

Spotlight on Real Estate

September 27, 2022

Pull-out section



Aberdeen Ave. on September 22.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

WHERE LUXURY BECOMES REAL ESTATE!

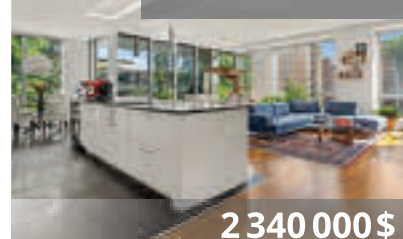
Joëlle **Bitar**
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TOP 100 IN CANADA*

MORE THAN **100 MILLIONS \$** SALES EACH YEAR!

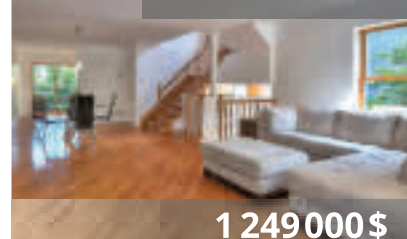
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2 340 000 \$

215 Redfern Ave., app.202

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*Among the RE/MAX teams, RE/MAX 2021 statistics

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BRIGHT AND SPACIOUS UPPER DUPLEX



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NEW LISTING

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

BRIGHT & MODERN 1 BEDROOM CONDO



NEW LISTING

Côte-des-Neiges
5265 Rue MacKenzie, apt. 707 | \$459,000

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NEW LISTING

Côte-des-Neiges
5424 Av. Coolbrook | \$599,000

SPACIOUS 2 BEDROOM CONDO



NEW PRICE

Notre-Dame-de-Grâce
3825 Boul. Décarie, apt. 104 | \$589,000

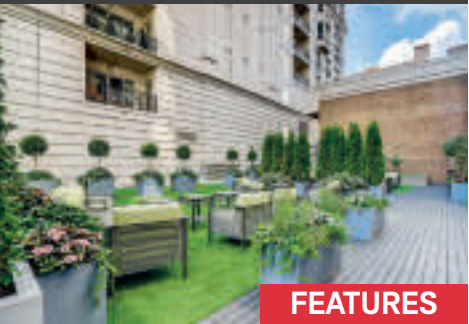
EXCEPTIONAL PROPERTY IN QUIET SUBURBS



FEATURES

Prévost
567 Rue de l'Escalade | \$1,350,000

GORGEOUS RENOVATED CORNER UNIT



FEATURES

Golden Square Mile | 1455 Rue Sherbrooke O., apt. 2702 | \$2,700,000

EXCEPTIONAL & UNIQUE HOME



FEATURES

Pointe-Saint-Charles
2003 Rue de Paris | \$1,195,000

SPACIOUS 1 BEDROOM CONDO



NEW PRICE

La Cité Multimédia | 90 Rue des Soeurs-Grises, apt. 506 | \$425,000

CLASSIC NDG DESIGNED UNIT



FEATURES

Notre-Dame-de-Grâce | 2456 Rue Park Row Ouest | \$729,000

Real Estate

ANDY DODGE

2023 valuation roll

Westmount loses, but stands to win

oughs on the island.

For the whole island, the number was 38.6 percent. St. Anne de Bellevue was the highest in this category, at 49 percent.

Montreal re-writes the roll every three years, estimating the change in value between July 1, 2018, for the previous (2020) valuation roll, and July 1, 2021 for the latest one. City council then applies rates to the valuation to establish the taxes to run the city and pay its bill to the agglomeration for police, fire and transit services.

Thus, the important number is not the fact that, among the 35 municipalities and boroughs in the Montreal agglomeration,

Westmount leads the way in the average valuation of single-family dwellings (\$2,600,626, compared to \$2,110,900 for the borough of Outremont, which is in second place and the only other city/borough to average more than \$2 million).

No, far more important is the relative increases and decreases in valuations between rolls, and this year that is in Westmount's favour.

Since each of the 35 city/boroughs has (more or less) its own authority to establish a tax rate, the upward (or downward) shift is not particularly important, except for the portion which applies to the agglomeration – and in Westmount's case this amounts to about 50 percent of the total budget. The agglomeration expenses (police and fire, public transport, major traffic arteries and, of course, the valuation roll) are divvied up among the 35 cities/boroughs, so since single-family dwellings make up the majority of Westmount's total valuation (just over 60 percent) they will make up a smaller portion of that bill.

The same is true of condominiums, whose valuation increase of the same 30.1

percent was seventh-lowest of 33 municipalities/boroughs, which averaged 30.7 percent. "Plexes," including multiple units with two to five dwellings, were up 35.9 percent compared to an agglomeration-wide average of 35.8 percent, and Westmount's larger apartment buildings went up 34.9 percent compared to the island-wide average of 35.1 percent, so there might be fairly little change in the tax load for those units.

On the other hand, Westmount's 30 office buildings were up eight percent compared to 6.5 percent in the agglomeration, and jumped 25.9 percent for commercial-residential buildings compared to the total-city average of 17.3 percent. Thus, the commercial and semi-commercial sectors of the city's taxes can be expected to increase substantially when the budget is established, usually in January.

A comparison of individual valuation increases within Westmount will appear in an upcoming issue of the *Independent*. Actual tax obligations cannot be compared until city council establishes the new rate.

St. Stephen's work begins



Excavation has begun at the former site of the St. Stephen's Church at Dorchester, Werderdale Park road and Atwater. This view is from Atwater looking westwards at the former church, right, former manse on Werderdale, background left, and directly at the former location of the church hall, foreground. The hall was taken down on purpose in 2001 (see June 21, p. 9). A permit was approved by city council in May for 17 dwelling units that involves restoring and preserving the two 1903 buildings (see May 24, p. 1). The project is also to include an addition linking them, which will be built where this digging is taking place.

PHOTO: INDEPENDENT.

