See our Spotlight on Real Estate: August market (p. SL-3), new roll analysis (p. SL-6), ... and more!, after p. 12

WESTMOUNT INDEPENDENT

Weekly Vol. 19 No. 9c We are Westmount September 16, 202

At least two councillors plan to vote 'no' September 18

Southeast development leads to full house at council meeting

BY LAUREEN SWEENEY

Additional chairs were being set up in the foyer of the city council chamber Sep-

Municipal election news

In the race

coverage to come:

- Jessica Winton (District 2)
- Thomas Rolain (District 2)

Not running

 Sitting councillor Elisabeth Roux (District 2), see p. 10, 14 tember 8 in anticipation of a large turnout over the controversial southeast development project – but approval of the relevant by-laws had been delayed to September 18.

Regardless, outgoing mayor Christina Smith opened the session to a full house of southeast proponents and opponents as she outlined the city council's desire to pro-continued on p. 18

Efforts under way to mitigate effect of limited strike action at Canada Post that affects door-to-door house delivery of *Indie*, see p. 18

Children's summer reading club wraps up, Bollywood-style



The closing party for this year's TD Summer Reading Club at the children's department of the Westmount Public Library took place September 6 at Victoria Hall. See p. 18 for story.

PHOTO COURTESY OF WESTMOUNT PUBLIC LIBRARY.



Westmount Historical Ass'n announces fall program

Theme: 'Living together'/growth of city's apartment buildings

BY LAUREEN SWEENEY

The Westmount Historical Association's fall lecture series starting September 25 is based on the rise of early apartment buildings in the city.

At this time "when urban planning and density are subjects of intense public discussion," given the issue of zoning and heights in the city's proposed southeast development project, the fall program of the WHA is based on the early buildings.

The programs examine "historical precedents for residential density in Westmount from an architectural and social perspective," according to Louise Carpentier, past president.



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Cyclist falls on Atwater, helped by Public Security

BY LAUREEN SWEENEY

A Public Security patroller driving north on Atwater September 5 was flagged down by a woman stating a cyclist had fallen on the street, department officials said. The officer protected the scene and requested Urgences Santé.

The cyclist, a 32-year-old man, was helped to the sidewalk complaining of pain to the left shoulder and elbow as well as scratches. He refused transportation to hospital but was treated for preliminary wounds.

Octogenarian trips on Tupper lot steps

An 80-year-old man tripped on steps leading from one of the Tupper parking lots to the street September 9 at 8:49 pm, Public Security officials said. No defects were found in the stairs.

The man was reported to have sustained a small scrape on the head as well as pain to the head, legs and hip. Urgences Santé was called and transported him to hospital.

Large branch found dangling from tree

A patrolling officer on Chesterfield September 8 noticed a large cracked limb dangling from a tree at 11:28 pm, Public Security officials said. The traffic lane was secured and Public Works called to attend.

And another one...



A tree came down on Mountain Ave. below Cedar on September 12.

PHOTO COURTESY OF MARCEL BEHR.





Dodge on August real estate, p. SL-3

Dodge on new valuation roll, p. SL-6

New rental projects near Westmount/in NDG

- Exal, p. SL-14
- Station C, p. SL-18

House history: 634 Sydenham, p. SL-20

Letters to the Editor, p. 6

Social Notes: Women's leadership cocktail, p. 15

Pet page, p. 19

Police Report, p. 20

Social Notes: MUHC's Bal Rouge, p. 21



InfoWestmount, p. 16





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REFERRED FOR A REASON

Julie Ledoux seeks election in District 6

Aims to balance district's 'real opportunities & frustrations'

BY LAUREEN SWEENEY

Real estate agent and writer Julie Ledoux has entered the election race for District 6, where she lives. In announcing her candidacy, she cites the area's "real opportunities and real frustrations."

"I'm stepping forward to bring practical, transparent, community-first problemsolving to city hall so we can move projects from being talked about to done," she told the *Independent*.

She described one section of District 6 that borders the southeast sector to the south, as "an area that's been stalled for years, sidewalks and roads (on part) of Greene that need attention."

Her campaign platform involves being "accessible, communicative and advocating for the district" and what she describes as fiscal prudence: "fix what's worn, finish what we start, and avoid surprises."

This, she explained, requires "the same balance that I take with my real estate profession – balancing modernity with a respect for the past."

Having grown up on the South Shore, she said, "we moved to Westmount in 2019, and I fell in love with this city and its



Julie Ledoux in Westmount Park on September 11. Photo: RALPH THOMPSON.

people, and I want to give back by moving forward."

In District 6, she explained, "we walk al-

most everywhere. My son walks to Westmount High, my other son to St. Léon and my daughter to Dawson College. Myself, I walk to our offices in Westmount Square and around the area, as well as supporting many of our local businesses, and am very well aware of the challenges – and opportunity – facing the southeast," the material part of which lies largely to the south of District 6, in District 8.

She said that as "a mom of three kids in our local schools, a regular at the Westmount recreation centre (often on the hockey rink) as well as at the city's dog parks with my German shepherd Darcy, I experience our streets, parks and services the same way many residents do – every day."

Ledoux said she looks forward to the opportunity to work with district residents and mayoral candidate Mary Gallery, who currently represents District 6 on council, with a focus "on what needs to get done moving forward."

What else does she plan for the future? "I published my début novel, a hockey romance set in Montreal, in October last year and the continuation is due out in October this year."



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WELCOME, SENIORS, TO VIC VILLAGE!

Since Residence Liz opened nearby, my family and I have been delighted to see seniors walking through the neighbourhood. Their presence brings such a lovely, uplifting spirit to Victoria village.

Keep walking – and I'll keep smiling! Trisha Felgar, York St.

WHEN PUBLIC SPORTS **FACILITIES AREN'T MAINTAINED, ACCIDENTS HAPPEN**

As a regular tennis player in Westmount, I have observed that maintenance and sweeping at Stayner Park are inconsistent, leaving hazards unaddressed. Unlike other courts that may receive more attention, Stayner seems largely neglected.

In my own experience, a poorly maintained baseline caused a painful injury that could have sidelined me for much longer, highlighting the real risks posed by lapses in upkeep. Players may encounter raised metal, uneven clay, loose stones or slippery surfaces - common issues on clay courts that can increase the risk of accidents. Highlighting these general hazards underscores the need for consistent upkeep. In previous years, I arrived at this same clay court only to find a dead rat and chewing gum that were removed by a fellow player.

The city does have staff responsible for inspections and maintenance, but staffing limitations and the prioritization of other courts mean Stayner is not always checked, swept or maintained with the required due diligence. While public officials may suggest that inspections happen frequently, the reality observed by players does not reflect this claim.

Safe recreational facilities are a public responsibility. Preventable hazards can cause real physical and psychological scars and undermine confidence in both community spaces and local leaders. Ensuring consistent maintenance at all courts allows residents to enjoy sports safely. Neglect is not just inconvenient - it can be dangerous.

Residents should remain vigilant and report hazards, encouraging the city to ensure all courts are regularly inspected and

LETTERS TO THE EDITOR

properly maintained. Active community involvement helps safeguard everyone using public recreational facilities.

I hope this PSA [public service announcement] draws attention to the need for thorough upkeep at all Westmount tennis courts, including the Stayner Park clay courts, so that residents can play and enjoy the game without risk of injury.

NATASHA ARORA, WOOD AVE.

INDEPENDENT PROFESSIONALS **OPPOSE SOUTHEAST PLAN**

At the September 8 council meeting, Mayor Smith dismissed the intense ongoing opposition to the Lemay southeast plan. According to her, heavy opposition is expected for all proposed building projects in Westmount.

When a building is to be constructed next to residents, they do raise concerns over views, heritage, shade, parking, green space, tree cover, disruption during construction, potential damage to their homes

There is a massive difference with the southeast.

During the southeast debate, no independent Westmount architect or urban planner has publicly supported the Lemay plan. They say the design is wrong, has no credibility and must be re-thought. Council's response at the September 8 meeting was: we hope it works but if it's broken, we'll fix it later.

Is this policy acceptable? Qualified Westmount professionals have openly said

Where do the majority of Westmount residents stand on the Lemay plan? Council has no clue. Yet, it is crossing its fingers and is hell bent on approving the Lemay plan in two days.

Each councillor will be remembered for their vote on September 18, 2025.

DENIS BIRO, 5000 DE MAISONNEUVE, NDG

LET'S STOP MARCHING **INTO THE 1960s**

Regarding the current "high-rise tower" debate about the southeast in Westmount city council, I met a Montreal properties

owner on Victoria Ave. on September 11. She told me she had visited the Cabot Square towers, and she commented: "The units are small, over-priced and a lot of them are unsold – maybe 40 percent, even 60 percent."

And it is common knowledge that people buying such units do so as investments, or to rent them, and the buyers are often from out of town. Also, Cabot Square was supposed to have institutions for the local area that have never materialized. Clearly, such development will not serve young families and is not a precedent that Westmount should follow.

Nevertheless, our "décideurs" and "décideuses" seem to be marching resolutely towards a 1960s past that we really should avoid. But fools and their money are soon parted, as granny used to say.

PATRICK BARNARD, MELVILLE AVE.

QUAND LA DÉMOCRATIE PASSE EN DERNIER...

Depuis plusieurs semaines, la mairesse crée un clivage entre les personnes favorables au plan de réaménagement du sudest et celles qui sont en sa défaveur. Il faut rappeler que la grande majorité des Westmountais s'entendent pour dire que ce secteur, en proie à un manque chronique d'investissements, doit être revitalisé.

Le problème réside plutôt dans le fait que la mairesse souhaite procéder au vote, de façon cavalière et hâtive, le 18 septembre prochain, jugeant qu'il faut impérativement aller de l'avant. Selon elle, la ville doit contribuer à juguler la crise du logement, alors que nous « tournons en rond » sur ce dossier, en réponse à une question que je lui ai posée à la dernière séance du conseil.

Madame Smith allègue que la mouture proposée est prête à être mise en œuvre et qu'il y a urgence en la demeure. N'est-il pas ironique d'affirmer une telle chose, alors que le vote – qui devait initialement se tenir le 8 septembre – a été repoussé?

Étonnamment, elle affirme que le travail serait à recommencer à zéro si le vote est reporté après le scrutin municipal. Les fonctionnaires municipaux du Service de l'urbanisme ont pourtant œuvré avec ardeur sur ce projet ces dernières années. Prétendre le contraire, c'est les mépriser.

L'objectif avoué de ce projet est d'attirer de jeunes familles à Westmount. Apparemment, il permettra également aux jeunes qui étudient à Dawson, à Concordia ou à McGill de se loger à proximité de leur établissement d'enseignement. Alors, quelle fut la réponse à ma question « Quelle proportion de logements abordables sera prévue? »?

Aucun mot.

Seulement une mention au fait qu'elle n'a pas la réponse à toutes les questions qui peuvent se poser, dont celles de l'augmentation potentielle du trafic à proximité...

La volonté de Madame Smith de procéder au vote tous azimuts ne fait qu'alimenter les clivages. Cela mine la démocratie par l'absence de volonté de nouer un dialogue constructif avec la population et d'imposer sa vision à son successeur ou à sa successeuse à l'aube du début officiel de la campagne électorale.

Prenons le temps, ensemble, d'affiner la discussion au courant des prochaines semaines et des prochains mois. N'est-ce pas cela, une démocratie saine et vivante?

ALEC CHAMLIAN, CHEMIN DE CASSON

THE IMPORTANCE OF **GOOD EDITING**

Thank you for publishing my letter with your perfect and witty heading, "The Importance of Being Westmount" (August 26, p. 4). But you shouldn't be so modest to include yourself in the less literary minded. My conclusion "about not laughing people to scorn" need not have been replaced with "not laughing people in order to scorn." In Westmount, we defend good idiom of the English language, although we need laugh no one to scorn. And perhaps it's a logical oxymoron to "laugh ourselves to scorn." Should we not, instead, rejoice in each other with good humour. Then we might work to keep the peace.

> VICTOR YELVERTON HAINES II, DE MAISONNEUVE

Editor's reply: Looking at it again, I would have added an "at" too, as in "not laughing at people," although I now find your formulation in the King James Bible. Had I gone ahead, you could have one-upped me even more! More seriously, all letters are subject to edit (as clearly stated), during which process I target the general reader, who is often - in my imagination - reading quickly. If you want total control, please buy an advertisement. - DP.

Editor's note

Letters to the editor policy for end of election period

In keeping with our practice during the previous four municipal election campaigns, letters to the editor published in our last issue (October 28) before the November 2 election that mention a candidate will be shown to that candidate for possible rebuttal in the same issue. There will be no second "right of reply" to this possible reply. - DP

WESTMOUNT INDEPENDENT

We are Westmount

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Westmount's Four Corners Need More Than Towers - They Need Leadership

When the Montreal Children's Hospital was demolished, many hoped its replacement – sleek highrises – would inject new life into the area between Atwater Avenue and the old Montreal Forum. The vision was bold: a revitalized, dynamic corridor and gateway to Westmount. In fact, part of one of the buildings even sits in Westmount. But just a year after completion, it's becoming clear that these shiny glass towers haven't revived the area; they've merely compounded the problems. Crime has worsened, not lessened, in the Cabot Square area.

