

WESTMOUNT INDEPENDENT

Weekly. Vol. 16 No. 1b

We are Westmount

January 11, 2022



Tobogganing! Is there anything else to do?

Eight-year-old Elsa Tsokanos (front) and her seven-year-old brother Monty blast off down the toboggan run at Murray Park January 4. They had two weeks of home schooling to look forward to, so a bit of fresh air and fun will help them weather the storm. It's hard, said their mum, having to sit in front of the computer and maintain their concentration and attention for full school days.

PHOTO: RALPH THOMPSON.

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Cllr. Peart unveils work 'above and under' ground

City adopts \$26.5M capital works budget for major work

BY LAUREEN SWEENEY

City council December 20 adopted a \$26.5-million capital works budget for 2022 that provides a "peek" into what's coming up for major work above and below some of the city's streets, and at parks and municipal buildings.

This year's projected infrastructure program is in line with the record-level \$27-

million spending in 2021 but triples the investment in parks and greenspaces to \$4.5 million, with provision for the hiring of a landscape architect in connection with Westmount Park.

This year's budget maintains the city's approach of not borrowing to finance infrastructure projects, Councillor Conrad Peart stated in presenting the budget speech, saying *continued on p. 4*

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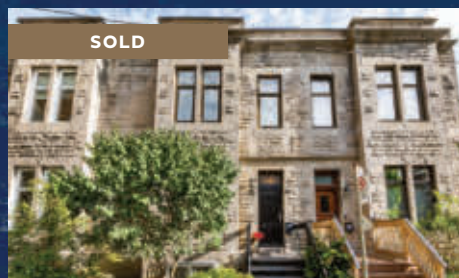
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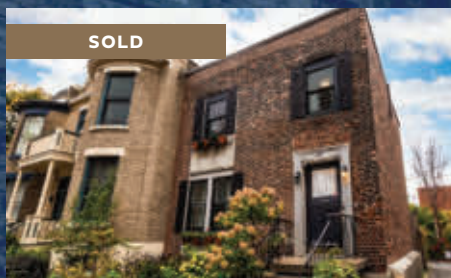
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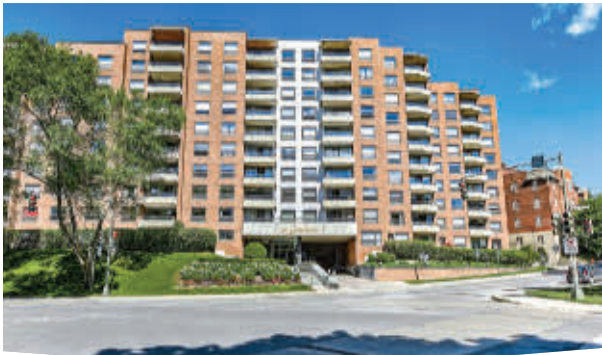
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Target number now achieved

City finds 22 more snow removal trucks

BY LAUREEN SWEENEY

“Let it snow!” Now, that is, that the city has managed to obtain the missing 22 snow removal trucks, with operators, needed to complete its required total of 40 it had been seeking for the snow loading season.

The quotes for the additional trucks were accepted at the last city council meeting December 20 by combining two separate “lowest” bidders in a new business item not listed on the agenda and after the council had rejected another bid minutes

earlier for prices deemed too high.

One of the two winning contractors was identified as Transport Sud-Ouest for the supply of up to 12 trucks at a minimum of \$114,000 and a maximum of \$375,606, taxes included. The other contract went to Pep-Vrac Inc. at bid prices for 10 trucks between \$95,000 and \$313,005 plus taxes.

The winner of the one original contract awarded November 30 for 18 trucks was Transvac Montreal-Laval, the holder of a brokerage permit, that will supply them at an amount between \$171,000 and \$563,409 plus taxes (see story November 30, p. 1).

City services focus on safety, security

Buildings closed, most activities shrouded in uncertainty

BY LAUREEN SWEENEY

Welcome to *déjà-vu* in 2022. In what is so far becoming a re-wind of last year in terms of COVID uncertainty, the closure of city’s buildings and indoor activities went into effect the week of December 20 until further notice.

Remaining open are the outdoor ice rinks and the toboggan run at King George (Murray) Park.

As of last week, the Westmount Public Library and Victoria Hall remained closed with staff working remotely as did the Westmount recreation centre (WRC), which had shut down following an outbreak of COVID. As of last week, the Sports and Recreation department was preparing to move as many of its leisure programs online as possible.

Mayor Christina Smith in a New Year’s message to residents said that “unfortunately with the significant increase in staff members who have tested positive,” the

city may soon see an impact on the delivery of services.

Essential services to be maintained

Specific services that could be affected, as outlined by the city, include snow removal operations, park maintenance and refuse pick-ups. There will be an effort to maintain essential services such as the clearing of snow from streets and sidewalks for residents’ safety and security.

At the WRC, despite all the restrictions that had been in place, COVID “seemed to have ripped through the arena and office staff in December,” said director Dave Lapointe, who said he had been hit with a mild case himself and self-isolated.

“One of the Senior A [hockey] teams got really badly hit and the last game was played December 16,” though one of the players told the *Independent* they were only mildly ill. The player estimated about 25 in Senior A had succumbed, with symptoms such as pain in the joints.