INTRODUCING

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NEW LISTING



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



AV. SUNNYSIDE | WESTMOUNT
\$2,585,000



BOUL. DE MAISONNEUVE | WESTMOUNT
\$1,898,000

NEW LISTING



AV. LANSDOWNE | WESTMOUNT
\$1,885,000



CH. DE CASSON | WESTMOUNT
\$1,885,000



CH. LAC-DE-LA-GRISE | IVRY-SUR-LE-LAC
\$1,495,000

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PLACE BELVEDERE | WESTMOUNT
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AV. WESTMOUNT | WESTMOUNT
\$2,450,000



AV. ARLINGTON | WESTMOUNT
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OPEN HOUSE SUNDAY OCT. 2ND, 2-4PM



AV. DE MARLOWE | CDN/NDG
\$1,950,000



NEW LISTING



CH. CÔTE-ST-ANTOINE | WESTMOUNT
\$1,900,000



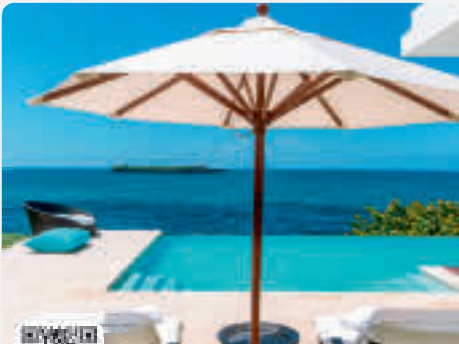
STE-CATHERINE O. | WESTMOUNT
\$1,200,000



AV. IRVINE | WESTMOUNT
\$998,000 or \$4,200 /mo



AV. WOOD | WESTMOUNT
\$829,000



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Average increases in valuation between 2020 and 2023, by municipality/borough

City/borough	Total	Single -family	Condo- minium	2-5 Units	6 Units+	Office buildings	Commercial & multi-use
Baie d'Urfé	40.2%	35.4%	49.9%				
Beaconsfield	39.2%	39.5%	37.9%	31.8%	32.6%		
Côte Saint Luc	37.8%	41.7%	35.8%	33.4%	38.0%	24.9%	
Dollard des Ormeaux	45.1%	47.0%	45.0%	38.2%	35.6%	20.4%	
Dorval	31.1%	38.2%	36.2%	35.8%	41.7%	1.1%	1.1%
Dorval Island	34.7%	35.0%					
Hampstead	39.4%	40.8%	20.9%	34.4%	47.2%		
Kirkland	39.3%	41.5%	48.2%				13.3%
Montreal East	52.5%	33.7%	21.9%	38.5%	29.9%		28.9%
Montreal West	41.1%	41.3%	35.4%	34.4%	35.7%	27.6%	
Pointe Claire	38.0%	43.5%	33.9%	44.5%	24.1%	8.1%	20.0%
Saint Anne de Bellevue	40.5%	49.0%	29.7%	47.1%	41.9%		29.8%
Senneville	48.3%	48.3%					
Town of Mount Royal	36.6%	39.3%	30.4%	28.4%	34.9%	7.7%	21.1%
WESTMOUNT	28.7%	30.1%	30.1%	34.4%	34.9%	8.0%	25.9%
Montreal CITY	31.4%	37.8%	30.2%	35.9%	35.1%	6.5%	17.4%
Anjou	35.9%	34.4%	34.0%	36.0%	26.2%	5.6%	18.0%
Lachine	42.6%	40.4%	36.5%	37.2%	39.4%		25.6%
LaSalle	34.7%	30.9%	31.8%	35.0%	32.1%		24.3%
Montreal North	33.7%	36.4%	28.4%	37.2%	31.7%		23.4%
Outremont	32.2%	32.0%	32.8%	37.6%	34.9%		28.8%
Saint Laurent	39.0%	34.3%	36.3%	34.7%	34.4%	2.5%	16.7%

City/borough	Total	Single -family	Condo- minium	2-5 Units	6 Units+	Office buildings	Commercial & multi-use
Saint Leonard	32.2%	33.2%	32.1%	31.6%	22.5%	6.1%	22.5%
Verdun	34.3%	37.1%	33.2%	39.8%	30.8%	9.7%	26.2%
Ahuntsic-Cartierville	31.7%	36.4%	35.0%	33.9%	34.7%	10.6%	25.5%
Côte des Neiges- Notre Dame de Grâce	33.8%	42.7%	31.2%	38.1%	39.5%	8.4%	27.0%
Ile Bizard-Ste. Geneviève	33.3%	34.9%	26.9%	37.8%	20.3%		21.4%
Mercier-Hochelaga- Maisonneuve	37.8%	39.2%	38.8%	38.1%	42.9%	17.2%	25.9%
Pierrefonds-Roxboro	40.8%	44.9%	36.6%	39.3%	34.3%		22.8%
Plateau Mont Royal	31.6%	31.6%	32.5%	35.7%	35.1%	11.2%	28.3%
Rivière-des-Prairies- Pointe-aux-Trembles	35.5%	37.7%	38.5%	34.8%	27.2%		21.0%
Rosemount- La Petite Patrie	33.8%	36.3%	33.7%	33.2%	37.1%	19.5%	31.5%
Sud-Ouest	34.8%	43.8%	30.3%	41.2%	38.9%	9.4%	33.1%
Ville Marie	15.7%	34.5%	20.6%	43.5%	30.2%	5.1%	-2.4%
Villeray-Saint Michel- Parc Extension	34.0%	42.2%	33.6%	34.4%	39.5%	11.0%	27.2%
Montreal AGGLOMERATION	32.4%	38.6%	30.7%	35.8%	35.1%	6.5%	17.3%

Source: Agglomération de Montréal: Rôles d'évaluation foncière 2023-2024-2025
Building classes which have less than 10 units per city/borough have been excluded.
These do not reflect the increases in taxes, since each municipality must determine the different tax rates to be applied to the individual valuations.



