a tree replacement strategy be subject to public consultation.”

Andrew Howick, of Montrose, another who attended the meeting, has expressed concern over “dire mismanagement of the acacia grove” and had “relied on the advice of its functionaries.” He too is asking for confirmation that the grove will not be subject to further destruction and will be allowed to remain and regenerate.

Comin’ Up

Saturday, October 29

The Rotary Club of Westmount presents a Bowser & Blue comedy night fundraiser. \$43.75 at www.eventbrite.ca. Westmount High School auditorium, 4350 St. Catherine St. 8 pm.

Tuesday, November 15

Women’s Canadian Club of Montreal presents former NDP leader Tom Mulcair on “Current Events in Canada and Quebec Politics.” \$15 or annual membership for \$60. Victoria Hall and remotely (www.wccmontreal.org). 12:30 pm.


Public information meeting

- Presentation of the 2021-2022 highlights and financial statements of CIUSSS West-Central Montreal
- Presentation of the Awards of Excellence
- Question period for the public

**Wednesday
November 2**

6:30 - 8:30 p.m.

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Pavilion K
Carrefour Lea Polansky

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Spotlight on Real Estate

October 25, 2022

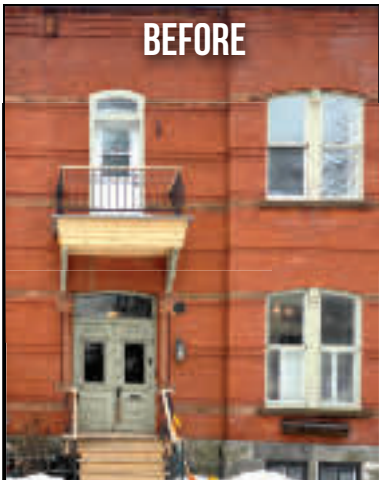
Pull-out section



A long row of greystone and slate-terraced townhouses on Stayner St., overlooking its eponymous park on October 21.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

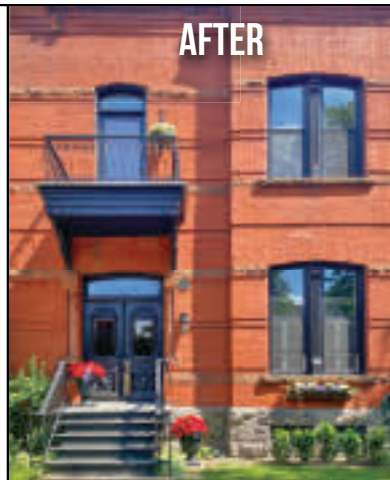
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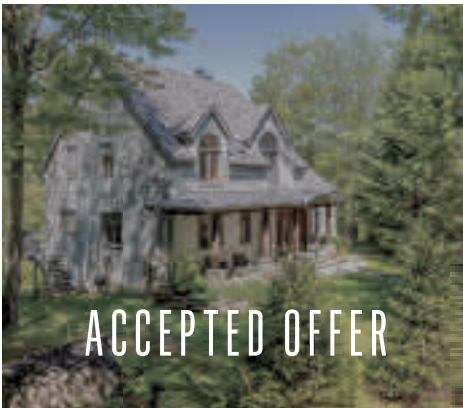
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**7 AVENUE DE GUYENNE
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Real Estate

ANDY DODGE

September sales: Hang onto your hats!

activity. The graph below offers a picture of these trends over time.

Empty-nesters, job-changers and others who are thinking of selling their large Westmount homes might think about hanging onto them for a little while – though, don't worry, you likely still have one of the most expensive properties on the island of Montreal or, let it be said, anywhere in Canada.

And if you need to take out an extra line of credit on your house, interest rates may

have climbed about 15 basis points in the last month, but they are still affordable compared to the eight-percent rates at the turn of the century, not to mention 14 percent a decade earlier.

The moral of the story is that, while we may have lost all of the real estate gains made since the “pandemic crash” of 2020, the market is far from a total collapse and indeed may start back up again as early as next spring. So, hang onto your hats, it may be a bumpy ride, but the market will inevitably turn upward again, in my opinion.

The seven sales in September equal the volume transacted in August; Westmount has posted no more than seven sales for every month since April. Though the market has been slow, only one of the seven in September was under \$2 million, at \$1,500,000 for a house on Winchester Ave. The average for the month was \$3,115,000 with a median price of \$2,900,000. On the high side was the \$6,200,000 sale of one of the large houses on Montrose Ave., again proving that the markets are not in a total collapse; this was the third-highest price posted by agents this year.

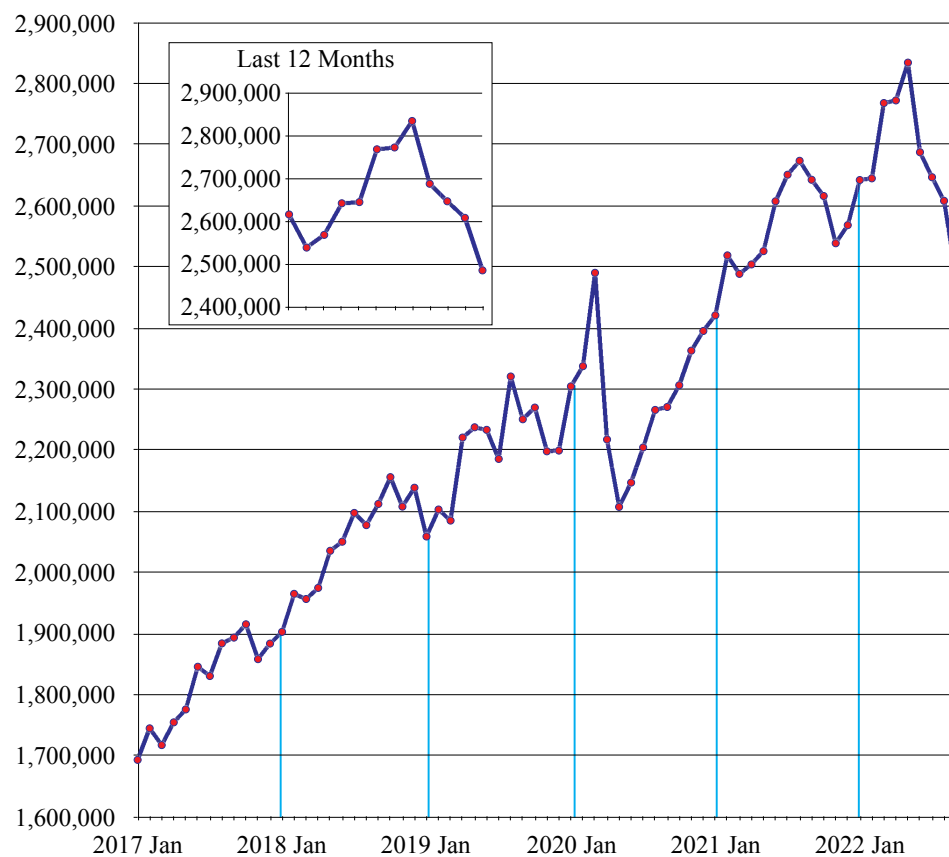
The Montrose house had a valuation only 10.4 percent more than its 2020 municipal valuation, the lowest mark-up of the

month, while another house on Lansdowne near The Boulevard sold for \$3,625,000, about 58 percent above tax value, the highest of the month. The average mark-up was 28 percent, the lowest monthly average since May, hence the continued drop in the average adjusted house price.

For condominiums, the third quarter averages show slightly less interest, with four September sales bringing the total for the quarter to seven, with an average price of \$880,000, the first quarterly average since early 2020 to be less than \$1 million. The latest is only the sixth quarter since the beginning of 2018 (out of 25) not to have high-rise condos selling for more than \$2 million.

Twenty-six houses have been rented so far this year, including six over \$10,000 per month; another 32 are still available for rent, in a range from \$3,950 to \$25,000 per month. Only three sales in adjacent-Westmount areas were posted, including two condo apartments just to the east of Westmount and one small townhouse in the Square Mile. That means no sales were reported on the west or north sides of Westmount during August.

