

WESTMOUNT INDEPENDENT

Weekly. Vol. 18 No. 5b

We are Westmount

May 14, 2024

Pony rides, petting zoo, inflatable games continue the tradition

Family Day May 25 to contain a possible 150th 'surprise'

BY LAUREEN SWEENEY

The city's 47th annual Family Day in Westmount Park, Saturday, May 25, will add to the city's 150th anniversary celebrations this year providing a kiosk offering special insignia to mark the event, according to Dave Lapointe, division director, Culture, Sports, Recreation and Social Development.

"We are also working on a special activity, but I cannot confirm it with you at this time," he told the *Independent* last week. "You can always say it will be a surprise!" But, he added it will not be a "commemorative" feature.

Year after year, it's the inflatable games,

train, carnival booths, races, Eurobungee, petting zoo and tug-of-war that continue to be among the favourite attractions that usually attract hundreds of residents and passers-by. And this year is expected to be no exception, Lapointe says. In addition to the new "surprise feature," there will be balloon artists and a bubble artist.

"We are hoping for great weather and that residents will come out in droves to help us celebrate Westmount's 150 years." The day runs from 10 am to 4 pm, with a lunch-hour respite for some of the attractions such as the pony rides.

Family Day is also an occasion to visit the various booths pre-
pared by community *continued on p. 4*

Swearing in new Canadians



Approximately 50 new Canadians were sworn in as citizens April 23 at the Royal Montreal Regiment's armoury on St. Catherine St. See p. 10 for story.
PHOTO: MARTIN C. BARRY.

Synthetic soccer field possible at Marianopolis, total budget unknown

City seeks impact studies to provide up to \$4M for joint project

BY LAUREEN SWEENEY

City council May 6 adopted a resolution agreeing to finance up to a maximum of \$4 million for development of a full-sized synthetic turf playing field at Marianopolis College. This is provided it is demonstrated the project will have "a zero environmental impact."

The city has been providing support res-

olutions to the CEGEP on Westmount Ave. for it to obtain a grant for financial assistance for the project from the Quebec Education ministry in exchange for a "right of use" to offer recreational programs to citizens.

This was the first time, however, that details have been released for re-building the current smaller natu-
ral playing field. *continued on p. 5*

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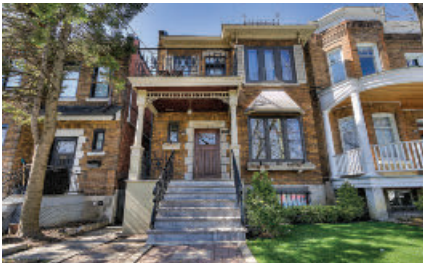


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Spotlight

ON REAL ESTATE

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Foot patroller in the right place when hockey players collide

BY LAUREEN SWEENEY

A public safety officer happened to be on foot patrol at the Westmount recreation centre (WRC) when two hockey players collided during an in-house game May 8 at 7:30 pm, Public Security officials said.

While one player sustained a small cut on the bridge of his nose, the other suffered a dislocated right shoulder, which caused pain, and left him pale and in shock. PSOs called for Urgences Santé, which took the 29-year-old man to the Montreal General Hospital. The player's sister was requested on scene and gathered his possessions.

"It was good to see how quickly the PSOs were able to intervene with the arena staff to summon assistance," said department director Greg McBain.

Ticket issued for leaving garbage on someone else's property

Public Security issued a ticket for \$156 May 9 to the person who left garbage behind the Sherwin Williams store at the

corner of Atwater and St. Antoine. It was not known whether this is same person who had been in the habit of placing garbage bags beside the store's garbage bags, department officials said.

Responding to the complaint this time, officers were able to find personal papers in the bag that were traced to a person "in the neighbourhood" to whom the ticket was sent.

Fallen wheelchair user bleeds heavily

City parking inspectors called for medical assistance for a man who fell on the sidewalk outside 4262 St. Catherine May 8 at 3:35 pm, according to Public Security reports.

While the man was found seated in a wheelchair, he was reported to be bleeding heavily from both knees.

He was reported to have been evaluated but refused, at the last minute, to be taken to hospital by Urgences Santé. He went on his way.

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Council okays ‘short-term’ armoury solution

New 2-year land lease to RMR covers Quebec ‘delays’

By LAUREEN SWEENEY

City council May 6 approved a two-year lease for the property and armoury occupied by the armoury of the Royal Montreal Regiment at 4525 St. Catherine adjacent to the Westmount recreation centre (WRC). The lease agreement with the department of National Defence (DND) essentially renews the same conditions of the emphyteutic lease that expired April 28.

At that time, the city became owners of the armoury though the insurance was “taken over” by DND, Mayor Christina Smith the *Independent* after the council

Family Day, cont'd from p. 1

groups such as the Contactivity Centre as well as displays from military, fire and police personnel. Public Security will also provide child-seat inspections on Melville. Public Security’s “dunk tank” also provides an opportunity for people to “dunk a PSO.”

Food and refreshments will be available for purchase throughout the day organized by Girl Guides and Venturer Scouts. Water will also be available on the main field to fill water bottles.



The Royal Montreal Regiment’s recruiting sign at its armoury on May 13. PHOTO: INDEPENDENT.

meeting. Under the new lease, the city will continue to receive the same \$1 a year “rent,” she confirmed, though this was not specifically mentioned in the council resolution.

The lease was described as “short term” pending “the conclusion of a longer-term agreement” and under the conditions similar to those that prevailed under the emphyteusis.

This enables the regiment to remain in Westmount for at least another two years though selling the land outright to the DND (as had been approved by a previous council resolution April 17, 2023) was still considered to be the best option, Mayor

Smith stated. The city had been unable to obtain timely provincial government approval for the sale of the land due to “the Quebec government’s policy” regarding federal/provincial relationships dealing with land, as she had previously told the *Independent* (see story March 5, p. 1). “Quebec has had everything in its hands since last July,” she had explained.

At the recent meeting, she pointed out that the regiment “is such an important part” of the city’s and country’s history.

While the armoury itself was built in 1925 with publicly raised seed money, it sits on city land adjacent to the Westmount recreation centre (WRC). The armoury is not only home to the regiment, but is also used by many community groups.

Correction: Tarshis Trudeau most improved player

The name of Jacob Tarshis Trudeau (Most Improved M9 player in the city’s Boys Instructional Hockey program) was misspelled in our April 30 edition (p. 14). The *Independent* received incorrect information. – DP.

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Adding Bubble fun, more music, art walk

Greene merchants prepare for 3-day festival May 31 to June 2

BY LAUREEN SWEENEY

Building on the success of last summer's street festival on Greene Ave. – the first one in “decades” – the Quartier Greene Merchants' Association will be adding “more music and fun activities for families,” according to organizer Cynthia Lulham.

The festival takes place Friday through Sunday, May 31 to June 2, with many of the activities taking place all three days. Among these are sidewalk sales and special promotions, “bubble fun,” a doggie photo booth, a family photo booth, music in Square Greene and “live” painting or performances outside various art galleries.

Bubble fun is one of the new ones in which the bubble solution is provided to children to use as they walk along the street.

Other Saturday attractions include music on the street in various locations, a magician, a juggler, face painting and tattoos as well as children's activities at Centre Greene and live theatre in the square. On Sunday, Lulham will lead a special “art walk” to the Greene art galleries.

“Come and have fun while supporting our local merchants,” she said. Lulham who is general manager of the merchant association, said a full detailed schedule is expected to be online at www.quartier-greene.ca.

Impact study, cont'd from p. 1

“This project will only come to fruition if all the conditions are met,” said Dave Lapointe, as division director of Culture, Sports, Recreation and Social Development. “There are many elements including compliance with local regulations and an environmental impact assessment. It is important to know that this project is not a ‘done deal.’”

Total cost depends on grants

The total cost of the project, he told the *Independent*, will only be determined once Marianopolis gets information about the potential government grant that they have applied for. “They expect to get a response this spring.”

Financing strategies required by the city for the partnership include those to “reduce the impact of the development on the landscape quality of the site and its surrounding” as well as the zero environment impact.

The environmental aspect of synthetic

turf has been questioned at several council meetings by opponents citing potential negative aspects, even from the more recent organic-filled turfs (see story December 5, 2023, p. 1).

In explaining the city's position at last week's council meeting, the mayor stated that in speaking with other mayors, it appeared the city of Westmount was one of the few municipalities without a synthetic turf field that can enable use over inclement weather.

Have to choose

“We have grappled with this issue but sometimes we have to choose ... for the greater good,” Councillor Antonio D'Amico had previously said. “It's a trade-off,” he explained, adding that the partnership with Marianopolis was “very worth pursuing.”

Councillor Conrad Peart, commissioner of urban planning, had then added that “There are never perfect solutions... but hard choices.”



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LETTERS TO THE EDITOR – GENERAL MAIL

TIME FOR CCTV IN RETAIL AREAS

With the rise in these types of retail break-ins (“Retail burglars strike again on Sherbrooke St.,” April 30, p. 16), it is just a matter of time before retailers leave the area if nothing is done.

Having patrols does not work as the thieves are smart enough to figure out schedules and cause havoc when no security is present.

Why isn't there a pilot project with CCTV (closed circuit) cameras set up both in the front of retail stores and at the back of the stores along with better lighting? This would not only be a deterrent but it will also capture these people and the vehicles used in these crimes. These people continue to cause problems in society and we do not seem to do anything about it except continue to let it happen, time and time again!

Anywhere that has set up CCTV has seen a drop in crime. Those against CCTV have something to hide themselves. It is not an infringement on people's rights to privacy and those that support it are good citizens who would like their neighbourhoods to be a safe place to live. It is time to start this in retail areas and other places that continue to be vandalized and defaced! The equipment is at a level where it continues to capture acts of crimes that allows for these people to be found and prosecuted.

ALLAN GOLDBERG, LANSDOWNE AVE.



Anna Gainey's letter in the May 7 edition talking about fighting anti-Semitism (p. 8). That is a good stand for her to take.

I think members of the riding would appreciate similar styled support for the local communities in regards to Bills 96 and 21 and the effects on the English and immigrant population of Quebec.

Regarding Jo LaPierre's letter about leashes on dogs on the same page. If you want a free-range dog, then move to the countryside somewhere. Just because you have not seen a dog fight or attack doesn't mean that others have not experienced such events.

Why do you want more monitoring by Public Security if there aren't any events as you said?

LORNE WOODS, DE MAISONNEUVE BLVD.

PLEASE, GREEN GREENE

City council recently conducted a public consultation to gather feedback on a proposed by-law to combat urban heat islands. The specific areas of concern are the south-east district, Greene Ave. and Victoria village, where density is high and green spaces are limited.

While the city's intent is noble, the proposed by-law lacks the necessary ambition and quantifiable goals for meaningful change.

We need bolder measures that substantially address the issues of excessive heat. A by-law to impose white reflective membranes or green roofs for replacement rooftops would be a start.

Reducing the mandatory parking ratios would also align with the norms adopted in most neighbouring progressive municipalities.

However, why not aim for even greater innovation and proactivity? Consider the city-owned parking lot on the north-west section of Greene Ave., currently an urban blight contributing to the heat-island effect.

H2O NEEDED

What a shame! (See photo above.) May 7 and where is the water for our lovely guests?!?

CINTIA BLANCO, DE MAISONNEUVE BLVD.

WHAT ABOUT BILL 96, BILL 21?

It was interesting to see our local MP



An illustration by T. Munasinghe of what could be built on the parking lot currently on the west side of Greene below Sherbrooke. The buildings at right and left are already there.

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LETTERS TO THE EDITOR

Transforming this space into a small-scale housing development with a green roof – while maintaining the parking area underneath – could help cool this area and enhance its aesthetic appeal.

Proceeds raised from the sale of this public parking lot could be used to establish a green fund to support further progressive environmental initiatives from the city.

The illustration (p. 6 bottom) by artist T. Munasinghe (used with permission) illustrates how such a project could be integrated, but we can take it further. Let's invite local architects and developers to an architectural and environmental design competition to propose something truly unique that Westmounters could be proud of.

The transformation of Greene Ave. into a green corridor could serve as a hallmark project showcasing Westmount's commitment to environmental stewardship and innovative urban design.

RICHARD DUFOUR, ANWOTH RD.

THANK YOU FOR RETURNING PURSE

Last Friday, May 3, I walked through Westmount Park. The weather was beauti-

ful.

I took off my jacket. Only when I returned home did I realize that I had lost my purse. A wonderful woman noticed and brought it to Westmount library. I would like to thank this person for her thoughtfulness, as well as the library for calling me immediately.

LYNDA GOULD, ST. CATHERINE ST.

Overheard

Woman to two other women, in a cheery voice, Victoria Ave. below Somerville May 7 at 4 pm:

"She came in and squeezed my bum."

Woman to man at Westmount city council meeting, May 6:

"I have my gummies in the fridge, along with five prescriptions from Zolof to [incomprehensible pharmaceutical name]."

Woman to companion, Metro grocery store parking lot, Victoria Ave., May 3 at 6:30 pm:

"I didn't go to law school. I married a lawyer instead."

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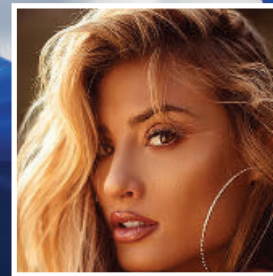
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Camper in Queen Elizabeth Gardens relocated by Public Security



The would-be camper in Queen Elizabeth Gardens communicating with the local press on April 27. The *Independent* was trying to report on the incident without photographing his face, but he may not have understood that.

BY JENNIFER BALL

A camper, who was possibly homeless, set up camp in the early morning of April 27 in Queen Elizabeth Gardens near Wood and Sherbrooke.

A Westmount Public Security officer

arrived on the scene shortly after and ensured that he and his belongings (packed shopping trolley, tarpaulin and bags full of clothing) were relocated. He had set up a green tarp for a rest on the grounds, but he moved off once he and the security officer had an exchange.

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RMR hosts its first Canadian citizenship ceremony

By Martin C. Barry

Members of the Royal Canadian Legion's Branch 14 had the honour of hosting a colourful citizenship ceremony at the Royal Montreal Regiment's St. Catherine St. armoury on April 23.

More than four dozen people from various nations throughout the world were officially sworn in as citizens of Canada.

Mayor Christina Smith, who was a special guest along with city councillor Mary Gallery and NDG-Westmount member of parliament Anna Gainey, told the *Independent* that citizenship ceremonies are "one of my favourite things to do."

First at RMR

Although citizenship ceremonies have previously been hosted at other venues in Westmount such as Victoria Hall, it was the first time at the RMR.

Terry Young, a member of the Maliseet First Nation in Kingsclear, New Brunswick who has lived in Montreal for the past 20 years, opened the ceremony in his capacity as a native "knowledge keeper."

"It's an honour as the First People to welcome you to our lands, to welcome you to our country, to welcome you from the



Canadian citizenship judge Marie Sénécal-Tremblay, seen here with RCMP officer Daniel Lefebvre, spoke of Canadian values during the April 23 citizenship oath-taking ceremony at the Royal Montreal Regiment Armoury.

places you have left behind," he said, addressing those about to be sworn in as new Canadian citizens.

In an address following the administration of the citizenship oath, Gainey told the new Canadians that their decision was a testament to their commitment to the country's values.

"As you embark on this new chapter of your lives, I encourage you to actively engage in your communities, to share your traditions and experiences, and to build bridges of understanding and friendship," she said.

Mayor Smith noted that the new Canadians were becoming citizens during

Canada's 157th year as a nation.

"Your journey to Canada may have been a long one, and each a different path, but we are so glad that you chose Canada," she said. "I hope that you will find your way to success in this country, but also friendship and a sense of belonging."

See p. 1 for another photo.