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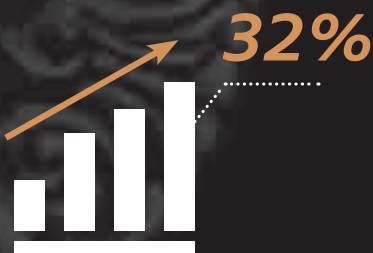
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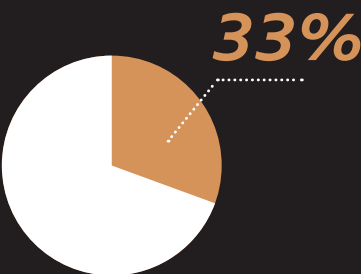
• The leader in Luxury Real Estate since 2008 •

In Westmount, our expert brokers sell more homes, faster and for more money.

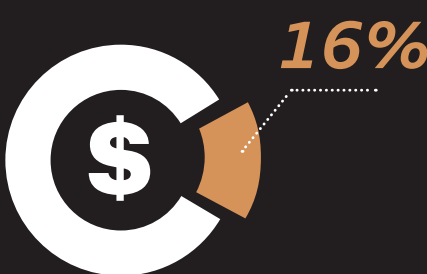
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Sell 32% faster



Engage in more than 33% of sales in Westmount



Average sold price is 16% higher

In the last 24 months on the Island of Montreal, Profusion Immobilier's market shares have grown **TWICE** as fast as any other major luxury agency.

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Source: Centris January 1, 2022 to September 20, 2022

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MAGOG | **\$3,998,500**



CHÂTEAU WESTMOUNT SQUARE | **\$2,898,000**



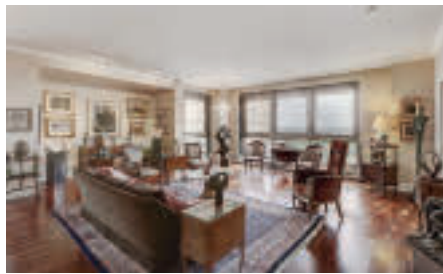
1 WOOD | WESTMOUNT | **\$2,550,000**



SAINTE-ADÈLE | **\$2,500,000**



PORT ROYAL | GOLDEN SQUARE MILE | **\$2,450,000**



CHÂTEAU WESTMOUNT SQUARE | **\$2,450,000**



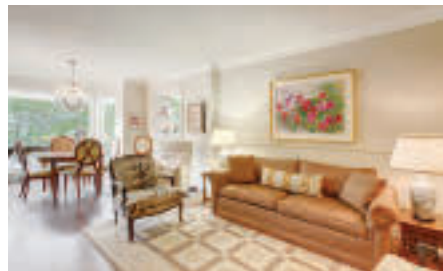
MENTANA | PLATEAU MONT-ROYAL | **\$2,095,000**



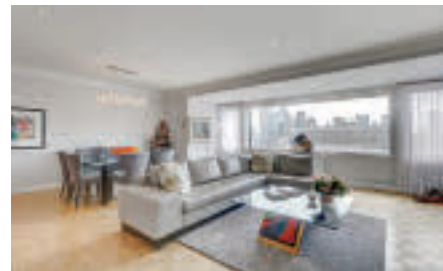
GALDIN | LE SUD-OUEST | **\$2,055,000**



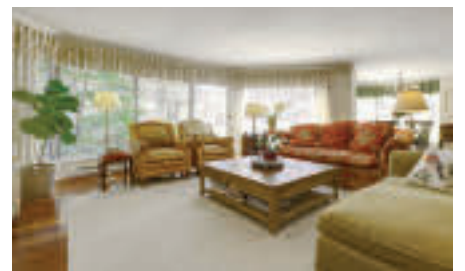
PORT ROYAL | GOLDEN SQUARE MILE | **\$1,698,000**



1 WOOD | WESTMOUNT | **\$1,325,000**



PORT ROYAL | GOLDEN SQUARE MILE | **\$1,049,000**



LE CACHAREL | WESTMOUNT | **\$799,000**

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Ville Marie
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3 BDR | 3 BA | 2 Garages
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5 BDR | 2+1 BA | 2,993 SQ. FT.
\$1,980,000



Westmount Adj.
Elegant & Spacious
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4 BDR | 2+1 BA | 2,262 SQ. FT.
\$1,899,000



Westmount
Renovated
100 Av. Abbott

2 BDR | 1+1 BA | 1,263 SQ. FT.
\$1,059,000



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418-20 Claremont buyer looking for more multi-unit properties



4560 St. Catherine from the Park Place median on September 22.

By JENNIFER BALL

Interrent REIT is currently hunting for rental properties that can be purchased and improved. It recently purchased the landmark building on the northwest corner of Sherbrooke and Claremont that houses a McDonald’s (see May 3, p. 1).

“We intend to keep purchasing communities in and around Montreal and Westmount,” Chris Willoughby the VP of Marketing said recently.

9378-0765 Quebec sold 418-20 Claremont/5001-15 Sherbrooke to Interrent REIT in November 2021 for \$18,525,000. Interrent REIT – which also own 2054 Claremont in NDG and 4560 St. Catherine in Westmount – operates income-producing real estate.

Betty Esperanza, who has been a 20+ year tenant in the building, said at the time

that tenants were told at the end of 2021 “they’re going to renovate the elevator, the rooftop terrace and create better access to the laundry room for the tenants.”

“The elevator is a coach elevator from the 1940s. It is not modern at all and when it goes out you have to walk up five flights of stairs,” Esperanza said.

“We are still moving forward with that work,” Willoughby confirmed “and we have made some great progress on the enhancement to the elevator.”

The rooftop and the interior work are still on the agenda but has not yet been started.

“We intend to make several enhancements to the community over the next two years. Consistent with the work we have done in many of our other Montreal communities, we will be improving and adding amenity spaces for our residents to enjoy.”



2054 Claremont (white building) on September 22. It is in NDG.

Photos: Independent.