Average adjusted price for 'typical' Westmount house, by month, January 2017 to September 2022, based on accepted offer dates



MIGUEL ESCOBAR



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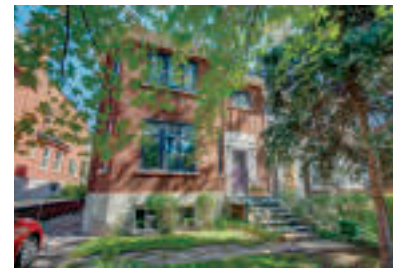
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FOR SALE | NDG Westmount adj | \$1,495,000
Beautiful family residence with caché a few steps away from the buzzing Victoria Village. 5 bdr. 2 bath. Garage & driveway. MLS. 16064361.



FOR SALE | Monkland Village | \$1,568,000
Location! Lovely renovated single-family home in the heart of the village. 4 bdr. 2+1 bath. Garage & driveway. MLS. 16486554.



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HOMES FOR SALE



AV. OAKLAND | WESTMOUNT
\$6,500,000



PLACE BELVEDERE | WESTMOUNT
\$5,800,000



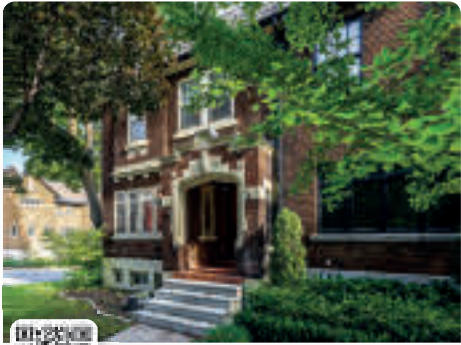
AV. ROSLYN | WESTMOUNT
\$5,495,000



AV. SRATHCONA | WESTMOUNT
\$2,898,000



AV. UPPER-BELMONT | WESTMOUNT
\$2,475,000



CH. CÔTE-ST-ANTOINE | WESTMOUNT
\$1,998,000



AV. GROSVENOR | WESTMOUNT
\$1,950,000



AV. SOMERVILLE | WESTMOUNT
\$1,795,000 or \$6,500 /mo

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2022 VS 2021

QUARTERLY REVIEW

(Q1, Q2 & Q3)

Dear Neighbours,

Westmount's 3rd quarter sales results continue to be positive as the median sales price continues to rise compared to the same period last year, despite the change in absorption rate.

Inventory levels remain steady and on average homes are selling for 93% of the asking price (Q3) as buyers adjust to higher interest rates and head towards a more balanced market.

Knowledge of that market and understanding real value are key to navigating the new landscape. Let our team of 15+ real estate professionals guide you.



For a confidential appraisal of your home, or to discuss any of your buying or selling needs, do not hesitate to contact us. We have both residential and commercial professionals to address your real estate needs.



Scan the QR Code to view all of Westmount's relevant statistics.



Closing target for Westmount-adjacent apartment complex: November

Mid-reno 3015 Sherbrooke St. being sold by Akelius



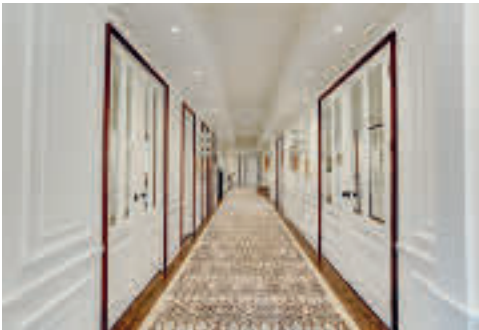
3015 Sherbrooke/3014 Barat on October 20, from Sherbrooke, left, and Barat. The building is in Montreal’s Ville Marie/downtown borough and is the second one east from the border with Westmount.

PHOTOS: INDEPENDENT.

By JENNIFER BALL

Owned by Akelius Montreal Ltd., 3015 Sherbrooke West has not seen much development work recently. In fact, it has

been boarded up since the autumn of 2021. The work stoppage is not due to scarcity of labour. It is, Akelius informed the *Independent*, because it has been negotiating a sale of the complex.



Julio Viana, who is the vice president, asset management for Akelius, said, “We changed our plans for the property and are in the process of selling it, with closing expected for mid-November. Until then, I can’t disclose much information due to confidentiality agreements.”

The Westmount-adjacent apartments used to be relatively low-cost housing for students. The turnover was high, with much of it at the start of school terms, as proven by the amount of bulky furniture that was habitually dumped on the street at its 3014 Barat address.

Colliers: Location available in January

Future of Brioche Dorée undecided

By MARTIN C. BARRY

While a sign in the front window of a familiar Greene Ave. retail outlet says the premises are available to rent, it wasn’t entirely clear late last week whether the current tenant, the Brioche Dorée, will be leaving or staying on.

Contacted by the *Westmount Independent*, Brioche Dorée’s owner, Jérôme Moutonnet, acknowledged the sign, but adamantly refused to say whether he is closing up shop or simply moving somewhere else.

While declaring that he is facing a major decision, he said he would e-mail the *Independent* a detailed statement, although we received nothing by this week’s deadline.

At Colliers commercial real estate, which holds the lease for 1236 Greene Ave., Donna Chu, a Colliers marketing and communications coordinator, said the location will be available in January.

Asked whether the current tenant is staying or leaving, she replied, “Yes, this one will be leaving,” although she went on

to say, “We don’t know what the next occupant is going to be. It could be a same user or a totally different usage ... It could be another coffee shop, but we don’t know yet.”



The Brioche Dorée’s location at 1236 Greene.

GOLDEN SQUARE MILE - LE LINTON 1509 Sherbrooke #61-#62

Two adjacent units completely redesigned with over 3,800 square feet in one of Montreal’s finest Beaux-Arts architectural masterpieces. Grand primary suite, open concept living space, high ceilings, fabulous views and sun exposure. Sleek and polished transitional design with no expense spared. Steps from museums, boutiques and fine dining. 4 bedrooms, 3+1 bathrooms, 2 parking spaces, 2 storage lockers.

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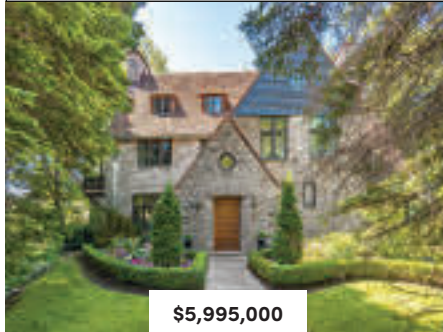


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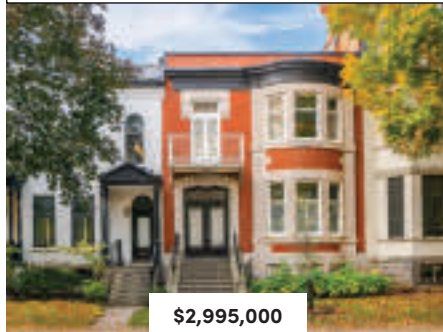
STONE RESIDENCE SURROUNDED BY GREENERY



\$5,995,000

CR. SUMMIT, WESTMOUNT

SUPERB & SPACIOUS TOWNHOUSE ON THE FLAT



\$2,995,000

AV. WOOD, WESTMOUNT

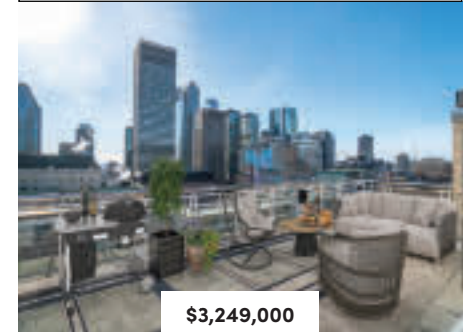
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#620: \$4,749,000
#650: \$3,950,000 | #750: \$2,495,000

“RITZ-CARLTON”, GOLDEN SQUARE MILE

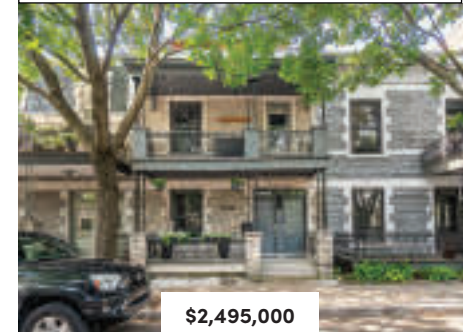
OVER 4,500 SQ.FT. OF LIVING SPACE ON 3 FLOORS