Instead of renewal, we've seen deterioration. Disorder has spread westward along Sainte-Catherine Street, reaching the once-desirable apartment sector of Westmount. It is no longer safe to walk alone near One Wood, Alexis Nihon, or even Westmount Square at night. Needles litter the sidewalks near the Atwater Library and the former Reddy Memorial Hospital. Violence has crept up Atwater Avenue, making it unsafe for students and anyone relying on public transit. These shiny new towers at the Children's Hospital site didn't elevate the neighbourhood – they simply shine, cast their shadow and loom over it. The public realm was neglected, and in some ways, worsened.

Let's not forget: Westmount had a role in permitting this project.

This isn't just a missed opportunity – it's a flashing red warning sign. What happens next at this intersection will shape in concrete and steel the most densely populated part of Westmount for generations to come. Right now, we're failing, and our elected leadership is failing us. Westmounters – from the top of the mountain to Priest's Farm – should feel as safe walking to Alexis Nihon as they do walking around Claremont and Sherbrooke.

If we continue down the path of fragmented, developer-driven construction without a cohesive, city-led vision – one that unites all stakeholders and avoids conflicts of interest – the decay will deepen, solidifying and adding to urban blight in Westmount. But we can still turn things around – if we act decisively and intelligently. Look no further than Bryant Park in New York City.

From Urban Blight to Global Showcase

In the 1980s, Bryant Park – surrounded by the New York Public Library, the Grace Building, and the Republic Bank Building – had become a hub of crime, drugs, and decay. The area's perimeter streets and iconic buildings, like Gordon Bunshaft's elegant travertine-clad Grace Building with its sloping facade and Moshe Safdie's Republic Bank of New York, were tainted by their proximity to the park. The New York Public Library, one of the city's cultural landmarks, saw a drop in visitors, and the surrounding area's commercial viability plummeted.

I remember visiting the Grace Building and seeing a man urinate on its base – just steps from the entrance. Staff had to be hired to sweep needles from the sidewalks. This wasn't some fringe district; it was the heart of Midtown Manhattan – and it had become a war zone.

Then New York acted - not with platitudes, but with purpose. The city launched a comprehensive

strategy: a business improvement district, public-private partnerships, and a complete reimagining of a public space once beloved. Bryant Park was reborn. Today, it hosts major events like fashion shows, film screenings, and tennis exhibitions. It's a global icon. This transformation wasn't just cosmetic – it was structural, strategic, and sustained. Now, when New York hosts "Seventh on Sixth," one of the world's most important fashion events, Bryant Park is at the centre. Over a million tourists and New Yorkers visit the park annually, whether to sit on a bench, enjoy an event, visit the library, or eat at the park's eateries.

Why Can't We Do the Same?

Jonathan Wener, one of Canada's most visionary developers and visionaries at large, has proposed a smarter approach for Westmount's southeast corner: coordinated development, fewer but taller towers, and a shared plaza. He's right. But plazas alone won't create vibrancy. Without active street-level engagement, they become sterile, lifeless spaces.

Look at Westmount Square's Plaza - empty after hours. Or Alexis Nihon Plaza, which spans an entire block with windowed façades but no street-facing retail entrances. The result? A cold, inactive space that invites loitering and crime instead of foot traffic. Its very lifeless design has made it a go-to place for drug addicts, lewdness and crimes of all nature. If Alexis Nihon wants another tower, then our new council and mayor must legislate new zoning that reimagines its street-level interface. We must zone for storefronts with multiple entrances and exits on the street, with windows that show life, not just blank posters. Ditto Alexis Nihon's Atwater-facing frontage must be part of that same zoning "deal" with Westmount. It goes without saying that this must be a sine gua non for the south side of Sainte Catherine.

The Problem No One Wants to Name

Cabot Square is the epicentre of this crisis. Originally envisioned as a green space, it has become a magnet for disorder and criminal activity. Everyone who lives or works near Atwater knows this. Yet, our elected officials remain silent. One candidate for mayor, who has sat on the current council for eight years and represents many Westmount residents who live just blocks away from this chaos, has endorsed a jumbled mishmash of high-rise buildings on the south side of Sainte-Catherine. A disorganized cluster of unrelated buildings might work for someone living in another universe near Murray Park. But down the hill, where the majority of Westmounters live, it's not the solution for Westmount. It's not a vision that takes into account the long-term street safety and commercial vitality of the Sainte Catherine -Atwater corridor, not to mention the permanent damage it would do to Westmount's future for many generations to come.

We need to hold our future elected officials accountable – whoever they may be. They must collaborate with the new mayor of Montreal and all stakeholders in the area. This process requires more than just an urban study commissioned by the mayor or city council. We need the brightest minds – many

of whom live in Westmount - to come together and create a serious plan to reclaim, reinvent, and reinvest in Cabot Square.

And even though Cabot Square is technically "across the street" in Montreal, that is a cowardly excuse. Imagine if Ukraine were being bombed just 30 feet from Poland with shrapnel landing in Poland would Poland remain silent? Our civic leaders' silence amounts to complicity. We all have a right to demand that our neighbourhood doesn't become a crimeridden, drug-infested, dangerous place. And the same must be demanded of our elected officials. They cannot allow themselves to be complicit in a poorly executed development scheme that benefits only the developers. This must be about the entire community – every Westmount taxpayer, every resident.

What We Can Build Instead

We have a rare chance to transform Westmount's gateway into something extraordinary. We can create great architecture and a safe, welcoming public space that inspires – not just for the wealthy, but for middle-class residents and those in need of affordable housing. In New York, luxury condos and subsidized housing coexist in the same towers. These aren't "ghettos-in-the-sky" – they're integrated communities. Montreal can do the same. And Westmount can lead the way.

It will take more than Jonathan Wener's ideas alone - though they lay the groundwork for a bold new beginning.

We can embrace height and density - but only if it's done with excellence, equity, and urban integrity. That means demanding more from developers, planners, city officials, and our elected leaders. It means building units that can accommodate all strata of Westmounters as is done in New York City.

A Call to Action

As the municipal election approaches, slogans won't cut it. We need leadership. We need action. Just as we rallied to build our arena, we must bring together the brightest minds of Westmount - those who can afford to live in the wealthiest zip code in Canada. Our future mayor and council must commit to this vision in their campaigns and pledge to:

- → Develop a master plan for the Sainte-Catherine and Atwater intersection, with full stakeholder engagement - not just an opaque process with "urban experts" hired by city hall.
- → Lead a complete revitalization of Cabot Square, modelled on Bryant Park's transformation.
- → Implement zoning rules that mandate active street-level uses not just more glass and steel.
- → Commit to mixed-use, mixed-income development that prioritizes inclusion and quality.

This intersection - the Four Corners of Westmount and Montreal - isn't just a development site. It's a test. A test of whether we can learn from our failures and whether we still believe in bold, city-building ideas. If New York City could do it at Bryant Park, then surely we can do it at the entranceway to Westmount.

Let's stop settling. Let's start leading.

STEPHEN LEOPOLD

EDITORIAL

Declaration of interest: I have a financial interest in every advertisement sold by the *Independent*. Read on at your peril. – DP.

ė.

Well, this is awkward.

There has been a city of Westmount story brewing for years but that I have tried to avoid because it involves the newspaper and the newspaper's finances directly. But things never seem to get any better, and I think that Westmounters ought to know the facts and get the chance to share their opinions with the election candidates.

In short, the municipal government has gone from being a major advertising client when the paper was founded in 2007 to a valued, but much less important one.

For clarity, the municipal government has never been a 50-percent or similarly important client. The *Independent* is primarily made possible by the sale of ads to real estate brokers.

For further clarity, the drop in spending preceded the current council, although it continued under it.

All that I am requesting is the restoration of the city's former budget with us, which works out to about \$4 per Westmount resident per year.

I am an ad salesman

I write "awkward," but I am not ashamed of selling ads by any ethical method, including appealing to voters over the heads of the city of Westmount's politicians and unelected employees. It's your money. What do you want done with it?

I thank in advance everyone who is of like mind and, regardless of their opinion on this matter, I thank again everyone who has ever had a nice word to say about us, me or this newspaper, **including at the city**.

I share two letters with you at right. Looking at the March 2007 one, written before we started, I believe that we have lived up to my hopes as expressed to the council of 2005-9. What do you think?

Over the years, I have sent several versions of the 2022 letter to various council members, without changing the overall downward trend of city advertising.

Indeed, in recent years, the city has accelerated the use of its own pamphlets and flyers (see photo above), which it distributes by Canada Post, the same service that we use for door-to-door delivery.

I can't tell you what a slap in the face these mailings are! (Intentionally?)

There is a Westmount-owned, Westmount-headquartered, Westmount-focused newspaper going out to residents, and – instead of buying its ads – the city uses

Voter: Do you support the city's former, larger budget for ads in the *Independent?*

the same delivery method to deliver paper publications that it creates from scratch.

Even the city's 2013 study, completed by IPSOS, concluded "The Westmount Independent is the main vehicle via which residents keep informed about current events" (p. 15). At that time, "official websites" were at 19 percent and the Independent at 42 percent as the primary means of "keeping up with Westmount current events." The IPSOS study is available on our website. It is ironic that the city dramatically

cut its advertising support soon after.

More ads, more content

But it is more than that. As a print publication, every advertisement that we sell allows us to have more content.

Why? As we sell more ads, we add pages – and articles – to the paper.

Now, wait a minute, you might say. Doesn't some of the *Independent*'s content have nothing to do with municipal government? Yes. Isn't some of it quite light or even fluffy? Yes!

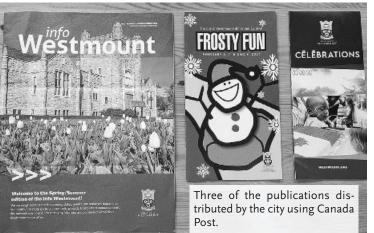
Why should a government want to advertise in such a publication when it can have its own? My answer: if we are doing our jobs properly, our blend of content – serious and fluffy, budgets and ball gowns, jabs and jokes – gets readers of all kinds reading, and gives the ads value, which is relevant even for government. A government-issued publication, on the other hand, cannot have the same personality, or much personality at all.

Some of you may remember that I am a free-market advocate. Is "Mr. Free Market" now asking for a government subsidy?

No! I am not talking about a subsidy. I am talking about advertising purchases.

Is Mr. Free Market talking about a government buying ads for the sake of buying ads, in effect creating a subsidy?

No! I can think of so many instances when the city has had a message that could be better communicated and so help change the targetted behaviour. Whether it is something that is illegal (e.g. wheels not to curb, gravel/dirt on a sidewalk, any number of things without a permit), or something that the city is offering (e.g. an open day, a celebration, a Sports and Rec program, hazardous items drop-off), or something that citizens could do better (e.g. differentiating between garbage, compost and recycling), the city has many,



many messages that could be reinforced with advertising – including repetitive advertising, something it does not do.

This is not some academic or solely self-serving point. In advertising, *repetition works*. Have you ever seen a specific ad by a major brand many times in a short period of time? The world's most expert marketeers obviously have the same view.

A good newspaper creates community

Additionally, unlike all our other clients, the city has a community-building mandate. Having a good local newspaper helps make community possible.

I ask you: Is it better for Westmount municipal life that we exist?

Also, unlike most (but not all) private sector entities, a government can take notice of its spending's impact.

Consider a municipality buying snowploughing services in a remote community with one possible supplier. Would it want to sign a contract that awarded no money at all in the event of a no-snow winter? In such a case, "Bob's Ploughing" would likely not be there the year after a warm winter. Such a municipality should think win-win, and should use its budget strategically.

We are not in the shoes (or trucks) of "Bob's Ploughing," but there are times of year when a larger consistent government client would make a difference. *Did anyone mention January*?

Another possible counterpoint to a larger advertising budget is that the *Independent* frequently carries the view of government critics, including sometimes me.

This is a point worth considering, but it is not as though the newspaper is 100 percent critiques. I offer plenty of free column space to Westmount's in-power politicians. And I routinely publish views on both sides of an issue, including where I have a clear, known opinion.

But let's address it: Is it weird to ask a government to fund its own opposition?

Well, people are weird and democracy is weird, so it wouldn't bother me if such a funding policy were weird.

But upon reflection, I don't think it is odd for a democratic government to fund opponents, in some way, some of the time. At our two higher levels of government, the in-power government routinely leaves in place opposition-funding legislation.

The federal and provincial governments also have all sorts

of checks and balances that they fund, including auditors general, enquiries, reports, research and media through outright ownership.