LISTED AND SOLD BY GROUPE MONTANARO



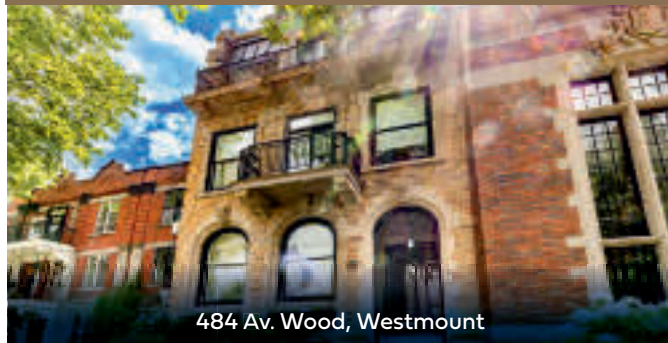
655 Av. Lansdowne, Westmount

LISTED AND SOLD BY GROUPE MONTANARO



640 Av. Lansdowne, Westmount

LISTED AND SOLD BY JOSEPH



484 Av. Wood, Westmount

ACCEPTED OFFER



3302 Av. Cedar, Westmount
\$ 2,995,000*



Joseph Montanaro

Courtier Immobilier | B.Arch | Real Estate Broker

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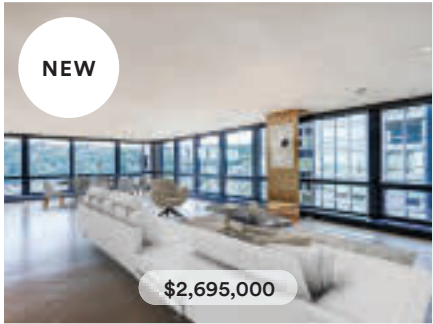
Marie Sicotte
Real Estate Broker

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Westmount-Square

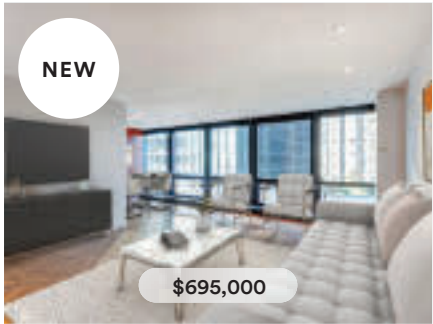
GROUPE SUTTON CENTRE-OUEST, INC.
245 AV. VICTORIA, BUREAU 20, WESTMOUNT, QC H3Z 2M6



Westmount
3 WESTMOUNT-SQUARE, APT. 1414



Westmount
3 WESTMOUNT-SQUARE APT. 1016



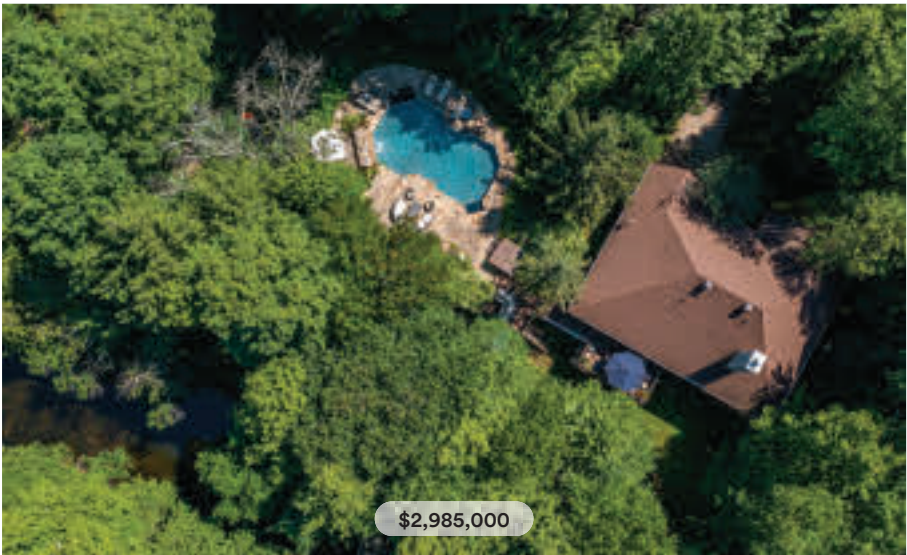
Westmount
3 WESTMOUNT-SQUARE, APT. 318



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Weekend Getaways!



\$2,985,000

Mont-Tremblant
201 CH. CLAUDE-LEFEBVRE

5 3 1



\$2,595,000

Saint-Donat
107 CH. COUTU, LAC ARCHAMBAULT

5 4 2

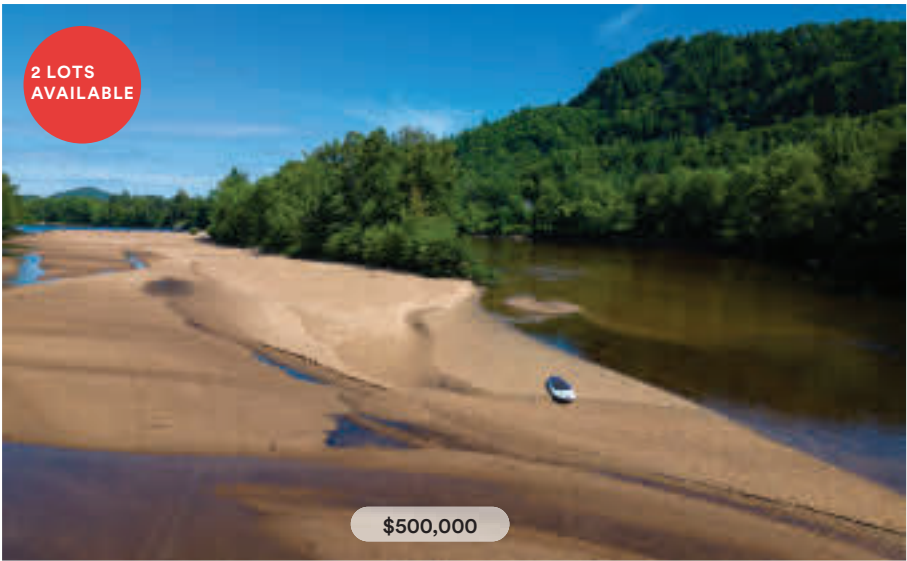


NEW

\$795,000

Tremblant Region | La Conception
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4 acres 3 1 + 1 2



2 LOTS AVAILABLE

\$500,000

Tremblant Region | La Conception
ROUTE DES ORMES

4.48 acres 351 feet

No news on developer's plans

Mountainside United moves to Birks Chapel on University St.