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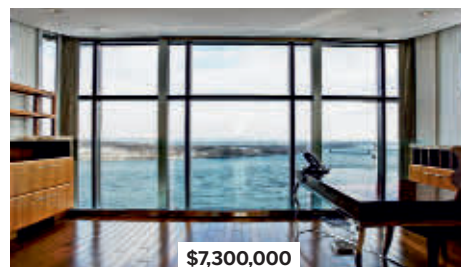
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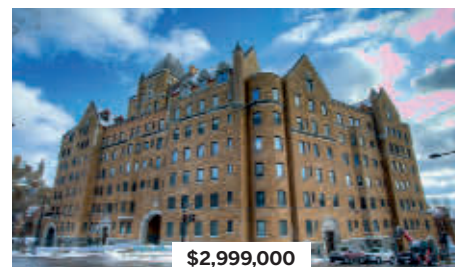
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Highlights of major work to unfold in 2022

By LAUREEN SWEENEY

For residents wondering what, if any, major work will be undertaken on their street or neighbouring ones this year, the city’s capital works budget lists a few of the most significant – and probably disruptive – projects.

From a budgetary viewpoint, these are divided into seven categories: roads (\$8,679,000), water and sewer (\$5,585,800), buildings (\$3,651,200), vehicles (\$620,000), parks (\$4,495,000), Hydro Westmount dis-

tribution (\$2,520,000) and information systems/IT (\$991,000).

As a result, road work along with water and sewer work account for half the \$26.6-million budget.

“I recognize that water and sewer lines are mostly invisible and unexciting,” Councillor Conrad Peart said in his budget speech (see separate story, p. 1) but noted that “some of our underground infrastructure dates back more than a century.”

Reconstruction of both Lexington and Mount Pleasant (Sherbrooke to Holton)

are proposed, along with reconstruction or rehabilitation of water mains on Arlington, Murray Hill and Claremont (de Maison-neuve to Sherbrooke). There is also provision for the asphalt re-surfacing of lanes.

“Two large-scale infrastructure projects are also planned with the city of Montreal. These are the rehabilitation of the primary water network and replacement of water inlets on Greene (St. Antoine to Dorchester).

As well, “many of our residents will be pleased to learn that funds have been set aside for preliminary studies and public consultation for the planning and reconstruction of The Boulevard, a multi-year project,” Peart said.

Parks: Devon, Summit Woods, Roslyn steps

Park projects are to include work to replace play structures in Devon Park and unspecified work in Summit Woods that is understood to include pathways and erosion control as well as the replacement of the Roslyn steps from The Boulevard to the Roslyn lookout, which has been deferred for a couple of years.

City budget coming down Jan. 17

The city’s 2022 operating budget is set to be presented at a special city council sitting January 17 at 7 pm. This is immediately prior to the first regular meeting scheduled for 7:30 pm. Both are expected to be carried on Zoom. City hall is closed to the public over the latest outbreak of COVID-19.

There are also provisions for repairs to the Summit lookout and the hiring of an architect for Westmount Park but no mention of repairs to the Murray Park pond, which leaks and has been dry since 2019.

Misc. buildings, hydro, other

The \$3.65 million allocated to municipal buildings includes phase 3 of work to the envelope of city hall (restoration of windows) as well as at the Public Works garage, library and Victoria Hall (phase 2 of renovations to the mechanical room). On-going work is also planned for Hydro Westmount’s distribution network.

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Capital works budget, cont'd from p. 1

the council was “exercising sensible stewardship and fiscal responsibility while addressing urgent needs” and respecting “available cash flow.”

The aim is to fund the work using \$11.3 million of taxation known as “pay-as-you-go” from the city’s 2022 operating budget (not yet presented) along with another \$11.9 million from the city’s accumulated surplus and \$3.3 million from grants.

Three-year program

This is the first of a three-year capital works program for 2022-2024, whose estimated global amounts rise progressively to \$27.9 million, though no details are pro-

vided for 2023 and 2024.

In future years, Peart concluded, the city will provide more information on the scope of future work and “embark upon the more comprehensive task of developing an asset management plan.”

This, he explained, is an “essential tool” as defined by the Federation of Canadian Municipalities for maintaining and renewing assets.

For highlights of the proposed projects, see separate story above.

(The figures in this story come from the actual budget adopted at the meeting December 20 after the speech itself had been prepared.)



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Murray Park's new look – from above

The new and larger toboggan runs in King George (Murray) Park were hopping January 3 by 4 pm – after some morning grooming – as the sun was sinking. It was a beautiful winter day for outdoor activity with dozens of tobogganers, pick-up hockey (upper centre) and dog owners exercising their pooches (upper right).

PHOTO: RALPH THOMPSON.



A personal view

Boom at Greene rail bridge needs to be ‘adopted’

BY DAVID PRICE

Another truck struck the Greene rail bridge between St. Antoine and Prospect streets December 16 at around 9 am, bottom photos. At some time previously, the boom or warning panel that hangs from the autoroute overpass was knocked down. It is absent from the photo at top, taken the previous day. It had only been up since late October (see November 2, p. 17).

Questioning the various authorities for our October 19 and October 26 articles (p. 18 and p. 10) revealed that this boom or warning panel to be somewhat of an orphan. CP Rail and the city of Westmount say that they do not own it. It, and its predecessor, were put up by the provincial ministry of Transport (MTQ), which asserted that future maintenance was the responsibility of the city of Montreal. With respect, I find this unlikely and even if it is so, I find it unlikely that the city or agglomeration of Montreal will actually tend to it quickly in the future.

For this reason, I urge the city of Westmount to “adopt” the boom, inspect it periodically and fix it as required. The city might also think about what other measures could be taken to avoid strikes.

Selfishly, residents should want fewer incidents that use up the time of the city’s Public Security department.

Selflessly, we should all try to avert costly accidents, each of which ruins at least one person’s day. There is also the possibility of an accident that causes bodily

injury. Worst-case scenario that I can think of? A motorbike following an over-height truck runs into its back end when the truck is suddenly and unexpectedly stopped by the bridge.

No other entity with relevant capabilities seems to care.

injury. Worst-case scenario that I can think of? A motorbike following an over-height

An improvised warning system?