\$3,249,000

“COURS MONT-ROYAL, DOWNTOWN

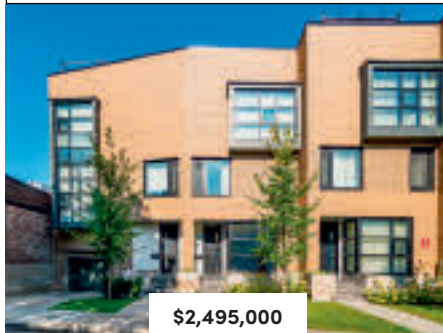
RENOVATED RESIDENCE IN THE HEART OF PLATEAU



\$2,495,000

RUE ST-ANDRÉ, PLATEAU MONT-ROYAL

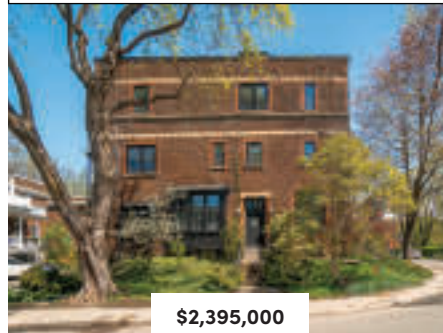
STUNNING TOWNHOUSE BUILT WITH HIGH-END FINISHES



\$2,495,000

AV. HILLSIDE, WESTMOUNT

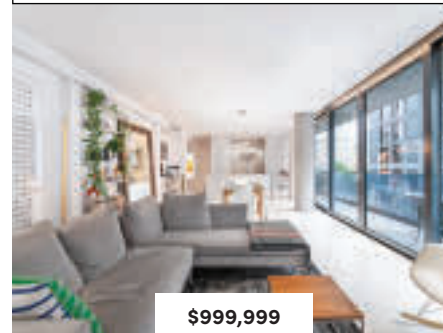
GRACIOUS RESIDENCE | FACING A PARK



\$2,395,000

AV. WOOD, WESTMOUNT

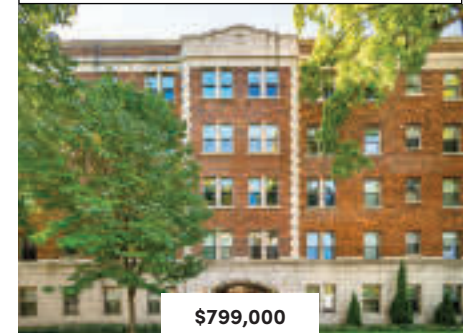
CONTEMPORARY STYLE CORNER APARTMENT



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Construction Round-Up

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

NEW HOUSES

Lots that have had permits approved
480 Mount Pleasant, no activity on site last week.

473 Roslyn Ave. no activity on site last week.

MAJOR PRIVATE PROJECTS

Southeast

Former site of St. Stephen's church at Dorchester & Atwater, work has started (see September 27, p. SL-3).

4014-22 St. Catherine St., no activity last week on vacant lot created by demolition of former building.

Former Packard/Subaru building at 4024-32 St. Catherine, no activity last week on site.

1111 Atwater Ave./Eleva/Stella condo, rental & seniors' home, under construction (p. SL-12, November 23, p. 14, November 9, p. 16 & October 26, p. SL-4).

Empty lot at 4216 Dorchester (west of former nurses' building), new plan submitted to city (see September 27, p. 1).



500 Claremont on October 21. The fifth floor, including its exterior brickwork (which was above the grey line), has been demolished and will be replaced (see January 18, p. 7). The building is to be rental apartments.

Photo: Independent.

Southwest

4898 de Maisonneuve (at Prince Albert), under construction (see p. SL-12 & 13).

500 Claremont rental apartments, under

construction (see above).

Groupe Maurice seniors' home in NDG at de Maisonneuve & Claremont, under construction (see September 27, p. SL-18).

Jardins Westmount (former Selby campus of Dawson College CEGEP), New developers PUR Immobilia and EMD-Batimo aimed to offer rental apartments by this summer (see p. SL-12).

Centre

Hillside armoury, demolition permit granted (February 22, p. 13) and developer has submitted new plans to the city that reflect changes requested by neighbours (see September 27, p. 1).

Perrette's/Westmount Bar B-Q site at 4469 St. Catherine near Metcalfe, finished.

Upper

Mountainside Church, congregation has moved out (see September 27, p. SL-14).

PUBLIC PROJECTS

St. Leo's elementary school new wing, under construction.

City of Westmount's conservatory/greenhouse, finished (see July 5, p. 25).

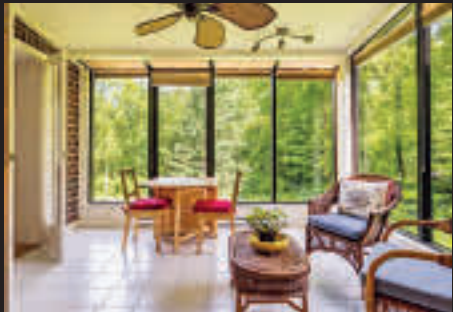
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POTTON – 72-acre domain just minutes from Owl's Head and Lake Memphremagog. Gorgeous post and beam home, space to accommodate everyone, accessory buildings, in-ground pool, pond, trails, and woodland cabin.
\$1,400,000



CONDO in Cowansville – Updated, 2-bed-rooms, enclosed veranda, a four-season solarium, interior parking, locker. Well located, minutes from Bromont, Lac Brome, Sutton.
\$298,000



RENTAL – Condo, 3-bedrooms, furnished and equipped. A few minutes to Autoroute 10 and major ski resorts. For summer, access to pool, tennis courts, beach on Brome Lake.
\$2,500/month.



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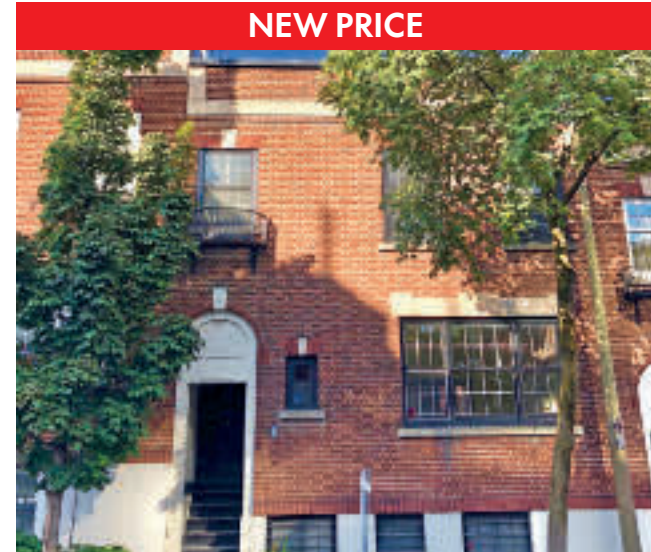
NEW PRICE



4318 Av. Montrose MLS # 24103283 Asking price \$1,950,000

GOLDEN SQUARE MILE TOWNHOUSE ON DESIRABLE AVE DU MUSÉE

NEW PRICE



3441 du Musée MLS # 19657452 Asking Price \$1,795,000

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RETAIL WATCH

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com. Major changes since the last coverage (March 22, 2022, p. SL-24) in bold.

GREENE AVE. AREA

Coming?
Asian Art (sign in place, not open when *Independent* visited last week), 1215 Greene.

New
Galerie Blanche, 1327 Greene, former site of Harry Toulch.
Best Shoes, 1335 Greene, former site of Reiko.
Prime Kitchens, 1337 Greene, former site of U&I Boutique and, before that, Reiko.

Not in retail use
1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.
1346 Greene former site of Tony’s shoes.
1334 Greene, former site of Promenade Greene, whose owner is continuing at Elle Apriori, 1347 Greene.
1329 Greene, former site of Galerie d’Este, now at 4396 St Lawrence Blvd.
1233 Greene, former site of Starbucks.
1201 Greene Ave, former site of Liv.
4024A St. Catherine St. (east of Atwater), former site of Tutti Frutti
4026 St. Catherine St., former site of Morning Glory
4026A St. Catherine St., former site of Tia Maria prêt a porter
4028 St. Catherine St.
4032 St. Catherine St.
4071 St. Catherine St. (rear unit)
4124 St. Catherine St., former site of Lucille’s, which continues elsewhere.
4142 St. Catherine St.
4192 St. Catherine St., former site of Henrietta Antony.
4207 St. Catherine St., former site of Arevco

One first-floor, two second-floor and four basement units in Alexis Nihon.
Two units in Westmount Square.
Greene area vacancies: 17
Estimated* number of storefronts: 97
Estimated* unit vacancy rate: 18 percent (March 2022: 19 percent)

VICTORIA VILLAGE

Coming
Spa Equanimité, 4908 Sherbrooke, former site of Naïf.
One Blvd condo development sales office, 5014 Sherbrooke St., former site of Bois et Cuir.
New
Paradiso Pasta, 344 Victoria.