By JENNIFER BALL

Mountainside United Church has relocated from its former home at 4000 The Boulevard (where it was once called Dominion-Douglas) and is currently renting the Birks Heritage Chapel at 3520 University St. to hold in-person services.

The building was sold in 2018 to Corev Immobilier and Corev Condo. So what about the plans for the massive building and the lot on the corner of Roslyn Ave.?

When the *Independent* spoke to the owner Daniel Revah on April 29, he had been asked to submit another rendering for his proposal for the building and the sizeable lot it rests on. The plans were to be submitted to the Planning Advisory Committee (PAC) of Westmount. "Maybe then we'll get the residential zoning back. Of course, nothing is guaranteed," Revah said at the time (see May 3, p. 26).

The mayor's office indicated on September 16 that "no items concerning this building have been submitted to the PAC in recent months."

On the question as to whether the zoning is still religious or been changed to residential, the mayor's office said "the zoning

plan affecting permitted uses in the territory has not been amended with respect to this building since 2019. Thus, the permitted use for this building, located in the CO-04-04 zone, is a 'place of worship.'

"In addition to the use permitted in the zoning by-law, it is possible for an applicant to propose certain other uses, which must be compatible with the area, in conformity with the urban plan and be subject to approval by city council. Such an application must be made through one of the discretionary by-laws (PPCMOI and conditional uses)."

The city and Revah have sparred in the past about the facts of the zoning, with then city director Benoit Hurtubise telling the *Independent* in 2020 (see November 10, p. 1/19) that the church was zoned for religious activities and "not zoned to have residential units and condo units." At the same time, Revah was insisting that, "It has multiple zoning."

Revah told the *Independent* in April of this year that he had "originally wanted to retain the bones of the building, but create an attachment that would house a few dozen condos. He was of the opinion that Westmount "does not have enough dwell-

ings for people who want to sell their homes and also stay in Westmount."

Revah was contacted on numerous oc-

casions to discuss the latest status of his project, but there was no response in time for publication.

New Lansdowne house takes shape



The replacement structure for the two-family building at 314-316 Lansdowne, just north of de Maisonneuve, is coming along, as seen September 22. The inset is from June 1. See October 26, 2021, p. SL-10, for a photo at the time city council allowed the property to be divided into two legally, for two separate residences. Demolition started the next day (see November 2, 2021, p. 27).

PHOTO: INDEPENDENT.



755 Upper Belmont, Westmount \$2,780,000
Substantially renovated MLS 19274523



802 Upper Lansdowne, Westmount \$8000/mo
Renovated and first time for rent. MLS 27766058



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101-year-old Westmounter gets a make-over

Major exterior, interior work under way at 1 Rosemount Avenue

By JENNIFER BALL

The seven-storey apartment complex 1 Rosemount Ave. at the northeast corner of Rosemount at Sherbrooke St. is getting a complete make-over.

1 Rosemount Avenue is managed by Akelius Montreal, the company undertaking exterior restoration of the building is St-Denis Thompson, and Innovation Construction and Development is managing the interior asbestos removal.

The exterior work was started on August 30, Akelius employee Thierry Zola told the *Independent*.

“The work will restore all the exterior brickwork,” St-Denis Thompson employee Pierre Luc said.

The interior is composed of single-family apartments in a seven-storey building that was built in 1921 and the most recent rental listing was for four bedrooms/ two baths at \$2,795 monthly.

“It was a fire-trap and had rats,” Johnny Tola of Innovation Construction said.

“For the inside, they created new systems for heating and fresh-air intake. They put in a lot of money. It’s a job! When you start an old building, it never ends!”

“So, if you had an investment budget of one million or two million, it can be double or even triple that and sometimes it is not even worth the investment.”

The displayed permits from the city of Westmount are for interior renovations of multi-family detached apartments. The asbestos removal is happening even while tenants are in the building, but there are strict precautions in place.

“That is why you have chambers. Everything is locked up with a shower to get in and get out. There is pressure to make sure there is no escape of air and everything is wrapped to ensure that when the guys come in, they are completed suited up and then they have to take a shower before they leave. All this is done in the unit.”

There was one apartment left to take apart and then Innovation can complete work in the building.

“I am going to start a column that is



1 Rosemount Avenue on August 29.

facing the building on the left side from the first floor all the way to the sixth. That

includes all the risers that have already been brought in, new electrical, air conditioning, kitchens, washrooms, flooring, fire-alarms, everything up to date and this also includes sound proofing.”

These upgrades were compelled, Tola believes, as the brick is falling apart and pieces were chipping off and falling down.

On July 17, 2009 a Montreal woman was killed by a falling slab of concrete from a high-rise building in downtown Montreal. Bill 122, passed in 2013, allowed the Régie du bâtiment du Québec (RBC) to require a complete inspection of facades of buildings of five or more storeys. Building owners, as well as condominiums in Quebec are included in 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.”



JOZIEN VET

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Northwest of Westmount boundary

'One BLVD' to break ground *next* year, open year after that

By JENNIFER BALL

The 'One BLVD' development where The Boulevard meets Côte St. Luc Rd. is still on track to open in 2024, the developers said August 23, but work is not starting until next year despite what a previous statement contained.

As already reported (February 15, p. 16), a new 12-storey condo tower is planned just outside of Westmount, at a former gasoline station on the north side near the intersection of The Boulevard and Victoria Ave.

The statement that co-directors Darren Reid and Mark Dichter of the One BLVD Team provided this past winter to the *Independent* included a mistake, they said on August 23. The statement from February 11 read "construction is beginning this year on an iconic condo tower with the most magnificent views on the island of Montreal...."