These construction pilons, seen January 5 at the top of the photo above, have been strung up on Greene north of St. Antoine by parties unknown to the *Independent*, perhaps to warn truck drivers of the upcoming 3.5-meter rail bridge, which is notorious for being hit by tall trucks (see story at left). And it might have worked! At bottom, as seen the next day, is the *Independent*’s first photo ever of a truck changing course and not risking the underpass.

PHOTOS: RALPH THOMPSON.



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Non-exhaustive list of Greene rail bridge strikes

- December 16 northbound truck
- October 13 northbound truck (October 19, p. 18)
- October 6 southbound truck (see Oct. 12, p. 3)
- September 29 southbound truck (Oct. 5, p. 17)
- September 23 northbound truck (Sept. 28, p. 23)
- August 12 northbound truck (Aug. 24, p. 21)
- November 5, 2020 northbound truck (Nov. 24, 2020, p. 4)

Unofficial record for shortest time:

6 days between strikes

LETTERS TO THE EDITOR

KUDOS TO THE METRO GROCERY STORE

On December 9, I bought an eight-kilo-gram turkey, as I was expecting 14 family members for Christmas dinner. Then COVID hit Toronto. I was then down to six. My Toronto family members were not travelling anywhere!

I took my frozen Butterball turkey to the Metro and asked if I could return my large bird. This was December 21. I do not think the Metro was under any obligation to reimburse me.

However, in the true Christmas spirit, they did so, happily, with no questions asked. They have a customer for life now!

Wishing everyone a safe, virus-free 2022. Hoping this is possible.

BEVERLEY HUTCHISON, KITCHENER AVE.

PLEASE STAY OFF THE SKI TRACKS

Almost every one of our neighbourhood parks now contains trails or circles of cross-country ski tracks. It would be most appreciated by all the local cross-country skiers if you, your children and your dogs would use the many other areas of the park to walk or run. In these weeks of extremely limited options, heading out to the nearest park and arriving to find well-laid (straight), smooth (undisturbed) tracks in which to ski for an hour is a true joy. Finding mushed-up, trodden-in tracks, how-

ever, is downright frustrating and makes for a much slower and far less enjoyable session. With my thanks, in advance...

LISA L. OSTERLAND, MELBOURNE AVE.

BARRIERS FOR TOBOGGANS, PLEASE

My wife and I frequent Murray Park on many of our daily walks and were surprised but very pleased to see snowmaking so kids can go tobogganing. However, again today (December 23) when we went there, we still did not see any safety barriers along Côte St. Antoine Rd. I guess we will not be driving there anymore. After all, we do not like to have flying toboggans plus bodies hitting our car as it could cause a lot of damage to our car.

ALFRED EDEL, VICTORIA AVE.

A RULE THAT WE DON'T NEED ON SUNNYSIDE

This letter was also sent to Mayor Christina Smith via the city's westmount.org website

I have lived on Sunnyside Ave. for 37 years now and I appreciate the once-in-a-lifetime work that you did on my stretch of the road. It was much needed. Thank you!

However! In doing so, you have complicated many lives by making the road one way. But we thank you for allowing our guests (seldom as they are these days) to have a place to park their cars. Yes we need

parking! And yes the road needs to be two ways!

Writing the rules and then pointing to the rules seems to be circular logic. It is not without convention that cities allow variances to the rules that they create to make life a little easier.

So please restore the old ways and allow us to park.

I still extend to you my invitation for afternoon tea at your earliest convenience.

CHAKÉ GUNJIAN, SUNNYSIDE AVE.

ARE BUSES COVID SUPER SPREADERS?

The Quebec government recently set out policies to reduce the spread of COVID-19, including [restrictions on private gatherings]. However, this seems incompatible with the practice of people travelling on public transport.

With the number of COVID-19 cases rising dramatically in Quebec every day, it seems that it is necessary to rethink the prevention measures being taken.

Currently, there are no restrictions on the number of people who can travel on a bus or Metro car. I often take the number 90 bus travelling west from the corner of St. Catherine St. and Atwater.

There is often a very long queue, especially at rush hour, and the bus quickly fills up, with all the seats being taken, and people continue to get on, filling the bus until there is no more standing room.

When someone wants to leave at another stop, they have to squeeze past the standing passengers to exit at the rear door. One of the stops is the Vendôme Metro station, where several passengers leave to travel on the Metro and more waiting passengers alight the bus.

This seems the perfect situation to spread the COVID-19 virus, with so many strangers crowded into a very small space with absolutely no distancing.

A possible solution to reduce the risk of community spread would be to only allow seated passengers, with no standing permitted. This would cause a longer wait for passengers, but could slow community spread. Vulnerable passengers could be advised to travel at off-peak times or take taxis if travel is absolutely necessary.

JOHN FOWLER, METCALFE AVE.

DON'T FORGET THE SUN!

I was pleased to see different points of view [on climate change] published in the last edition (December 14, p. 22). What is missing is a fair and open debate on the topic along with fact-checking. Here are some facts in support of natural causes that have been overlooked by the IPCC

(Intergovernmental Panel on Climate Change) and writers to the *Independent*. They concern the sun, water vapour and cosmic rays!

The sun is our primary energy source and overshadows all other natural sources. The sun varies [in strength], causing warm periods during Roman, Medieval and modern times with the Dark Ages and the Little Ice Age in between. Global warming finished in 2000 and we have had a hiatus of 20 years while CO₂ continued to rise (proof that CO₂ is not the driver of global warming). Please check the satellite record, which shows a change of 0.08°C.

On a global basis, there are about 30 molecules of water vapour for each molecule of CO₂. Water molecules are about twice as active as CO₂ at absorbing infrared radiation. Apart from these facts, the infra-red bands of CO₂ are saturated and contribute a negligible amount to any greenhouse effect. CO₂ is overwhelmed by water vapour, yet none of the authors talk about the elephant in the greenhouse!