Guilt & Ivy on October 20.

Tadhana restaurant, 4 Somerville, former site of Boss Grill and Le Club du Village.
Vilbrequin, 4912 Sherbrooke St., former site of Videotron.
Tabprana clothing, 4915 Sherbrooke St., former site of Ben & Tournesol, now operating at 4937 Sherbrooke St.
Guilt & Ivy, 4922 Sherbrooke, former site of Sobremesa, Westmount Barbecue, Kavos. Parm and Léa.

Closed
MTL Bagel, 5003 Sherbrooke, which continues elsewhere.
Faure pastries, 4945 Sherbrooke.
Sharyn Scott on Consignment, 4916 Sherbrooke.
La Pantry, 4879 Sherbrooke St., former site of Rudsak and Folklore I.

Not in retail use
South side of Sherbrooke
4822 Sherbooke St., former Brooklyn.
4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.
4920 Sherbrooke St., former site of La Canadienne’s Westmount location.

5008 Sherbrooke St., former site of Zone
North side of Sherbrooke
4823 Sherbrooke St., former site of Pier 1
4925 Sherbrooke, former site of Iris Setlakwe and formerly used by Sarah Pacini, which continues at 4919 Sherbrooke St.
4927 Sherbrooke St. (upper) former site of Les Dames de Nohant and Au Sommet pop-up store.



Sushi Pin on October 20.

PHOTOS: INDEPENDENT.

4935 Sherbrooke St., former site of Envers
5001 Sherbrooke St., former site of Second Cup
Victoria Ave.
320A Victoria.
322A Victoria, former site of Astri Prugger design
342A Victoria, former site of Petit Lapin gluten-free bakery
346 Victoria.
386 Victoria, former site of Olives en Folie, which moved to Griffintown.
Victoria village vacancies: 20
Estimated* number of storefronts: 131
Estimated* unit vacancy rate: 15 percent (March 2002: 16 percent)

OTHER

New
Pin Sushi, 4435 St. Catherine St., former site of Sushi Nishiyama.
Moved
Imagine Realities, 4431 St. Catherine St., moved to Ville St. Laurent.
Not in retail use
4447 St. Catherine St., former site of Ruth Stalker antiques.
*The *Independent* has tried to count all the store spaces accessible from street level, which usually means up to one level above or below the sidewalk. Some judgement was required.
The Greene Ave. area totals exclude Westmount Square and Alexis Nihon.



Tabrana on October 20.

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NEW LISTING

Ville Marie | 4100 Ch. de la Côte-des-Neiges, apt. 16 | \$950,000

AMAZING VIEWS AT THE PORT ROYAL



NEW PRICE

Golden Square Mile | 1455 Rue Sherbrooke O., apt. 2702 | \$2,450,000

A LUMINOUS AND WIDE UNIT



NEW LISTING

Westmount
11 Av. Hillside, apt. 212 | \$699,000

CHARMING DETACHED COTTAGE



NEW LISTING

Montréal-Ouest
316 Av. Westminster N. | \$850,000

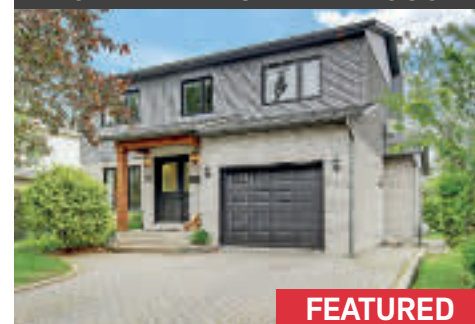
SPACIOUS 2100 SQFT CONDO



NEW RENTAL

Westmount | 4160 Rue Sherbrooke O.,
apt. 502 | \$5,800/mo

INCREDIBLE TURNKEY HOUSE



FEATURED

Candiac
37 Av. Asselin | \$898,000

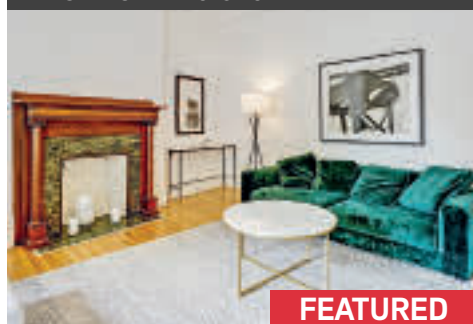
STEPS AWAY FROM GREENE AV.



NEW RENTAL

Westmount
315 Av. Olivier | \$4,500/mo

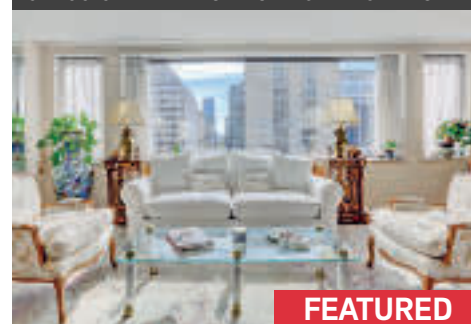
BEAUTIFUL TWO STOREY APARTMENT



FEATURED

Westmount | 4219 Boul. De Maisonneuve O.,
apt. 1 | \$4,800/mo

CLASSIC AND BEAUTIFUL PORT ROYAL UNIT



FEATURED

Golden Square Mile | 1455 Rue Sherbrooke
O., apt. 512 | \$599,000

IMMACULATE UNIT IN LE CHATEAU



FEATURED

Golden Square Mile | 1321 Rue Sherbrooke
O., apt. E30-31 | \$5,995,000

Opening pushed from summer 2022 to winter 2023

Work continues on LABO apartments at Dawson’s former St. Antoine campus

By MARTIN C. BARRY

With a projected completion date of winter 2023, work is progressing on the LABO rental apartment complex on St. Antoine St. in lower Westmount. In December, the *Independent* reported on a projected opening date of June 2022 (see December 14, 2021, p. 12).

The project, being developed by Montreal-based Pur Immobilia in conjunction with EMD Batimo construction, was originally conceived by independent developer Roland Hakim, who billed it at one time as Les Jardins Westmount and Selby Condos.

He sold the partly renovated former industrial and educational building to Pur Immobilia and Batimo for \$18.1 million in late 2020, according to property transfer records, although Hakim retained a partnership with the new owners.

On their web page, the project’s developers say their “multi-family residential

complex will transform the space into open, practical homes where every need is met,” while adding that “the architecture is inventive and perfectly tailored to the environment.”

When completed, the main building is expected to contain 126 open-concept apartment units, measuring 1,000 square feet each, or the equivalent of 4½ rooms.

Since earlier this year, demolition of two pavilions at the rear of the property not considered architecturally significant has been under way. Following completion of demolition, a second phase of development is planned, adding another 200 apartment units at the rear.

The address, 3555 St. Antoine St., has a storied history. It was originally the corporate headquarters and principal production facility for Charles E. Frosst & Co., at one time a major Canadian pharmaceuticals firm.

Charles Frosst, the company’s founder,

who passed away in 1948, is also said to have been a resident of Westmount. The company was acquired by US-based Merck & Co. in 1965 to become Merck Frosst Canada Inc., which relocated to the West Island.

Part of the 3555 St. Antoine property, on the former Selby St. behind the build-

ing, served as the main entrance for Dawson College’s first campus.

A campus was located there from 1969 until the 1990s when Dawson College completed a move into its new permanent campus in the Congregation of Notre Dame’s former Mother House at Sherbrooke and Atwater.

At former Children’s, first Eleva tenants expected in December

By JENNIFER BALL

Developer and builder Francis Charron, president of Batimo/vice-president, EMD Construction, provided updates for the Eleva, Selena and 1111 Atwater construction projects last week. They are located on the western portion of the former Montreal Children’s Hospital site.

It is a three-tier project: five stories from the ground floor up are dedicated to Selena, the assisted living units for dementia and Alzheimer’s patients. Then, 25 stories of apartments are for rent for 65-plus-year-olds, and luxury penthouse condos are being sold on the top eight floors.

A southwest part of the building is in Westmount, with the majority in Montreal’s Ville Marie/downtown borough (see October 26, 2021 p. SL-4 and June 11, 2019, p. 20).