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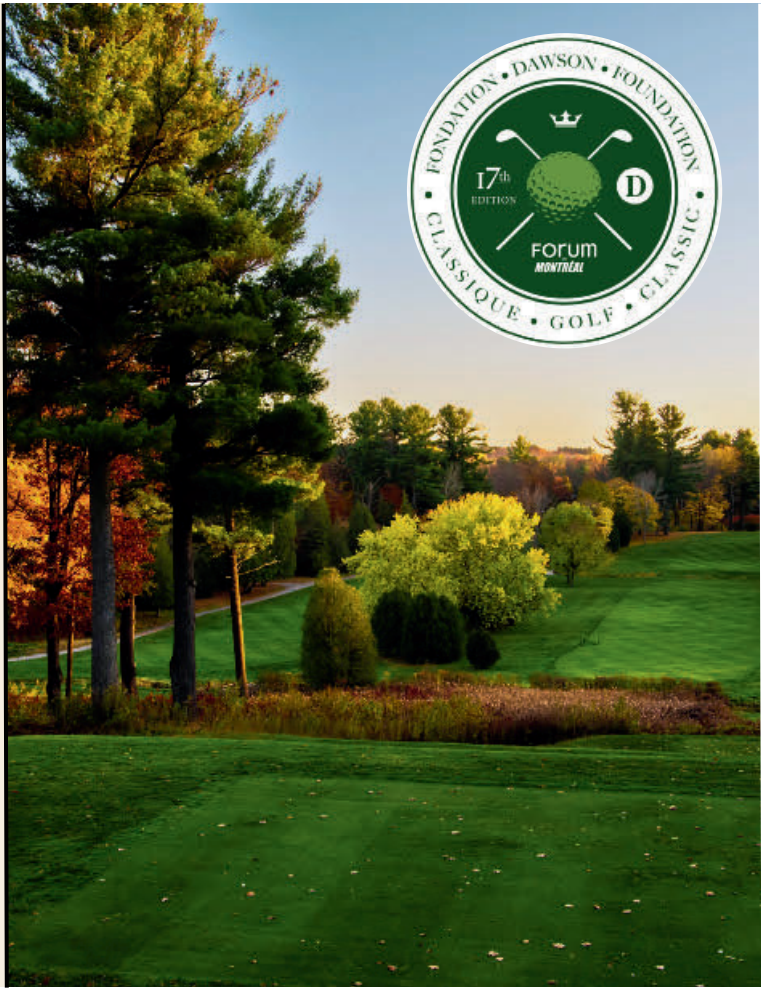
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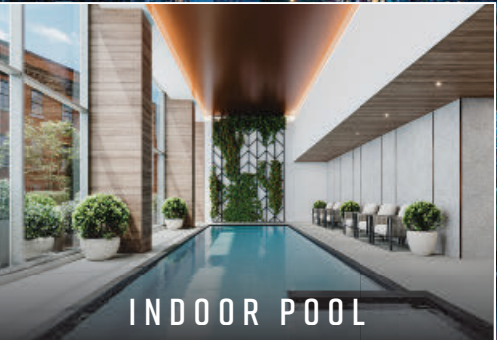
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Police Report

Police investigating after Cabot Square stabbing incident

BY MARTIN C. BARRY

An extensive investigation was under way for much of the day last Friday at the scene of an armed assault just outside Westmount in Cabot Square where a man was stabbed overnight by an assailant who managed to get away.

According to Cst. Mike Yigit, Station 12's community relations officer, who is also a foot patroller in the area, the victim suffered a stab wound to the arm at around 3 am on May 10.

A section of St. Catherine St. near Cabot Square was closed for part of the day while crime scene specialists investigated.

Although the victim was lightly injured, his life was not in danger, added Yigit.

Woman pick-pocketed

A retired Westmount woman leaving the TD Canada Trust branch at the corner of Sherbrooke and Claremont after withdrawing \$1,000 in cash was robbed last week by a trio of pickpockets who followed her home.

"She believes she was followed from the bank," said Cst. Yigit. "After going to the

bank, as she was walking back home, she felt as though three people were following her.

"And so when she got to her residence and she was opening the front door, that's when they came close to her, and that's when she believes her wallet was taken out of her purse."

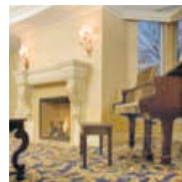
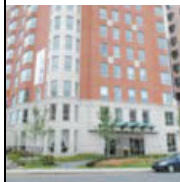
In her complaint to the police, the woman said the three suspects who trailed her to her apartment building on de Maissonneuve Blvd. were the same as those she had seen earlier at the bank branch.

The advice of the police to vulnerable persons making large cash bank withdrawals is to be extra mindful of strangers seemingly watching your moves. An added safeguard would be to have a friend or caregiver accompany you to and from the bank.

Look out for Coffee with a Cop

Officers at Station 12 along with their Montreal police colleagues are holding a series of public events this and next week as part of Police Week. Many of the events, including Coffee with a Cop when officers answer a range of questions from residents, are taking place at Alexis Nihon Plaza, according to Cst. Yigit.

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Spotlight on Real Estate

May 14, 2024

Pull-out section

Westmount has celestial real estate, too

Breaking news:

The office building that houses the Bank of Montreal at Greene and de Maisonneuve has been sold for \$16 million. See p. SL-26 for details.

The *aurora borealis* the evening of May 10-11. Explained photographer Ralph Thompson, "Those who tried to view the aurora last night [May 11-12] and left disappointed may think this photograph is heavily Photoshopped. It's not the case. The eye sees colour very poorly at night; the camera has much more sensitivity. See more photos here: vimeo.com/945336230.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

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Xavier & Sylvie
Westmount, April 2024



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Westmount | Olivier Ave.
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MLS 24953793 or 22342684

Downtown | 720 St. Jacques W. #4604
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Victoria sur le Parc. Garage.



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in this tropical paradise.



NEW PRICE | MLS 26811535

Golden Mile | 1321 Sherbrooke W. #C-40
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This 1,950 s.f., 3 bdrm residence at "Le Chateau" is a
perfect downsize from a single family home. A/C. Garage.



SOLD

Laval | rue Hémon
*Representing the Seller
Delightful family home on close to 10,000 s.f.
manicured lot with swimming pool.



MLS 21977542

Golden Mile | 1321 Sherbrooke W. #B-20
\$848,000
Bright 1,727 s.f., 2+1 bdrm at ideally located and
upscale "Le Chateau". A/C, Garage.



NEW PRICE | MLS 17695779

Le Sud-Ouest | 400 de l'Inspecteur #524
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NEW PRICE | MLS 23044228

Downtown | 1414 rue Chomedey #656
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Concordia/Dawson. Balcony. Garage.



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Golden Mile | Av. du Musée
*Representing the Lessor and Lessee
Lovely 1 bedroom, 1+1 bath in converted 4-unit
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Year-end review

2023: Overall stasis on price/valuation (and no trend either)

Real Estate

ANDY DODGE



Merriam Webster defines “stasis” as “a slowing or stoppage of the normal flow of a bodily fluid or semi-fluid, or a state of static balance or equilibrium.” This could also describe the flow of the Westmount real estate market, which received a new valuation roll effective January 1, 2023, and then never went anywhere.

The simple fact is the market for one- and two-family dwellings showed an average mark-up over the 2023 valuations of 3.4 percent in 134 sales, including 69 sale prices above valuation and 65 below. In the condominium market, the average mark-up was 3.5 percent in 43 sales, 25 of which were above valuation and 18 below.

From month to month, there was no clear direction: in January, the average mark-down was 2.9 percent, and in December it was 3.9 percent, with five of the 12 months underwater.

Coming off a year that recorded no sales under \$1 million (and, in 2021, only one), the past year experienced one such sale at \$542,500 (29 Burton Ave., which was reportedly in terrible condition) and another at \$900,000 (4490 Sherbrooke St., a busy location).

The two helped bring down the average price to \$2,534,571 compared to \$2,761,548 in 2022. Also the fact that the highest price was \$12,000,000 (90 Summit Circle in September) compared to \$23,000,000 for the

sale of 9 Gordon Crescent and \$20,970,000 for 4 Surrey Gardens, both in 2022, and \$18,500,000 for 12-14 Sunnyside Ave. in 2021.

There were only two sales over \$10 million, the second being 118 Upper Bellevue Ave., which went for \$11,500,000 in October.

The latter sale was also the highest mark-up over valuation and the only one more than double the municipal value; next-highest was 599 Victoria Ave., which sold in May for \$3,600,000 compared to a valuation of \$1,882,500. The extreme low price paid for 29 Burton made it the biggest mark-down at -44.4 percent, with 358 Olivier Ave. running second-biggest at -43.7 percent in December, defying the two other sales on Olivier, which sold for 56- and 65-percent mark-ups.

Years ago, most of the many duplexes and triplexes in Westmount sold as relatively modest buildings that provided a revenue stream to the buyer. Most of these are now divided into condominiums or co-ops, either of which means two or three owners, each of whom has their own domain but shares in the costs of the frame (roof, walls and foundation) and in the case of co-ops, the insurance and taxes. So after years that listed five and six sales each between 2020 and 2022, the number of full duplexes that sold dwindled to four this year, with prices ranging from \$1,936,000 to \$3,073,000 and ratios ranging from -4.4 percent to +12 percent.

Condominiums

The condominium market, then, includes three flats in former duplexes and three more in former triplexes, with prices ranging from \$599,000 to \$1,100,000 and

only two mark-downs, the biggest at -3.7 percent, and four mark-ups, all the way to +22.2 percent.

When mixed with 33 apartment sales and one townhouse in the (relatively) new set of townhouses on Hillside Ave., the average mark-up becomes almost the same as for the one- and two-family houses, at 3.5 percent compared with 3.4 percent.

With the lowest price – \$280,000 for a studio apartment on the ground floor of 399 Clarke Ave. – the other extremes all come in groups: the top three prices are all at 1 Wood Ave., up to \$3,295,000 for Apt. 901, but the same building also sports the four biggest markdowns of 2023, as much as -39.1 and -37.0 percent for the two ground-floor apartments, each of which sold for \$535,000, one in January and the other in September.

The two highest mark-ups among condominiums were in Château Westmount Square, where apt. 502 went for 33.8 percent more than the 2023 valuation, while Apt. 1402 sold at 31.9 percent above.

At the same time, six co-op sales were registered, four as part of duplexes/triplexes that were never divided into condo-

miniums, and two at 388 Olivier Ave., an apartment building that was ceded to its tenants in June 2022, who now have the right to sell their units individually. The two units that sold in 2023 might be establishing a value for all the units that is well below the current municipal valuation.

Commercial

Only one commercial building, 1245-89 Greene Ave. on the southeast corner of de Maisonneuve Blvd., sold in August for \$22 million, almost 36 percent above its 2023 tax assessment.

Two very small units in the basement commercial area of 1 Wood Ave. (or 4055 St. Catherine St.) sold together for \$85,000 each.

Because the mark-ups are fairly modest, they will have little effect on the next valuation roll, which will take effect on January 1, 2026, and provide a basis for taxes for the next three-year period. That roll will be based mainly on the sales registered this year, 2024, to reflect the market of July 1, 2024.

See the list of 2023 transactions starting on p. SL-20.

SHS spokesperson: Transaction ‘still up in the air’

St. Matthias purchase by Selwyn House not yet a done deal

BY MARTIN C. BARRY

Although a spokesperson for Selwyn House has confirmed that the private boys’ school is in continued talks to buy the nearby St. Matthias’ Church, discussions were still under way last week as the *Independent* was approaching deadline.

The proposed purchase of the Côte St. Antoine Rd. church by Selwyn House for its new grade 12 program was confirmed in May last year by officials from the church and from the school.

According to previous coverage published in the *Independent*, the plan would

allow for expansion of Selwyn House’s campus, while preserving the church sanctuary for the 150-year-old St. Matthias congregation’s services and outreach.

In the meantime, however, the two parties have yet to broker a deal.

“We still don’t know,” Selwyn House spokesperson Elizabeth Davis said last week. “Honestly, it’s still up in the air. A confirmation was supposed to come sometime this week. But there’s nothing yet.”

The plan is partly the result of a decision by Victoria Naday, founder of Miss Vicky’s pre-school, which rented space at the church, to close last year after some 30 years.

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468 AV. MOUNTAIN, WESTMOUNT
4+1 BEDS, 3+1 BATHS | **\$2,695,000**



3711 BOUL. THE BOULEVARD, WESTMOUNT
5+1 BEDS, 4+2 BATHS | **\$2,695,000**



476 AV. MOUNTAIN, WESTMOUNT
6 BEDS, 3+1 BATHS | **\$2,695,000**



39 RUE BELSIZE, HAMPSTEAD
3+1 BEDS, 3+1 BATHS | **\$2,599,000**



28 AV. ARLINGTON, WESTMOUNT
4+1 BEDS, 3+1 BATHS | **\$2,495,000**



471 AV. LANSDOWNE, WESTMOUNT
4 BEDS, 3+1 BATHS | **\$2,395,000**



433 AV. WOOD, WESTMOUNT
4 BEDS, 3+1 BATHS | **\$2,295,000**



427 AV. LANSDOWNE, WESTMOUNT
4 BEDS, 2+2 BATHS | **\$2,290,000**



7 RUE ELLERDALE, HAMPSTEAD
3+3 BEDS, 4+1 BATHS | **\$1,849,000**



339 AV. GROSVENOR, WESTMOUNT
4 BEDS, 3 BATHS | **\$1,595,000**

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3568 AV. MARLOWE, CDN/NDG
5+1 BEDS, 2+1 BATHS | **\$1,595,000**

NEW LISTING



141 BROUGHTON ROAD, MONTRÉAL-OUEST
4 BEDS, 2+1 BATHS | **\$1,325,000**



4212 BOUL. DE MAISONNEUVE O. #1, WESTMOUNT
2 BEDS, 3 BATHS | **\$1,295,000**



4700 RUE STE-CATHERINE O. #613, WESTMOUNT
3 BEDS, 2 BATHS | **\$1,188,000**



200 AV. LANSDOWNE #605, WESTMOUNT
1 BED, 1+1 BATHS | **\$645,000**



6005 BOUL. CAVENDISH #403, CÔTE-SAINT-LUC
2 BEDS, 2 BATHS | **\$624,000**



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Retail Review
VERONICA REDGRAVE

Hillside Lane recently held a “friends and family” cocktail to launch its new sales office on St. Catherine near Metcalfe. Guests included architects Maurice Martel and Vicky Tessier, from Maurice Martel Architecte, the firm designing the new condo building. It is located at Hillside Lane and Hillside, just west of the Westmount Athletic Grounds and Westmount High. They were joined by Éric Mainville, engineer, from Math. Arriving from Groumimo Elite were president Luciano Girlando; CFO Nello Orsini; Guido Dileonardo, project manager, and Maya Girlando, director of sales. Girlando explained that demolition of much of the former armory is planned for this year.

A fun fact about the building is that is used to house horses! Originally designed in 1910 by architect Richard Montgomery Rodden for the Mount Royal Riding Academy, it was then used to house military stables. Another fun fact? It was also used as an ice warehouse, where horses and carriages would pick up ice for Westmount resi-

Hillside Lane launches St. Catherine sales office



Vicky Tessier, Éric Mainville, Maurice Martel, Maya Girlando, Nello Orsini, Luciano Girlando and Guido Dileonardo.

dents. In 1918, it was developed into military stables, and in 1921 ownership was assumed for the department of Militia by King George V. (That part particularly interested me as the king conferred a knighthood on my grandfather, Sir Cyril Fox.) The edifice diagonally across the street

Westmount High School will be transformed into a five-storey building with 31 units. Delivery is slated for spring 2026. Sadly, there will be no horses. They would love to gallop on the facing field of the Westmount Athletic Grounds. However, new residents will surely de-

light in viewing the field of green from their windows and terraces. Large windows will enhance the pleasure. A private garden is also planned. The Hillside Lane project is aiming to achieve LEED Silver certification from the Canada Green Building Council.