The sun is cyclical and has multiple forms of energy and particles it emits. It emits energy over a wide spectrum of frequencies but also sends out particles that form part of the solar wind (seen in the northern lights). Also, there is a magnetic signature that follows the sunspot cycles. The variations in the total output of the sun modulate the incoming cosmic rays, which in turn can be seen in global cloud cover.

So, there are many natural causes to be discussed and they point to the importance of the sun. If these assertions are correct, then there is no need for Net Zero and the savings will be huge.

GERALD RATZER – PROFESSOR EMERITUS (COMPUTER SCIENCE), MCGILL UNIVERSITY, DE MAISONNEUVE BLVD.

Editor's note: I warn readers and possible letter writers that a scientific discussion of global warming is beyond the scope of this newspaper. I guarantee both sides that they won't find the answer (or convince the other side) here. We remain most open to letters that address the municipal government's actions (or inactions) in this area, in which your own views on the macro issues at hand are also welcome, ideally in brief. – DP.

We welcome your letters

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The four presentations of the “4 Anglos Surviving the COVID Apocalypse” that took place at Victoria Hall from December 17 to December 19 “were a great success,” according to Donna Lach, assistant director of the Westmount Public Library and of the city’s Community Events division. They raised \$1,600 for Westmount Public Security’s Christmas food drive. “It was wonderful to hear the sound of laughter fill the air and brighten our spirits,” she told the *Independent* by email. From left, actors Terry Mosher and Josh Freed, director Ellen David, and actors George Bowser and Rick Blue.

PHOTOS COURTESY OF E. DAVID.

Record amount generates \$7,700 Public Security food drive helps 51 families



Public safety officer Zachary Sobkowiak delivers one of two donated Christmas trees to a family from Westmount Scouts.

PHOTO COURTESY OF PUBLIC SECURITY.

BY LAUREEN SWEENEY

A record amount of food and \$7,700 was generated in this year’s holiday basket drive by the city’s Public Security Unit to help a record 51 families in need in the local neighbourhood.

In announcing the results last week, Kimberley Colquhoun, the department’s assistant director, who co-ordinated the project, said the distribution took place starting December 17 with the last one on December 29 to a family that couldn’t accept the delivery earlier due to an unexpected visit to the hospital.






“We returned to homes that had children after the initial drop-off of the food basket, after a few last-minute donations came in. This donation made it poss-

ible to offer each child a gift card to buy a toy of their choosing for Christmas.”

Westmount Scouts also offered Colquhoun a couple of trees, one of which had been paid for and donated by someone, Colquhoun said.

“A few days later the CLSC asked if we would have one for a family. Residents donated a tree stand and some decorations, and our PSOs helped set up the tree as the family needed a little guidance.”


The total amount of cash resulted in part from \$1,600 generated by proceeds from the four performances by the “4 Anglos surviving the COVID Apocalypse” (see photo-story at top left) at Victoria Hall, at which \$5 of each \$45 admission charge went to the food drive (see story December 7, p. 8).



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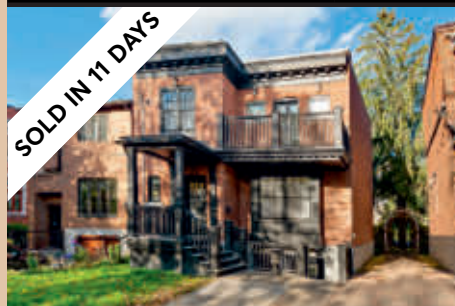
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infoWESTMOUNT

2022.01.11 • Vol. 3/01
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NOUVELLES

PROCHAINE SÉANCE
DU CONSEIL

Lundi 17 janvier



Collecte de sapins de Noël les semaines du 10 et 17 janvier
Votre arbre sera réutilisé comme compost ou paillis. Le jour de la collecte des résidus de jardin dans votre secteur, placez l'arbre à côté du trottoir sur votre terrain.
westmount.org

Budget 2022 : séance extraordinaire du conseil le lundi 17 janvier à 19 h
Le budget municipal 2022 sera déposé pour adoption au cours d'une séance extraordinaire du conseil municipal qui se tiendra sur Zoom. Visitez westmount.org pour plus d'informations.

Bureaux municipaux fermés au public
En raison des nouvelles mesures de santé publique, les édifices de la Ville sont fermés au public. Les services municipaux sont disponibles en ligne et par téléphone.

COVID-19 : ralentissement des opérations
En raison d'un niveau important de cas de la COVID-19 au sein de notre Service des travaux publics, nous prévoyons un ralentissement de certaines opérations, notamment le déneigement, l'entretien des parcs et les services de collecte.

Activités reportées ou offertes sur Zoom
Les programmes de loisirs en présentiel ont été reportés pour une période indéterminée. Dans la mesure du possible, des cours Zoom seront proposés et un lien sera envoyé aux personnes inscrites.

Patinoires extérieures ouvertes
En raison des fluctuations de température et des fermetures possibles, l'état de chacune des patinoires sera mis à jour continuellement sur westmount.org.

Carte d'accès aux installations 2022
Seules les demandes en ligne sont acceptées présentement. westmount.org

Emplois d'été 2022 à la Ville
La date limite pour soumettre votre candidature est le lundi 31 janvier. westmount.org

NEWS

NEXT COUNCIL
MEETING

Monday, January 17



Christmas tree collection during the weeks of January 10 & 17
Your tree will be reused as compost or mulch. Place the tree on your property next to the sidewalk the same day as your usual garden waste collection day.
westmount.org

2022 Budget: special sitting of Council Monday, January 17, 7 p.m.
The 2022 municipal budget will be tabled for adoption at a special sitting of the Municipal Council on January 17 at 7 p.m. on Zoom. Visit westmount.org for more information.

Municipal offices closed to the public
Due to new public health measures, the City's buildings are closed to the public. Municipal services are available online and by phone.