I am not asking the city to buy us! I am just asking for the old ad budget.

And I am not asking for a fortune, just \$80,000 in Westmount's \$137-million budget – the inflation-adjusted amount of the city's spend in 2014. Just \$4 per Westmount resident per year.

Useable by everyone

One last point: unlike many city of Westmount services, the *Independent* (which is an independent service only partially "paid for" by the city, and that through the purchase of ads that have value) can be enjoyed by everyone. Not everyone can skate, or wants to. Not everyone uses the library. But everyone can get a copy of the *Independent*: at home, online or at a distribution point. Readers can be diehard fans or very casual readers.

Many, in my experience, use us as an insurance policy. Municipal politics is one big joke to these people, until *they* have an issue. And, from that moment on, every word about it is of utmost importance.

All this to say: Westmounters, we are here, 18 years on, in an era when many communities do not have a dedicated local paper. I am proud of our quality level, although mindful of every shortcoming. We are not asking the municipal government to fund us to the tune of 50 percent or anything close to that. But I would appreciate a level of spending equal to what it was when we started. Voters, are you with me?

Every year in the newspaper business has its general and specific dangers, including – I predict – the ones to come. It would be nice to know that I had a partner in the Westmount electorate. If I don't, that is important information to have as well. –DP

Addendum #1

March 9, 2022 Letter to a city councillor

To answer your question of late 2021, please find a summary of the city's spending with us in recent years from our accounting system. Thank you very much for your interest and, very importantly, for your business to date.

Items of note include:

- The largest drop occurred from 2014 to 2015, mainly in city clerk notices.
- A variety of other factors likely caused the further drops in subsequent years (2015 to 2018), including Bill 122 and the city's practice of publishing only English versions of some notices, which continues to this day (e.g. January 11, 2022, p. 13).

We have many francophone readers (as evidenced in letters to the editor and letters of support over the years). Language has never been an issue at the paper, and I think our francophone readers value a local newspaper that exists and works as much as our anglophone ones. Shouldn't their municipal government speak to them in their language in the municipally focused newspaper that comes free to their door?

My pitch for more business from the city remains the same as it has ever been:

- 1. Spread city's message. Ads in our newspaper are seen, and they are a great way to let residents know what the city is doing with their money, from sports and recreation to street repair, urban planning and public security. They can also convey messages about safety, rules and procedures that save time and increase security.
- 2. Community building. In addition to getting value for its ads, it has also always been my contention that the city, as a government that values community building, should take notice of the effect of having and supporting a local newspaper. Buying our prod-

uct is not like buying more salt for Public Works or wire for Hydro Westmount. It helps bring people together in a moderated and information-disseminating forum.

In this regard, I think that we are a very popular resource for Westmounters, which they all receive free at home and on the internet. Even for habitual non-readers of our paper, we are an "insurance policy" when – all of sudden – municipal politics matters to them.

We are not a city service, but what city service (WRC? Library? Victoria Hall? The Gallery? Public Security?) has such a broad array of users? We reach everyone, every week.

- 3. We value all ads, but especially appreciate load-levelling business. We have always relied principally on non-government revenue, although the city was initially a very large client with a larger mitigating effect during slow periods of the year (e.g. January, July) and a possible one during any advertising recession (which then actually happened during the first COVID lockdown in spring 2020 and the city's increased spending thank you! which you see in the increase from 2019 to 2020).
- **4. Inflation bites us all, even before COVID.** If the base 2014 amount of \$61,232.60 were increased by inflation, it would now be \$72,275.36, as opposed to last year's amount of \$42,206.47 (a 42% decrease).

All this to say that increased spending from the city would be a good thing for its messaging and a popular use of residents' money. I encourage you to ask them!

If you have any questions, please call, and thanks again.

Best regards, David

Addendum #2

March 26, 2007 Letter to city councillors

I am writing to ask the City to support a new community newspaper with some of its advertising budget. I have codenamed this new newspaper "the Herald." [...].

Why should the City support "the Herald"?

Quality. "The Herald" will be a great community paper. I take pride in all of my products; but, in this case, quality is also a business necessity. It would be pointless to compete with the 4+ existing community papers by joining them in a race to find the cheapest possible content (including in some cases "negative cost" advertorial). I think there is a place in the City for a well-written and well-edited paper that people read and are excited to receive. From a business point of view, I believe that quality draws readers and that readership (ultimately) drives advertising sales. Although quickie publications can make money, quality and profit are not mutually exclusive. Quality consciousness was the reason I contacted and signed Laureen Sweeney to be the principal "Herald" reporter.

Local writers. I already work with many current and former Westmount writers and editors. "The Herald" will focus even more on local talent. Is this decision mere parochialism? No. Local writers are a great resource because they know the people who make news. They know what is going on. Their neighbours are interested in reading their material. The existing Westmount papers rely heavily on non-Westmounters who miss all sorts of great material and who are known, at best, as bylines. Among others, I intend to work with la list of former team members.

Local ownership. My Westmount home and business addresses will not determine your decision, but local ownership does help avoid many problems. I will *personally* care about quality. I will *personally* care about making "the Herald" a business success and it will be a significant asset in my portfolio. I will be responsive to community issues. You can't beat hands-on management. [...]

Thank you for taking a look at my proposal. I hope we can build this newspaper together.

Best regards, David Price President [Sherbrooke-Valois Inc.]

City of Westmount advertising purchases in Westmount Independent

| | Jan-Sept 15, 25 | Jan-Dec 24 | Jan-Dec 23 | Jan-Dec 22 | Jan-Dec 21 | Jan-Dec 20 | Jan-Dec 19 | Jan-Dec 18 | Jan-Dec 17 | Jan-Dec 16 | Jan-Dec 15 | Jan-Dec 14 |
|----------------------|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| City Clerk notices | 4,415.35 | 4,554.58 | 3,291.12 | 3,678.00 | 7,859.15 | 3,720.50 | 3,644.30 | 2,230.86 | 9,904.22 | 13,051.63 | 15,323.08 | 34,112.60 |
| Communications | 16,941.20 | 29,424.19 | 29,346.91 | 25,694.34 | 33,090.92 | 39,953.40 | 25,151.02 | 24,851.51 | 22,411.52 | 25,169.30 | 23,397.68 | 25,034.00 |
| Events Office | 0.00 | 1,122.27 | 325.7 | 426.39 | 284.26 | 0.00 | 1,219.50 | 954.00 | 410.00 | 0.00 | 272.00 | 245.00 |
| Human Resources | | | 325.7 | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 223.00 | 0.00 | |
| Public Works | 0.00 | 545.55 | 545.55 | 972.14 | 972.14 | 452.00 | 452.00 | 1,350.00 | 452.00 | 1,127.00 | 1,275.00 | 1,841.00 |
| Urban Planning | | | 0 | 1,980.86 | 0.00 | 820.16 | 449.75 | 0.00 | 0.00 | 223.00 | 0.00 | |
| TOTAL | 21,356.55 | 35,646.59 | 33,834.98 | 32,751.73 | 42,206.47 | 44,946.06 | 30,916.57 | 29,386.37 | 33,177.74 | 39,793.93 | 40,267.76 | 61,232.60 |
| Change | na | 5.4% | 3.3% | -22.4% | -6.1% | 45.4% | 5.2% | -11.4% | -16.6% | -1.2% | -34.2% | |

Notes on these numbers:

- (1) The March 2022 letter included the results until 2021 only. The other years were added for this editorial.
- (2) There was an uptick of city spending on *Independent* advertising in 2020 due to the COVID pandemic.
- (3) With inflation, the base 2014 amount of \$61,232.60 would be \$80,328.21 in 2025 dollars.

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Announcing her decision at council meeting

'Done my best,' Cllr. Roux won't seek second council term

BY LAUREEN SWEENEY

Councillor Elisabeth Roux won't be seeking a second term on city council representing District 2. She announced the news at the city council meeting September 8 after a report of many events at the Westmount Public Library in her role as its commissioner.

"It certainly hasn't been an easy decision," she explained. "I care deeply about the city, I have great respect for Westmount residents and I have enjoyed the work of a city councillor immensely. 'Work' isn't even the right word for it. I felt privileged to have a chance to help make the city a better place for our community."

But after much thought, she said her personal and family objectives "do not align with seeking another mandate."

Known for her dedication, Roux was elected four years ago. She assumed her role at the library, where she is well known not only for "officiating" at its events but helping to pitch in to help and clean up afterward.

"She set the bar very high," Mayor Christina Smith said. This generated hearty applause from the packed council chamber.

Looking back

Roux said she had "done my best to be there for residents regarding individual matters as well as major projects in the district." These included preservation of the tree canopy and the landscaping design in King George (Murray) Park, as well as different street re-construction projects, the Claremont triangle pilot project and, "of course, making sure we were being fiscally responsible."

She continued: "There is so much to be done in the city, it seems 'pay as you go' alone can't get us where we need to go. We



Councillor Elisabeth Roux at the August 4 city council meeting.

unfortunately need to borrow but I was vigilant to make sure we didn't borrow more than we absolutely needed to."

Roux has not been shy to express her feelings on various council votes even when it meant voting against changes such as curbside garbage collection without public consultation, which passed. She has also worked "tirelessly" as commissioner of the library over last year's 125th anniversary.

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Roux, cont'd from p. 10

seriously undertaken the planning for the re-development of the southeast sector of the city, which desperately needs it, and the list goes on."

Roux said she is also proud of dissident positions she has taken concerning items such as the reconstruction of Lexington and a preliminary adoption of the southeast project "that residents had not seen" - council decisions she did not consider in the best interests of residents

Much to do

"There is still much to do," she added. "This includes the safety of Roslyn School children such as the installation of bollards at the corner of Grosvenor and items residents "have still not seen."

Although she has decided not to run again, "my commitment to the community remains strong" and she encourages others to run for council.

Addressing all citizens, she said: "Thank you again for your trust, your ideas, your support and for allowing me to serve on Westmount city council, it has been a tremendous honour and a truly rewarding chapter in my life."

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A Kensington Ave. house on September 10.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDEN



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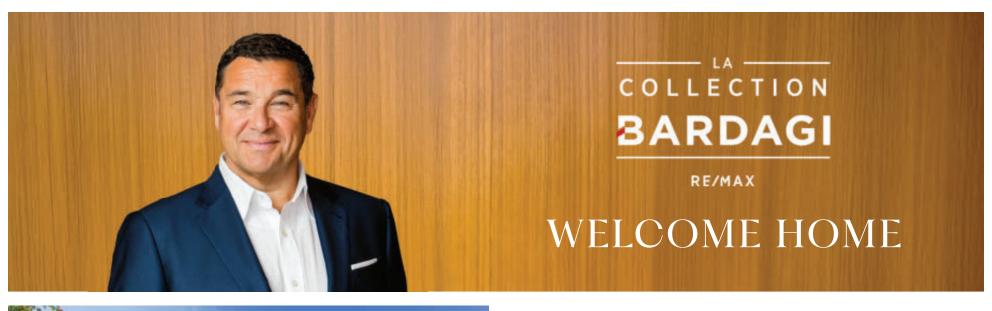


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Real Estate ANDY DODGE

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in August 2025. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

After a busy and exciting July real estate market, including two late sales reports that boosted the month's total to 18 homes. it seems Westmount just let out a huge sigh and fell back, with only six more sales agreements posted for August.

They include two sales over \$3 million and one more – the fifth this year – under \$1 million, with an average of \$2.4 million adjusted upward to \$2.5 million once the extremes are counted out.

All of the mark-ups or mark-downs from municipal valuation are in the single digits except two: one of the highest prices is 37.9 percent above tax value, while the lowest price was also the biggest markdown, at -34.2 percent. The others ranged from +8.9 percent to -9.2 percent, with an overall average of the six sales at -0.1 percent, thus basic parity.

While the volume for August was weak, the number of houses on the market increased from 132 to 140 by mid-September, none asking under \$1 million but 10 - the same as a month earlier - asking more than \$10 million, highest asking price at \$19,900,000, which has topped the list for almost a year.

Condos, hors Westmount and rentals

Only two more condominiums were added to the third-quarter list of condo sales, bringing the total to six with only one

August sales: Weak volume

selling below valuation, thus an average for the six of +17.1 percent. September sales still must be added before the third-quarter figures can be confirmed.

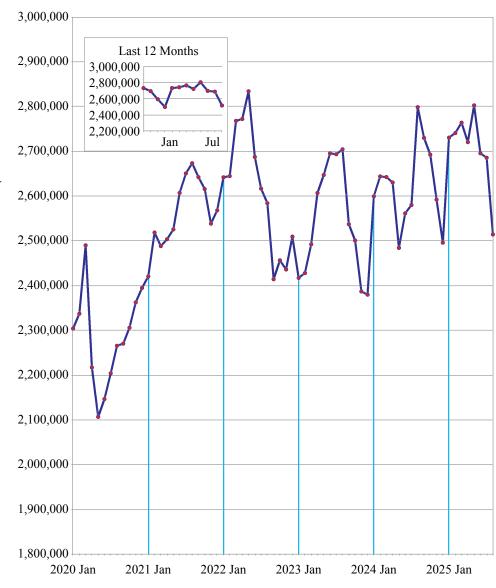
The adjacent-Westmount market was as weak as Westmount's houses, with two sales in eastern NDG and one more on Docteur Penfield in the Square Mile, but none in adjacent-Westmount areas north or east of the city.