Eleva 30 percent rented

“We are the highest building in Westmount. Occupancy at Eleva is at 30 percent and we will have our first resident by December 1.

“We have the model suite available now and just in the last week we rented eight apartments,” Charron said.

But he revealed they did go back to the drawing board on several things. “People were asking for larger apartments, so we combined two apartments into one,” Charron said referring to a few units on the 25 floors.

Monica Andrei, general manager of the rental condo complex gave the *Independent* a tour of the show rooms on the 21st floor.

Naturally, the view was stunning on a resplendent autumn day, better of course than those on the lower stories of the complex. Also, we viewed the southwest apartments, whereas the east side has a view directly onto the ESTWEST project at 2320 Tupper St.

Eleva: \$1.6k/mo and up

The first apartment we viewed was a three-and-a-half, a larger one. The second viewing was a studio at 600 square feet. It

is considered a studio because it is open plan. The third viewing was a corner unit that was a four-and-a-half with two bedrooms.

According to their brochure the studios are starting at \$1,557 a month, one bedroom at \$1,946 a month, two bedrooms start at \$2,765 a month and three bedrooms start at \$4,416 a month.

Extra costs apply for parking and storage units.

Change of broker for penthouses

Another change is that Marc Lefort from McGill Real Estate is now handling penthouse sales. They start at \$2 million. The *Independent* reached out to Lefort for a comment on the percentage of penthouses sold and to receive the date of when the first condo owner will be *in situ*, but there was no response before the *Independent*’s press time.

Assisted living at Stella starts in a year

Finally, the assisted living project, formerly known as Stella, had its name changed to Serena. An operator is also in place to run the project. “The operator is Patrimoine from Quebec City. The approach is best practice worldwide,” Charron said.

The developer’s brochure reads: “Whether for individuals with cognitive or neurocognitive disorders or with loss of autonomy, the permanent housing option offers different levels of services...It is intended for both residents who require regular and constant care, and individuals who wish to enjoy a non-autonomous living environment.”

While Eleva will have its first resident in December of this year, it will be exactly one year later for the Selena residents, according to Patrimoine group’s website.

Groupe Patrimoine already manages residences for individuals with Alzheimer’s disease and loss of autonomy in the Quebec City region. They will offer house-keeping and maintenance, meal service 24/7 and health care and personal assistance.



Seen here on October 20, Pur Immobilia-EMD Batimo’s LABO rental apartment project is slated for completion by winter 2023, according to its developers.

Update on 10 Rosemount Ave. work

By JENNIFER BALL

10 Rosemount Ave., at the northwest corner of Rosemount and Sherbrooke St., has been a busy hive of construction work for over two years. The building is owned and managed by the property management group Akelius Montreal.

Work on the apartment complex started in the spring of 2020.

“That was for a decontamination project. The previous owner did not do it, so we started the clean-up after we bought the property. The work is completed already,” said Julio Viana, vice president, asset management at Akelius.

“For the 10 Rosemount façade work, it is due to Bill 122. The work is imperative and is already completed. There’s some material still on site but it’s being cleared in the next few weeks.

“Landscaping will be re-done next spring.”

On July 17, 2009 a Montreal woman was killed by a falling slab of concrete and in response Bill 122 was passed in 2013, allowing the Régie du bâtiment du Québec to require a complete inspection of facades of buildings of five or more storeys. Building owners as well as condominiums in Quebec are governed by Bill 122.

“Now, every four or five years the buildings have to be inspected by an architect or an engineer to get a release, which is a smart thing to do in Montreal because pieces are falling off and unfortunately sometimes it costs someone their life,” Johnny Tola of Innovation construction said on August 29. He was working then on the neighbouring building, also owned by Akelius: 1 Rosemount (see September 27, p. SL-16.)

Albert Square coming along



May 26



October 19

Albert Square, the residential development on de Maisonneuve at Prince Albert, is progressing. Seen here is the site of the former parking lot being transformed into two larger townhouses. The already existing building (not shown) is being kept and converted into six smaller townhouses. It is currently a skeleton.

PHOTOS: INDEPENDENT.



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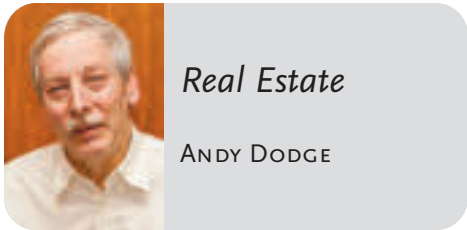


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Real Estate

ANDY DODGE

Note: the following article is based mainly on an extensive survey that the columnist has been using for decades to determine what has happened to the valuations of individual properties in Westmount. The sample does not guarantee changes within each district.

Homeowners should be receiving a notice of their new (2023) tax assessment within the next few weeks, if they haven't done so already, but the information on the notice means nothing until they receive their 2023 tax bill, expected in January or February next year. To get some idea of the taxes they might expect, ratepayers have to at least wait for city council to approve the new *mille* rate.

Bad news

The bad news, for those whose valuations have increased something more than the 28.7 percent city-wide increase, will probably mean their tax bills will be going up, and for those who own houses in the western part of the city just above

City's share of agгло to go down

New valuation roll: good news/bad news

Sherbrooke St. (among others), the jump might be substantial.

Good news

The good news is that while Westmount's overall valuation roll went up 28.7 percent from the one in force now, established in 2020, the agglomeration of Montreal's overall figure was 32.4 percent, so Westmount's share of the total agglomeration bill will actually go down.

As long as the city of Westmount and the city of Montreal (which controls the agglomeration) keep control of their budgets, Westmount may even see a reduction in the total tax burden. They will have a smaller part of the agglomeration budget – which includes police and fire, public transit and the valuation department, covering about 50 percent of the city's overall budget, and the rest – parks and recreation, public safety, traffic control, planning and zoning and so much more – is under the direct control of Westmount city council. And since council is the political force closest to the citizenry, these are the most conscientious, within the rules established by the province.

Property by property

Thus, the real determinant of how an individual's taxes fare vis à vis their neighbours' comes down to the individual entries on the roll. Each entry includes a portion for land and another for building. Even though there are very few persons – especially in a built-up area like Westmount – who buy a piece of land and build a house to determine the value of their property, the city continues to deal with the two components separately. In Westmount's case, they establish a rate for the land, then adjust the building value to arrive at an overall rate of increase for the property.

25 percent for most

The end result has land in most parts of the city increasing by 25 percent, no matter what types of property are built on them. Exceptions include residential property from The Boulevard north, whose land increased only 22 percent, while the area between Côte St. Antoine Rd. and Sherbrooke St. has some land that went up 29 percent and others 37 percent. Of course there are odd exceptions but among most of the residential and commercial properties there is little variance.

For condominiums, whose land is divided up among the apartment units, there are some exceptions that appear to put much more weight upon the small portion of land (compared to the total square footage of the property), increasing the land valuations by 38 percent for super-high rise buildings (4175 St. Catherine and 1 Wood, in our sample) and then putting the building portion up about 29 percent (we sampled two other apartments at 1 Wood whose building values increased exactly 29 percent; Apt. 605 was an anomaly).

Once the land is established (generally arriving at land values between \$2,000 and \$2,500 per square metre or \$185 to \$235 per square foot), building values were adjusted upward or downward to get increases between 20 percent and 45 percent, depending on their district.

In all cases, no matter what adjustments

were made, the homeowner can ask only one question: would the property have sold on July 1, 2021 – slightly more than a year ago – for the amount inscribed on the new roll?

Summer 2021 = summer 2022

According to our figures, and remembering that the market is for property sales registered on or about July 1, 2021 (and not settlement dates, which generally precede the registration dates by about three months). The average adjusted value of a Westmount house hovered around the \$2,400,000 level, climbed to about \$2,750,000 by October and began to slide into 2022, so prices were at about the same level in the summer of 2022 as they were in the summer of 2021. They may have fallen off a bit more in the past few months, but we have yet to get the statistics to support that argument.

The value of a property varies because of numerous factors, including the condition of a house, special location problems and other special features such as tennis courts or swimming pools, and features intrinsic in the property's status: detached or semi-detached, for example, and of course the size of land and building. Many of these details are posted on the *evalweb* website (servicesenligne2.ville.montreal.qc.ca/sel/evalweb/index), but can only be obtained one property at a time, which can take some time.

The *Independent* published the complete list of sales registered in 2021 in the May 12 2022 real estate supplement (p. SL-23); these sales generally provide the transactions that were used to establish the individual home valuations.