COVID-19: slowdown of operations
Due to the significant increase in the number of cases of COVID-19 within our Public Works Department, we expect a slowdown of some operations, especially snow removal, park maintenance and collection services.

Activities delayed or available on Zoom
The in-person recreational programmes have been delayed for an undetermined period. Where possible, Zoom classes will be offered and a link will be sent to those registered.

Outdoor skating rinks open
Because of weather fluctuations and potential closures, the state of each of the outdoor rinks is posted at westmount.org. Consult the website before you head out.

2022 Facility Membership Card
Please note that only online applications are accepted at this time. westmount.org

2022 Summer employment at the City
The deadline for submitting an application is Monday, January 31. westmount.org

BIBLIOTHÈQUE

Bibliothèque et Victoria Hall fermés jusqu'à nouvel ordre
En raison des nouvelles mesures, les deux édifices et les chutes à documents sont fermés pour une durée indéterminée. Aucuns frais de retard ne seront imposés pendant cette période.

Concours littéraire McEntyre 2022
Il y a 50 ans, en 1972, Atari créait le premier jeu vidéo, les téléphones étaient munis de cadrans rotatifs, il fallait mettre de la pellicule dans son appareil pour prendre des photos et le maire de Westmount, Peter McEntyre, a lancé un concours littéraire pour les jeunes. Cette année, nous te demandons d'écrire une histoire, un poème ou un essai sur le thème **Et ensuite?** dans le contexte de la communauté. westlib.org

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

Bricolage sur le thème de Harry Potter pour les préadolescents (9-12 ans)
Fabrique ton propre livre de monstres. Réserve une trousse pour célébrer le 25^e anniversaire de la série Harry Potter. Le nombre de trousse est limité. westlib.org

ANNULÉ : spectacle de Flamenco Mercredi 26 janvier, Victoria Hall.

Rencontre d'auteure Samedi 29 janvier, 19 h, sur Zoom. Catherine McKenzie parlera de son dernier roman Six Weeks to Live. Ouvert aux membres. Inscrivez-vous sur Eventbrite ou au 514-989-5355.

Souvenirs du parc Westmount Promenade StoryWalk® tout l'hiver dans le parc. Découvrez plus d'un siècle de vie dans le parc Westmount à travers cette marche littéraire. westlib.org

LIBRARY

Library and Victoria Hall closed until further notice
Following the announcement of new health measures, both buildings, as well as the return boxes, are closed for an undetermined period. No fines will be applied. westlib.org

2022 McEntyre Writing Competition
Fifty years ago, in 1972, Atari created the first video game, the space shuttle programme was launched, telephones had rotary dials, you needed film in your camera to take pictures, and Westmount Mayor Peter McEntyre started a writing competition for local youth. This year, we are asking you to write a story, a poem or an essay on the theme of **What's Next?** in the context of community. westlib.org

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

Harry Potter Craft for Tweens (9-12 yrs)
Make your own monster book of monsters. Sign up for a kit and celebrate the 25th anniversary of the Harry Potter series. The number of kits is limited. westlib.org

CANCELLED: Flamenco concert Wednesday, January 26, Victoria Hall.

Author event Saturday, January 29, 7 p.m. on Zoom. Catherine McKenzie will discuss her latest novel Six Weeks to Live. Open to members. Register at Eventbrite or 514-989-5355.

Westmount Park Memories StoryWalk® in the park all winter. Discover more than a century of life in Westmount Park on this unique walk. westlib.org





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July transfers: Volume way down



Real Estate

ANDY DODGE

Note: The following article relates to the registration of deeds of sale for Westmount property in July 2021, gleaned from city and non-city sources. A list of sales can be found on p. 14.

Volume fell off badly in real estate transfers registered last July, and in fact there were as many sales of condominiums registered in July as there were of one- and two-family dwellings. While a stunning 28 home sales were registered in June – the highest monthly volume since July of 2012 – only seven more were closed in July 2021. Prices were depressed, too, with only two over \$2 million and a raw average price of \$1,759,286, only the fourth month in 2020 or 2021 where the raw average is less than \$2 million.

The average mark-up over valuation in July was 26.7 percent, down slightly from the June average and lower than every average mark-up since March. But comparing to the average municipal valuation, the “typical” Westmount house would have had a value over \$2,450,000. The lowest price was \$1,160,000 for 109 Columbia, sold by the public curator for the lowest mark-up of the month at 5.5 percent. Top price was \$2,950,000 for 168 Côte St. Antoine Rd., one of the “Metcalf Terrace” houses, which has been extensively reno-



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109 Columbia on January 5.

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IMPORTANT NOTICE

Demolition Application

1. The City of Westmount has received an application for a demolition permit, and for a preliminary program for the building located at **1-3 Hillside Avenue**;
2. A public sitting of the Demolition Committee will take place on **February 17, 2022 at 4:00 p.m.** and will be broadcasted live on the City's website. The link for the sitting will be available at the following address: <https://westmount.org/en/demolition-demand/>

The legal notice relating to the foregoing is available at: <https://westmount.org/en/resident-zone/legal-services-city-clerks-office/public-notice>

www.westmount.org

vated over recent years and is considered one of the most important historical houses in the city, with 1,715 square meters of land. The highest mark-up involved 322 Kensington Ave., a 1964-construction row-house just north of de Maisonneuve Blvd., which went for \$2,182,000, some 76 percent more than its 2020 municipal valuation.