So far, the east-of-Westmount – basically west of Guy St. and Mount Royal Park has logged eight houses sales this year, but none since June. We have counted 19 condominiums sold in that district this year, including eight at 3577 Atwater Ave.

Finally, another three Westmount houses were rented in the past month including two upper-Westmount properties at \$25,000 per month each, but the total of 29 rental properties this year is low compared to the 36 at the same time last year. There are 17 house rental properties on the market right now compared to 24 in mid-September 2024.

Don't miss **Dodge's first** take on the new islandwide valuation roll, p.SL-6

Average adjusted price for 'typical' Westmount house, by month, January 2020 to August 2025, based on accepted offer dates





Karen Karpman (514) 497-8218 man@bhhsquebec.ca





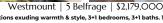
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Real Estate
Andy Dodge

The new island of Montreal valuation roll, to cover property taxes for the years 2026-2027-2028, may be good news for most property-owners in Westmount, especially as it applies to single-family dwellings, according to data released by the Montreal valuation department last Wednesday.

The city's 3,519 single-family dwellings increased in valuation by 4.9 percent, while the average of 1,118 condominiums was up by 7.5 percent and apartment buildings by 6.0 percent.

Only the buildings with two to five units – mainly duplexes and triplexes that have not been converted into condominiums – had a lower average increase, going up 0.9 percent, basically unchanged.

The better news is that Westmount's total evaluation increase for the new roll is only 5.6 percent, second lowest only to Dorval Island and way below the island-wide average increase of 12.2 percent. Most of the centre-city municipalities and boroughs are among the lowest variations

New roll good news for residents: Westmount valuations increased less than others

while the eastern and western tips of the island of Montreal will suffer the greatest increases, including Senneville on the western extremity and Rivière des Prairies-Pointe aux Trembles, Anjou and Montreal East, all at more than 20 percent.

The distribution of valuations directly affects the apportionment of the "agglomeration taxes" that make up more than half of the city of Westmount's budget, thus the lower-than-average increase will affect the proportion paid by the city.

It is still the case that Westmount's average valuation of \$2,739,500 for single-family dwellings is the highest for any of the municipalities in the agglomeration, with Hampstead (\$2,137,200) and Town of

Mount Royal (2,000,500) the only others to clear \$2 million.

The average for Westmount's condominiums is \$1,669,400, some 2.5 times the average for Pointe Claire in second place at \$673,700.

The highest-assessed single-family dwelling on the island carries a price tag of \$33,292,500, but the department does not identify the address.

The *Independent* will be carrying out a sample of the new evaluations in an upcoming issue.

Don't miss

Dodge's house
history of

634 Sydenham,
p. SL-20

Amount and changes in valuation in Westmount, 2026 roll

| | Single family | Condos | 2-5 living units | 6 units+ | Office buildings | Mixed Commercia | Institutional | Industrial | Vacant Land | Total |
|----------------------|------------------|---------|------------------|----------|---------------------|--------------------|---------------|------------|----------------|------------|
| Number | 3,519 | 1,118 | 276 | 103 | 31 | 239 | 48 | 7 | N/D | |
| Total val (millions) | 9,640.4 | 1,671.0 | 498.5 | 1,431.7 | 656.8 | 405.0 | 1,024.1 | 7.9 | \$714.0 | \$16,049.4 |
| Change | 4.9% | 7.5% | 0.9% | 6.0% | 0.6% | 10.5% | 13.7% | 29.8% | 4.9% | 5.6% |

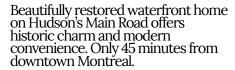
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First step: demolition!

Work continues on Roslyn/Upper Roslyn steps



As seen September 12 from The Boulevard near Roslyn Ave. The steps lead up to Upper Roslyn Ave. $$\sf Photo: Independent.$$

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\$795,000 1321 SHERBROOKE O., APT. D70 VILLE-MARIE



\$679,000 900 SHERBROOKE O. APT. 72 VILLE-MARIE

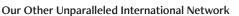
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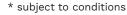












Plan remains for pharmacy to take over vacant NDG restos

Opening of Grey Ave. Pharmaprix expansion delayed to 2026

BY JENNIFER BALL

The Pharmaprix to the west of Westmount's border with NDG is still working to expand its footprint by 7,000 square feet but the original targeted delivery date of late 2025 has shifted to sometime in 2026.

The large store at 5038 Sherbrooke, corner Grey Ave. – which remains open during the expansion – will take over commercial space to its east.

The goal at project conception was to offer greater selection in beauty and grocery products as well as more private consultation rooms to aid in clients' primary care.

According to the communications department at Loblaws, that aspiration has not changed but the delivery date has.

The Shoppers Drug Mart Corporation is a wholly owned subsidiary of Loblaw Companies Limited and is the licensor of retail drug stores operating under the name "Shoppers Drug Mart" and, in Quebec, "Pharmaprix."

No change to plan

On August 15, Geneviève Poirier, senior manager, communications, at Loblaw Companies Limited, provided a statement. "I can confirm that the scope of the project remains unchanged: the expansion is still planned for 7,000 square feet, and the plan is to continue offering a wider selection of beauty and grocery products, as well as a pharmacy care clinic...

"However, the timeline has been pushed back slightly, and the opening is now

A look inside the worksite at 5024-38 Sherbrooke, the location of several now-closed restaurants, on August 21.

PHOTO: INDEPENDENT

Looking sharp on Victoria



The Independent's informal survey of Victoria Ave. vehicle trends has noted an uptick in luxury cars since the opening of the Olyimpico café near Somerville Ave., although not all the cars have the vintage swagger of these two Porsches seen September 10.

Photo: Independent.

planned for later in 2026."

Poirier was then asked on August 19 to provide a ballpark date in 2026 and to explain what caused the delay. There was no response from Poirier by the *Independent's* print deadline.

5024-38 Sherbrooke is one lot of three buildings owned by 9079-1401 Quebec Inc. It is the first property one encounters on the south side of Sherbrooke after one has left Westmount and is in NDG (see January 28, 2025, p. 1 and 15). From east to west, it used to house the Taj Mahal Indian restaurant, the Crossroads/Liquid Lounge bars, and the La Maison de Seoul Korean and Claremont restaurants.

In a January 24 statement, the borough of Côte des Neiges-NDG indicated permits

exist for 5024 to 5038 and that, regarding 5030, 5032, 5034 and 5038 Sherbrooke (the second and third buildings), the permit is to "transform two buildings into one by merging the building with the adjoining building to the east (5024 to 5028)" (the first building).

On January 21, 9079-1401 Quebec Inc., received a letter at its downtown office asking them to confirm whether the renovations detailed on the permits were being undertaken solely for their tenant Pharmaprix or if another tenant would occupy one of those units. 9079-1401 Quebec Inc. did not reply to the *Independent's* request for information for the January 28 article, nor did it respond to an August 19 letter delivered the same way.



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Opening of Miele's Greene/Sherbrooke showroom delayed till October

BY JENNIFER BALL

Miele has rented the street-level commercial space at 1394 Greene Ave., corner of Sherbrooke, and it will open a showroom there although the original opening date of late August/early September has been pushed back to mid-October.

The site was formerly occupied by a Lululemon and, before that, a Bank of Nova Scotia.

According to the Montreal property roll, the estate of Morris Feinstein owns 1394 Greene Ave. The landlord is Barry Feinstein. The city provided permits to the estate dated May 28 for interior renovations (see April 22, p. 9).

Work continues

When the *Independent* went by on August 20, workers had just completed the drywall but had not yet painted and a construction worker was inspecting the ventilation system. A September 9 viewing revealed the showroom was starting to be filled with product boxes.

The work has been conducted by the construction company Downs McGovern.

Eric Tanguay, communications specialist at Miele, provided an update on August



1394 Greene, corner of Sherbrooke, on September 9, with a Miele logo already in place.

28. "The opening was adjusted to October to allow additional time for renovations and final preparations. We want to ensure that everything is ready to provide the best possible experience for our customers from Day One."

Tanguay explained the store is designed to inspire and guide visitors in creating their dream kitchen and laundry room.

'Personalized consultations'

"Showcasing Miele's full range of premium appliances in a welcoming, lifestyle-focused setting, the centre also offers personalized consultations and a chance to experience Miele's dedication to innovation, quality, and sustainability up close...

"While the opening will begin with a soft launch, Miele plans to host activations and special promotions during the opening week, including opportunities for the community to engage with the brand."

Miele employs approximately 22,300 people worldwide, including 11,200 in Germany, and its range of products includes vacuum cleaners, laundry appliances, dishwashers, ovens, cooktops, range hoods, refrigerators, wine storage units and coffee machines.



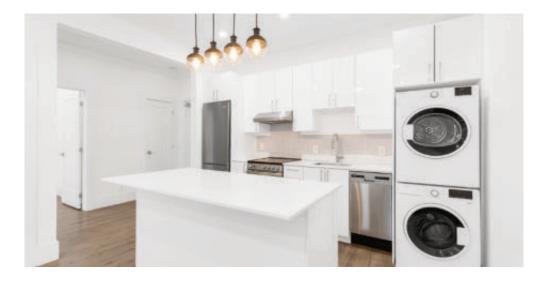
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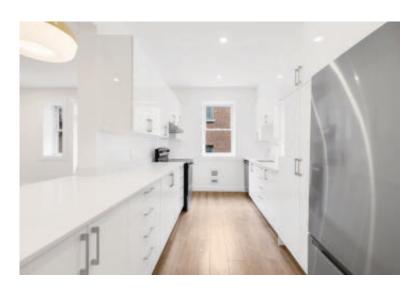
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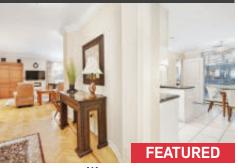
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Westmount 694 Av. Victoria | \$6,300/mo





728 AV. UPPER-ROSLYN, WESTMOUNT 4 BEDS, 4+1 BATHS | **\$3,998,000**



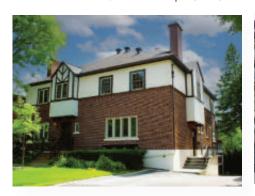
672 AV. BELMONT, WESTMOUNT 4+1 BEDS, 3 BATHS | \$2,597,000



721 AV. UPPER-BELMONT, WESTMOUNT 4 BEDS, 3+1 BATHS | **\$2,595,000**



48 AV. ARLINGTON, WESTMOUNT 4+2 BEDS, 3+1 BATHS | **\$2,550,000**,



762 AV. UPPER-LANSDOWNE, WESTMOUNT 5 BEDS, 4 BATHS | \$2,375,000



64 RUE ST-PAUL O. #512, VILLE-MARIE 3 BEDS, 2 BATHS | **\$2,195,000**



658 GROSVENOR, WESTMOUNT 3+1 BEDS, 3+1 BATHS | **\$1,998,000**



80 AV. SOMERVILLE, WESTMOUNT 3 BEDS, 3+1 BATHS | \$1,980,000



139 AV. BALLANTYNE N., MONTRÉAL-OUEST 6 BEDS, 2+2 BATHS | **\$1,749,000**



481 AV. ARGYLE, WESTMOUNT 3 BEDS, 2+2 BATHS | **\$1,748,000**



4902 AV. EARNSCLIFFE, CDN/NDG 4+1 BEDS, 2+1 BATHS | **\$1,549,000**



486 AV. ARGYLE, WESTMOUNT 4 BEDS, 2+1 BATHS | **\$1,499,000**



4850 RUE STE-ÉMILIE, LE SUD-OUEST 3 BEDS, 2+1 BATHS | **\$1,425,000**



1509 RUE SHERBROOKE O. # 44, VILLE-MARIE 3+1 BEDS, 2 BATH | **\$1,395,000**



1030 RUE DE BLEURY #3420, VILLE-MARIE 2 BEDS, 2 BATHS | **\$1,350,000**



831 RUE DE BIENVILLE, LE PLATEAU 3 BEDS, 2 BATHS | **\$1,298,00**



71 RUE STAYNER, WESTMOUNT 3 BEDS, 1+1 BATHS | **\$1,275,000**



5 PLACE PARKMAN, WESTMOUNT 3 BEDS, 2 BATHS | \$1,150,000



437 AV. GROSVENOR #11, WESTMOUNT 2 BEDS, 1+1 BATHS | **\$898,000**



432 AV. CLAREMONT, WESTMOUNT 3 BEDS, 1+1 BATHS | **\$735,000**



388 AV. OLIVIER #11, WESTMOUNT 3 BEDS, 2 BATHS | **\$699,000**



4700 RUE STE-CATHERINE O. #503, WESMOUNT 1 BED, 1+1 BATH | **\$695,000**



5063 RUE NOTRE-DAME O., LE SUD-OUEST 2 BEDS, 1+1 BATHS | **\$679,000**

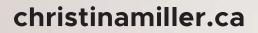


376 AV. REDFERN #21, WESTMOUNT 2 BEDS, 1 BATH | **\$569,000**

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'Below-market'? Maybe not

Western NDG project Exal adds 207 units to rental market

BY JENNIFER BALL

In NDG, the new rental project Exal will be adding 207 units to the rental market by October 1, according to its developer, but most units are not priced below market, contrary to what Anna Gainey, member of parliament representing NDG-Westmount, seemed to tell constituents in a mailed flyer.