The important step, now, is for the city to approve a budget and apply the new valuation roll to that budget, which will determine a *mille* rate to collect the money needed to run the city.

Many cities choose to split the assessment increase into three "steps" that have no relation to the actual market value of the property. Others apply variable tax rates to various categories of property, most notably commercial properties.



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Check out two pages of valuation roll samples:

- Single residences, duplexes & triplexes, p. SL-16
- Condo units (inc. duplex, triplex), multi-unit & commercial, p. SL-18

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2023 Valuation Roll Sample see analysis, p. SL-14

SINGLE-FAMILY DWELLINGS

ADDRESS	LAND	BLDG	TOTAL	± LAND	± BLDG	TOTAL	LOT SIZE	LAND/S.M.
758 Upper Belmont	\$1,138,100	\$684,100	\$1,822,200	22%	-23%	20%	409.41	\$2,780
90 Sunnyside	\$659,000	\$1,197,800	\$1,856,800	22%	19%	20%	263.37	\$2,502
110 Upper Bellevue	\$1,432,000	\$1,731,800	\$3,163,800	22%	50%	36%	479.46	\$2,987
59 Belvedere	\$2,630,300	\$3,443,200	\$6,073,500	22%	34%	28%	1076.62	\$2,443
3202 The Boulevard	\$869,400	\$1,053,800	\$1,923,200	37%	28%	32%	360.92	\$2,409
3781 The Boulevard	\$1,554,300	\$1,990,200	\$2,858,500	22%	34%	4%	713.01	\$2,180
31 Barat	\$693,900	\$1,101,600	\$1,795,500	25%	27%	26%	284.37	\$2,440
50 Holton	\$623,400	\$2,180,100	\$2,803,500	25%	36%	26%	255.47	\$2,440
4306 Montrose	\$1,242,000	\$1,743,500	\$2,985,500	25%	120%	67%	509.00	\$2,440
26 Ramezay	\$1,838,300	\$1,004,500	\$2,842,800	25%	47%	32%	753.40	\$2,440
37 Rosemount	\$967,500	\$1,239,500	\$2,207,000	25%	38%	32%	396.50	\$2,440
24 Anwoth	\$899,900	\$1,291,400	\$2,191,300	25%	37%	32%	331.10	\$2,718
18 Forden	\$1,169,700	\$2,003,700	\$3,173,400	25%	43%	36%	479.36	\$2,440
30 Thornhill	\$635,800	\$1,592,500	\$2,228,300	25%	35%	32%	236.90	\$2,684
623 Sydenham	\$1,855,400	\$2,374,500	\$4,229,900	25%	33%	22%	760.40	\$2,440
18 Grenville	\$799,600	\$1,355,300	\$2,154,900	25%	22%	23%	327.70	\$2,440
22 Renfrew	\$853,700	\$1,234,000	\$2,087,700	28%	20%	23%	341.69	\$2,498
645 Grosvenor	\$1,081,900	\$1,358,100	\$2,440,000	25%	5%	22%	443.41	\$2,440
36 Lansdowne	\$990,400	\$1,750,600	\$2,741,000	25%	25%	25%	405.90	\$2,440
490 Côte St. Antoine	\$2,076,900	\$993,700	\$3,070,600	25%	76%	38%	895.93	\$2,318
482 Lansdowne	\$700,500	\$1,115,900	\$1,816,400	29%	36%	33%	327.70	\$2,138
464 Roslyn	\$1,556,000	\$1,303,500	\$2,859,500	29%	38%	33%	618.71	\$2,515
9 Lorraine	\$468,400	\$1,127,800	\$1,596,200	37%	49%	45%	252.60	\$1,854
481 Prince Albert	\$455,100	\$1,094,700	\$1,549,800	37%	49%	45%	186.50	\$2,440
11 St. George's Place	\$448,000	\$1,202,200	\$1,650,200	37%	48%	45%	183.57	\$2,440
71 Arlington	\$658,200	\$1,209,300	\$1,867,500	29%	74%	33%	261.70	\$2,515
479 Strathcona	\$730,100	\$1,570,400	\$2,300,500	29%	35%	33%	290.31	\$2,515
371 Claremont	\$282,400	\$547,900	\$830,300	25%	16%	19%	145.11	\$1,946
226 Prince Albert	\$521,400	\$1,171,500	\$1,692,900	25%	46%	39%	227.70	\$2,290
307 Grosvenor	\$549,600	\$959,400	\$1,509,000	25%	27%	26%	239.96	\$2,290
355 Lansdowne	\$876,200	\$933,900	\$1,810,100	25%	27%	26%	382.60	\$2,290
344 Metcalfe	\$1,619,500	\$2,899,200	\$4,518,700	25%	19%	21%	785.80	\$2,061
242 Redfern	\$564,500	\$823,900	\$1,388,400	25%	32%	29%	246.50	\$2,290
351 Olivier	\$714,900	\$1,295,300	\$2,010,200	25%	31%	29%	312.14	\$2,290
340 Wood	\$587,600	\$2,411,800	\$2,999,400	25%	27%	26%	250.83	\$2,343
111 Blenheim	\$411,200	\$750,300	\$1,161,500	25%	48%	39%	199.55	\$2,061
164 Hillside	\$283,000	\$641,800	\$924,800	25%	46%	39%	161.60	\$1,751
70 Bruce	\$368,900	\$1,119,300	\$1,488,200	25%	33%	31%	179.48	\$2,055
124 Clandeboye	\$525,100	\$1,040,100	\$1,565,200	25%	34%	31%	255.47	\$2,055
4266 Dorchester	\$627,000	\$1,074,000	\$1,701,000	25%	27%	26%	305.08	\$2,055
4048-50 Dorchester (was duplex)	\$536,600	\$1,123,600	\$1,660,200	25%	27%	26%	261.05	\$2,056

DUPLEXES

107-11 Cote St. Antoine	\$884,100	\$739,800	\$1,623,900	25%	18%	22%	402.62	\$2,196
430-32 Mount Stephen	\$817,900	\$1,213,400	\$2,031,300	29%	38%	34%	325.15	\$2,515
119-21 Irvine	\$401,100	\$671,800	\$1,072,900	15%	86%	51%	212.56	\$1,887
15-15A Winchester	\$400,100	\$846,100	\$1,246,200	25%	45%	34%	174.65	\$2,291
3101-03 St. Antoine	\$287,000	\$902,400	\$1,189,400	25%	69%	56%	248.51	\$1,155

TRIPLEXES

458-62 Victoria	\$471,400	\$1,270,600	\$1,742,000	25%	38%	34%	193.23	\$2,440
3453-57 St. Antoine	\$141,700	\$1,050,800	\$1,192,500	25%	35%	34%	190.20	\$745
4274-78 de Maisonneuve	\$601,800	\$1,797,200	\$2,399,000	25%	37%	34%	262.81	\$2,290

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continued from p. SL-16 **2023 Valuation Roll Sample ...** see analysis, p. SL-14

DUPLEX/TRIPLEX TYPE CONDOMINIUMS

ADDRESS	LAND	BLDG	TOTAL	± LAND	± BLDG	TOTAL	LOT SIZE	LAND/S.M.
202 Côte St./ Antoine	\$937,500	\$1,075,500	\$2,013,000	29%	17%	22%	372.81	\$2,515
459 Grosvenor	\$314,500	\$635,500	\$950,000	25%	43%	37%	128.95	\$2,439
474 Wood	\$195,500	\$674,600	\$870,100	25%	21%	22%	80.17	\$2,439
69 Hallowell	\$171,900	\$792,300	\$964,200	25%	21%	22%	83.63	\$2,055
4827A St. Catherine	\$27,700	\$383,900	\$411,600	-65%	33%	12%	42.64	\$650
25 York	\$133,800	\$410,800	\$544,600	25%	37%	34%	58.43	\$2,290

APARTMENT CONDOMINIUMS

4175 St. Catherine #804	\$203,500	\$1,673,700	\$1,877,200	38%	26%	27%	30.15	\$6,750
1 Wood #605	\$329,800	\$2,765,400	\$3,095,200	38%	99%	90%	48.87	\$6,749
4855 de Maisonneuve #504	\$129,500	\$657,500	\$787,000	21%	26%	25%	59.27	\$2,185
200 Lansdowne #502	\$139,500	\$656,800	\$796,300	22%	11%	13%	46.45	\$3,003
4700 St. Catherine #405	\$213,000	\$689,000	\$902,000	22%	53%	44%	70.98	\$3,001
46 Academy #16	\$166,800	\$644,500	\$811,300	31%	21%	23%	82.36	\$2,025
399 Clarke #204	\$110,000	\$722,500	\$832,500	21%	26%	25%	50.35	\$2,185
267 Olivier #403	\$159,000	\$791,400	\$950,400	21%	26%	25%	53.01	\$2,999