While the volume in July was uncharacteristically low for one- and two-family dwellings, the seven sales were matched by the sale of seven condominiums for prices ranging from \$550,000 for a ground-floor unit at 10 York St., to \$1,900,000 for a fifth-floor unit at 215 Redfern Ave. Mark-ups over valuation averaged 26 percent, bringing up the average for the year among condos to 18 percent. Since averages for condominiums are kept on a quarterly basis, it is *continued on p. 14*

Bought & Sold – real estate transfers in July 2021

ADDRESS	VENDOR	PRICE	2020 VAL	RATIO (%)
66 Chesterfield	Claudette Sergerie	\$1,800,000	\$1,265,300	42.3%
109 Columbia	Public Curator in the name of Leopoldine (Lia) Schutz	\$1,160,000	\$1,100,000	5.5%
168 Côte St. Antoine	Pierre Trudeau & Ilana Berger	\$2,950,000	\$2,676,800	10.2%
4383 de Maisonneuve	Heather Amy Reed	\$1,473,000	\$1,394,600	5.6%
423 Grosvenor	Charlotte French	\$1,500,000	\$1,021,000	46.9%
322 Kensington	Carol Ann Miller Kouri	\$2,182,000	\$1,240,300	75.9%
4488 Sherbrooke	Michael J. Corinthios	\$1,250,000	\$1,018,300	22.8%
CONDOMINIUMS				
200 Lansdowne #307	Richard Steven Rosenberg & Jean Elizabeth Bethel	\$959,000	\$935,600	2.5%
215 Redfern #213	Catherine Kierans	\$1,900,000	\$1,617,600	17.5%
4175 St. Catherine #404	Emilia Randaccio (Casey)	\$1,195,000	\$1,038,800	15.0%
4700 St. Catherine #414	Monica Wolf	\$1,875,000	\$1,175,600	59.5%
4823 St. Catherine	Neil Kopek Medical Practice Inc.	\$601,000	\$389,300	54.4%
205 Victoria #101	Paula Engels	\$746,000	\$564,300	32.2%
10 York #102	Janet Marie Dessertine & John Chaffins	\$550,000	\$487,900	12.7%
OTHER				
73 Hillside	9363-85423 Quebec, Inc.	\$1,849,500	\$1,867,000 ¹	-0.9%
75 Hillside	9363-85423 Quebec, Inc.	\$1,646,500	\$1,668,000 ²	-1.3%
79 Hillside	9363-85423 Quebec, Inc.	\$1,534,150	\$1,560,000 ³	-1.7%

¹Sale registered in March. Valuation is a combination of \$1,782,000 for the apartment, \$85,000 for a garage. Price does not include \$276,962.62 for GST/QST.
²Sale registered in March. Valuation is a combination of \$1,583,000 for the apartment, \$85,000 for a garage. Price does not include \$246,563.30 for GST/QST.
³Sale registered in March. Valuation is a combination of \$1,475,000 for the apartment, \$85,000 for a garage. Price does not include \$229,738.88 for GST/QST.



322 Kensington on January 5.



168 Côte St. Antoine on January 5.

.....
Real estate, cont'd from p. 13
significant that the average mark-up for the first quarter was only 9.9 percent, for the second quarter was 22.5 percent and now, with only one month yet calculated for the third quarter, up to 26 percent, which indicates that the popularity of condos has been growing.

Also included in the list of transfers are three newly-constructed townhouse con-

dos that were sold in March on Hillside Ave., for which the city recently provided details. The three – each a slightly different size – sold for prices ranging from \$1,534,150 to \$1,849,500 plus taxes, less than their respective valuations and thus pulling down the first-quarter average mark-up by about 10 points, though it had still been lower than the second quarter.

In November, the city presented a list of real estate transfer duties containing in-

formation on sales transacted mainly in August last year and included the three

Hillside Ave. deeds. No further lists have yet been issued by Westmount.

Police Report

Just one burglary in Westmount during Christmas holidays

BY MARTIN C. BARRY

While officers at the Montreal police's Station 12 on Stanton St. had several home burglaries to deal with in downtown Montreal during the Christmas holidays, only one such incident was reported in Westmount.

On January 6 between 4 and 7 pm, an upper-floor apartment in a building located near the corner of de Maisonneuve Blvd. and Victoria Ave. was broken into and

robbed of a small amount of cash.

According to Station 12 community relations officer Adalbert Pimentel, the suspect entered the building through a back door. The door frame was found by investigators to have been forced.

After gaining entry, the suspect proceeded to an apartment on the third floor where the front door had been left un-

locked.

"Inside the apartment, there was money on a counter," said Pimentel, adding that it wasn't a large amount.

As there were no security cameras and no fingerprints were found, the investigators have almost no clues as to the identity of the perpetrator.

Unexpected closure for Greene Ave.'s Toronto Dominion/Canada Trust branch

BY JENNIFER BALL

Banking customers were met December 30 by a sign in the window of the Greene Ave. and de Maisonneuve TD Canada Trust branch, indicating both an unexpected, early closing and temporary closure of the branch. The directive was posted on the exterior doors at 5 pm, while usual branch business hours on Thursdays are until 6 pm.

Fiona Hirst, senior manager, corporate and public affairs of the TD Bank Group, provided the *Independent* with an explanation: "We experienced staffing shortages and had to temporarily close our branch on Greene Ave. in Westmount at 5 pm on December 30th and all-day December 31st. Following the January 3rd and 4th bank holidays, the branch was re-opened January 5th. We do not make these decisions lightly and apologize for the inconvenience this may have caused our customers."

The *Independent* requested clarification on whether the staffing shortages were due to the virulent omicron strain of the COVID-19 virus but the bank's response was imprecise. "Colleagues may be absent for a variety of reasons. We require a minimum number of

staff to open a branch and our priority is to do so in accordance with public health guidance around COVID-19."

Looking sharp!



This snow dog was photographed on Grosvenor January 10.

PHOTO COURTESY OF PHYLLIS PROPPE.