Exal is found at 7300 St. Jacques at the corner of West Broadway, in southwestern NDG across between the large Reno Depot on St. Jacques and the Canadian Tire on St. Jacques/St. Anne de Bellevue Blvd.

In a flyer from Gainey that was delivered to homeowners in the riding early this summer, the headline was "494 new affordable housing units." This referred to two NDG rental projects: Exal NDG and Station C, which is in the early stages of construction and yet to be priced, with a civic address of 5315 Crowley (see p. SL-18).

Gainey said, "The Exal NDG development will offer below-market rent with a focus on resident well-being in its 207 units." The flyer had the amount of \$70.9 million after a Canadian flag and the word "investment," but it was not stated in the pamphlet what exact form that money would take.

The *Independent* reached out to Gainey's press secretary Elsa Niyongabo the week of August 4 for an additional statement from Gainey on the project but only the flyer was provided.

The *Independent* was invited to visit the Exal's one-bedroom showroom on August 24, along with other prospective tenants. There, the *Independent*'s reporter met a woman who lives in Westmount, who preferred not to give her name but who denied that the Exal's monthly rental costs are



The living area in the one-bedroom showroom apartment on August 24.



Exal is found at 7300 St. Jacques, corner of West Broadway, in NDG. This photo was taken from the north side of St. Jacques looking southwest on August 24.

priced below market.

The *Independent* looked into it. Centris is a province-wide database of property listings and a consumer-facing property search website that serves all 12 real estate boards in Quebec. It functions as a multiple listing service.

According to Centris – which provides an interactive map of average monthly rental prices by Montreal neighbourhood – the average apartment rental costs in the Côte des Neiges-NDG borough on September 14 are as follows:

- 1-bedroom is \$1,394 per month,
- 2-bedroom is \$1,880 per month,
- 3-bedroom is \$2,252 per month.

Exal's starting prices – as provided on August 8 by Mylene Michel, a rental advisor with Exal NDG, who did not provide the high end of the pricing range – are:

- 1-bedroom (3½) 586 sq. ft. on average: starting at \$1,508,
- 2-bedroom (4½) 906-915 sq. ft. on average: starting at \$1,795,

• 3-bedroom (5½) 1,204 sq. ft. on average: starting at \$2,295,

• Studio 454 sq ft: \$1,080.

On September 9, Michel was asked to enumerate actually how many 2-bedroom units the Exal offers at \$1,795 per month and how many 2-bedrooms it has in total in the project so that the *Independent* could work out the average cost of the 2-bedrooms. They appear to be the only units that could be classified as below the Centris average.

Michel did not provide that information, saying instead on September 12, "I have one unit left at \$1,795 and several on different floors at an average price of \$1,995/month." The latter is more expensive than the average apartment rental costs in CDN-NDG as per Centris.

Michel had previously provided a statement on August 8, in which she said, "[The] project will be delivered and ready for occupancy in September 2025."

Then on August 24 she clarified, "The

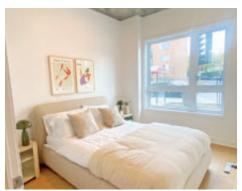
entire building will be ready by the first of October and 10 people have rented for September."

Exal inclusions: five appliances (refrigerator, stove, dishwasher, washer and dryer); private balcony; hot water; indoor bicycle parking; electric bike sharing; bicycle repair shop; delivery lockers; concierge services; car-wash area; rooftop terrace with BBQ; teleworking space; equipped reception room and private lounge; gym/yoga studio; lounge; collective roof garden; landscaped interior courtyard.

All Exal units have balconies, but the size depends on the unit.

Some further options are: \$150/garage/month; garage with electric terminal: \$185/month; \$25/locker; approximately 100 garage spaces.

The construction company that built Exal is Stephane Hope's company Construgep, which has been in operation since 1997.



The bedroom in the one-bedroom showroom apartment on August 24.



Looking northeast on September 11 at the Exal site on St. Jacques in NDG, at West Broadway. The nearby Canadian Tire is to the right, just outside the photo.

Photo: Ralph Thompson.

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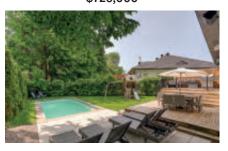
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500 Claremont moving forward





The very tall crane at 500 Claremont was being taken down August 8, left. It had been up for some time to facilitate work on the conversion of the building from institutional to rental use. The crane is now entirely gone, as seen September 12, right. Interestingly, a temporary lamppost (at right) that is not yet in its final location is already working.

LEFT PHOTO COURTESY OF LUCIEN SAVARD. OTHER PHOTOS: INDEPENDENT.

Empty lot with two permit okays still for sale on Dorchester

This lot at 4216 Dorchester remains for sale, despite being hard to see behind the detritus from the city of Montreal's work on Greene.

It received council approval to build over two years ago (see "It's a go! 4216 Dorchester Blvd. gets final council approval," January 24, 2023, p. 1), but it and its plans then went on sale (see April 2, 2024, p. 11, April 9, p. 8).

It recently went through an uncontested consultation to "update" its initially non-compliant, but then city-approved plan, which had expired (see December 3, 2024, p. 19).

It did re-obtain a permit (see May 27, p. 1).

As of September 14, the provincial property registry showed 11144995 Canada Inc. as the owner of the property, as it has since December 2018.

It is for sale for 2.4 million, plus taxes. – WI.

► 4216 Dorchester on September 11.

PHOTO: INDEPENDENT.



Renovated Alexis Nihon Plaza food court to re-open in November

BY JENNIFER BALL

The Alexis Nihon Plaza food courts on the mezzanine level of the shopping mall were closed at the beginning of March for renovation and are currently on track to deliver as expected this November.

The shopping mall is located at 1500 Atwater Ave.

It is situated between Atwater Ave. and Wood Ave., mostly in Westmount with the balance of the mall being downtown in Montreal's Ville Marie borough.

The company that owns Alexis Nihon Plaza is Cominar REIT (see March 25, p. 8). It owns and manages office, commercial and residential buildings, mainly in Quebec.

Amanda Clement is in the office of culture and brand at Cominar, and she provided a statement on August 18, which said, "I can confirm the opening is still scheduled for November."

Her August 18 statement itemized which businesses will be in the re-opened food court

- · Red Chicken,
- · Real Fruit.
- · Torino Grill,
- Poke Monster,



An illustration showing what the new food courts in Alexis Nihon, on the mezzanine level, will look like when they re-open in November. It is located at 1500 Atwater Ave. Photo taken on August 18.

- · Shawarma Plus,
- Thai Express,
- · Muffin Plus.

The three new additions to the food court are:

- · Subway,
- · Souvlaki Bar,
- Roll'V.

"Sushi Shop [which is on the mezzanine level] will also be renovating to integrate the design of the food court and will be adding new items to its current menu."

Signage outside the construction area indicated the work is being undertaken by Anjinnov Construction.







Expected delivery: summer 2027

NDG rental project Station C is in early stages of development

BY JENNIFER BALL

The NDG rental project Station C is expected to be a 20-storey building, which will contain 288 rental units, have several common areas and launch by the summer of 2027. Because pricing has not yet been established, it is currently unclear if the units can be considered affordable housing.

When the *Independent* was taken on an informal site visit on August 21, the excavation at Station C's civic address 5315 Crowley was complete and concrete for the foundation had been poured.

A flyer from Anna Gainey, member of parliament representing NDG-Westmount, that was delivered to homeowners early this summer reads, "The Station C development will offer 287 affordable rental units near Vendôme Metro with green spaces and modern amenities." The flyer had the amount of \$100 million after a Canadian flag and the word "investment," but it was not stated in the pamphlet what exact form that money would take.

The *Independent* reached out to Gainey's press secretary Elsa Niyongabo, the week of August 4, for an additional statement

from Gainey on the project but only the flyer was provided.

Launched by developer Rachel Julien, the architecture firm Blouin Beauchamp Architects is behind the concept and Station Crowley Inc. is undertaking the construction.

Erika Bonneau, director of marketing & customer experience at Rachel Julien, provided a statement on August 19. She could not confirm how affordable the units would be because "We have not yet established the price list. It will be developed in the fall of 2026."

On August 18, she broke down the project by units. There are 288 planned rental units across apartment dimensions:

- Studio = 365 to 400 sq. ft. and they comprise 7 percent of the inventory at 20 units.
- $3\frac{1}{2} = 484$ to 700 sq. ft. and they comprise 69 percent of the inventory at 198 units,
- $4\frac{1}{2}$ = 688 to 945 sq. ft. and they comprise 21 percent of the inventory at 60 units,
- 5½: 893 to 1,130 sq. ft. and they comprise
 3 percent of the inventory at 10 units.
 Delivery is scheduled for summer 2027.
 The common areas are an entrance hall

with lounge, gym, coworking space and lounge area including a full kitchen, shared terrace.

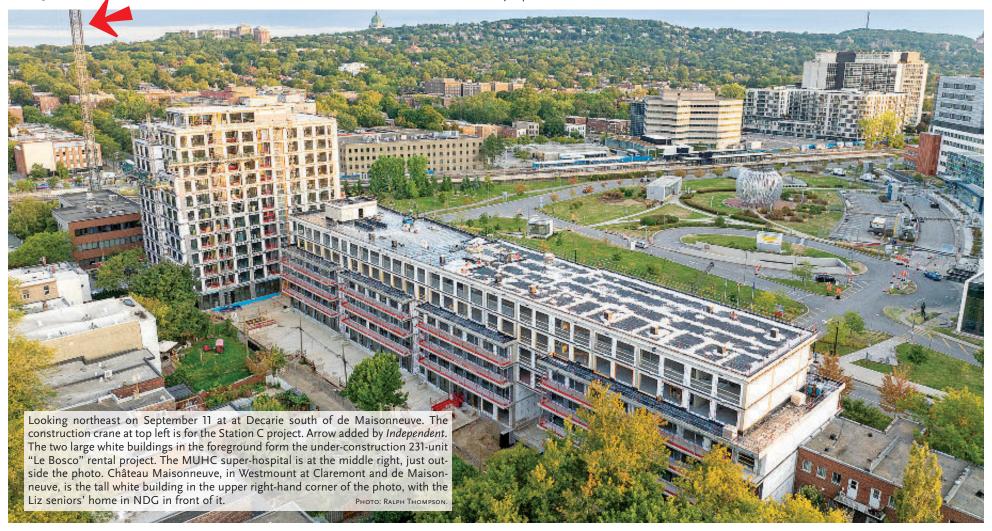
It includes an interior courtyard, a fitness room, and a rooftop terrace.

An indoor parking area with 72 spaces for cars and 283 spaces for bicycles will also be installed.

Charging stations for electric cars will also be available.



Work has begun, as seen August 21 looking north, on the basement and foundation of the future Station C at 5315 Crowley Ave. at its northwest corner with Decarie, opposite the super-hospital. The rental project is on the former site of Nelson Garage, which has moved west to 6260 St. lacques



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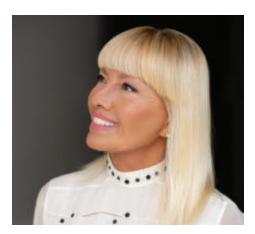


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House history

Andy Dodge

The name "Sydenham" conjures up various historical references that precede the street's naming.

It heads up the hill from near where the "Forden" mansion once stood, which was built by the Bowman/Raynes family and given the civic number 4475 Montrose Ave.

By 1909, when Sydenham Ave. was first conceived, Forden Ave. had only reached Montrose from Côte St. Antoine, and it was only after the mansion was demolished in the late 1940s that Forden Ave. was extended to Westmount Ave. – and Sydenham.

But where did the name come from? Thomas Sydenham was a 17th-century doctor (1624-1689) who pioneered the study of clinical medicine and epidemiology, and who took such intense care of his patients that he was often titled "the English Hippocrates." He discovered and catalogued new diseases and cures.



Dr. Thomas Sydenham

– 1874 –

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

– 1876 –

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

– 1888 –

Wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre. It is replaced by the stillin-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).