FOR SALE

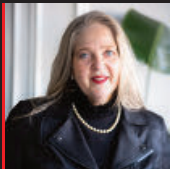


5767-5769 Eldridge, Cote Saint Luc
Triplex | \$1,495,000



7758-7760 Thibert, Lasalle
Triplex | \$999,000

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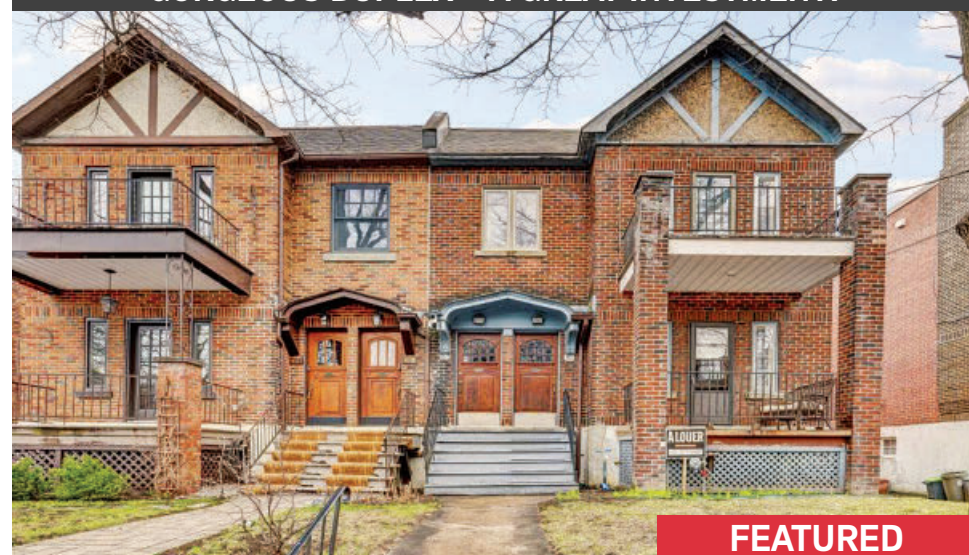


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Westmount | 2 Rue Westmount-Square, apt. PH-C | \$4,999,000

LARGE MODERN PENTHOUSE



NEW PRICE

Golden Square Mile | 1455 Rue Sherbrooke O., apt. PH3 | \$2,200,000

GORGEOUS FAMILY HOME



NEW PRICE

Westmount | 621 Ch. de la Côte-St-Antoine
\$2,750,000

4+ BEDROOM TOWNHOUSE



FEATURED

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

STYLISH LOWER DUPLEX



FEATURED

Westmount | 355 Av. Melville
\$4,200/month

CHARMING FAMILY HOME



FEATURED

Hampstead
45 Rue Dufferin | \$980,000

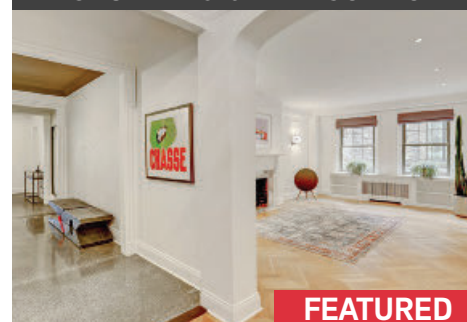
RENOVATED 2-STOREY APARTMENT



NEW LISTING

Westmount | 50 Av. Columbia
\$3,800/month

STUNNING 5-BED CONDO



FEATURED

Golden Square Mile | 1321 Rue Sherbrooke O., apt. E30-31 | \$4,995,000

SPACIOUS GROUND-FLOOR APARTMENT



NEW LISTING

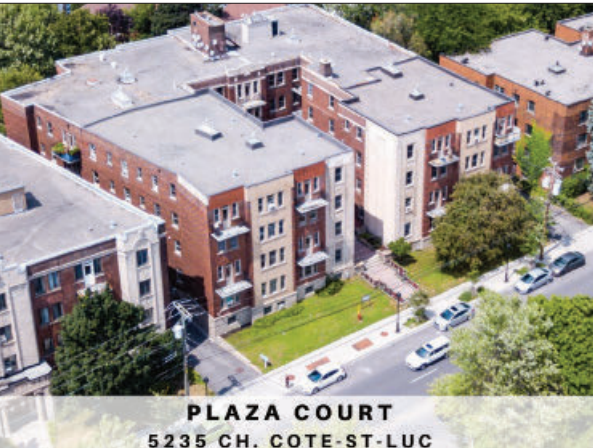
Westmount | 4855 Boul. De Maisonneuve O., apt. 104 | \$2,135/month

New awnings on St. Catherine!



These stores on the north side of St. Catherine between Kensington and Metcalfe were looking sharp April 30, soon after the installation of new, black awnings. The old ones were green and had been there for many, many years.

PHOTO: VERONICA REDGRAVE.



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CHANGES TO CAPITAL GAINS TAX: REAL ESTATE OWNERS WORRIED

By Valerie Gilday, Residential & Commercial Real Estate Broker

The Canadian Government's 2024 Federal Budget introduces significant changes to capital gains taxation which may be directly impacting your real estate investments and secondary residences.

Have you been considering the sale of an investment property or vacation home?

The timing of your sale could have substantial financial implications under the new tax regime making it crucial to act strategically.

Starting June 25, 2024, individuals earning over \$250,000 in capital gains annually will face a heightened inclusion rate, increasing from 50% to 66%. For properties held within a corporation or a trust, the new two-thirds inclusion rate takes effect immediately, regardless of the gain amount, which could alter the benefits of holding properties in these structures. For those unfamiliar, capital gains are the profits realized from the sale of property or investments. Under the new budget, if you're considering selling properties like rental units or a family cottage, now is the time to plan.

Proceeds at disposition - Adjusted Cost Base = Capital Gain

The adjusted cost base represents the capital cost of your property upon acquisition – this includes the purchase price along with improvements and incidental expenses incurred during the acquisition of the property, such as notary and legal fees, appraisal fees, land transfer taxes, etc. The proceeds at disposition refer to the total amount you receive for a property, which is the sales price adjusted for costs relating to the sale like brokerage commissions, legal expenses, etc.

Principal residence taxation remains unchanged, but the broader implications are profound.

The moment to strategize is now.

Consider:

- A Timely Sale
- Asset Structure Optimization: Immediate reassessment with a tax professional of how your properties are held.

Together, let's proactively manage these changes to maximize your returns and seize opportunities that lie ahead considering the new federal budget.



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500 Claremont: A reno going way past the studs



The demolition of 500 Claremont in order to preserve parts of the façade and build an apartment building continues, as seen May 8. Note the numerous, large counterweights to keep the shell balanced.

PHOTOS: INDEPENDENT.

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148 Ballantyne s. | Montreal-West | \$2,399,000

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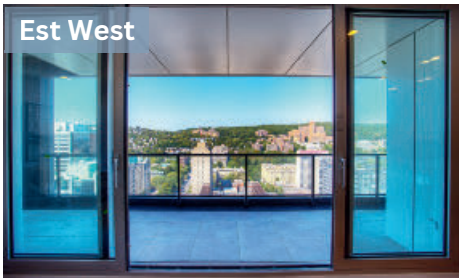
338 Av. Metcalfe | Westmount | \$1,995,000

4 2+1 2014



135-137 Irvine | Westmount | \$1,499,000

3 3 2159



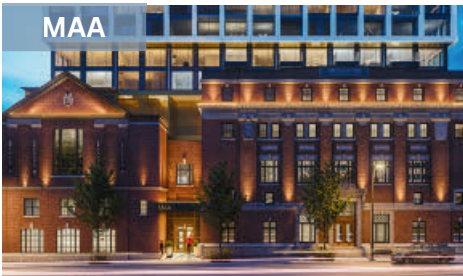
PH2701 | 2320 Tupper | Ville Marie | \$2,079,000

3 3 1700



B23 | 3940 Côte des Neiges | Ville Marie | \$1,479,000

4 3+1 2508



Apt. 1112 | 2060 Peel | Ville Marie | \$748,000

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5867 CH. DE LA CÔTE-ST-ANTOINE,
NDG



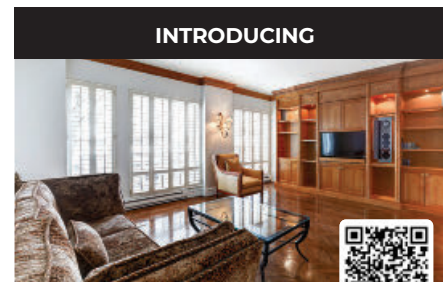
\$1,298,000
750 CÔTE DE LA PLACE-D'ARMES, APP. 71,
OLD PORT



\$1,095,000
279 RUE DE LA GAUCHETIÈRE O.,
MONTRÉAL VILLE-MARIE



\$799,000
3 RUE WESTMOUNT-SQUARE, APP. 718
WESTMOUNT



\$699,000
1 WOOD, APP. 210
WESTMOUNT



\$599,900
441 AV. DU PRÉSIDENT-KENNEDY, APP. 1801
MONTRÉAL VILLE-MARIE



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Residents began moving in last October

LIZ opens, officially, on Westmount’s western border



From left, Grégoire Lantoin, LIZ general manager; Jeff Shamie, Westmount District 3 city councillor; Gracia Kasoki Katahwa, borough mayor of Côte des Neiges-NDG; Alain Champagne, Le Groupe Maurice chairman & CEO; and Julie Turcotte, who was representing NDG provincial legislator Désirée McGraw.



By JENNIFER BALL

LIZ, a 10-storey residential complex for seniors on Westmount’s western border, is meeting its tenancy forecast or has surpassed it after opening, but it is not exactly clear if more tenants have settled in over the months since it opened.

LIZ, named after Queen Elizabeth II, had a launch party on March 27. Champagne flowed, musical performances enticed dancers onto the floor and toasts were made at the official ribbon-cutting ceremony.

Alain Champagne, president and CEO of Le Groupe Maurice, Gracia Kasoki Katahwa, borough mayor of Côte des Neiges-NDG, and Westmount city councillors Mary Gallery and Jeff Shamie were all on hand.

The project is found at 5000 de Maisonneuve, in NDG at the corner of Claremont Ave., St. Catherine and de Maisonneuve, and it contains 314 apartments, 24 care units and is managed by Le Groupe Maurice (see October 24, 2023, p. SL-13).

By the end of October last year, when the first residents moved in, the project had 114 residents, which represented an occupancy rate of 60 percent.

Sarah Ouellette is a communications and public affairs advisor for Le Groupe Maurice, and she provided a statement, but from the information the *Independent* was supplied, it was not possible to tell if that occupancy rate had moved up in the six months since the complex opened.

LIZ is located at 5000 de Maisonneuve, as seen March 27.

Ouellette’s statement showed only that Le Groupe Maurice confirmed that occupancy and other key performance indicators of the project are at par or surpassing forecasts.

They were, she said, pleased with the interest level the residence has sparked in the neighbourhood.

Activities offered, appreciated

Activity programs are more developed since LIZ opened and Ouellette said yoga is proving to be extremely popular, as is bridge and canasta.

Ouellette said residents’ appreciation for art, in all its forms, is very palpable. Art classes are packed, as are music concerts, like the ones that Greg Morrison and Gregory Charles recently initiated.

Residents’ birthdays are also not forgotten. Residents whose birthdays take place during the month are invited to enjoy a special meal prepared by Chef Valérie Doucet and her team.

According to a statement that Marie-Ève Gagnéux, director for corporate communications for Le Groupe Maurice, provided in October 2023, “LIZ features 24 care units designed for residents with a loss of autonomy. At Le Groupe Maurice, our caregiving philosophy revolves around providing personalized services to ensure the comfort and support our residents require...”

“In addition to our continued on p. SL-14

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5787 Ch. Jubilee
Côte-Saint-Luc | \$2,575,000

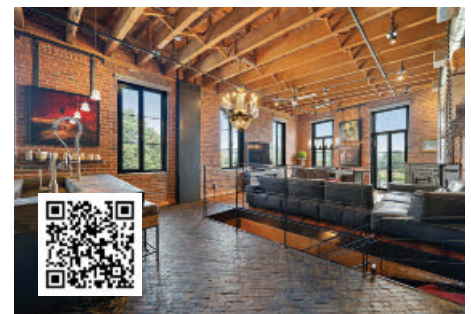


INTRODUCING

1 Av. Wood, app. 402
Westmount | \$2,095,000



320 Rue Dufferin
Hampstead | \$1,795,000



56 Rue Turgeon
Le Sud-Ouest | \$1,695,000



CHATEAU WESTMOUNT

4175 Rue Ste-Catherine O., app. 504
Westmount | \$1,545,000



1947 Rue Baile
Ville-Marie | \$1,395,000



2657 Rue des Outardes
Saint-Laurent | \$1,295,000



5720 Av. Rembrandt, app. 202
Côte-Saint-Luc | \$525,000

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Work on the ‘Rosemounts’ continues after two, four years



View onto 10 Rosemount Ave.’s southern/Sherbrooke St. yard, as seen April 23.

By JENNIFER BALL

Exterior work started summer 2022 for 1 Rosemount Ave., while it was spring 2020 for 10 Rosemount Ave., the newer building to the west. Residents of these buildings at the intersection of Rosemount and Sherbrooke St. have experienced various states of construction and rejuvenation of the interior and exterior of the buildings and they have not enjoyed complete lawns and gardens since respective work commenced.

Both apartment buildings are owned and managed by the property management group Akelius Montreal.

On April 19, Julio Viana, vice president, asset management at Akelius Montréal Ltd., told the *Independent* “...we are planning to complete the landscaping work at 1 Rosemount by early to mid June.”

The six-storey 1 Rosemount Ave. was constructed in 1921 and the agglomeration of Montreal’s *role foncier* website lists the number of apartment units in it as 43, with

an assessment role value of the building being just over \$13 million.

Viana also explained that “We don’t have major work left on the exterior of both properties. For 1 Rosemount, all interior work is also completed...”

“As for 10 Rosemount, we are renovating a few units on the ground floor. With those units, we are doing some work on the fire safety on the ground floor too.”

The eight-storey 10 Rosemount Ave. was constructed in 1952 and the *role foncier* website lists the number of apartment units in it as 69, with an assessment roll value of the building being just over \$23 million.

Site history

In October 2022, Viana said the landscaping would be completed by spring of 2023 at 10 Rosemount, but when the *Independent* visited the site on April 16, the worksite was full of mortar bags and large machinery. By April 23, it was cleaned up, but not landscaped.

Work on the apartment complex started in the spring of 2020. In October 2022, Viana said about 10 Rosemount “...there’s some material still on site but it’s being cleared in the next few weeks.” (See September 27, 2022, SL-16 and October 25, 2022, SL-12).

For the 10 Rosemount façade work, Viana said it was due to Bill 122.

The company that undertook the exterior restoration of the building was St-Denis Thompson and Innovation construction and development managed the interior asbestos removal.



1 Rosemount Ave., which is near Sherbrooke near Greene Ave., as seen April 23.

Offices for rent again at Château Mai



Office space on floors two to five at the Château Maisonneuve building are available for rent again on a long-term basis, as is space on the first floor. Floors two to five had been targeted for conversion to residences last year (see March 28, 2023, p. 10), which the building’s units on higher floors are. This sign at de Maisonneuve, Claremont and St. Catherine was photographed on May 8.

PHOTO: INDEPENDENT.

.....
LIZ, cont’d. from SL 12
care units, we offer 314 units designed for independent living...”

Units range in price from \$2,132 for a studio to \$6,273 for a five-and-a-half per month. There are added costs associated with meal plans, housekeeping, indoor parking and aid for convalescence. There is nursing staff on hand 24/7 and a registered nurse on site to collaborate with residents on managing their pharmaceutical regimens.