APARTMENT BUILDINGS

17-19 Chesterfield	\$867,900	\$2,482,100	\$3,350,000	37%	33%	34%	355.70	\$2,440
331 Clarke	\$4,595,600	\$8,534,400	\$13,130,000	25%	50%	40%	2006.80	\$2,290
100-110 Hillside	\$916,100	\$3,351,200	\$4,267,300	25%	45%	40%	2694.38	\$340
239 Kensington	\$4,853,900	\$13,346,100	\$18,200,000	25%	22%	22%	2119.51	\$2,290
4560 St. Catherine	\$1,376,800	\$10,579,200	\$11,956,000	25%	42%	40%	1207.70	\$1,140
3055 Sherbrooke	\$1,677,200	\$6,389,200	\$8,066,400	25%	2%	6%	1471.20	\$1,140
4435 Sherbrooke	\$480,500	\$3,070,600	\$3,551,100	25%	35%	34%	2119.51	\$227

APARTMENTS WITH COMMERCIAL

418 Clarendmont	\$1,518,600	\$15,831,400	\$17,350,000	25%	33%	30%	1249.90	\$1,215
1334-36 Greene	\$1,822,100	\$4,460,000	\$6,282,100	25%	32%	30%	878.10	\$2,075
200 Kensington/201 Metcalfe	\$4,547,000	\$51,703,000	\$56,250,000	25%	34%	33%	3190.90	\$1,425

COMMERCIAL BUILDINGS (WITH OR WITHOUT APARTMENTS)

1231-33 Greene	\$397,000	\$1,212,900	\$1,609,900	25%	20%	21%	191.60	\$2,072
1358-60 Greene	\$521,000	\$1,675,100	\$2,196,100	25%	48%	42%	251.10	\$2,075
4024-32 St. Catherine	\$2,471,300	\$2,253,700	\$4,725,000	25%	15%	20%	1858.10	\$1,330
4479-81 St. Catherine	\$288,100	\$849,700	\$1,137,800	25%	63%	51%	252.69	\$1,140
4670 St. Catherine	\$1,095,900	\$1,826,800	\$2,922,700	25%	15%	19%	961.30	\$1,140
4113-17 Sherbrooke	\$1,653,000	\$5,397,000	\$7,050,000	25%	-1%	4%	1449.98	\$1,140
4840 Sherbrooke	\$3,975,000	\$1,339,300	\$5,314,300	25%	-19%	10%	3271.47	\$1,215
4858-66 Sherbrooke	\$1,205,400	\$4,365,200	\$5,570,600	25%	35%	33%	992.10	\$1,215
351-53 Victoria	\$395,500	\$962,900	\$1,358,400	25%	37%	34%	346.89	\$1,140
386-90A Victoria	\$542,800	\$1,662,100	\$2,204,900	25%	20%	21%	476.10	\$1,140

OTHER BUILDINGS OF INTEREST

Old Post Office (1302-04 Greene)	\$1,577,200	\$4,491,600	\$6,068,800	25%	20%	21%	760.10	\$2,075
Alexis Nihon Plaza (4045 St. Catherine)	\$78,388,500	\$173,435,300	\$251,823,800	25%	-5%	3%	17615.40	\$4,450
1 and 4 Westmount Square	\$25,533,700	\$53,966,300	\$79,500,000	25%	-9%	0%	6908.98	\$3,696
ECS, 525 Mount Pleasant	\$12,755,100	\$5,182,200	\$17,937,300	29%	15%	25%	6189.74	\$2,061
Westmount High School, 4350 St. Catherine	\$8,689,700	\$12,181,300	\$20,871,000	25%	15%	19%	15034.30	\$578

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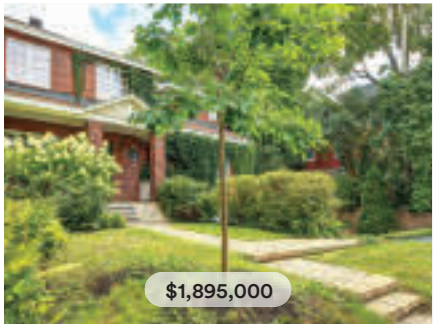
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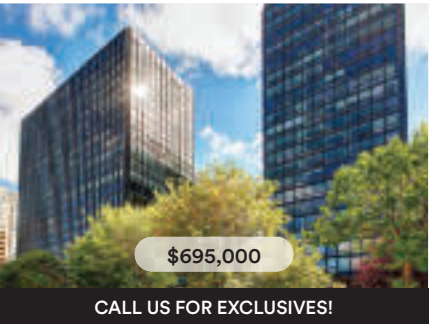
\$3,195,000

Town of Mount-Royal
212 LOCKHART AV.



\$1,895,000

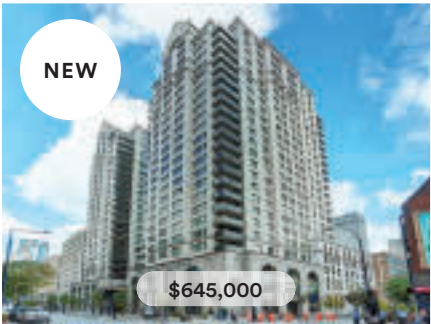
Westmount Adjacent
4829 GROSVENOR AV.



\$695,000

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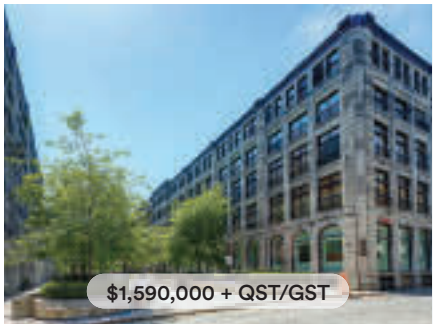
Westmount
3 WESTMOUNT-SQUARE, APT. 318



NEW

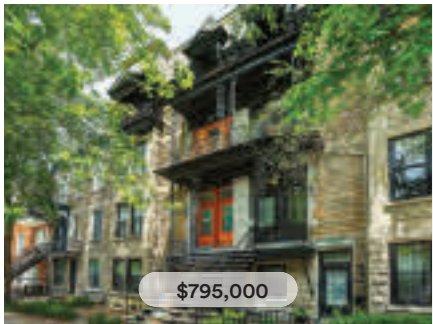
\$645,000

Ville-Marie
1200 BOUL. DE MAISONNEUVE W. APT. 3C



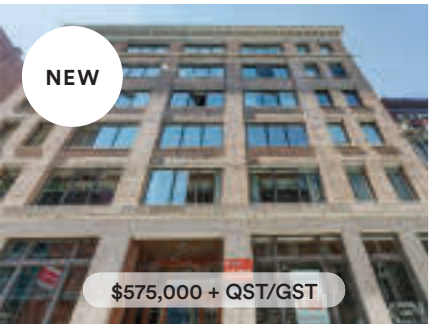
\$1,590,000 + QST/GST

Old Montreal
54 RUE DE BRÉSOLES



\$795,000

Le Plateau-Mont-Royal
3719 RUE ST-HUBERT



NEW

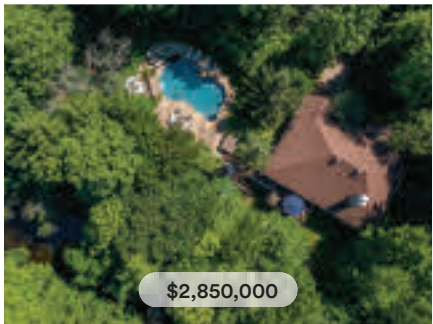
\$575,000 + QST/GST

Old Montreal
385 RUE ST-PAUL W., SUITE 101



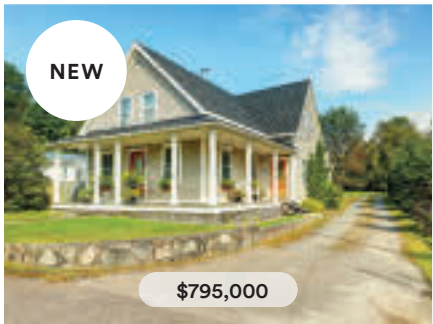
SOLD

Westmount
3 WESTMOUNT-SQUARE APT. 1016



\$2,850,000

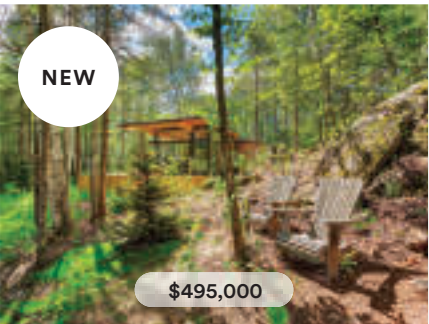
Mont Tremblant
201 CH. CLAUDE-LEFEBVRE



NEW

\$795,000

Tremblant Region | La Conception
1274 RUE DU CENTENAIRE



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City's recognition banquet resumes