Sydenham Ave. sounds just-so-British



634 Sydenham Ave.

Also over in England, a small cluster of cottages originally called "Sippenham" changed its name to Sydenham in the 1640s when water springs were discovered there. The town grew, and finally became a district of southeast London, best known as the site of the Crystal Palace, which was

– 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.

built for London's Great Exhibition in 1851. It burned down in 1936 and was never replaced.

Also in England, but for Canada, a prominent businessman and administrator named Charlie Poulett Thomson, who had been elected Whig MP for Manchester, was appointed in 1839 to succeed Lord Durham as governor general for Canada.

According to Wikipedia, "Following his Canadian appointment, he was raised to the peerage as Baron Sydenham, of Sydenham in the County of Kent and of Toronto in Canada and was appointed Knight Grand Cross of the Bath... He was responsible for implementing the Union Act in 1840, uniting Upper Canada and Lower Canada as the Province of Canada, and moving the seat of government to Kingston."

The town of Sydenham, Ontario, where he died in 1841, is just north of Kingston. The community touches on Sydenham Lake.

Today, Ontario has two Sydenham rivers, as well as several schools and streets (especially in Kingston) with the name.

It seems most likely that this is where the name of the street came from.



Charles Poulett Thomson, first Baron Sydenham

So back to Westmount...

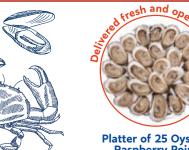
How this turned into a name for the new street in Westmount has to do with Westmount's late 19th century identity.

Frame Shoppe moves, a little



Victoria's Ave. La Frame Shoppe moved two doors up the street recently. Owner Matt Wetmore is seen standing in front of a new sandwich board September 12 directing clients to his new basement location at 320A Victoria. The framing store has also been in the unit in between its current and previous homes before it switched with Leonidas Culture about five years ago (see "Business slowly returning after COVID-19 'break," June 2, 2020, p. 10).

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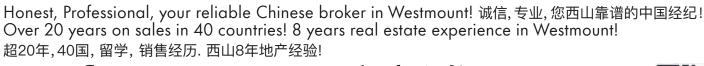
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House history, cont'd from p. 20

City council apparently decided on the name of the new street in about 1909, in the same vein.

Lovell's Directory shows in its 1909 and 1910 street indices that the street had been established, but the first three addresses did not appear until the 1911 directory:

- 611 Sydenham was the home of David H. Macfarlane of Ross & Macfarlane, architects and evaluators:
- 619 Sydenham was attributed to F.W. Evans of Evans & Johnson, insurance;
- 634 Sydenham was built by and for Edward E. Belcourt, a manager at the Shedden Forwarding Co., responsible for transferring ship cargo to railways for the inland trips.

S HEDDEN FORWARDING CO., LIMITED (THE)

General Forwarders & Carriers. Cartage Agents for the GRAND TRUNK RAILWAY SYSTEM, THE GRAND TRUNK PACIFIC RAIL-THE INTERCOLONIAL RAILWAY, THE CENTRAL VER-MONT RAILWAY, &c., &c., Head Office: 38-42 Victoria Sq., Branch Offices, Bonaventure Freight Sheds, and during Navigation, on Wharf, between McGill St. and St. Peter St. Stables and Workshops, cor. Barre and Versailles. Stable Office: 200 Barre.

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Belcourt paid the Raynes family \$2,407.50 for a standard lot 50 feet wide and measuring 5,350 square feet, that is, 45 cents per square foot, and set about building a brick, 21/2 storey house at 634 Sydenham with so many of the features that make Westmount houses stand out.

The house

From one real estate agent's listing, we find out about beamed ceilings, sliding doors to the living room and dining room, built-in china cupboards with leaded glass, plaster walls, stained glass windows, plaster mouldings and so much more.

Belcourt lived in his new house for only a year while the street and area were drawing great interest.

The lot just to the north of his property had been picked up by Allan N. Lebeau, a stockbroker who paid the same 45 cents per square foot to the Raynes family on the same day in 1910.

It may be that Belcourt was getting offers on his house and realized that the next-door lot was not being developed. In any event, he decided to make an offer to

Lebeau, this time for \$1.17 per square foot - more than 2½ times the price from the Raynes family – and started to build No. 636 Sydenham, where he stayed until 1920.

His next-door neighbour, to whom he sold 634 Sydenham for \$27,500 in November 1912, was John C. Newman, manager of McClary manufacturing Co., which specialized in kitchen appliances. He worked his way through the company until, in 1927, five companies in the steel manufacturing business were merged into General Steel Wares Ltd., with Newman as president of the operation.

CLARY MANUFACTURING COMPANY,

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It included companies from Toronto, Montreal, Hamilton and London, Ontario. Newman's tenure with the steel manufacturer lasted 25 years. In 1952, Lovell's described him as chairman of the finance committee of General Steel Wares and president of Baldwins Montreal, one of the merged companies, which manufactured galvanized sheet steel.

The next year, he was described by Lovell's only as the president of the Julius Richardson Convalescent Hospital, at the corner of Bessborough Ave. and Côte St. Luc Rd. in NDG.

John C. Newman died June 3, 1952, and by November the family had sold 634 Sydenham for \$37,500 - \$10,000 more than he paid for the newly-built house – to Harris Matthew Silver, president of L.P. Lazare & Co., a Montreal furrier.



He and his wife, Anna Lee Tritt, brought up three children in the house over the next 15 years. At some point during that time, he changed professions and became an assistant manager at Bache & Co. His wife lived to the age of 104, passing from this world in June 2014.

Silver sold 634 Sydenham to John Ferguson Ronald in November 1968, for \$73,000. Ronald was president of Catelli Ltd., which changed its name from Catelli Habitant Ltd. that year, a subsidiary of Ogilvie Flour Mills. The Catelli advertisements touted "macaroni-soups-jamspickles-sauces-and-canned-goods" to hungry patrons.

Rocketing 1970s, 1980s

Real estate prices rocketed during the 1970s, and Ronald and his wife, Liliane Bray, were able to more than triple their initial investment in the house, selling it in mid-1980 for \$225,000 to Beverley Gordon, an interior decorator, wife of Marvin Salsky. He is identified as the owner of various companies including Lorbec Commercial Enterprises Inc., Le Groupe Brassy Inc. and La Place Pleating.

Five years later, the couple sold – again, more than double their original investment - to Edwin Dodge (no relation to this columnist) and his wife, Rita Dobbin, who were moving in from West Vancouver.

He became executive vice-president and chief operating officer of Canadian Pacific Railway. The Dodges lived there only two years before moving back to West Vancouver, where he died in 2022.

The Dodges moved quickly, but the Westmount market was moving even more quickly in the 1980s. The house had seen significant improvements before they purchased it for \$330,000. Only 21/2 years later they sold the house for \$720,000 to Raymond Lau and Connie Nip, who gave as their address 3 Severn Ave., both when they purchased the property and when they sold it less than nine months later – on 31 March, 1988 - to Allan Rubin for \$831,000.

Allan Rubin participated in a company called Federal Commercial Exchange, Inc., along with Paul Bronfman of Toronto, starting in 1984 and based in Montreal, changing its name from time to time, the latest version being Federal Commercial Exchange & Metals Corp.

Rubin was also involved in another company called Drew & Samuels Investments Ltd., to which he sold the house in 1993. He is called the "secretary" of the investment firm, but also the owner of at least 90 percent of the voting shares of the company, thus exempting him from any transfer tax. In any case, they declared that the value of the house at the time (December 1993) was \$1,100,000, though they discuss in the deed the possibility that the 1-Sep-2016

authorities might disagree with that estimate, in which case the authorities' estimate would be used. So far as we can determine, there was no challenge of the

The company sold 634 Sydenham in May of 1996 - just after Quebec's second referendum - to Robert Toukhmanian and his wife, Sylvia Manguelian, for \$935,000. At the time, he was the major force behind Arm-X Minerals Ltd. – which changed its name soon thereafter to Arminerals Ltd. and Seabre Management Ltd., all of which had the registered address of 634 Sydenham.

Many owners

In early December 1998, the couple "donated" the house to their two sons, Aren and Daron Toukhmanian, both students living at home, and the family remained there until 2001, when the two brothers sold the family residence to Martin Steber and his wife, Jennifer Kresch, this time for a declared price (a \$1 and consideration sale) of \$1,792,500.

As an investment manager, Steber had co-founded a company based in Boston, Mass., called Sverica International, which started up two companies in Birmingham, Alabama. His wife worked for the International Arts Festival before the couple moved to Montreal where he helped found another investment firm, Relay Investments, while she became a volunteer at the Museum of Fine Arts and active on the board of Temple Emanu-El Beth Sholom in Westmount.

Steber's business interests took him to Europe in 2007 but he returned in 2011, and they stayed in Westmount until finally selling the house in 2016 to the current owner, so they could move back to Boston with their three children.

The current owner paid \$2,405,000 for the Sydenham property. Its current evaluation is \$3,615,000.

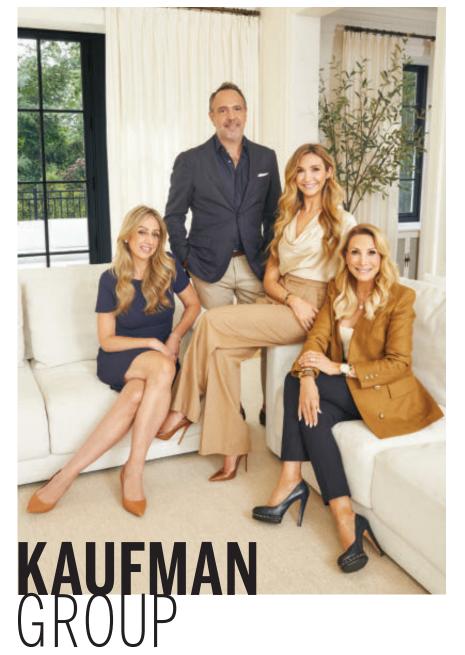
History of 634 Sydenham Ave. since construction

| Date | Buyer | Price |
|-------------|---|------------------------|
| 4-Nov-1912 | John Caverhill Newman | \$27,500 |
| 2-Nov-1953 | Harris Matthew Silver | \$37,500 |
| 29-Nov-1968 | John Ferguson Ronald | \$73,000 |
| 4-Jul-1980 | Beverly Gordon | \$225,000 |
| 24-Jan-1985 | Edwin V. Dodge & Rita Dobbin | \$330,000 |
| 23-Jul-1987 | Raymond Lau & Connie Nip | \$720,000 |
| 31-Mar-1988 | Allan Rubin | \$831,000 |
| 17-Dec-1993 | Drew & Samuels Investments Ltd. | \$1,100,000 |
| 31-May-1996 | Robert Toukhmanian & Sylvia Manguelian | \$935,000 |
| 3-Dec-1998 | Aren Toukhmanian & Daron Toukhmanian ces | sion (\$1) |
| 26-Mar-2001 | Martin Steber & Jennifer \$1,7 | Kresch 92,500 (\$1) |

Current owner

\$2,405,000

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Agia seeks someone to take over assisting refugees

BY MARTIN C. BARRY

After 30 years of gathering and distributing used furniture to the needy – the last eight with help from supporters in Westmount – Viviane Agia is looking for someone who'd be willing to continue her charitable work.

Although the de Maisonneuve Blvd. resident had been helping needy people for three decades, she was given an important boost eight years ago when the Rotary Club of Westmount agreed to help move donations to the homes of refugees.

"People who knew me would call and say they have furniture," Agia said in an interview with the *Westmount Independent*, noting that she developed a relationship with the YMCA's temporary shelter for asylum seekers on Tupper St.

Until recently, the Rotary Club provided a truck with a volunteer driver who would deliver furniture. The refugee families were referred to Agia by a social worker.

Before the Rotarians came forward to help, Agia, now 82, had been personally hauling used clothing and light household furnishings to those in need in her SUV. She also worked closely with volunteers at St. Léon Church who distribute used clothing for the needy.

Agia would also gather donations of day-old food items from several grocery stores in Westmount for those in need, and she maintained a deposit box in the garage of her apartment building for tenants to leave donations.

Agia never bothered to register or incorporate her charitable work as a non-profit organization, preferring to operate on an informal basis. However, with advancing

age and a recent knee joint replacement surgery, she feels it's time "to pass the torch" to someone else.

"It costs nothing," she said, noting that one of her only expenses is to lease a truck. She said that anyone stepping in would find the experience gratifying.

"It's so rewarding to see the smiles on the faces of the refugees when the receive the furniture," said Agia. "They are very appreciative and grateful." For those who might be interested, Viviane Agia can be reached at 514.577.1242.



de Maisonneuve Blvd. resident Viviane Agia is hoping someone will step up to take over her charitable work distributing clothing and furniture to needy refugees.