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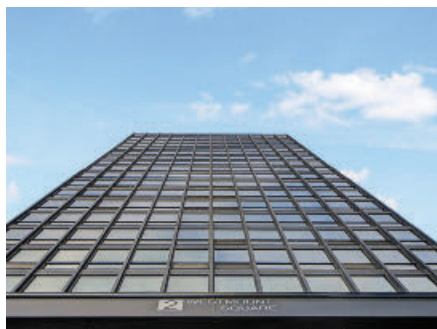
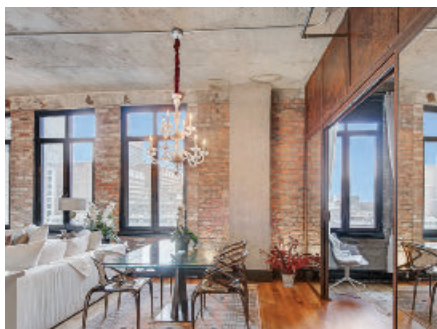
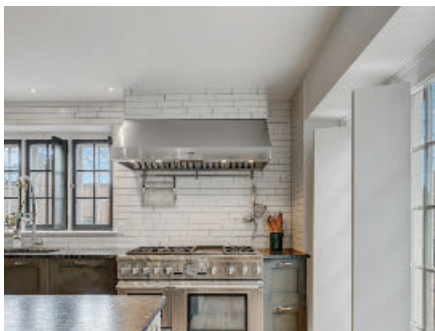
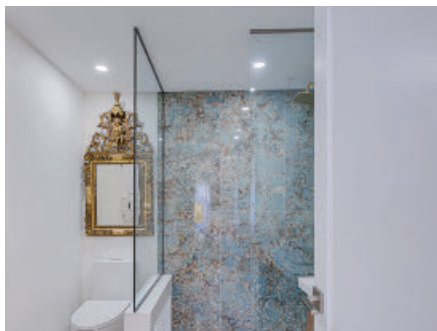
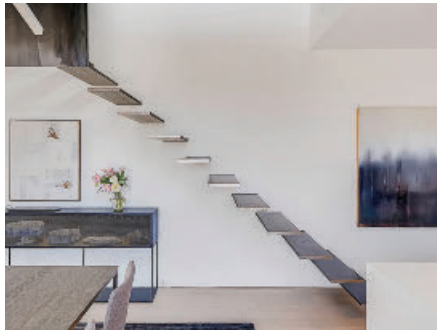
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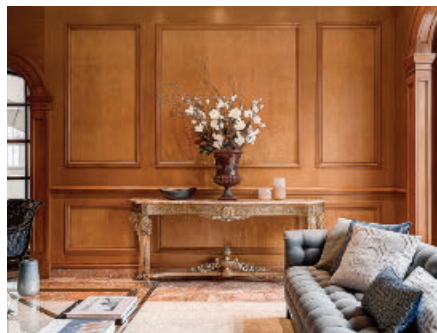
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Work on Doug Ellis Memorial Garden begins



As seen southwest of the Westmount recreation centre (WRC) May 9. The garden will commemorate the life of the late hockey prodigy Doug Ellis. It is part of the settlement of a lawsuit against the city regarding sexual abuse of minors by deceased hockey coach John Garland. Ellis's life has been described by his mother as having been "poisoned" by the experience, leading to his death at 44 (see October 25, 2022, p. 1).

PHOTO: INDEPENDENT.

All quiet at St. Stephen's



There was no residential construction evident at the former St. Stephen's Church at Atwater and Dorchester, although one tent (visible in background) has been erected on the Weredale Park/west side of the old church. It was occupied May 9 by one man. A permit for residential construction at the two-building site was approved two years ago (see May 24, 2022, p. 1).

PHOTO: INDEPENDENT.

NEW LISTING



3223 The Boulevard, Westmount

\$4,998,000



3773 The Boulevard

\$2,795,000 or \$8,500/month



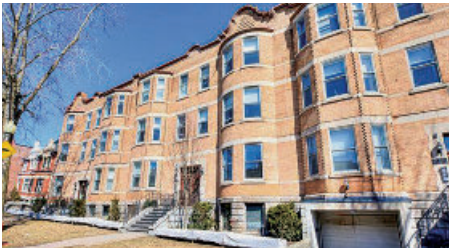
647 Powell Ave, TMR

\$2,590,000 or \$7,500/month



18561 Rue Antoine Faucon, Pierrefonds Ouest

\$859,000



437 Grosvenor Ave, apt 12, Westmount

\$720,000



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NEW LISTING

1 595 000\$ | MLS® 12820077 | 251 Ch. des Bosquets-Fleuris, Stanstead - Canton | 90' on lake Memphremagog



NEW LISTING

3 600 000\$ | MLS® 12019328 | 1540 ch. des Pères, Magog | 62 acre estate | 1 residential property & 2 commercial buildings



3 395 000\$ | MLS® 14511357 | 137 ch. Girl's camp, Potton | 224' on lake Memphremagog



1 595 000\$ | MLS® 18445322 | 747 ch. des Pometiers, Magog | Villas de l'Anse - lake Memphremagog access with deep-water dock



16 000 000\$ | MLS® 13945561 | 87 Ch. Girl's Camp, Potton, QC | 615' on lake Memphremagog



1 995 000\$ | MLS® 24668255 | 185 rue Marie-Pier, Magog | 6 garages and breathtaking mountain views | Private street



4 750 000\$ | MLS® 27909056 | 114 ch. Howick, Georgeville | 12.5 acre land with 600' on lake Memphremagog



2 875 000\$ | MLS® 19806348 | 1635 rue Savard, Magog | 110' on lake Memphremagog



1 195 000\$ | MLS® 10647591 | 1759, ch. Fortin, Magog | 2 houses, 4 acre property, 3 garages



1 550 000\$ | MLS® 14148916 | 2727 Ch. d'Ayer's Cliff, Magog | 10 acres of land with a private lake

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*Prices are subject to change. Please consult the website for current prices.

Year 2023 in Review – Real Estate Transfers in Westmount

Address	Price	2023 Val	P:V	Month	Address	Price	2023 Val	P:V	Month
11 Anwoth	\$2,750,000	\$3,504,300	-21.5%	Jul	4371 Montrose	\$1,998,000	\$1,978,000	1.0%	Dec
15 Anwoth	\$1,825,000	\$1,986,300	-8.1%	Jun	5 Murray	\$6,250,000	\$6,732,700	-7.2%	Aug
509 Argyle	\$3,250,000	\$1,789,400	81.6%	Jul	622 Murray Hill	\$2,575,000	\$2,367,000	8.8%	Jan
597 Argyle	\$3,250,000	\$2,563,200	26.8%	Aug	639 Murray Hill	\$2,975,000	\$1,925,200	54.5%	Oct
18 Arlington	\$1,270,000	\$1,204,300	5.5%	Aug	355 Olivier	\$3,300,000	\$2,113,800	56.1%	Sep
41 Arlington	\$2,200,000	\$1,934,500	13.7%	Apr	358 Olivier	\$1,070,000	\$1,899,000	-43.7%	Dec
68 Arlington	\$2,310,000	\$2,301,700	0.4%	Jun	379 Olivier	\$2,905,000	\$1,764,100	64.7%	Dec
27 Barat	\$1,990,000	\$1,639,600	21.4%	Nov	43 Prospect	\$1,845,000	\$1,470,100	25.5%	Dec
7 Belfrage	\$1,935,000	\$1,710,100	13.2%	Jun	69 Prospect	\$1,250,000	\$1,201,300	4.1%	Oct
5 Bellevue	\$4,245,000	\$4,762,900	-10.9%	Aug	14 Ramezay	\$4,000,000	\$4,356,000	-8.2%	Mar
611 Belmont	\$2,300,000	\$2,322,000	-0.9%	Mar	322 Redfern	\$2,750,000	\$2,289,700	20.1%	Sep
643 Belmont	\$1,709,000	\$1,760,700	-2.9%	Aug	333 Redfern	\$2,615,000	\$2,792,400	-6.4%	Dec
650 Belmont	\$2,185,000	\$1,910,300	14.4%	Dec	20 Rosemount	\$2,150,000	\$2,284,500	-5.9%	Apr
75 Belvedere Place	\$4,800,000	\$3,893,700	23.3%	Nov	338 Roslyn	\$2,000,000	\$2,316,500	-13.7%	Jul
54 Bruce	\$1,375,000	\$1,318,600	4.3%	Jun	432 Roslyn	\$2,975,000	\$3,717,900	-20.0%	Jan
29 Burton	\$542,500	\$975,800	-44.4%	Jun	516 Roslyn	\$4,000,000	\$4,648,500	-14.0%	Apr
41 Burton	\$1,640,000	\$1,588,700	3.2%	Dec	633 Roslyn	\$1,505,000	\$2,465,800	-39.0%	Apr
3200 Cedar	\$2,885,000	\$3,059,000	-5.7%	Sep	44 Roxborough	\$3,240,000	\$3,075,600	5.3%	Oct
62 Chesterfield	\$1,630,000	\$1,677,700	-2.8%	Oct	9 Severn	\$3,900,000	\$4,686,000	-16.8%	Oct
63 Chesterfield	\$1,905,000	\$2,140,900	-11.0%	Dec	4490 Sherbrooke	\$900,000	\$1,228,900	-26.8%	Dec
570 Claremont	\$2,260,000	\$1,359,000	66.3%	Oct	24 Somerville	\$2,300,000	\$1,813,000	26.9%	May
430 Clarke	\$1,520,000	\$1,628,700	-6.7%	Aug	77 Somerville	\$1,300,000	\$1,181,000	10.1%	Sep
471 Clarke	\$2,025,000	\$2,664,800	-24.0%	Mar	6 Springfield	\$1,800,000	\$1,350,000	33.3%	Aug
522 Clarke	\$1,800,000	\$1,639,300	9.8%	Jul	14 Springfield	\$1,635,000	\$1,367,100	19.6%	Jul
602 Clarke	\$2,040,000	\$2,690,800	-24.2%	Jun	432 Strathcona	\$2,715,000	\$2,883,800	-5.9%	Mar
619 Clarke	\$7,650,000	\$7,271,000	5.2%	Jul	473 Strathcona	\$1,800,000	\$2,200,100	-18.2%	Dec
110 Columbia	\$1,300,000	\$1,603,600	-18.9%	Oct	7 Summit Circle	\$3,200,000	\$3,110,500	2.9%	Jan
7 Côte St. Antoine	\$1,388,888	\$1,617,000	-14.1%	Dec	74 Summit Circle	\$5,775,000	\$6,673,900	-13.5%	Nov
356 Côte St. Antoine	\$2,350,000	\$2,369,400	-0.8%	Aug	90 Summit Circle	\$12,000,000	\$11,117,300	7.9%	Sep
475 Côte St. Antoine	\$1,750,000	\$2,479,300	-29.4%	Nov	60 Sunnyside	\$3,650,000	\$3,875,200	-5.8%	Feb
582 Côte St. Antoine	\$1,680,000	\$2,133,800	-21.3%	Jun	112 Sunnyside	\$2,291,077	\$2,402,800	-4.6%	Aug
594 Côte St. Antoine	\$1,750,000	\$2,179,800	-19.7%	Mar	43 Surrey Gardens	\$3,668,000	\$4,288,700	-14.5%	Feb
14 de Casson	\$1,825,000	\$1,648,600	10.7%	Mar	51 Sydenham	\$3,305,000	\$2,848,600	16.0%	Apr
4385 de Maisonneuve	\$1,825,000	\$2,201,400	-17.1%	Jun	3186 The Boulevard	\$5,300,000	\$3,453,400	-84.7%	Oct
4476 de Maisonneuve	\$1,665,000	\$1,716,500	-3.0%	May	3230 The Boulevard	\$1,693,000	\$1,664,300	1.7%	May
4725 de Maisonneuve	\$1,700,000	\$1,879,900	-9.6%	Jun	3641 The Boulevard	\$4,100,000	\$2,666,000	53.8%	Feb
4832 de Maisonneuve	\$2,025,000	\$1,662,100	21.8%	May	3773 The Boulevard	\$2,580,000	\$2,538,700	1.6%	May
48 Delavigne	\$3,275,000	\$3,245,500	0.9%	Dec	3780 The Boulevard	\$1,280,000	\$1,521,500	-15.9%	Jun
11 Douglas	\$2,040,000	\$1,792,400	13.8%	Sep	4732 The Boulevard	\$2,378,000	\$2,699,700	-11.9%	Sep
30 Edgehill	\$3,899,000	\$3,822,800	2.0%	Jul	9 Thornhill	\$1,800,000	\$1,969,300	-8.6%	Nov
322 Elm	\$2,120,000	\$2,480,200	-14.5%	Dec	33 Thornhill	\$1,445,000	\$1,453,300	-0.6%	Oct
369 Elm	\$1,959,500	\$2,030,700	-3.5%	Mar	118 Upper Bellevue	\$11,500,000	\$5,695,100	101.9%	Oct
1110 Greene	\$1,375,000	\$1,297,400	6.0%	May	746 Upper Belmont	\$1,960,000	\$1,905,100	2.9%	Feb
4 Grenville	\$2,800,000	\$2,399,500	16.7%	Jul	755 Upper Belmont	\$2,320,000	\$2,281,000	1.7%	Jun
323 Grosvenor	\$2,068,000	\$3,128,700	-33.9%	Aug	781 Upper Belmont	\$2,350,000	\$2,597,800	-9.5%	Feb
533 Grosvenor	\$1,550,000	\$1,649,100	-6.0%	Mar	812 Upper Belmont	\$2,535,000	\$2,400,000	5.6%	Jun
687 Grosvenor	\$3,450,000	\$2,700,000	27.8%	Sep	752 Upper Lansdowne	\$1,700,000	\$2,006,900	-15.3%	Apr
71 Holton	\$1,282,500	\$1,463,500	-12.4%	Aug	792 Upper Lansdowne	\$2,015,000	\$2,160,000	-6.7%	Jun
87 Holton	\$2,000,000	\$1,826,900	9.5%	Apr	477 Victoria	\$1,900,000	\$1,154,900	64.5%	Aug
14 Hudson	\$3,350,000	\$2,991,100	12.0%	Aug	499 Victoria	\$1,110,000	\$1,876,900	-40.9%	May
5-5A Hudson	\$2,350,000	\$2,191,200	7.2%	Aug	512 Victoria	\$1,865,000	\$2,047,200	-8.9%	Dec
340 Kitchener	\$2,350,000	\$2,319,700	1.3%	Sep	522 Victoria	\$2,045,000	\$1,963,500	4.2%	Jan
412 Lansdowne	\$1,095,000	\$1,205,200	-9.1%	Jul	599 Victoria	\$3,600,000	\$1,882,500	91.2%	May
432 Lansdowne	\$1,730,000	\$1,962,400	-11.8%	Jan	612 Victoria	\$2,185,000	\$1,978,000	10.5%	Jun
577 Lansdowne	\$1,530,000	\$1,845,600	-17.1%	May	4326 Westmount Ave.	\$5,050,000	\$3,458,900	46.0%	Jul
594 Lansdowne	\$2,830,000	\$2,823,800	0.2%	Mar	4335 Westmount Ave.	\$3,050,000	\$2,066,800	47.6%	Aug
654 Lansdowne	\$2,940,000	\$2,562,500	14.7%	Feb	4350 Westmount Ave.	\$2,700,000	\$2,214,100	21.9%	Oct
15 Lansdowne Ridge	\$1,950,000	\$2,565,000	-24.0%	May	4358 Westmount Ave.	\$2,750,000	\$2,752,800	-0.1%	Dec
181 Metcalfe	\$1,320,000	\$881,900	49.7%	Oct	9 Winchester	\$1,695,000	\$1,374,700	23.3%	Nov
252 Metcalfe	\$1,895,000	\$1,911,400	-0.9%	Nov	16 Windsor	\$1,735,000	\$1,309,100	32.5%	Apr
4293 Montrose	\$1,700,000	\$1,677,100	1.4%	Oct	50 Windsor	\$1,250,000	\$1,367,600	-8.6%	Jan
4314 Montrose	\$1,750,000	\$2,160,600	-19.0%	Dec	61 Windsor	\$1,625,000	\$1,449,200	12.1%	Feb
4318 Montrose	\$1,480,000	\$2,224,100	-33.5%	Sep	332 Wood	\$2,600,000	\$2,692,500	-3.4%	Aug
4338 Montrose	\$1,715,000	\$2,015,400	-14.9%	Feb	420 Wood	\$1,451,000	\$2,141,100	-32.2%	Jul

continued from p. SL-20

Address	Price	2023 Val	P:V	Month
425 Wood	\$2,260,000	\$2,114,500	6.9%	Jun
Duplexes				
4467-69 de Maisonneuve	\$1,936,000	\$1,896,400	2.1%	Apr
443-45 Mount Stephen	\$2,200,000	\$1,964,600	12.0%	Jan
384-86 Olivier	\$2,500,000	\$2,613,800	-4.4%	Mar
437-39 Strathcona	\$3,073,000	\$3,013,500	2.0%	Aug
Total, 1- & 2-family	\$336,362,465	\$330,386,400	1.8%	
Average	\$2,491,574			
Median	\$2,040,000			