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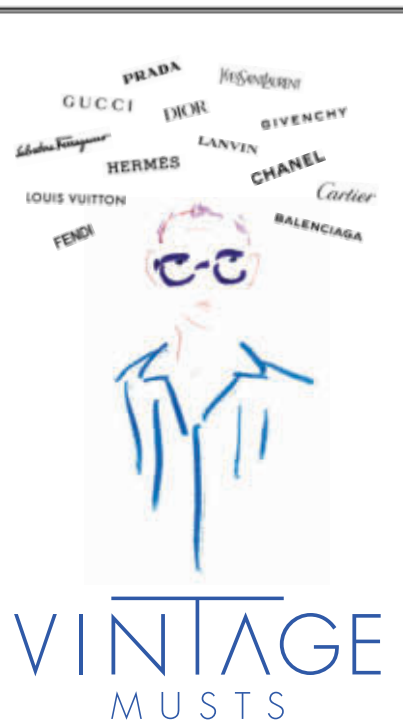


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Exactly one year later:
Pandemic still on? Yes – But no line-up!



Although the *Independent* noticed one line-up outside the Metro grocery store last month, they do not seem to have re-appeared with the same frequency as those of early in the year, such as the one seen in this January 5, 2021 photo at left. The right-hand photo is from January 5, 2022, a thankfully line-up-free day. The line-ups occur when COVID restrictions limit the legal capacity of the store.

PHOTOS: INDEPENDENT.

New Year Resolutions: Get Active, Stay Involved


We have all the activities that you could hope for! Join Us...

ALL PROGRAMS ARE ON ZOOM

- ☐ **Fed Up but Don't Give Up! Let's talk about living in a pandemic.** Free for Members. Feed the Mind, Body and Spirit in a discussion group led by **Yvonne Clark**. 3 weeks
- ☐ **Cooking Classy with Contactivity!** Join **Chef Elana Schwartz** live on Zoom to show us how to put a delicious yet simple spin on classic cooking for 1 or 2 people. Free for Members. 2 weeks
- ☐ **The Stories Behind the Songs** with Rob Lutes Cost: \$20 Mem / \$24 Non-Mem 4 weeks
- ☐ **French Conversation** with Ashod Alemian Cost: \$38 Mem / \$46 Non-Mem 8 weeks
- ☐ **Breath & Mindfulness** with Sara Gallagher Cost: \$42 Mem / \$50 Non-Mem 8 weeks
- ☐ **Exercise online with Contactivity:** \$38 members / \$46 for non-members 8 weeks
 - **Tai Chi and Chi Kung** with Colin Young
 - **Chair Yoga** with Manon Lacroix
 - **Fusion Fitness** with Aileen Vargas
- ☐ **Intergenerational Programs: Zoom and Learn with Selwyn House School students** Free for members. 7 weeks. **Zoom Weekly** with a Selwyn student
- ☐ **Courses with Selwyn teachers and students:** – **Tech Savvy** with Glenn Funamoto
 - **Photography 1** with Lana Ignjatovic
 - **Photography 2** with Thomas Konigstahl

Registration on Contactivity's website www.contactivitycentre.org
Deadline: January 14 at noon

CONTACTIVITY CENTRE
4695 de Maisonneuve Blvd W.
Westmount, corner Lansdowne
514 932-2326 | info@contactivitycentre.org



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Programs and services for seniors

Happy New Year!

Samantha Saba, pictured, and dad Sebastian – “Making the best out of a wet day on New Year’s Day” – transplanted their Christmas tree to their front lawn on Willow January 1 and made a “trusty snowman” to keep watch.

PHOTO COURTESY OF S. SABA.



Social notes

VERONICA REDGRAVE

COVID pandemic can't stop music

pieces by Edvard Grieg, Marko Tajcevic and Franz Schubert were performed. Joining Dorothy were musicians **Simon Aldrich** (clarinet), **Alexander Lozowski** (violin),

Pierre Tourville (viola), **Sheila Hannigan** (cello) and **Marc Denis** (double bass).

Early in December, much to the delight of families (masked of course), Bach Be-

fore Bed returned for a live concert at the Gesù Amphitheatre. The classic – and much loved – *Nutcracker* was performed by a string quarter accompanied by dancers.

Children's enthusiasm was palpable as many rushed up to the stage for the finale. Little girls in tutu-style skirts had the ballet spirit in mind as they danced and “selfied” to the music, much to the amusement and pride of families, also saving the moment on smart phones.

Social distancing was invisible in the jammed hall, but the enthusiasm was contagious.

Money raised supports Allegra Chamber Music and Bach Before Bedtime, which offer chamber music to the greater Montreal community at little to no cost. All Allegra Chamber Music concerts are free, and are live-streamed and available on Allegra's YouTube channel.

Due to the ongoing COVID restrictions (will they never end?!), Allegra was unable to host its annual mingling cocktail event, so founder and Westmounter **Dorothy Fraiberg** opted for a simple – but fabulous – concert.

Board members attending were **Rona Davis**, **Jill Martis**, **Judie Jokinen**, **Caitlin Wetherly**, **Torrance Ragueneau**, **Donna Muller**, **Sally Yaffe** and **Samira Sakhia**.

Local residents enjoying the music included **Stephan Tabah**, **Marie Peca**, **Xeno Martis**, **Amaya Aguirre**, **John Blachford** and **Olaf Skorzewski**.

The concert was live-streamed on the Allegra YouTube channel (still available, by the way).

Along with the Piano Quintet in A Major, Op. 114, D. 667,



From left Alexander Lozowski, violin; Dorothy Fieldman Fraiberg, piano; Jean René, viola; and Sheila Hannigan, cello.

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Crowing in the New Year?



Residents living near the intersection of Prince Albert and York were “treated” to an early morning chorus of crows January 4. This 7 am photo of less than half the birds was taken about two hours into the “symphony.” They also left unattractive droppings on the sidewalk and nearby cars. This is not the first time that this area has been a hang-out for these birds: see “A murder of crows holds possible funeral” (February 20, 2018, p. 15).

PHOTO: INDEPENDENT.