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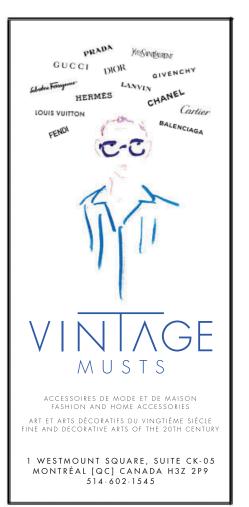
Happy Rosh Hashanah and easy Yom Kippur



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Charleston & Black Rose, Bunny, Larry & Charles, Romeo & Juliette

2025...5786





Councillor's column

Elisabeth Roux DISTRICT 2

It certainly hasn't been an easy decision. I care deeply about the city, I have great respect for Westmount residents and I have enjoyed the work of a city councillor immensely - "work" isn't even the right

I felt privileged to have a chance to help make the city a better place for our community.

However, after much thought, reflection and meaningful discussions with my husband and children, I have come to the conclusion that our family objectives, as well as my personal objectives and responsibilities, do not align with my being on council for another mandate.

I will therefore not seek re-election as councillor for District 2.

It was a true honour to have the residents of my district elect me as their representative nearly four years ago. Having gone to every door in the district and having had the chance to speak with so many people at that time, I was struck by how knowledgeable, caring and committed to

Thank you, Westmounters, for your trust, ideas and support

the city Westmounters are. I have felt privileged to have their trust and tried to live up to it. Since my election, conversations on a doorstep, on the street, at a community event, phone calls, emails and the knowledge shared in so doing, have shaped my decisions. I was always impressed and inspired by residents' willingness to engage on the issues that matter.

During my time on council, I've had the privilege of working alongside a dedicated group of councillors and members of our city administration [senior unelected employees].

I'm pleased with many things this council has accomplished: streets have been rebuilt and re-paved, most importantly a portion of Sherbrooke St. this summer; the playgrounds in Westmount and Devon parks re-done; the new Studio at the library designed, built and launched; important investments made in our IT department; the re-development of the southeast sector of the city, which desperately needs it, tackled head on. And the list goes on.

As much as I always strived to be a team player, I'm proud to have stood up the few times when I didn't feel that what council

was moving was best for the residents or the community: lack of consultation with residents on Lexington, the new garbage collection contract and, last May 27, moving forward the first reading of a plan for the southeast that residents had yet to see.

I have done my best to be there for residents regarding individual matters as well as major projects in the district: the preservation of the canopy and the landscaping design in Murray Park (King George Park), the different street re-construction projects, the Claremont triangle pilot project and, of course, making sure we were being fiscally responsible.

There is so much to be done in the city. It seems "pay as you go" alone can't get us where we need to go. We unfortunately need to borrow but I was vigilant to make sure we didn't borrow more than we absolutely needed to.

Have I accomplished all that I had set out to? Unfortunately, no. Much more needs to be done. For example, improving the safety of children around Roslyn School. Simple measures like protective bollards on the northeast corner of Gros-

continued on p. 22





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Social Notes Veronica Redgrave

An innovative corporate evening recently attracted women leaders and business women. The sold-out cocktail was initiated three years ago by RJV Communications, founded by former local res Robert Vezina.

The event allows his firm to make a contribution supporting the Women's Y Foundation of Montreal (YWCA). That night, a donation of \$30,000 was given by Vezina.

Guests had the opportunity to hear about the importance of female leadership as well as the need to accelerate the pace



RJV Communications' cocktail for female leaders supports Women's Y



Cocktail co-presidents Annie Bouthillette, Teresa Pagnotta, Catherine Fournier and Anne-Marie

towards better equity in companies, and to continue to open the door to other women.

Speeches were given by the honorary co-presidents Catherine Fournier, mayor of Longueuil; Teresa Pagnotta, regional president, personal banking, Quebec and Eastern Ontario, BMO; Annie Bouthiellette, vp Institutional relations ETC (École de technologie supérieure); and Anne-Marie Hensen, head Eastern Canada, national partner, BDO Canada.

Media personality Geneviève Borne acted as MC. Among the many guests in the packed room were Renée Vezina, president Montreal Children's Hospital Foundation.

Don't miss another Social Notes, which covers the MUHC's Bal Rouge, on p. 21



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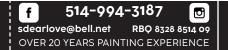
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NOUVELLES

PROCHAINE SÉANCE DU CONSEIL

Lundi 1 octobre

NEWS

NEXT COUNCIL MEETING

Monday, October 1



Collecte des ordures

Dans le cadre de l'initiative Westmount écoresponsable, la collecte des ordures sera effectuée aux deux semaines, d'octobre à mai, pour les maisons unifamiliales et les immeubles de 2 à 8 logements. westmount.org/collectes



Garbage Collection

As part of the Clean Westmount Initiative, garbage collection will be carried out every two weeks, from October to May, for single-family homes and buildings with 2 to 8 units. westmount.org/collections

Début de la période électorale -Dépôt des déclarations de candidature

La période électorale débutera officiellement le 19 septembre 2025, date à partir de laquelle les personnes souhaitant se présenter pourront déposer leur déclaration de candidature auprès du Bureau de la présidente d'élections.

westmount.org/elections

PPU Sud-Est: vote d'adoption le 18 septembre 2025

Le vote pour l'adoption du Plan particulier d'urbanisme (PPU) du secteur Sud-Est aura lieu le jeudi 18 septembre, à 18 h, dans le cadre d'une séance extraordinaire du Conseil à l'hôtel de ville de Westmount. westmount.org

Start of the Electoral Period-Filing of **Nomination Papers**

The official electoral period begins on September 19, 2025, which is also the first day when prospective candidates may file their nomination papers with the Office of the Returning Officer. westmount.org/elections

Southeast Sector SPP: Adoption vote on September 18, 2025

The vote on the adoption of the Special planning programme (SPP) for the Southeast sector will be held on Thursday, September 18, at 6 p.m., during a **Special Council meeting** at Westmount City Hall. westmount.org

Rôle d'évaluation foncière

Le nouveau rôle triennal d'évaluation foncière de la Ville de Westmount est disponible en ligne depuis le 10 septembre 2025. Il entrera en vigueur le 1^{er} janvier 2026 et couvrira la période 2026-2027-2028. westmount.org

Collecte des résidus domestiques dangereux

La prochaine collecte aura lieu le samedi 4 octobre entre 9 h et 17 h dans le stationnement de l'École orale de Montréal pour les sourds (4670, rue Sainte-Catherine). westmount.org/collectes

Property Assessment Role

The City of Westmount's new three-year property assessment roll is available online since September 10, 2025. It will take effect on January 1, 2026, and cover the years 2026-2027-2028. westmount.org

LIBRARY AND COMMUNITY EVENTS

Household Hazardous Waste Collection

The next collection will take place on Saturday, October 4, between 9 a.m. and 5 p.m. in the parking lot of the Montreal Oral school for the Deaf (4670 Sainte-Catherine Street). westmount.org/collection

BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES

Exposition: Catherine Benny

Jusqu'au 26 septembre, Galerie du Victoria Hall. La Galerie du Victoria Hall est fière de présenter les oeuvres de l'artiste locale Catherine Benny. Elle propose une exposition personnelle. pleine de joie, d'énergie et de passion.

westmount.org/evenements

Exhibition: Catherine Benny

Until September 26, Gallery at Victoria Hall. The Gallery at Victoria Hall is pleased to present the artworks of local artist Catherine Benny. She offers a personal exhibition, brimming with joy, energy, and passion. westmount.org/events

Author event: Carol Off

October 9, 7 p.m., Victoria Hall. With Carol Off, journalist and author of At a Loss for Words: Conversation in an Age of Rage. The award-winning radio journalist explores the meaning of six words that have been twisted in recent years. In collaboration with Paragraphe Bookstore. westlib.org

Ballroom Blitz

27 septembre, 20 h, Victoria Hall. Vivez une soirée de danse swing et ballroom avec l'Orchestre Ballroom Blitz et la chanteuse Ruth Damas. Les billets sont 20 \$ en prévente et 25 \$ à la porte. Bar payant sur place.

westmount.org/evenements

Ballroom Blitz

September 27, 8 p.m., Victoria Hall. Experience a swing and ballroom dance evening with the Ballroom Blitz Orchestra and singer Ruth Damas. Tickets are \$20 in advance and \$25 at the door. Cash bar on site.

westmount.org/events

Lecture: What stories can menus

September 28, 7 p.m., Victoria Hall. with Nathalie Cooke, professor and author of Tastes and traditions: A Journey Through Menu History. A lively talk on the stories menus tell through their language, design, and historical context. In collaboration with McGill Library's Rare Books and Special Collections. westlib.org

Special Halloween Screening: The Thing (1982)(16+)

October 29, 7 p.m., Victoria Hall. Get ready for a spine-chilling evening and join us for a special screening of the classic film by John Carpenter. With free popcorn, cash bar, tricks and treats. westmount.org/events





Conférence: What Stories Can Menus Tell?

28 septembre, 19 h, Victoria Hall. En anglais. Avec Nathalie Cooke, professeure et auteure de Tastes and Traditions: A Journey Through Menu History. Une conférence animée sur les histoires que racontent les menus à travers leur langue. leur design et leur époque. En collaboration avec les Livres rares et collections spéciales des Bibliothèques de l'Université McGill. westlib.org



Rencontre d'auteure : Carol Off

Thing (1982) (16+)

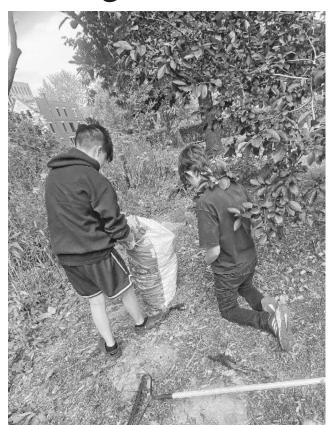
9 octobre, 19 h, Victoria Hall. En anglais. Avec Carol Off, journaliste et auteure de At a Loss for Words: Conversation in an Age of Rage. La journaliste radio et gagnante d'un prix littéraire explore la signification de six mots dont le sens a été modifié dans les dernières années. En collaboration avec la Librairie Paragraphe. westlib.org

Projection spéciale d'halloween: The

29 octobre, 19 h, Victoria Hall. En anglais. Préparez-vous à passer une soirée terrifiante et soyez des nôtres pour une projection spéciale du film culte de John Carpenter. Avec du pop-corn gratuit, un bar payant, des suprises et des friandises. westmount.com/evenements

Dawson College does physical education differently

Trading dumbbells and treadmills for shears and trawls







Students enrolled in the eco-landscaping course at work in the gardens on Dawson's campus August 23.

By Jennifer Ball

Dawson does physical education differently. Its eco-landscaping 101 course, which is classified as phys. ed., focuses on revitalizing their campus gardens and while the stats have not been crunched for this year,



From left, Paul Wacasz, who teaches the ecolandscaping course, with his student Nicola Figueredo Sanchez in the Peace Garden on Dawson's campus on August 23.

two years ago students flexed their muscles by shifting three tons of wood chips, 10 tons of soil, bagging one ton of leaves and spreading half a ton of mulch.

Dawson College is located at 3040 Sherbrooke St., and staff member Paul Wacasz teaches the course, which takes place over several days every May and August.

Wacasz spoke with the *Independent* on August 23, as students toiled in campus gardens to remove overgrowth and cull invasive plant species.

"The goldenrod is really taking over! Some of the [plants] that we want [are too abundant] so we're thinning them out and then re-planting things that will be good

for pollinators and will be good for insects and species that are living on our campus," Wacasz said.

"It will give [the plants] air and the nutrients that they need in order to grow in abundance."

He reported that the number of species in the peace garden is plentiful. "Goldenrod, hostas, roses, hydrangeas, milkweed, lavender... the list goes on and on."

In terms of the actual work-out that the students are getting in the class, Wacasz said it is "A little bit of everything...

"There is some cardio involved but I would say muscular endurance would be more of the focus and muscular strength.

They are carrying bags of mulch and they are pushing wheelbarrows around."

Jennifer de Vera, from Dawson's office of sustainability – who leads the initiatives that Chris Adam did before he retired from a 40-plus year teaching career this summer – told the *Independent* on August 20, "It is always wonderful to get students involved in the gardens because they take ownership in their work. I want them to know the gardens belong to THEM...

"It is a safe space for them to enjoy. It is not only a welcoming space for the students, but the wildlife as well...

"Well-being for all."

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A note on delivery

Limited strike at Canada Post interrupts home delivery of *Indie* to houses & duplexes – Many efforts under way to mitigate effect

By David Price, Editor

Late last Friday, Canada Post's union made the following announcement on its website:

As of Monday, September 15, at 12:01 am local time, postal workers will no longer process or deliver unaddressed flyers (Neighbourhood Mail). At the same time, the overtime ban will end.

The Westmount Independent is not a flyer, but it does use the Neighbourhood Mail service, so until the strike, or this aspect of it, is resolved, there will be no house-to-house delivery of our newspaper by Canada Post.