Condominiums – Apartments

285 Clarke #402	\$1,300,000	\$1,362,000	-4.6%	Sep
399 Clarke #1A	\$280,000	\$275,100	1.8%	Jan
399 Clarke #602 (6C)	\$688,000	\$677,600	1.5%	Jun
399 Clarke #6E	\$749,000	\$735,800	1.8%	Apr
399 Clarke #7A	\$850,000	\$856,000	-0.7%	Oct
11 Hillside #208	\$620,000	\$632,600	-2.0%	Jun
11 Hillside #212	\$655,000	\$623,200	5.1%	May
11 Hillside #302	\$933,000	\$758,400	23.0%	Jul
200 Lansdowne #103	\$729,000	\$817,800	-10.9%	Jun
200 Lansdowne #405	\$670,000	\$745,800	-10.2%	Feb
200 Lansdowne #505	\$645,000	\$602,900	7.0%	Jun
267 Olivier #304	\$460,000	\$520,000	-11.5%	Oct
12 Park Place # 1	\$650,000	\$667,000	-2.5%	Dec
215 Redfern #102	\$1,450,000	\$1,239,700	17.0%	Feb
4175 St. Catherine # 502	\$1,864,000	\$1,392,800	33.8%	Oct
4175 St. Catherine # 802	\$2,100,000	\$1,771,900	18.5%	Oct
4175 St. Catherine #1004	\$2,125,000	\$2,027,600	4.8%	Jul
4175 St. Catherine #1402	\$1,827,500	\$1,385,400	31.9%	Nov
4175 St. Catherine #1405	\$1,450,000	\$1,339,900	8.2%	Sep
4476 St. Catherine #404	\$670,000	\$715,600	-6.4%	Apr
4700 St. Catherine #405	\$799,000	\$902,000	-11.4%	Jul
4700 St. Catherine #410	\$1,150,000	\$1,084,900	6.0%	Sep
4700 St. Catherine #501	\$1,801,000	\$1,691,900	6.4%	Jul
4700 St. Catherine #702	\$1,365,000	\$1,226,200	11.3%	Jul
4700 St. Catherine #706	\$1,175,000	\$1,156,700	1.6%	May
1 Wood # 101	\$535,000	\$849,700	-37.0%	Jan
1 Wood # 105	\$535,000	\$878,400	-39.1%	Sep
1 Wood # 304	\$1,167,000	\$1,220,100	-4.4%	Feb
1 Wood # 404	\$1,500,000	\$1,360,300	10.3%	Aug
1 Wood # 406	\$1,200,000	\$1,237,400	-3.0%	Oct
1 Wood # 508	\$905,000	\$1,119,600	-19.2%	Oct
1 Wood # 604	\$1,475,000	\$1,261,600	16.9%	Jul
1 Wood # 901	\$3,295,000	\$2,536,800	29.9%	Jul
1 Wood #1003	\$2,700,000	\$2,903,700	-7.0%	Jun
1 Wood #1901	\$2,300,000	\$3,037,200	-24.3%	Feb
10 York #302	\$675,000	\$669,300	0.9%	Jul

Condominiums – Duplex/Triplex type

75 Bruce	\$920,000	\$839,200	9.6%	Jun
77 Bruce	\$795,000	\$825,500	-3.7%	Sep
438 Claremont	\$670,000	\$670,400	-0.1%	Mar
229 Clarke	\$1,100,000	\$899,800	22.2%	Jun
3169 St. Antoine	\$599,000	\$534,600	12.0%	Jun
4821 St. Catherine	\$580,000	\$522,600	11.0%	Oct

Condominiums – Townhouse type

77 Hillside	\$2,175,000	\$1,883,800	15.5%	May
Total, Res. Condominiums	\$50,131,500	\$48,458,800	3.5%	
Average	\$1,165,849			
Median	\$1,943,000			

Condominiums – Commercial

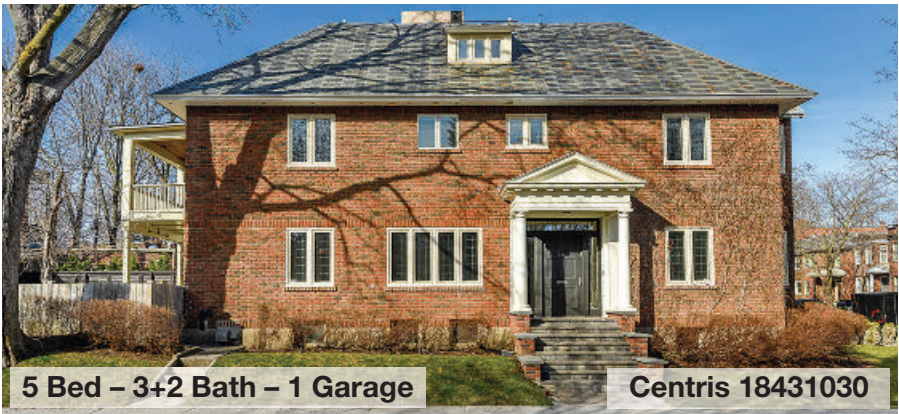
1 Wood # 113	\$85,000	\$49,600	71.4%	Jan
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Address	Price	2023 Val	P:V	Month
1 Wood # 119	\$85,000	\$50,100	69.7%	Jan
Share transfers (co-ops)				
470-72 Argyle, 42.7%	\$1,125,000	\$1,066,443	5.5%	Aug ¹
330-32 Olivier, 60%	\$1,200,000	\$1,551,780	-22.7%	Dec ²
67-69 Stayner, 37.7%	\$755,000	\$566,744	33.2%	Nov ³
3459-63 St. Antoine, 28.5%	\$367,500	\$345,933	6.2%	May ⁴
388 Olivier, 7.205%	\$532,500	\$733,628	-27.4%	Aug ⁵
388 Olivier, 7.22%	\$510,000	\$735,144	-30.6%	Mar ⁶

Commercial Buildings

1245-89 Greene	\$22,000,000	\$16,200,000	35.8%	Aug
¹ exclusive use of 472 Argyle	³ exclusive use of 69 Stayner	⁵ exclusive use of Apt. 4		
² exclusive use of 330 Olivier	⁴ exclusive use of 3461 St. Antoine	⁶ exclusive use of Apt. 7		

311 Av. Metcalfe – \$3,595,000



Gorgeous 3-story brick home on a corner lot on the highly sought-after Westmount flats. This home features a beautifully renovated kitchen w/ professional-grade appliances, large living space with an abundance of natural light. The exterior features a beautifully landscaped backyard, large patio & stand alone garage. Ideally located within walking distance to Greene Avenue, The Victoria Village, Westmount Park, schools and amenities.

Jessica Scalera

Courtier immobilier résidentiel & commercial
Residential & Commercial Real Estate Broker

C+1 514-823-7695 – jessica.scalera@remax-quebec.com

RE/MAX Action | Agence Immobilière – 1225 Greene, Westmount



Two more Spotlight issues this year:

SEPTEMBER 17 & OCTOBER 22

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MLS 9891966

LUXURY HOMES



\$19,000,000

290 chemin de Senneville, Senneville
BED: 8 | BATH: 7+3 | MLS 19931009

Louise Jackson*
Susanne Stelmashuk Chernin*
Diane Stelmashuk* 514.944.6066



\$9,998,000

3970 chemin de la Côte-des-Neiges, Ville-Marie
BED: 5 | BATH: 5+1 | MLS 27134111

Cassian Bopp* 514.952.9115



\$4,995,000

921 chemin Compton, Bromont
BED: 5 | BATH: 4+2 | MLS 23111536

Marie-Josée Rouleau* 514.660.6682

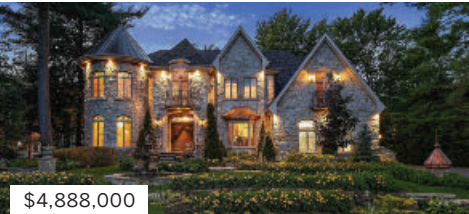


\$4,990,000

Route Marie-Victorin, Verchères
BED: 4 | BATH: 2+1 | MLS 21437997

Susan Lloyd (Leduc)* 438.882.8088

LUXURY HOMES



\$4,888,000

39 chemin de Hombourg, Lorraine
BED: 6 | BATH: 4+2 | MLS 22650874

Monica Genest*
Victoria Marinacci* 514.400.0280



INTRODUCING

\$4,350,000

20 rue Granville, Hampstead
BED: 5 | BATH: 3+1 | MLS 26615271

Anne Ben-Ami (Madar)* 514.726.3037



\$3,695,000

4323 avenue Montrose, Westmount
BED: 5 | BATH: 3+1 | MLS 26770862

Saguy Elbaz* 514.892.7653



\$3,500,000

125 avenue du Manoir, Léry
BED: 6 | BATH: 3+1 | MLS 28947657

Vincent Chaput* 514.264.3555

LUXURY HOMES



\$3,500,000

15 montée de la Sucrierie, Bouchette
BED: 5 | BATH: 3 | MLS 21592384

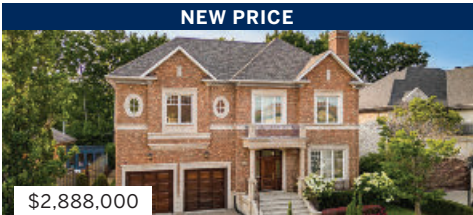
Lynne Leclair* 514.632.6912



\$3,445,000

2 rue de Chinon, Blainville
BED: 4 | BATH: 3+1 | MLS 28092346

Nadia Maltais* 514.994.3589
Marc-Olivier Amnotte* 514.585.9111

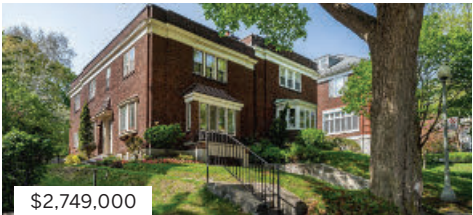


NEW PRICE

\$2,888,000

127 rue Northview, Dollard-Des Ormeaux
BED: 7 | BATH: 4+1 | MLS 28224023

Dino Cafaro* 514.898.7722

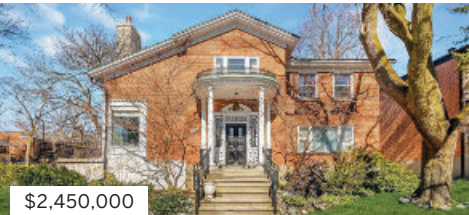


\$2,749,000

4293 avenue Montrose, Westmount
BED: 4 | BATH: 3 | MLS 9842457

Kaufman Group† 514.379.1333

LUXURY HOMES



\$2,450,000

4965 avenue Roslyn, C.D.N. / N.D.G.
BED: 6 | BATH: 3+1 | MLS 12557820

Maxime Lafrenière* 514.651.8325



\$2,250,000

4139 chemin Lotbinière, Saint-Lazare
BED: 5 | BATH: 5 | MLS 20002348

Stéphane Larrivière* 514.809.8466



\$2,250,000

290 rue des Lauriers, Bromont
BED: 3 | BATH: 2 | MLS 17105230

Marie-Piers Barsalou** 450.577.0272
Johanne Meunier* 514.926.5626



\$2,150,000

175 chemin de la Poutrelle, Saint-Sauveur
BED: 4 | BATH: 4 | MLS 9891966

Jennifer Vienneau* 514.265.3669

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\$1,975,000

40 chemin des Huards, Saint-Sauveur
BED: 3 | BATH: 3+1 | MLS 17634725

Melanie Clarke*450.694.0678

\$1,650,000+taxes

6 13e rue, Pierrefonds-Roxboro
BED: 5 | BATH: 3+1 | MLS 25057754

Cassandra Aurora**514.293.2277

\$1,449,000

3421 avenue Marlowe, N.D.G. / C.D.N.
BED: 5 | BATH: 3+1 | MLS 25500518

Saul Ciecha*514.941.6248

\$1,299,000

25 rue Butternut, Aylmer
BED: 2 | BATH: 1+1 | MLS 21392745

Patrick Vaillant**514.774.6917

\$1,095,000

5128 chemin Dumas, Beaulac-Garthby
BED: 3 | BATH: 1 | MLS 14512976

Stéphane Cloutier*819.578.7507

\$999,000

118 avenue Alston, Pointe-Claire
BED: 5 | BATH: 2+1 | MLS 17119327

Tatiana Vargas^514.318.9198

\$849,000

337 chemin du Lac-Chevreuil, Amherst
BED: 6 | BATH: 4 | MLS 10637495

Chantale Tardif*514.532.0632

\$760,000

3 avenue Galilée, Candiac
BED: 4 | BATH: 2 | MLS 28046479

Anne Marineau^514.231.8698
Zoë Vennes**514.718.8004

\$748,000

936 rue Gilbert-Langevin, Le Plateau-Mont-Royal
BED: 2 | BATH: 1 | MLS 14200147

Sophie Lepage^514.679.6070

\$6,500/mo

257 Alice-Carrière street, Beaconsfield
BED: 4 | BATH: 2+1 | MLS 19788495

Barbara Baudinet**514.825.9890

INTRODUCING

\$3,749,900

300 avenue des Sommets, PH2-2, Verdun / Île-des-Soeurs
BED: 4 | BATH: 3+1 | MLS 11481475

The Savaria Team**514.830.6415
Christiane Savaria**

\$3,143,750+taxes

3150 place de Ramezay, Apt. 2002, Ville-Marie
BED: 3 | BATH: 3 | MLS 28079136

Stefano Bizzotto*514.962.3539

\$2,550,000

2500 avenue Pierre-Dupuy, Apt. 708, Ville-Marie
BED: 3 | BATH: 2+1 | MLS 23849681

David Wilkes*514.947.5152

\$2,250,000

1210 boulevard de Maisonneuve O., Apt. 25B, Ville-Marie
BED: 3 | BATH: 2+1 | MLS 11083183

Phyllis A. Tellier**514.924.4062

INTRODUCING

\$1,395,000

1 boulevard de Maisonneuve O., Apt. 1523, Ville-Marie
BED: 2 | BATH: 2 | MLS 13294097

Géraldine Libraty*514.962.5563

\$1,095,000

1100 rue de la Montagne, Apt. 1405, Ville-Marie
BED: 1 | BATH: 1+1 | MLS 13921460

Naami Group*514.743.5000
Randy Naami**

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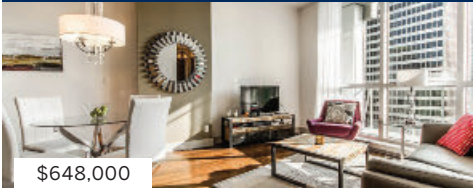
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MLS 23111536

LUXURY CONDOS

NEW PRICE



\$648,000

1225 boulevard Robert-Bourassa, Apt. 1005, Ville-Marie
BED: 2 | BATH: 1 | MLS 23782693

Louise Latreille* 514.577.2009

LUXURY CONDOS



\$549,000

5720 avenue Rembrandt, Apt. 204, Côte-Saint-Luc
BED: 3 | BATH: 2 | MLS 19858778

Brigitte Cohen^ 514.963.5324

REVENUE PROPERTIES



\$489,000

150 rue Berlioz, Apt. 342, Verdun / Île-des-Soeurs
BED: 2 | BATH: 2+1 | MLS 21595847

François Emond^ 514.222.4876

REVENUE PROPERTIES



\$350,000

3470 rue Simpson, Apt. 902, Ville-Marie
BED: 1 | BATH: 1 | MLS 21488421

Angela Carciero^ 514.916.7868

NEW PRICE



\$2,200/mo

3722 avenue Laval, Apt. 2, Le Plateau-Mont-Royal
BED: 1 | BATH: 1 | MLS 19754578

Navid Changizi* 514.632.6912

REVENUE PROPERTIES



\$6,500,000+taxes

440 rue Ste-Hélène, Ville-Marie
10,308 SQ.FT. | MLS 27187670

Patricia Lallier** 514.239.1898

SOLD



\$2,950,000

The Boulevard, Westmount
5,522 SQ.FT. | MLS 17162106

Gabriel Pliva* 514.923.5383

SOLD



\$1,845,000

438-444 avenue Ash, Le Sud-Ouest
UNITS: 6 | MLS 22598050

Francys Rodrigue* 438.466.8252

SOLD



\$1,255,000+taxes

181 avenue Godefroy, Bécancour
112,345 SQ.FT. | MLS 12278380

Marc Thibeault* 819.531.3266

SOLD



Rue Corelli, Brossard
BED: 5 | BATH: 4+1

Charles Mimeault^ 514.708.3344

SOLD



Rue St-Hubert, Le Plateau-Mont-Royal,
BED: 5 | BATH: 3+1

Sylvie Ménard^ 514.827.6200

SOLD



Rue de la Commune E., PH 1, Ville-Marie
BED: 3 | BATH: 2+1

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Nothing doing at 4024-4032 St. Catherine – What are owner’s duties?