Trailer rentals renewed for Public Works ‘bubbles’

BY LAUREEN SWEENEY

As the latest surge in COVID became apparent in areas of the city’s workforce, city council December 20 renewed a contract for the rental of two trailers to accommodate Public Works teams that need to be spaced in various “bubbles.”

While it had been “impossible to foresee that the sanitary measures would still be in effect” at the time of an original rental agreement, the resolution states, the contract was renewed for six months from

December 21, 2021 to June 22, 2022. The agreement with Williams Scotsman of Canada Inc. calls for a maximum of \$14,190 plus taxes. As a way of limiting any outbreak of the novel coronavirus throughout Public Works, the department had been divided into four separate teams that would not interact with each other. This was something “vital to snow removal operations,” Benoit Hurtubise, the city’s director general at the time, had told the *Independent* (see story December 8, 2020, p. 9).



The trailers on January 7. They are parked west of Bethune.

PHOTO: INDEPENDENT.

COVID-19 Testing for travel

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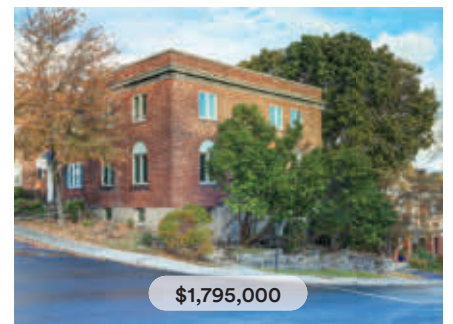
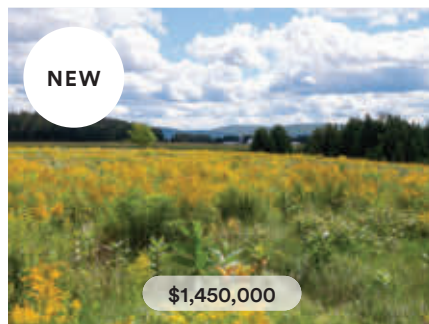
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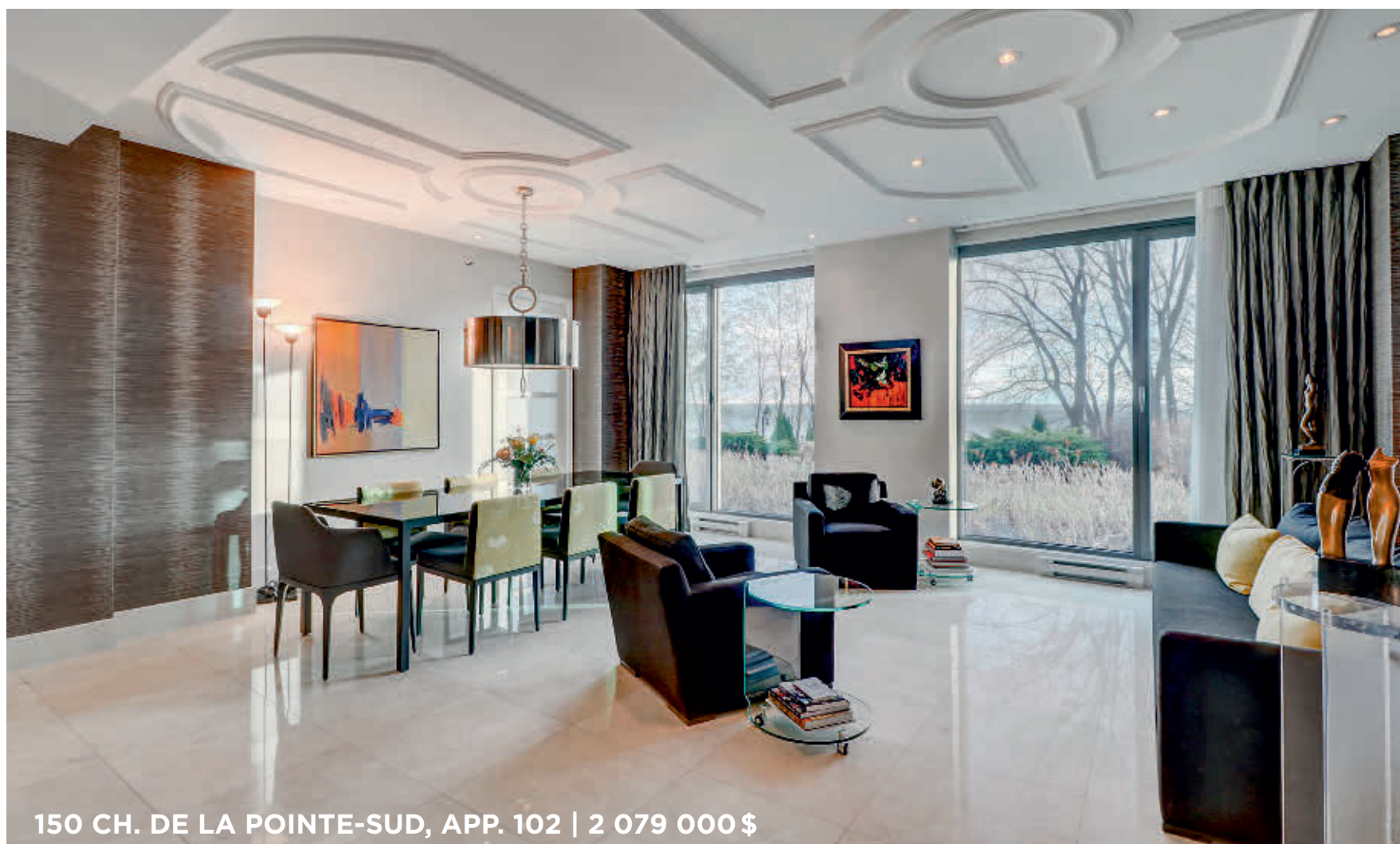
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