"That statement had an error, it should have said 'construction is beginning next year,' Reid and Dichter said.

They have indicated that the project completion date is still in line with previously communicated delivery mile-



Looking east into Westmount across the planned site of One BLVD on August 29.

stones: summer 2024.

"The showroom for the "One BLVD" condominium complex will be opening to those who registered for the project after Labour Day. Registration can still be done here (oneblvd.ca). Construction will begin in spring 2023 with new owners moving in during the summer of 2024."

Labour Day was September 5 and there

have been no notifications to date as to when the showroom will open.

The construction is a partnership with developers ACDF architecture, Verterra Investments, Scott Yetman Design, Lotus Realities Inc. and Reliance Construction.

'One BLVD' blueprints feature a lounge and an outdoor garden. It also has a gym, a yoga room, indoor parking, and two

guest suites to be reserved for visitor accommodation.

The 5,500-square-foot penthouse will encompass the entire 12th floor and plans feature a rooftop terrace with a view onto Mount Royal and farther afield.

Pricing is starting at \$1,000/sf with units ranging from 1,000 sf to the penthouse which is 5,500 sf and priced at \$10,500,000 (all prices are plus applicable taxes.)



Poster and rendering of planned building.



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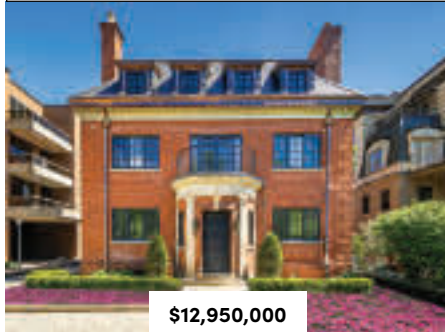
The Liz retirement residence located at Claremont, St. Catherine and de Maisonneuve, just outside of Westmount, is going up fast. The 10-storey Groupe Maurice building will rent apartments to seniors. The large apartment/office building visible in three of the photographs, at left, is the Château Maisonneuve, which is in Westmount. The developer is currently planning for an opening on Sunday, October 1, 2023.

PHOTOS: INDEPENDENT.



A SELECTION OF OUR FINE PROPERTIES

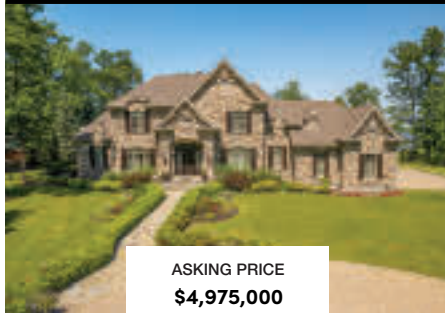
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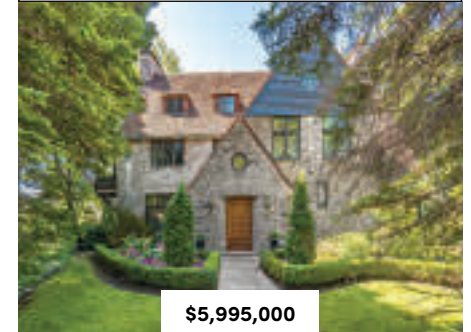
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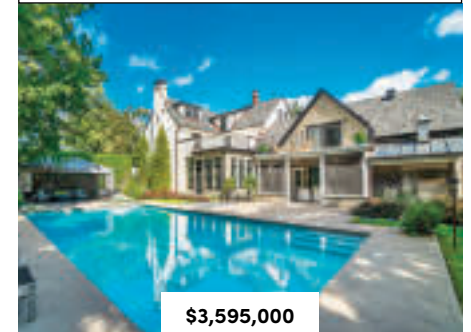
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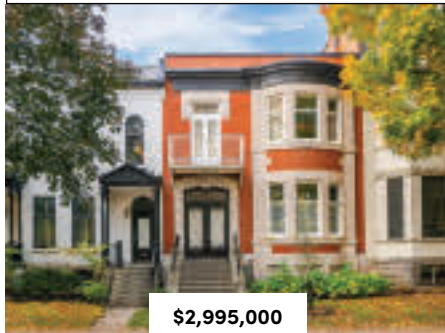
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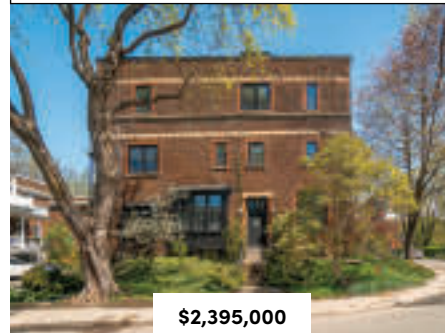
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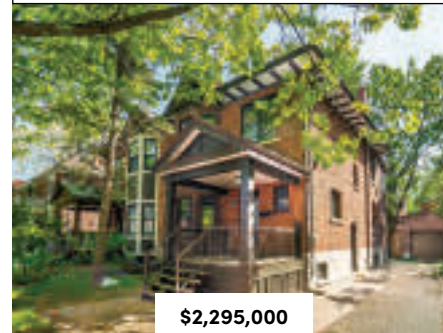
GRACIOUS RESIDENCE | FACING A PARK



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AV. WOOD, WESTMOUNT

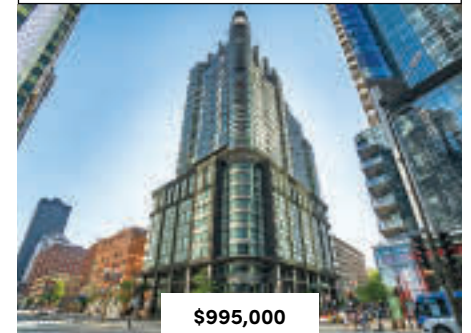
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History by the House

ANDY DODGE

One of the least-known streets in Westmount (along with Riverview Ave. and Malcolm Rd., for local trivia buffs) is Brooke Ave., which has only one building, a duplex, on a street that once boasted some 30 addresses.