January 2012

PHOTO: MARTIN C. BARRY.



November 9, 2013

PHOTO: INDEPENDENT.

Indie coverage of 4024-4032 St. Catherine

- “Powers to protect St. Catherine heritage building limited, says city official” January 22, 2019, p. 4,
- “Former Subaru dealership ‘stable’, but mostly empty,” November 12, 2013, p. 17,
- “Demolition impending for St. Catherine building [after negative structural review from RBQ],” January 24-25, 2012, p. 10.

By JENNIFER BALL

The large building on St. Catherine west of Atwater located between an empty lot and the Bureau en Gros has seen better days. A magnet for graffiti, its exterior is also covered in mesh to ensure no bricks fall off onto the heads of passers-by below.

What exactly are the plans for the building’s retail units and upper floors, and how quickly can work start?

On August 23, 2023, the city of Westmount announced its intent to launch a Special Planning Programme (SPP) in the southeast sector of the city and that block is in the thick of the SPP.

According to the city’s website, “...the

targeted area in the southeast sector is limited by Sherbrooke St. to the north, Atwater Ave. to the east, Dorchester Blvd. to the south and Wood Ave. to the west. It also includes the area between St. Catherine St. and Dorchester Blvd. from their junction at the west until Wood Ave. at the east.”

The initial 90-day freeze on new permits relating to construction of new buildings; building extensions, demolition, alterations for the purpose of converting the use of a building and cadastral operations and lot subdivisions, ended some time ago but was extended in October of last year (“City extends freeze on southeast development; October 31, p. 1).

Frédéric Neault, director of the Urban

Planning department for the city of Westmount, said: “there are no permits pending for the said immovable.”

According to the agglomeration of Montreal’s *role foncier* site, the Tehrani Family Trust, of Côte St. Luc, is listed as the owner of 4024-4032 St. Catherine and the date of registration for the roll was July 2012.

The *Independent* sent letters to the Tehrani Family Trust the week of April 8 to ask what its plans are for the property.

It also made enquiries to Sparta Chicken, which until recently occupied unit “4024 B” of the building, about its experience at the site. According to the Quebec business registry, Sparta Chicken still has *continued on p. SL-26*



January 2019

PHOTO: MARTIN C. BARRY.



May 10, 2024

PHOTO: INDEPENDENT.

Villa Maria wants to stay, has a right of first refusal on its site, which is for sale

Marianopolis College closes on its campus purchase

By MARTIN C. BARRY

Although Marianopolis College CEGEP confirms it has purchased its campus from

the Congregation of Notre Dame (CDN), and the CND say it will donate proceeds from the sale of the neighbouring Villa Maria campus to charity, there is no word

yet on the future of the rest of the site, which includes Villa Maria school, a residence, a private infirmary and an administrative building.

The Marianopolis building is in Westmount; the others are in NDG.

In a statement issued in late March by Marianopolis, the college said it had become the owner of the 4873 Westmount Ave. site it has leased from the CND since 2007.

According to the statement, the purchase agreement was finalized by the Marianopolis College board of governors and the CND's general council, and took effect on March 21.

"Marianopolis College is one of the Congregation's major legacies in Montreal, and we fondly pay tribute to all those who contributed to making it a pillar of higher education in Quebec," said Sister Ona Bessette, general superior of the Soeurs de la Congrégation de Notre-Dame.

"This transition is an eloquent testimony to the quality of the management of the educational institution and its ability to be sustainable, autonomous, and to carry forward the educational vision of Marguerite Bourgeoys," she added.

Marianopolis's history

The college first occupied the Westmount Ave. campus from 1926 to 1944, later moving to locations at 3647 Peel St. in 1945, then to 3880 Côte des Neiges Rd. near Westmount's eastern border in 1975.

"Acquiring the property strengthens the college's future, guaranteeing that it continues its mission and vision of providing the best university preparation as the leading college in Quebec," said Marianopolis director general Christian Corno.

In the meantime, regarding the future

of the Villa Maria site, the CND announced in mid-April that net proceeds from its sale will be used to help vulnerable and underprivileged students at public elementary and high schools in Quebec.

"The Villa Maria compound is our most important asset in Quebec, and we want the results of its sale to support children living in situations of poverty to help in their development and scholastic success," Sister Bessette said.

The CND announced at the same time that they had awarded a mandate to Colliers International to sell the Villa Maria piece and the rest of its compound.

The *Independent* left a voice mail message with a representative of the Marianopolis communications department regarding the possibility the college would purchase the Villa Maria site. We had not heard back by this week's deadline.

Villa Maria wants to stay put

In a statement the Villa Maria board of directors issued on April 29, they affirmed their intention to keep the school "without compromise" on its current site, while refraining from further comments about a purchase "in order to keep from prejudicing the process," they said.

"We are determined to remain on our heritage site in order to pursue the educational mission of the Congrégation de Notre-Dame," said Catherine Maheu, the board's chair.

They noted at the same time that in keeping with its contract with the Congrégation de Notre-Dame, Villa Maria has a right of first refusal – "a right, which it intends to exercise should the need arise," the board stated.

Chabad of Westmount buys Greene building



1299-1303 Greene Ave. on May 11.

Photo: Ralph Thompson.

Chabad of Westmount and a private individual purchased 1299-1303 Greene Ave. from a numbered company for \$16 million on May 10.

The 43,000 square-foot building on the northeast corner with de Maisonneuve is home to a Bank of Montreal. Commercial real estate brokers Lloyd Daniels and Ricardo Moretti represented both parties.

"This is a true victory for both the buyer and seller," Daniels told the *Independent* by

email May 12. "The seller was able to achieve top-dollar value due to the fact that the buyer will occupy a large portion of space for self-use. ...

"This is the second Westmount office building that we have sold within a span of approximately one year. Since post-COVID, we have had a great amount of success in the Westmount commercial office market for both office leasing and selling."

4024-4032 St. Catherine, cont'd. from SL25

a Westmount mailing address.

No response came in time for the print

By-law 1300 – Section II – OBLIGATIONS OF OWNER

extracts

44. The owner shall ensure at all times, that no unsafe condition exists due to uncompleted work or any other circumstances.

46. When a building is in an unsafe condition, the owner shall forthwith take all necessary action to put the building in a safe condition.

deadline of the newspaper came from either entity.

At one time, units were rented to the following companies:

- A Subaru dealership at 4026A St. Catherine
- A stationery and gift store, Morning Glory, resided at 4026 St. Catherine

Regardless of the future intention for the units, the trust currently has obligations regarding the property. Neault said this is all outlined under Section II of the Westmount's permits and certificates By-law 1300.

The *Independent* has extracted the portions that might have been used to request the netting on the building.



Seen here on May 9, the Villa Maria school campus is among the properties that the CND have placed up for sale.



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ABOUT HERBERT (HERBIE) RATSCH

Since 2007, Herbie has been one of the first brokers at Sotheby's International Realty Québec and the co-founder of the Mont-Tremblant office. Drawn by Mont-Tremblant's global allure and superb amenities, including a private jet airport, five golf courses, and premier ski facilities, he's a trusted advisor for finding your dream home or land. Notably, he led Sotheby's International Realty Canada's largest sale with the Kenauk Nature and Fairmont Le Château Montebello project. Approaching his 20-year mark of dedicated service with the brand, Herbie's integrity and professionalism have driven over \$1 billion in sales volume.

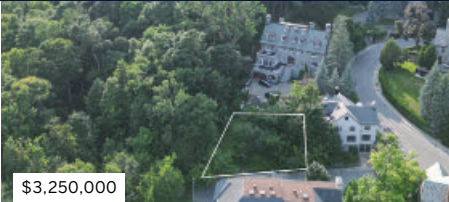
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LOT SIZE: 22,994 SQ.FT. | LIVING SPACE: 10,000+ SQ.FT



\$3,250,000

Land Neighbouring Mount-Royal Park
Rue Redpath-Crescent, Ville-Marie
LOT SIZE: 6,571 SQ.FT | MLS 28396824

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ACCEPTED OFFER



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Chemin Lacoste, Rivière-Rouge

MONTREAL SPECTACULAR PENTHOUSE



\$7,800,000

L'Héritage du Vieux-Port
5-Story Penthouse with 10,000 sq.ft Private Rooftop Terrace
1000 Rue de la Commune E., PH-904, Ville-Marie



LIVING SPACE: 7,165 SQ. FT. | MLS: 26884213

COUNTRY

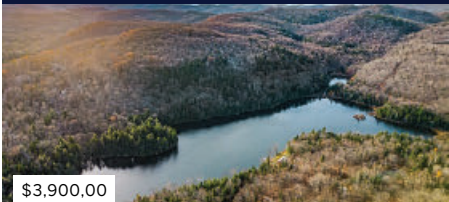
LAC TREMBLANT



\$6,900,00

Lac Tremblant - Lakefront Land, sold with Building Plans
419 Ch. de Lac-Tremblant-Nord, Mont-Tremblant
ACRES: 6.8 | MLS 13465092 | 331' OF LAKE FRONTAGE

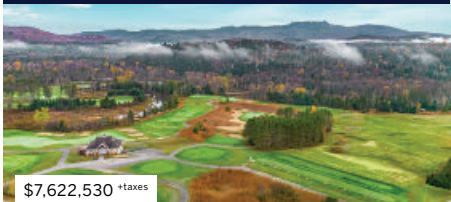
PRIVATE LAKE



\$3,900,00

Lac Brosseau - 30mins from Mont-Tremblant
100% Private Lake, 2 homes, tennis court
ACRES: 336 | MLS 28154962

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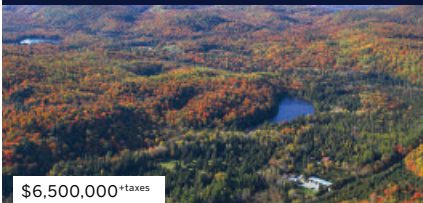
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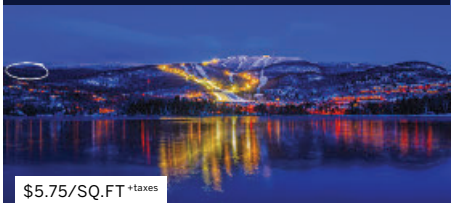
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House history

ANDY DODGE

Editor's note: Please note that quotations from historical documents use language and expound views from that time, and are not an endorsement of them by the columnist or the *Independent*. – DP.

One of Stayner St.'s only detached houses had a troubled start in the late 1890s, in the shadow of a huge religious “mission” school built by the Methodist Church to train native children and to “convert souls to Christ.”

The huge institutional building of the French Methodist Institute was built in

– 1874 –

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

– 1876 –

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

– 1888 –

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

– circa 1890 –

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

– 1895 –

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

– 1899 –

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

– 1922 –

Current city hall opens.

– 1925 –

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

– 1958 –

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

– 2002 to 2005 –

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

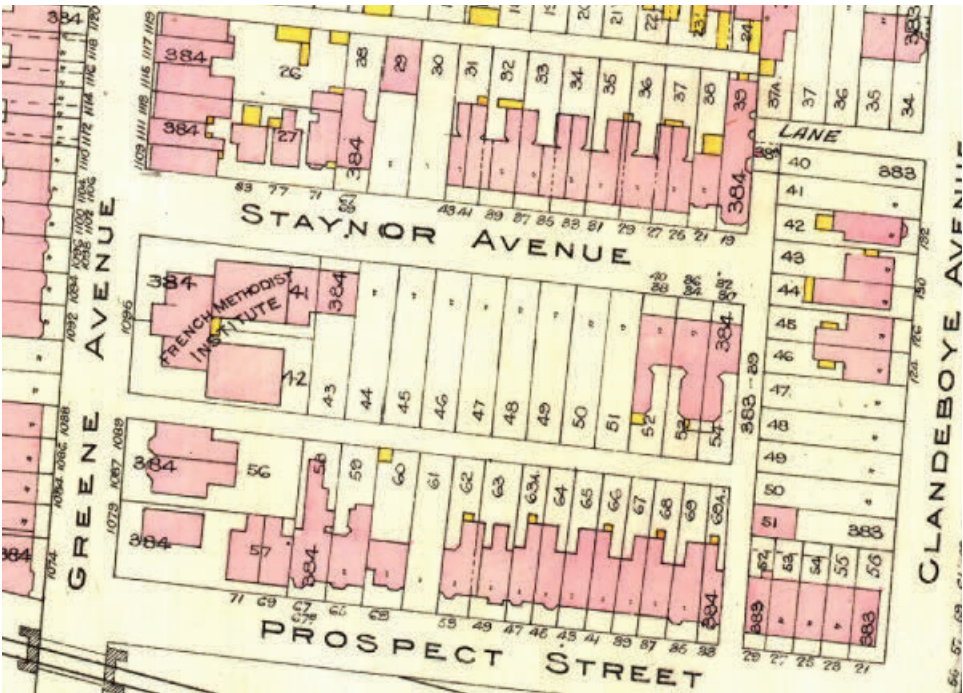
– 2013 –

Current Westmount recreation centre opens.

77 Stayner St.: A troubled beginning



77 Stayner on March 27. From the time that it was built (by 1894) until 1936, the view south from this house's front steps would have been of the French Methodist Institute's northern side wall, whose address was on Greene. It now looks out on Stayner Park.



“Staynor Ave.” area in 1912, from Goad's Atlas of 1912.



The French Methodist Institute, Montreal, Que.

Preparing the Way

By
Rev. Paul Villard, M.A., M.D.

The cover of the publication used to promote the French Methodist Institute in 1907, from the Open Library in Internet Archive.

1889 on the south side of Stayner St. fronting on Greene Ave. The complex stretched from Stayner south to the lane north of Prospect.

The school was designed to attract both boys and girls, both French and English speaking: “Girls and boys are being trained to become useful women and useful men. But the benefit of schools like the French Institute is apparent in the religious development of the boys and girls. The French-Canadians belong to a most bright and intelligent race. As they come under the influence of men and women of a lofty and pure Christian character, they soon become transformed, and show the bright side of their own personality” (from *Preparing the Way*, a promotional book by Paul Villard, principal of the school, in 1907).

The rest of the land around Greene Ave. was still in the hands of Edwin Atwater, Edward Kirk Greene and George Augustus Greene, who owned a vast stretch of property between St. Antoine St., Dorchester Ave., Hollowell St. and Clandeboye Ave., acquired from the estate of Thomas Stayner in 1872.

Two years later, when Westmount first continued on p. SL-30



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SOLD



AV. DU MAIRE, LA PRAIRIE
BEDS: 4 | BATHS: 3+1

SOLD



CH. DE LA CÔTE-ST-LUC, N.D.G.
BEDS: 1 | BATHS: 1

SOLD



AV. DE MAYFAIR N.D.G.
BEDS: 4 | BATHS: 1+1

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House history, cont'd. from SL28

emerged as its own municipality (“Notre Dame de Grâce,” which comprised current-day Westmount and NDG), much of that land was divided and streets planned, so that by the time the school was constructed, the streets were ready to be developed, first on Stayner St. in 1894 and then on Prospect St. by 1895.