Quarter Century Club inducts 6, honours many others



At the banquet October 6, Donna Lach (assistant director of the library and community events office) celebrates her entry into the Quarter Century Club for 2021 along with Ron Harris, Victoria Hall building attendant, who was inducted in 2020 at an event that took place virtually (see story October 20, 2020, p. 9). At right, from left, at this year's banquet, Mayor Christina Smith congratulates assistant Public Security director Kimberley Colquhoun, who marked 20 years at the virtual banquet in 2020, and Public Security director Greg McBain, who was recognized this year for his 25 years of service up to 2021.

PHOTOS COURTESY OF THE CITY OF WESTMOUNT.

BY LAUREEN SWEENEY

A total of six city employees were honoured October 6 for 25 years of service at the first traditional Quarter Century Club banquet held in two years after a virtual long-service tribute to those achieving long service milestones was held in 2020 during the first year of COVID.

This year's 78th banquet at Victoria Hall inducted five of the six 25-year employees achieving 25 years' service in 2021 and one for 2022.

"As a member of the Quarter Century Club, you join generations of men and women who have also put their talents and passion to the service of this community," said Mayor Christina Smith in opening comments, "and for that we are immensely grateful."

Just as the city is very proud of its architectural heritage, she explained, "the city's human heritage is also one of our greatest prides. Each of you here tonight is now part of this living heritage."

Also recognized for long service milestones were those marking 15, 20, 30 and 40 years while all of the previous years' 25-year-inductees were invited back and had the opportunity to get together and exchange past experiences.

"It was great to see so many past employees I had worked with for so long," said Public Security director Greg McBain. Like others, he sat for the dinner with many retired members.

"I'm proud to be working for a small city which allowed me to get to know residents as well as employees in all departments." And like others, he recalled, he had actually joined the city as a student though that time does not count in years of service.

2021 award recipients

25 years: Stephen Collum and Antonio Iorio (Public Works); Donna Lach (Library & Community Events); Gregory McBain (Public Security); and Richard McCarragher (Hydro Westmount).

40 years: Ann McWhinnie (HR); and Craig

Wright (IT).

30 years: Maria Di Scala (Finance); James McAllister (fire department) and Maxim Sonca (Hydro Westmount).

20 years: Carlo Bruni, Martine Émond, and Justin Walker (Public Works); Pierre Chagnon and Julie Poulin (Hydro Westmount); and Pierre Chartier (Urban Planning).

15 years: Chris Adamopoulos (Engineering); Antonella Ferraro, and Benoit Morin (Library & Community Events); and Robert Radu (Hydro Westmount).

2022 award recipients

25 years: Dino Zagari (Public Works).

30 years: David Lapointe, Bruce Stacey and Claude Danis (Sports & Recreation); Dawna Hobbs and Wendy Wayling (Library and Community Events).

20 years: Caroline Proctor (Library & Community Events); Sylvia Gadzinski (Urban Planning); Gabriele Giobbi, Jason Walters, Luciano Vincenzo, and Mélanie Banninger (Public Works).

15 years: Chadi Nasser (Hydro-Westmount); Élyse Corbière and Yvonne Ho-Hong (Finance); Patrice Dion, Robert Forbes, and Nicolas Bouchard (Public Security); Risuké Pilon (Urban Planning); Francis Dubuc and Daniel Baudry (Public Works).

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Les Amis DU CUSM

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New garden, cont'd from p. 1

would be located in the vicinity of the former dog run at Lansdowne just north of St. Catherine.

The adopted council resolution awarded creation of the garden to the landscape firm of Hodgins & Associates located on St. Catherine near Blenheim.

The settlement included a commitment by the city to construct a memorial garden in honour of the abuse victims in the vicinity of the Westmount recreation centre. The monetary amounts committed by the city at the time were up to \$2.5 million to some 15 reported victims and to be covered by insurance.

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Social Notes

VERONICA REDGRAVE

PWR uses its power against cancer

Research).

But event planners in Montreal always have to have a Plan B!

Due to the unseasonal intemperate eve – an intense storm and threat of lightning – guests stayed dry in the Café de La Grande Roue, where they enjoyed a cocktail reception, and then in Le Bistrot for an amazing gourmet three-course dinner prepared by female chefs (*chefes*).

The appetizers and main course were prepared by Carolyne Frigon, owner of Elle Traiteur. Dessert was created by Stéphanie Labelle, pastry chef and owner of Pâtisserie Rhubarbe. Accompanying wines were selected by master sommelier Élyse Lambert.

Guests noted at the sold-out soirée included Pietro Gasparrini, chair PWR fundraising committee, there with his wife Dr. Joanne Alfieri, a PWR lead researcher

along with Dr. Tarek Hijal. The two leading radiation oncologists at the MUHC's radiation oncology division launched PWR in 2021.

PWR (pronounced "power") conducts cutting-edge research that will improve cure rates and outcomes for women diagnosed with gynecological and breast cancers.

Also seen were local res Daphne Tsadilas Shamie and Jeff Shamie, CEO Cedars Cancer Foundation and Westmount city council- *continued on p. 10*



Armen Aprikian, Pietro Gasparrini, chair, Daphne Tsadilas Shamie, Jeff Shamie, Rita Kataroyan and Maral Kataroyan.

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Social notes, cont'd from p. 9

lor; Avenue Strategic Communications' partners Michèle LaForest and Jonathan Goldbloom, with Jonathan's daughter Alexandra Goldbloom; Nour Dayeh (La Roche-Posay); Anna Tsouluhos and Lisa Barbusci (Fisika); Dr. Armen Aprikian, chief Cancer Care Mission, MUHC; Rita and Maral Kataroyan; Cathy Gasparrini; Garine and Aren Imamedjian (Uniformes Moderna); Sevag Tachejian, Gassia Lakhoyan and Garo Assilian.

Donna Saker, The Beat 92.5, was MC. Celebrating its second edition, the eve, billed as La Roche-Posay Ride after the title sponsor, was a success for PWR, raising over \$170,000.

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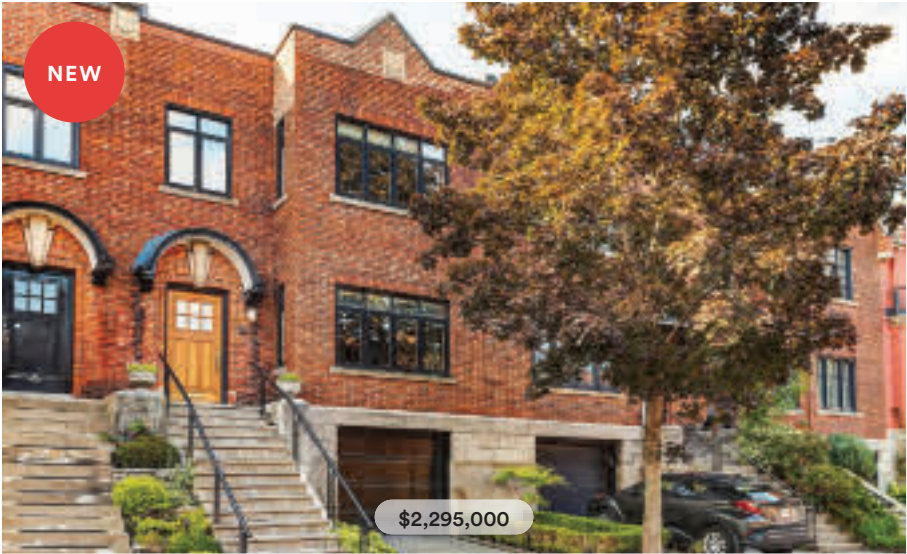
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