In fact, the street was once part of Clandeboye Ave., which stretched from Dorchester St. down the hill to St. Antoine St., before the Canadian Pacific right-of-way sliced through the street in 1888.

It took about 10 years for the city to rename the lower section, reaching between Selby St. and St. Antoine St.

In the early 19th century, Dorchester St. ran along the Montreal escarpment and became the by-way for numerous mansions that had lovely views of the river and South Shore.

– 1874 –

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

– 1876 –

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

– 1888 –

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

– circa 1890 –

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

– 1895 –

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

– 1899 –

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

– 1922 –

Current city hall opens.

– 1925 –

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

– 1958 –

Westmount's previous arena opens as an open-sided venue. It was enclosed in 1963. The pool at this facility was added in 1962.

– 2002 to 2005 –

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

– 2013 –

Current Westmount recreation centre opens.

What's left of Brooke Ave.?

A tale of three duplexes:
3101-03 & 3105-07 St. Antoine and 4-6 Brooke

St. Antoine St. stretched away from the walled city of Montreal along the bottom of the escarpment, originally stopping at Atwater Ave. but with plans to extend westward into the “Parish of Montreal” – a vast area surrounding what was then the city of Montreal proper.

St. Antoine develops

The section of this area between Dorchester and St. Antoine streets just west of Atwater had been the property of Hon. F.A. Quesnel, who built his mansion, Maison des Souvenirs, just east of Atwater, then sold off a piece of land west of Atwater to Hon. William Badgley, who set about building his own mansion, which was to become “Weredale Lodge” (see October 26, 2021, p. SL-20), basically covering the area that now makes up Weredale Park road.

The next lot to the west on Dorchester went to Lt-Col. Haviland Lemesurier Routh, commander of what was to become the Black Watch Royal Highland Regiment, in 1844. That land reached around the Badgley property in an L-shape, covering a large area from Dorchester to St. Antoine and reaching back eastwards along St. Antoine to Atwater.

The Greenes were nearby

The land just west of this, meanwhile, was owned by the Greene family and they were planning to develop it, extending Greene Ave. south of Dorchester. This may have encouraged other land speculators to put pressure on Routh, who apparently

had not built on his property.

In 1872, he sold his land to a consortium including John Brydges, Thomas Cramp, Charles Joseph Coursol, Alexander and John Molson and Francis Wolferstein Thomas, paying 12 cents per square foot for the land (\$47,947.20).

Two years later, the land became part of the municipality of Notre Dame de Grâce; over the next decade the Long Depression set in and little interest in development took place, though in the mid-1880s the Atlantic & Northwest Railway Co. (a precursor to CP Rail) started planning a right-of-way knifing through the middle of the land just south of the Badgley/Weredale property.

Brydges and Cramp died and two British speculators, Thomas and George Brooke, bought into the group.

Drawing lots for lots

The new municipality of Côte St. Antoine subdivided the land for development, and in 1889 the members of the group actually “drew lots” to determine who would become the owners of the newly subdivided, smaller lots.

Goad's Atlas of 1890 (at bottom) shows the land with the new subdivisions, the railway line in place and the planned streets named Greene Ave. and Clandeboye Ave., which ran both on the upper and lower side of the railway tracks.

The lots were neatly arranged in five groups of equal value, and Deed No. 30105 split up the entire area below the railway



Goad's map of 1912.

among the five owners/estates of owners.

Our story begins

Lots 116 and 117 – the subjects of this history – located at the northwest corner of what was then Clandeboye Ave. and St. Antoine St., went to Francis Thomas, along with various lots on Selby St. and the east side of Clandeboye.

(The northeast corner of Clandeboye and St. Antoine was assigned to the Brooke brothers, along with several of the lots further north on Clandeboye – whence comes the name of the street.)

There was no doubt some confusion over whether the southern street should be linked to the name of the north-of-railroad street, Clandeboye, that was then under development.

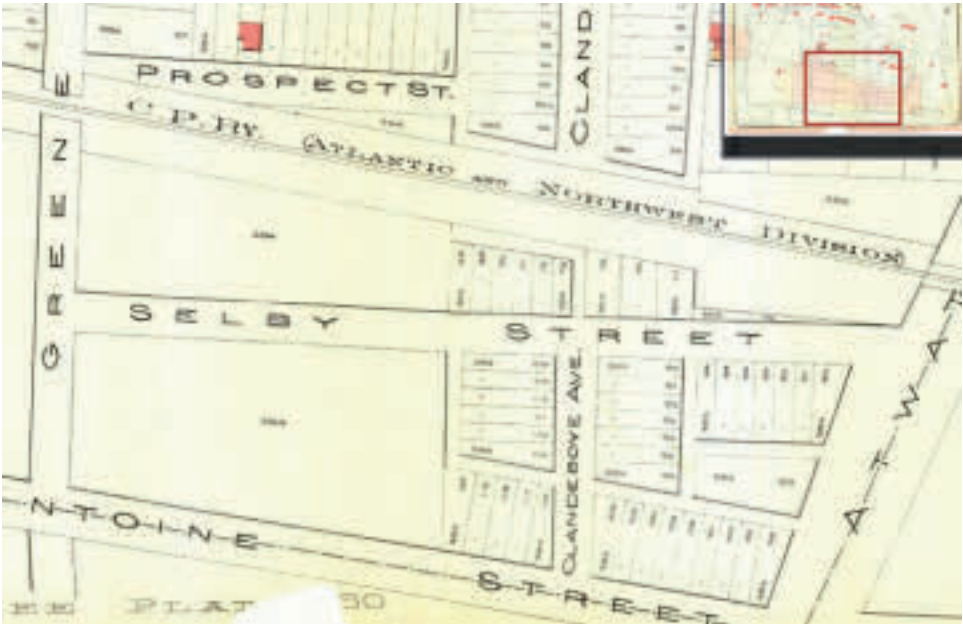
Thomas sold the two corner lots in 1890 to George Hyde, an accountant, brother and partner of John Hyde, who handled the property accounts for the estate of Thomas Cramp and the Montreal accounts of the Brooke brothers.