77 Stayner appears

All this was going on east of the school. In was not until 1896 that the address of 77 Stayner St., directly north of it, first appears in Lovell’s Directory.

In fact, the land on which the house was to be built had been purchased by John Adam Dodds, a millwright by trade, in 1888.

Dodds paid \$800 for the lot, but the deed was not signed until June 1889, perhaps because of the sudden construction of the huge school. The two-storey detached brick house was built by 1894, but by 1905 Dodds was forced to give up title to one Archibald Adams, a contractor from Ottawa, for \$1 and the paying-off of a \$2,100 loan to the Montreal Loan and Mortgage Company.

Dodds remained in the house, according to Lovell’s Directory, even as title was transferred to a real estate agent, Arthur Naralson, in October 1914, and the entry in Lovell’s Directory for 1915 says the resident is “Dodds, Mrs. wid J.A.,” meaning that Dodds himself had died by then.

Naralson sold the house, where Mrs. Dodds still lived, to Richard Dallas Miller, a steamfitter, the following June, but by November of 1915 it was back in the hands of Adams, who still held a mortgage on the property.

World War I

Adams may have listed the house again right away, but with World War I facing the Canadian public, it took almost three and half years to sell the house to Adria May Haines, who had lost her 70-year-old husband in 1910.

She bought the house in March 1919 but apparently never moved in before her own death in October 1920. Her children rented out the house to E. B. Palmer until 1923, then to Roy H. Foss, a contracting engineer, who stayed there until 1932. It seems his brother, Dr. A.F. Foss, moved down from Olivier Ave. and is identified as the occupant.

The troubled house changed hands again in mid-lease, as a painter named Harry Horsey paid \$7,500 in August 1928, but apparently never moved in. Foss and/or his brother were still there until 1932 and in 1934 a new tenant, Ernest G. Nye, moved in. (Nye called himself a “carter contractor,” though we are at a loss



A part of Stayner Park as it looked May 9, looking west towards Greene. This is where the French Methodist Institute’s large building was from 1889 to 1936.

PHOTO: INDEPENDENT.

to define the term.) Nye stayed in the house and finally bought it in 1943, but only after the French Methodist Institute closed its doors and was demolished in 1936.

Stayner Park born

The city had plans to integrate the cleared land with Clandeboye Park, which had been created behind the large school in 1924, and the result was the large Stayner Park, which provided a far more attractive view for 77 Stayner street than had been there when Nye first moved in!

With the new park in front of the house, Nye purchased it for \$4,500 in 1943, having already lived in it for 14 years, and after he died in 1960, his wife lived on until 1973,

when she sold the house for \$22,500. The new buyers were Michael Mark McManus, a writer and actor, and Philippe Tatartcheff, a poet and songwriter who is best known as the author of 24 songs, mostly in French, for Kate & Anna McGarrigle. Yves Namy, a bank employee, purchased the house in 1975 for exactly double the price McManus and Tatartcheff had paid. He then almost doubled his investment by selling the house five years later for \$89,500. Some recent homebuyers might be surprised by the newly-imposed “welcome” tax that Dr. Luis Briones had to pay when he bought the house: \$387. Still, he was perhaps surprised that the market which had exploded in the 1970s

was still moving in the 1980s: a year later he sold the house for \$155,000 to a private investment group who put it right back on the market, asking \$182,500, and exactly a month later signed another deed for \$177,000. The new buyer was Susan Pitfield, wife of Ross T. Clarkson, Q.C., apparently for their children. The occupant in 1984 was Peter Clarkson and, in 1990, Susan Clarkson. They were both gone by 1993, according to Lovell’s Directory, and in 1997 the house was sold to Thierry Pachoud and Béatrice Dorothee Reine. They stayed there for 10 years before selling to Marie-José Legault, an author and associate professor, who lasted only two years at the address. The latest buyers paid \$640,000 and have been there for 15 years. The 2023 municipal valuation of the property is \$1,439,800.

History of 77 Stayner St. (since construction)

Date	Buyer	Price
28 Dec 1905	Archibald Adams	\$2,100
21 Oct 1914	Arthur Francis Naralson	\$6,000
28 Jun 1915	Richard Dallas Miller	\$7,400
09 Nov 1915	Archibald Adams	\$7,231
13 Mar 1919	Adria May Haines	\$7,200
15 Aug 1928	Harry L. Horsey	\$7,500
05 Nov 1943	Ernest G. Nye	\$4,750
03 May 1973	Michael Mark McManus & Philippe Tatartcheff	\$22,500
03 Jul 1975	Yves Namy	\$45,000
14 Feb 1980	Dr. Luis Briones	\$89,500
15 Apr 1981	Jill-Ian Investment Corp.	\$155,000
15 May 1981	Susan Pitfield	\$177,000
22 May 1997	Thierry Pachoud & Béatrice Dorothee Reine	\$220,000
12 Apr 2007	Marie-José Legault	\$600,000
30 Mar 2009	current owners	\$640,000

Update on 418-20 Claremont/5001-15 Sherbrooke

By JENNIFER BALL

In the three years since it bought 418-20 Claremont/5001-15 Sherbrooke on the northwest corner of Sherbrooke and Claremont, InterRent has implemented significant changes to a building that is about to join the centenarian club. 418-20 Claremont/5001-15 Sherbrooke was transferred from 9378-0765 Quebec to InterRent on November 8, 2021, for \$18,525,000. InterRent also owns 2054 Claremont just down the street in NDG and 4560 St. Catherine in Westmount near Park Place. As a real estate investment trust (REIT), it operates them as income-producing real estate. The Montreal property roll indicates that the year 418-20 Claremont/5001-15

Sherbrooke was constructed was 1925. The six-storey building has 48 units, and the property is 1,250 square meters in area. At the time of the purchase, residents were told InterRent was going to renovate the elevator, create a rooftop terrace, create better access to the laundry room, etc. “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,” Chris Willoughby the VP of marketing, said in September 2022. Willoughby spoke with the Independent on May 9 of this year and indicated that “the elevators were all replaced, and the roof was also replaced. “We are also carrying out a fire retrofit in the hallways and also working to im-

prove all of the balconies and fire escapes.” The most extensive work now is on the exterior of the building, which is covered in Atwill Morin scaffolding. It is the company contracted to re-do all the exterior brick this summer. The roof has not yet been turned into a terrace and Willoughby said the reason for this is because of all the dust that results from the exterior brick refurbishment. So, does all this mean that rents are increasing? “We will increase resident rents in accordance with the work that’s done...” “Off the top of my head, I don’t know specific details on what rents have increased and to what amounts, but typically we will ask for increases that reflects the work that was done,” Willoughby said.

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Resident: Why close Westmount Park playground all summer?

'Brutal' 4-hour council session asked about playground work, EV parking, EXO trains

BY LAUREEN SWEENEY

A four-hour long city council meeting May 6 opened with an opening question period during which more than 15 attendees took turns at the mic expressing concerns over several different issues. Most related to the ongoing issue of the leashing of dogs in Summit Woods but a new one concerned the closure of Westmount Park's playground for all of this summer.

Others included questions related to the idling of EXO trains, a proposed synthetic turf playing field at Marianopolis and cars parking illegally in charging stations.

The meeting was "absolutely brutal," one regular attendee commented after it

concluded at 11 pm but added: that there were "good discussions."

On the new topic of the playground closure at Westmount Park, Mayor Christina Smith agreed it was inconvenient but that the equipment had to be replaced as did the pathways. The closed playground at the Westmount Athletic Ground (WAG) would be re-opened at the end of June, she said.

Car charging access

A resident of Belvedere who asked about the misuse of charging stations as parking spots also asked that parking on some of the narrow, steep streets be restricted to one-side only and explained that construction trucks often park longer

than two hours.

"We do give tickets if cars are not charging," the mayor stated.

Train fumes, a Quebec issue?

To ongoing complaints about fumes from EXO trains idling in front of Westmount homes along the stretch west of Atwater and city claims that it is dealing with federal jurisdiction over railways, Henry Olders asked that if it is clearly a health issue, "will council have the gump-tion" to intervene based on Quebec's powers to act in health matters, which are shared in part with its municipalities. Mayor Smith said the city was seeking "legal options."

By-law change keeps off-leash periods, ups fines

Chapter closes on Summit Woods dog-run debate

BY LAUREEN SWEENEY

On the several requests at the city's May 6 council meeting for off-leash dogs to be restricted at all times in Summit Woods rather than at certain periods, one woman living on Shorncliffe rose to the mic to say how her two young children had been bitten and now would not go to the woods.

On the other hand, a resident of Roslyn said she "loved" the way the times had been set up so that if someone does not want to go when dogs are off leash, they can "go at another time," to which Mayor Christina Smith agreed. A resident of Cedar said he goes up the woods twice a day to walk his dogs and has never seen any issues regarding dogs.

Councillor Antonio D'Damico, who represents the area, said he intended to vote against legislative changes in the dog by-

law coming up later in the meeting because they preserved the off-leash periods. Though the changes included increased fines for breaking the by-law, he contended the provincial law required off-leash dogs to be in fenced-in areas such as the city's formal dogs runs.

Good luck!

Patrick Barnard of Melville asked on behalf of the Coalition Verte whether the city considered Summit Woods to be a dog run. When the mayor replied "No", he wished the city good luck and said "You're sitting on the edge of a volcano," implying issues to come with environmental regulation and advocates.

There is a nuance in the city's new by-law, with Summit Woods included on a list of "dog run facilities" and "dog runs." On the city's website, it is listed separately


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Summer terrasse arrives, and departs



The city began to assemble a summer terrasse on Victoria Ave. north of Sherbrooke May 6 (top photo), but then dismantled that preliminary work May 8 (lower photo). The two such terrasses on the south side of Sherbrooke near Prince Albert were up by May 10.

PHOTOS: INDEPENDENT.



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Weren't they fixing this issue on Greene?



A truck hit the underside of the rail bridge over Greene Ave. below Dorchester May 6. Yes, work started on “protection beams’ last year (see October 17, 2023, p. 1), and, yes, prep work (circles added by *Independent*) was evident when the *Independent* went by February 23 and March 4, top right and bottom right, and, yes, the Réseau de transport métropolitain (EXO), which runs trains on these CP tracks, confirmed two months ago that the project would be completed “soon” (see March 5, p. 16). Not soon enough for this motorist!

LEFT PHOTO COURTESY OF WILLEM WESTENBERG; RIGHT PHOTOS: INDEPENDENT.



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LYSANNE FOWLER

A perfect little blond lhasa apso type, Teddy Bear was very much loved by his owner. Unfortunately, health matters recently forced a change of circumstances, and he is in need of a new family.

Teddy Bear is presently in a foster home for the volunteer animal rescue group Gerdy's Rescues & Adoptions. His foster family members report that Teddy Bear is adorable, a delightful young fellow with a joyful and playful temperament.

Teddy Bear is 17 months old, up to date with his inoculations, neutered and micro-chipped. He had an attentive start in life, when he was socialized with people and other dogs, brought up to be clean on pee pads inside if needed and well-trained outside. Teddy Bear enjoys his crate time and plays with his stuffed toys (of which his favourite remains Sparky).

If you would like more adorable photographs and information on Teddy Bear, please do not hesitate to contact the volunteers at Gerdy's Rescues & Adoptions at their email info@gerdysrescue.org, also referring to their website at www.gerdysrescue.org. They also have a Facebook presence for their adoptions and activities.

Your neighbour,
Lysanne



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9 Lives

LYSANNE FOWLER

Divine Cleo and brother Theo



Cleo is best sister at the front of the photograph and Theo is her affectionate brother at the back.

So pretty, Cleo is a lighter shade of grey-tone tabby than her handsome brother Theo, who is darker with black markings.

They are both very affectionate and playful, as a bonded kitten pair, they are calm and attentive to all that is happening around them. They are both in foster care for the Montreal SPCA, and the family is most touched by their loving nature and their interest in the everyday routine.

Cleo and Theo are two years old, up to date with their inoculations, sterilized and microchipped.

Please go to the Montreal SPCA website at www.sPCA.com, then refer to their information pages from their identification numbers, Cleo at A0050480082 and Theo at A0050480072.

At their information pages, you will find the black square rectangular Fill out the form button. Once clicked, you can fill out the information and interest detail sections

for both of them together. These details will give the adoption coordinators the opportunity to contact you in return to discuss adoption of this dynamic duo.

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Your neighbour, Lysanne

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Han Modern & Contemporary's exciting exhibition of Luis-Fernandez Suarez builds on the success of his solo show in Mexico City.

By Veronica Redgrave

As I once reviewed the Montreal Museum of Fine Art's Tapiès exhibition for Vie des arts, I was intrigued talking with Chloe Ng, director of Han Modern & Contemporary, about her exciting new show featuring Luis-Fernandez Suarez. The artist was influenced by Tapiès, the internationally renowned Spanish master.

This is a première of Luis-Fernandez' work in Canada?

The prestigious Seminario de Cultura de Mexico held an acclaimed solo show of the artist's work last spring. Now Han Modern & Contemporary is premiering his latest pieces.

Tell me about his art.

Recently I discovered Luis-Fernando's new work. The concrete he applies with his bare hands provides the base for drips of thinned-down paint that then he applies layer after layer. His artistic process reveals influences from the celebrated Spanish artist Antoni Tàpies, a pioneer member of the Informal Art and Arte Povera movements in Europe, who incorporated contemporary materials - cement, sand, burlap, etc- into his textured paintings.

How has his new work changed?

I convinced the artist to focus on exploring new languages that could give unique structures to his compositions. His abstract floral forms interwoven with dribbles mark his reinvented artistic expedition. As



a result, more gestural brushstrokes have emerged, deepened by the accumulation of painterly layers. His stunning large tondo - Ephemeral Bloom A Morning Sonata of Wild Florae (right, 72"), and Sunset Serenade, a melody of Wildflowers in Twilight (left, 96"x72") - came from this evolution.

Do you feel his trips to South America have also influenced his work?

Indeed. New experiences spark creativity and Luis-Fernando's frequent visits to Mexico inspired fresh ideas that led to his latest spectacular series Tolantongo. The name, "Place of the Sun," reflects the significance of the sun in the spiritual beliefs of the Indigenous people who inhabit the region. The artist was motivated by the pale colors, as well as the sense of silence and the spiritual importance of the cave.

Tell me about his garden paintings: they seem particularly relevant as our spring arrives.

Historical Gardens, his second series, reveals his love of nature. The cracks and textures he introduce on the surfaces of the plaster and concrete evoke the passage of time, akin to the natural aging process observed in historical gardens. Each serves as a narrative, suggesting the resilience and enduring beauty that is inherent in these timeless landscapes.

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LETTERS TO THE EDITOR – ALL THINGS CANINE

MORE DOG DOWNSIDES

In Westmount, beautiful sidewalks and front lawns are frequently damaged by dog owners, constituting a violation of property owners' rights. Allowing their dogs to defecate or urinate on public and private property, such as the front lawn, disregards the legal right of property owners to preserve the integrity of their spaces. Even when dog waste is promptly removed from the public sidewalks or private front lawn, the high toxicity of the residual feces and urine contaminate and damage the area irreversibly, posing a significant risk to public health.

Furthermore, dog feces left on the front lawn and sidewalks not only creates unpleasant odours and unsightly appearances but also harbour harmful bacteria and parasites that spread diseases to humans, especially when left to decompose. Children are particularly vulnerable to these risks as they are more likely to come into contact with contaminated areas while playing.

Additionally, dog feces contributes to pollution by washing into storm drains, polluting water sources and harming aquatic life, local ecosystems and wildlife.

This disregard for property and environmental damage reflects a sense of entitlement among dog owners who disrespect rules and regulations. Regrettably, there are instances where dog owners fail to clean up after their pets even in public parks.

Fortunately, there are viable alternatives, such as biodegradable, recyclable, and compostable grass lawns in a box, which can be conveniently delivered to doorsteps, making them suitable even for the smallest households. Additionally, our community offers three local dog runs, designated areas where dogs are permitted to defecate. These solutions eliminate any justification for dog owners to litter public sidewalks and private front lawns.

Moreover, options exist for renting farm land or large fenced properties where dogs can exercise, play and defecate freely. Special private-transportation services are also available for dog owners and their animals.

It is imperative, ethically and morally, that dog owners take responsibility for their animals, ensuring they protect the health of the community and the environment. They must use any alternative available and clean up after their pets diligently to prevent further damage to private, public property and the environment.

DIANA HERNANDEZ, ST. CATHERINE ST.

GONE TO THE DOGS?

It is not a right but a privilege to have the bird sanctuary, to walk and enjoy the birds, nature and the quiet solitude of the sanctuary, or has it gone to the dogs? The dog association petition is not honest or correct.

1. Not all licence holders and signatories of the petition are residents of Westmount.

2. Many of their membership neither obey nor respect the municipal by-laws such as picking up dog excrement, and controlling their dogs, on or off leash.

3. The dog owners who allow their dogs to run free and the city of Westmount are both breaking the law, namely of dogs being controlled in a facility, as per provincial law.

4. With the recent news of a Quebec-wide warning that we have numerous rabid raccoons, these loose dogs would be susceptible to being infected and thereby risk human health, which after all should be our primary concern.

5. The dog owners who have dogs off leash on the sidewalk, when advised to leash their dogs, become rude, belligerent and show a sense of entitlement that they are not required to follow the rules posted. These people show no respect or empathy towards other citizens. They are the reason the lawful dog owners must control and

regulate these bad actors. These bad-actor dog owners are ruining it for the good, respectful dog owners.

6. Owning a dog, and I have had two, doesn't suddenly give you rights to ignore the law (and provincial law trumps municipal by-laws to define a dog run as a controlled area). In fact, owning a dog should give you more responsibility. The law-abiding dog owners should police their own.

7. The Sierra Club has stated that studies show that dog excrement is a major pollutant of parks and contaminants leach into our groundwater, contaminating our soil and releasing bacteria, and are a source of infection. In the Summit Park dog run, the dogs run free and many, if not most, dog owners do not clean up their dogs' excrement.

JOSEPH YERMUS, OAKLAND AVE.

Editor's note: Many of your points make sense as general arguments against unleashed dogs in Summit Woods (and I say this without endorsing or rejecting them), but they imply things about the pro-unleashed-dog petition that are not the case. For instance, in my reading of this petition (www.change.org/p/protect-the-rights-of-our-pooches), I see no assertion that all the signers are Westmounters (indeed the opposite is stated), no representations that all signers or "members" (your term) obey the law, and no statements that dog feces is benign. A last niggly point: the petition was launched by one person, Dana Even, not the dog association itself, although it did endorse it (see advertisement, April 30, p. 7). – DP.

A STROLL THROUGH SUMMIT WOODS

On May 6, my wife and I went for a beautiful stroll in Summit Woods. We did not see any real birds. I mean we saw a couple of crows.

We did see the start of what will be soon a trillion trilliums and many trout lilies. Of



course, we also encountered owners with dogs OFF leash. **[Editor's note:** For the benefit of the reader who does not follow this debate as closely as some, these dog owners would have been violating the no-unleashed-dogs rule that is in effect during the April 16 to June 15 nesting period.] After all, their animals are gentle and well behaved.

Hmmmm, makes we wonder what would have happened if their animal had stumbled upon the following denizen in the woods (see picture above)? Note that we did see it a fair bit further away from the dogs!

ALFRED EDEL, VICTORIA AVE.

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LETTERS TO THE EDITOR – ALL THINGS CANINE

THANK YOU FOR MAKING A DIFFERENCE FOR SUMMIT WOODS!

First and foremost, we would like to express our sincere gratitude to everyone who has signed our petition to save Summit Woods. Your unwavering support and commitment to preserving this natural space is truly inspiring. We have 1,628 signatures to date.

However, despite our efforts to ensure public safety at Summit Woods by requesting that dogs be kept on leashes at all times and seeking to align the regulations of the city of Westmount with provincial law, we have been met with a disconcerting decision by the mayor and municipal council of Westmount. Instead of complying with the law and maintaining* leash requirements in the public park of Summit Woods, they have chosen to change the definition of this urban forest to a dog park. The Westmount municipal council has thus amended the definition of 23 hectares of this urban forest, a protected area within the Mount Royal heritage site, to a dog park.

We reiterate that, according to provincial law on municipal powers, any provision of a municipal regulation that is incompatible with provincial law is *inoperative*. Therefore, we continue our efforts to contest amendment 1522-2024-01 and By-law 1522 of the city of Westmount with governmental authorities.

We will keep you informed of our progress shortly.

As we do not have a reliable database on the number of accidents related to off-leash dogs at Summit Woods over the decades, we invite you to email us at sauvons-leboissummitwood@gmail.com to inform us of any incidents you have experienced. Please include a summary of the event,

your name and contact information, the date of the incident at Summit Woods, the degree of injury, and whether Westmount authorities or the Security department were informed of the incident. We will compile this information in a *confidential* database to document these events. Please do not hesitate to inform us of any new cases.

Additionally, you can also send us your photos and videos of situations that you deem abnormal or violations by users, in accordance with the provisions of amendment 1522. Please feel free to send us your suggestions and recommendations by email as well.

We thank you once again for your continued support in this fight to preserve Summit Woods. Together, we can make our voices heard and protect this precious space for future generations.

MARYAM KAMALI NEZHAD (514-222-9281),
SUMMIT CIRCLE

***Editor's note:** For clarity, the city did not loosen the leash law in Summit Woods. It kept the existing hybrid arrangement (leashes required sometimes, not all the time). – DP.

HOW ABOUT A COMPROMISE?

The ongoing debate concerning the rights of those who oppose the presence of unleashed dogs in Summit Woods, and those who wish to maintain the right to walk dogs off leash, is reflective of debates in other public spheres.

One of the goals is to convince the other to change their position rather than arrive at a compromise that is acceptable to most, and in so doing, blame the other for all sorts of bad behaviour. Part of the problem lies with those who expect that the others will change to accommodate their needs. Arrogance and lack of consideration for the needs of others are not characteristics limited to dog owners, just as kindness and

tolerance are not always in those people who do not want to live with animals.

Living in close proximity with others implies an ability to tolerate different behaviours and arrive at a shared understanding that allows for a certain acceptance and respect for others as well as for ourselves.

EMY BENJAMIN, ARLINGTON AVE.

DON'T FORGET COMMUNITY OF DOG OWNERS

There sure is lots of talk in the *Independent* (which I still read each week) lately about dog runs (most especially, Summit Woods). Leash or no leash, who and when, and more.

One aspect I haven't seen talked about is the importance to the community regarding social interaction. As someone who was a homeowner in Westmount for over 30 years and used, over that time, mainly King George dog run and Summit Woods for my dogs, I can attest to the life-long friendships that were developed as a result of simply being there at a specific time each day, no matter the weather, that happened to coincide with other people's dog-walking schedule.

The time spent at either park was spent discussing issues from timely community subjects through global subjects from many domains, and sometimes pure nonsense. Each person's different and diverse background became a learning experience to others who were interested. Personal news was exchanged.

Dinners and celebrations outside of the dog runs were treasured social events. I can only speak for the group that formed around my schedule, but I imagine the same occurred for people on schedules that were at different times.

More importantly, like us, our dogs became friends, forming lifelong relationships with the same dogs over 10 years or more. They played together and visited each other outside of the park over many

years.

At Summit Woods, they ran together in a more natural habitat than King George Park or Westmount Park, unrestrained by leashes, playing in sun, rain, snow, and even having the opportunity to swim when a particular area was flooded in the spring. There were so many new scents and areas to explore at Summit Woods.

The idea of removing this freedom from Westmount dogs from the times where it is allowed today at Summit Woods is simply inconceivable and mean spirited. Westmount MUST keep things as they are.*

CARY KITNER, DOWNTOWN

***Editor's note:** It did! See p.13. – DP.

'MAN'S BEST FRIEND' EXISTS FOR A REASON

In light of recent claims that dogs are inherently dangerous off leash, I would like to bring to the attention of readers that according to the city, there were actually fewer incidents at the summit and dog parks than elsewhere because owners were more vigilant when dogs were off leash. Furthermore, as stated by our mayor, there are only six designated "dangerous dogs" in the city of Westmount.

While there may be rare and unfortunate incidents, mostly due to poor training/behaviour of the dog's owner, dogs are known to be generally sociable and unconditional in their love, especially towards humans.

General statistics (not necessarily Westmount) reflect that bites happen mostly in the house, and dogs bite people that are known to them. As a former psychotherapist for families and children, therapy dogs were often brought into sessions, off leash, and the positive effect was unparalleled.

We must remember that there's a reason that dogs earned the title: Man's Best Friend!

DANA EVEN, SHERBROOKE ST.

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Former Canadian ambassador to UAE gives keynote talk at Shaar

Marcy Grossman: ‘Jews do not have the luxury to sink into despair...’

By JENNIFER BALL

“Jews do not have the luxury to sink into despair” was a recent take-away from an all-day event held by the Shaar learning centre.

The Congregation Shaar Hashomayim hosted its second annual day of learning event on May 5. The Shaar learning centre was set up just 18 months ago and the theme for the day was “Nurturing Hope: Israel and Judaism.”

The Shaar is found at 450 Kensington Ave. and Ambassador Marcy Grossman was there to deliver the opening keynote address: “Seeds of Hope in The Middle East.”

Background: Criminal psychology

Grossman is a criminal psychologist by training. “I like to tell people they let me out of jail to do my next job,” she quipped.

She ascended in the world of Canadian diplomacy to become the world’s first Jewish female ambassador to the United Arab Emirates (UAE), a role she held from 2018 until 2022, all the while dreaming of being the first female Canadian ambassador to Israel.



The Congregation Shaar Hashomayim hosted its second annual day of learning event on May 5. Former ambassador Marcy Grossman was there to deliver the opening keynote address.

In the UAE, she said that she used the “Canadian platform” of diversity, inclusion and religious pluralism as an opportunity to build bridges between Palestinians, Israelis and Jews.

She described her keynote address as part travel log, part gardening talk and drew an analogy between what UAE residents have achieved over the last 53 years – building a modern metropolis out of sand dunes – to what 15 million Jewish people globally can achieve as ambassadors of hope.

She invited the congregation to “plant one hopeful thought in your mind. Something positive that you really want to see. Maybe it’s that the war ends. Maybe it’s that the hostages return...”

Grossman acknowledged that these are challenging times, post-October 7. “Whether you’re in Montreal, whether you’re a student on a campus, I don’t think there’s any corner of the world right now where – if you’re Jewish – you’re not feeling a little bit afraid...”

“But guess what? We do not have the luxury to sink into despair. We do not have the luxury to sink into hopelessness...”

“...We are here because we are Jewish

and ... because we are resilient.”

Seeds of hope

Grossman talked about seeds of hope in the Middle East and the lessons that she learned as Canada’s first Jewish female ambassador to the UAE.

In the audience was Grossman’s elderly father, who grew up as a six-year-old boy living in Paris during the World War II taking care of his younger sister.

“His parents saved him and his sister by putting them into a fake adoption so that they would be raised Catholic during the war,” she said.

Her grandfather left a burgeoning law practice in Berlin to go to Paris and sell his wife’s knitting on the boulevard to survive.

Throughout her talk, her father charmed the large crowd by loudly expressing his appreciation for his daughter’s achievements.

Her career arc notes that in addition to her strictly diplomatic efforts, she advanced Canada’s economic, political and public safety interests as head of international trade in Dallas and Los Angeles as well as being Canada’s consul general in Miami, Denver and Dubai.

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Social Notes
VERONICA REDGRAVE

Gold-gilt-framed works of art competed with a panoramic view at the cocktail hosted by **Marie-Claude** and **Francis Martin** at their magnificent apartment high in the sky.

The evening honoured **Denis Brott**, world-renowned cellist, music teacher, conductor and founder/artistic director of the Montreal Chamber Music Festival.

After cheese bits and grapes, guests listened to Vivaldi's *Le Quattro Stagioni*.

A far cry from the sad strains emanating from speakers in elevators and offices, the magnificent performance brought guests to their feet with applause and "Bravo!"

Joining Denis in the concert were award-winning violinists **Sirena Huang** and **Nathan Meltzer** from the US; and Quebec musicians violinists **Russell Iceberg** and **Annabelle Chouinard**, along with **Sebastian Gonzalez Mora** (viola), **William Deslaur**..... *continued on p. 22*



Francis and Marie-Claude Malka.



Julie Brott and Sylvie Demers.





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From left, seated: Luc Beauséjour, Francis Malka, Sirena Huang and Annabelle Chouinard; standing: William Deslauriers-Allain, Nathan Meltzer, Sebastian Gonzalez Mora, Russell Iceberg & Denis Brott.

.....
Social notes, cont'd from p. 21
riers-Allain (bass) and Luc Beauséjour (harpsichord).
Noted in the packed room was festival board president **Francis Malka**, as well as former board members **Sylvie Demers**, retired president Quebec TD Bank; **Marie-Hélène Labrie**, senior vp public affairs and communications Cogeco; and **Michael McAdoo**, associate director, Boston Consulting Group, who attended with **Theodora Samiotis**, former Westmount city councillor.

miring art pieces including a shiny sculpture by **Salvador Dali** were **Julie Brott**, **Andi Bailey** and **Chris van Soest**, **Catherine Ernst** and **Michèle Marchand**.
Michèle has been working with Denis Brott as researcher on an exciting project for the festival this June. *Les Passions de Clara* will have a world première of **Geneviève Rochette's** script and features the music of Clara Shumann, Robert Shumann and Brahms. My former neighbour actor and pianist **Jean Marchand** will also star in the performance with the Barbican Quartet.
The Montreal Chamber Music Festival runs from June 13 to 23.



Chris van Soest, Andi Bailey, Theodora Samiotis and Michael McAdoo.

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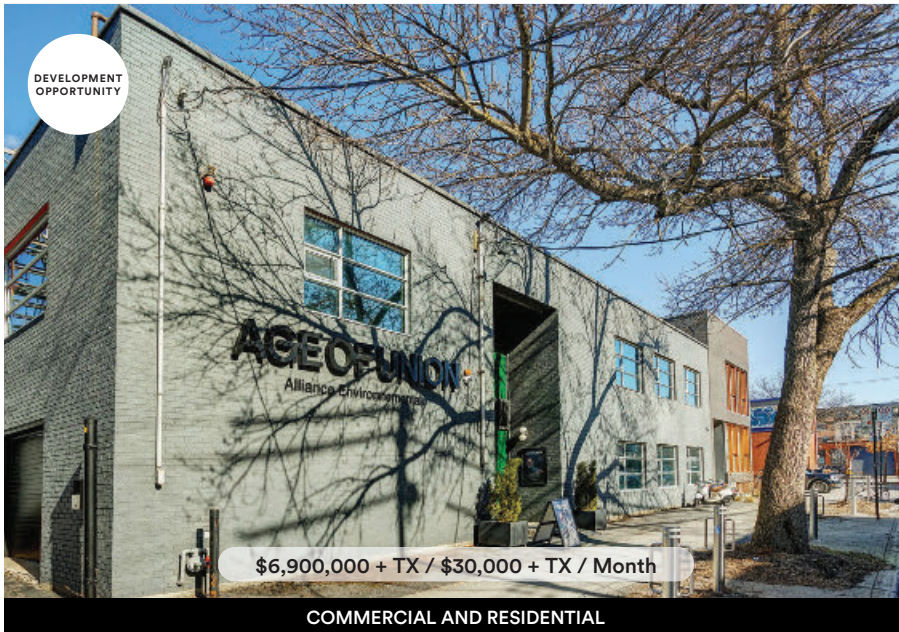
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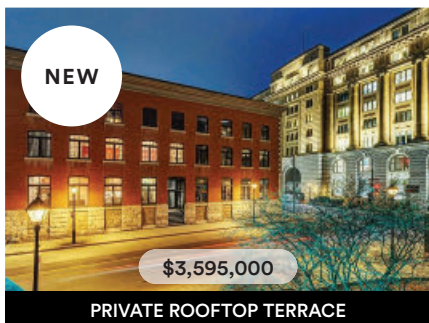
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