In 1895, Hyde sold the still-vacant lots to Emery Bonneville, a South Shore merchant, for 42½ cents per square foot, thus \$3,296.87 for land he had purchased for \$2,600 five years earlier.

Three duplexes are built

Bonneville finally developed the property with two stonefront duplexes along St. Antoine St. and one brick duplex on (what was then) Clandeboye Ave.

In 1896, the St. Antoine St. frontage had numbers – all odd – in the 4000s, with the two duplexes on the northwest corner numbered 4051-53 and 4055-57. Vic and J.A. Bonneville, presumably the children of



Goad's map of 1890.

continued on p. SL-22

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History by the house, cont'd. from SL20
Emery Bonneville, lived at 4055, according to Lovell's Directory.

By then, Clandeboye was described as extending on the upper side of the CPR tracks only, but there is no mention of Brooke Ave. until 1898.

1898: Brooke Ave. is born

In that year's directory only No. 8 Brooke is listed; the next year includes odd and even numbers from 8 to 38, and the following year from 8 to 51.

The numbers 4 and 6 Brooke – the brick duplex built in 1896 – only appear in 1900.

Bonneville rented out four addresses on St. Antoine St. and two on Brooke Ave. for a decade, often to members of his family but seldom did tenants stay longer than two or three years.

Finally, in 1906, he sold the three duplexes to Eugenie Bleigner dit Jarry. (The use of a "dit" name was common in the 19th and early 20th century when the French Canadian population was having trouble distinguishing between families.)

According to the two deeds, though the lots were aligned as fronting on St. Antoine St., the property was split up so that the Brooke Ave. duplex sold for \$2,500, including the northern part of lot subdivision numbers 383-116 and 383-117, while the two duplexes fronting on St. Antoine St., including the southern part of those subdivisions, sold for \$8,000, both times from Mr. Bonneville to Ms. Bleigner-Jarry.

Quiet period: 1906 to 1958

It is quite surprising to see that absolutely no action involving the property took place through the registry office between 1906 and 1958: no mortgages, transfers or claims, with a rapid turnover of tenants (according to Lovell's Directory) but nothing that particularly stands out.

Bleigner-Jarry was married to Jean-Baptiste Beyries in 1904, just before buying the three duplexes, and was living with him on Closse St. in Montreal when she finally sold the all three duplexes in 1958 to Joseph



The corner of St. Antoine St. and Brooke Ave. on September 22, showing the three duplexes that are the main subject of this article.

and Edward Rabinovitch, who lived across the road at 3150 St. Antoine St., for \$32,000.

(By this time the St. Antoine St. addresses had been renumbered 3101, 3103, 3105 and 3107 St. Antoine St. and those numbers continue to this day.)

The Rabinovitch brothers were the owners in 1970 when the Quebec government decided to build the Ville Marie Expressway across this part of Westmount, demolishing all of the houses on Selby St. east of Greene Ave. as well as almost all of the houses on Brooke, save and except for 4-6 Brooke, which legally remained a part of the 3101-03 St. Antoine St. property. By 1976, the two Rabinovitch brothers had gotten married and moved away from St. Antoine St., and sold the two properties/three duplexes to Simon Flegg, who lived at 200 Kensington Ave., for the same \$32,000 they had paid to Ms. Bleigner-Jarry some 18 years earlier.

Two years later Flegg sold at a loss to Hersch Kanner of Downsview, Ont. He held onto the two properties/three duplexes for 2½ years, then hired one Allan Flegg to sell them to Stadia Investment Ltd., the price now moving down to \$22,000.

Prices started to get more realistic in 1990, when the holding company sold the two properties/three duplexes to Wilfredo Castro and Andrea Cisneros for \$210,000, almost all of that payable three years later with interest at 13 percent, the going rate of the day. As an indication of the apprehension in the market for this type of property, the deed reports that the buyers "will make (their) best efforts to obtain first mortgage financing to the extent of one hundred thousand dollars (\$100,000.00) or more before the year is out to reduce the balance; the vendor undertakes to take priority in favour of any such lender."

Sadly, the Peruvian couple was unable to hang onto the property for more than five years and handed it back to Stadia Investment, represented this time by none other than Simon Flegg.

Many properties, one owner

Very quickly, he found the current owner, also by then the owner of the next-door triplex (3109-15 St. Antoine) and a resident of 3113 St. Antoine St. He was given a year to find \$120,000, paying interest at a rate that had by then fallen to 10 percent.

In fact, this man was also the owner of

a fourth property/fifth building on the block, at 3149-55 St. Antoine, and still owns all of them, though he has moved away.

Many of the units in the surrounding buildings are now selling either as shares of duplexes/triplexes or condominiums, and prices have certainly climbed since the mid-1990s. The new municipal valuation of 3101-03 St. Antoine, which still includes 4-6 Brooke Ave., is \$1,189,400, while the new valuation of 3105-07 St. Antoine is \$830,400, thus the three buildings that are spread over two lots but have always sold together, have a total valuation of \$2,019,800.

**HISTORY OF 3101-03 ST. ANTOINE/
4-6 BROOKE and 3105-07 ST. ANTOINE
(since construction)**

Date	Buyer	Price
28-Dec-1906	Eugenie Bleigner dit Jarry	\$10,500
21-Aug-1958	Joseph & Edward Rabinovitch	\$32,000
10-Jun-1976	Simon Flegg	\$32,000
7-Mar-1978	Hersch Kanner	\$25,000
17-Dec-1980	Stadia Investment Ltd,	\$22,000
30-Nov-1990	Wilfredo Castro & Andrea Cisneros	\$210,000
31-Aug-1995	Stadia Investment Ltd.	cession
6-Oct-1995	current owner	\$120,000



From left, 3109-15, 3105-07 and 3101-03 St. Antoine on September 22.



4-6 Brooke on September 22.

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