What does this mean for:

Apartments and condo buildings? No change. We have not been using Canada Post for these multi-unit buildings since its union has been in a strike position beginning in late spring. Every apartment and condo building should have been getting a bundle of newspapers to its lobby or mailroom by our private distributor since then. If not, call David at 514.935.4537.

Internet? No change.

Email? No change.

Drops to ATMs, dépanneurs, waiting rooms, municipal buildings and the Metro grocery store on Victoria Ave.? No change except to increase the number of papers dropped.

House-to-house delivery (including duplexes)? On a best-efforts basis, volun-

teers and I will be doing what we can. I am in good physical shape, at present, and will be targetting areas far from where we have many drop sites, as I did late last fall, e.g. large areas north of The Boulevard. Volunteers will be deployed according to what they are able to and willing to do. We are paying 15 cents per paper, payable to individuals or to the charity of their choice.

Newspaper distribution boxes? They are back, as follows:

Same as last fall:

- 1. Côte St. Antoine/Victoria (northwest corner),
- 2. The Boulevard/Aberdeen (southeast),
- 3. Montrose/Mt. Pleasant (northeast),
- 4. entrance to Murray Park (Montrose/Murray),
- 5. entrance to Murray Park (Westmount

Ave./Murray Hill),

- 6. entrance to Queen Elizabeth Gardens (Barat/Vignal),
- 7. Outside our building at 310 Victoria Ave.

New sites:

- 8. Devon Park entrance on Upper Belmont,
- 9. Greene Ave. parking lot just south of Sherbrooke, at sidewalk, south side,
- 10. de Maisonneuve/Lansdowne entrance to Westmount Park.

Please note that the Upper Roslyn/Roslyn steps box is out of commission due to construction work there and has been for quite a few weeks

I thank everyone, and especially our clients, for bearing with us, as they did with such grace and helpfulness last fall when we were in the same boat.

Issues: Condition of St. Catherine St., projected costs

Many call for southeast plan to wait for new council

By Laureen Sweeney

The first of many council attendees to line up at the mic for question period September 8 was former mayor Karin Marks, asking what work was being done to clean up St. Catherine St. while the city waited for a southeast revitalization plan to kick in.

While the capital works plan for next year may include sidewalks, Mayor Christina Smith explained, the rest of any work there would be up to the next council.

Also on the subject of St. Catherine St., mayoral candidate Lynne Casgrain, a resident of Grosvenor, said she had never received acknowledgement to a letter she had written to the city concerning the street.

She asked for cost analyses of the plan and whether anyone (from the city) had pursued an idea to incorporate the "underused former Reddy Memorial Hospital building, now a refugee centre, into the current housing needs in the area. This underscores the need for careful planning and research."

Jon Breslaw, also of Grosvenor, said that more public consultation on the revitalization project must include proposed city infrastructure costs of the project. This generated much applause.

He later asked why so much attention

has been given the proposed height of buildings since lower ones could have height added as needed whereas already built tall ones cannot be reduced.

Former District 8 councillor Theodora Samiotis, a resident of Dorchester, explained that when she had been involved in an initial project (before Kez's election in 2017) to revitalize the area, she had held the same points of view now held by others, which had led to the city's AGIL report.

This report, undertaken by consultants, had also been described as a vision for developing the southeast area and had resulted from public consultation meetings with residents and other interested per-

sons living or involved in the southeast. This was prior to the city expanding the approach to include consultations for the entire city with meetings at Victoria Hall.

Move forward

To this, Mayor Smith pointed out that the conclusion of the initial AGIL report in 2019 was that "we should move forward" on revitalization (see the *Independent* February 12, 2019, p. 5.)

Another speaker during question period stated that if it were not for the upcoming municipal election, "we would be taking more time" to consider the current proposal rather than "moving forward" so quickly.

Council meeting, cont'd from p.1

ceed with the Special Planning Program (SPP/PPU) before the municipal election of November 2.

"The question before us is simple: do we continue to wait or do we take the first step by setting clear parameters that will allow the next administration to move forward?" she said.

While actual implementation of the plan would "require council approval every step of the way," she added that "consensus does not mean unanimity."

Some changes in the proposed plan had already been made, she explained. One is lowering maximum building heights on the north side of Dorchester to six storeys. This would actually translate into three

storeys with a setback of another three.

"The recommendation from the council is also to incorporate a design competition for building on the land owned by the city." This comprises the city's two Tupper parking lots.

Two would vote against

As all eight councillors then proceeded with their usual monthly reports, most spoke to the southeast issue, starting with Kathleen Kez. In representing District 8, the one most directly concerned, Kez said she would be voting against the project's by-law approval until the plan had "matured to become the best it can be."

The only other councillor saying he would vote against it was Antonio D'Amico, who represents District 1. This is the city's

most northern one, comprising the summit. While he was "impressed by the quality" of work on the project so far, "for me the decision is not difficult," he explained. "We should present work of very high quality so I will be voting against this (SPP)."

Councillor Elisabeth Roux, who has voted against some of the project's preliminary aspects, did not speak on the subject, although she did report on news items within her library and community events commissionership and relate some personal news (see p. 10, 14).

Councillor Mary Gallery, a mayoral candidate in the upcoming election, explained that under the city's existing parameters "investors are not coming forward." As well, one of the main objectives of the pro-

posed plan is to lay the ground work for developing the city's Tupper lots.

On the other hand, Councillor Conrad Peart, whose commissionership includes urban planning and infrastructure, said that "behind closed doors," he had argued for more time "to adapt and improve" the proposal but he could not obtain support inside the council because of the timing of the next election. "What I cannot support is starting from scratch."

After all councillors had delivered reports, a lengthy opening question period ensued, dominated by concerns over the southeast project (see separate story, above).



Westmount A-dog-tions

LYSANNE FOWLER



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Little Tim

He is such a cute little fellow, plus Tim is a fun and cuddly friend although still a bit shy! This little seven-pound fawnshaded Chihuahua is presently in foster care for the volunteer animal rescue group

Gerdy's Rescue & Adoptions.

Tim is a quiet and sweet fouryear-old, very healthy and active. He is up to date with his inoculations, neutered and microchipped.

A great companion, he enjoys a quiet adult home and access to green space. He enjoys his walkies and cuddly family time, falling into step with everyone in their routine.

Please refer to the Gerdy's Rescue & Adoptions website at www.gerdys-rescue.org, scroll to Tim's information page and fill out the adoption information form through the link or through the gerdysrescue.org/gerdys-adoption-form/ page.

You can also email them directly with your enquiries at info@gerdysrescue.org. The coordinators will be very pleased to answer all your questions and share more fun photographs. Little Tim is a delightful buddy, please consider welcoming him

Your neighbour, Lysanne



9 Lives
Lysanne Fowler

Tortoiseshell females are quite memorable, slim and unique in their patterns of black-and-bronze shading with a contrast of their huge green eyes.

Most beautiful, Devine is waiting for a new family at the Montreal SPCA cattery. She is both divine and mysterious, affectionate and curious in equal measure. She is a very healthy 11-year-old, up to date with her inoculations, spayed and microchipped.

Please do not hesitate to refer to the SPCA's website at www.spca.com, scroll to her information page by her identification number, 2000311884, and plan your trip to the shelter to visit her. It is open every day, Monday to Friday from 11 am to 3 pm, with Saturday and Sunday from 11 am to 6 pm. It is located at 5215 Jean Talon St. West, Côte des Neiges, Montreal H4P 1X4.

Please do not hesitate to meet with the adoption coordinators on arrival and go to Devine at the cattery to consider adoption.

Oh yes, a note to pack up your carrier or drop by the in-house boutique to choose

Yes, she is Devine

a model that suits you. The boutique also presents a varied selection of foods, accessories and toys for Devine to enjoy in her new family and home.

Please drop by for Devine, she is a most affectionate girlie and a stunning beauty.

Your neighbour, Lysanne



'Around the World' theme

Summer reading club at children's library holds closing party

By Laureen Sweeney

The closing party for this year's TD Summer Reading Club at the children's department of the Westmount Public Library took place September 6 at Victoria Hall attended by close to a reported 300.

The event was opened by city councillor Elisabeth Roux, commissioner of the library, followed by a colourful dance performance by Veils of Bollywood, a Montreal-based dance group, enacting a traditional Indian rendition of ecological change from which a vibrant new ecosystem emerges.

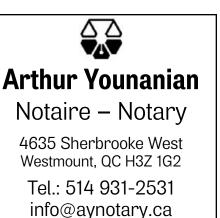
The show was followed by the presentation of many prizes to reading club participants based on their reported reading over the summer.

The afternoon ended with a game fea-

turing library mascot Findlay Featherton, then prizes and cake.

Among members of the library staff organizing and working at the event along with department director Wendy Wayling were desk staff Caroline Lunney, Olive Andrews, Brooke Bastien, Dawna Hobbs and Faith Holness.

See photo on p. 1.



www.aynotary.ca



Kelly explores Habs history in new book, while recalling Ken Dryden

BY MARTIN C. BARRY

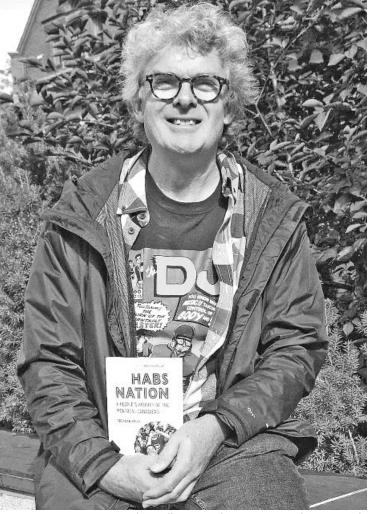
When Brendan Kelly woke up one morning about two weeks ago to the news Ken Dryden had died, he found it all the more shocking since neither he nor many others were even aware the legendary former Habs goaltender hadn't been well lately.

"I certainly didn't know he was ill," said Kelly, the Montreal *Gazette's* longtime entertainment industry reporter, who was recently putting the final touches on his book, *Habs Nation: A People's History of the Montreal Canadiens*.

The 227-page volume is the English-language version of *Le CH et son peuple*, which was published a year ago by the Québecor Média subsidiary Les Éditions de l'Homme. In the meantime, there are also plans in the works to release a televised version.

Sadly, of all the interviews that Kelly conducted for *Habs Nation* with more than a dozen former leading members of the team, it was the notably self-effacing Ken Dryden who declined.

"When I was setting up interviews, I thought it would



Former Westmounter Brendan Kelly is seen here on September 6 outside Westmount Public Library.

be great to have Ken Dryden," said Kelly, noting that he did most of the groundwork for the book around two-and-a-half years ago.

"He called me up with that very quiet voice," he added. "But he said, 'Sorry, I don't want to do it. I mean, I hate to say it, but I feel I've told this story so many times.' Of course, it was a fair enough thing for him to say. So, he didn't participate."

Dryden captured The Game

All the same, Kelly, a former longtime Westmounter before moving to eastern NDG, considers Dryden's 1983 non-fiction work, *The Game*, to be "the greatest book ever about hockey, and many people also believe that."

Despite Dryden's conspicuous absence from *Habs Nation* as an interviewee, there is at least one reference to *The Game* in Kelly's book.

That's when he recalls Dryden writing about the time the Habs were playing at the old Montreal Forum on the same night the Parti Québécois first came to power as a government on November 15, 1976.

When news of the election outcome was flashed on the electronic scoreboards, Dryden recounted, the fan reaction was evenly divided.

This led some season ticket holders to suddenly realize they'd been sitting next to people they'd become familiar with over the years, but whose views on Quebec sovereignty were fundamentally different from their own.

Just as Ken Dryden was more analytical in his explanation of hockey, Kelly's book on the Canadiens follows a similar approach.

While he leaves no doubt about his enthusiasm for hockey purely as a sport, *Habs Nation* is also written to show the team's history as a mirror of the tumultuous political and sociological changes transforming Quebec at around the same time.

As he points out, the team rode a wave of success that led to 17 Stanley Cup victories between 1955 – the year of the Rocket Richard riot – and 1995 when Quebecers narrowly voted in a second referendum against seceding from Canada.

One conclusion Kelly reaches is that when the Habs' roster was at its most *Québécois*, the team enjoyed its greatest success on the ice.

Ever since Montreal's last Quebec superstar, Patrick Roy, left, the franchise has failed to win a Stanley Cup and has rarely been amongst the NHL's elite squadrons, says Kelly.

Police Report

Police arrest suspect after break-in at Victoria Hall

By Martin C. Barry

The Montreal police department's canine unit was called in during the early morning hours of September 7 to help locate an intruder who managed to get into Victoria Hall through a partly-unlocked front door.

As Westmount's main community centre has security cameras that are watched by the city's department of Public Safety, a dispatcher overseeing a bank of video monitors alerted the police around 2 am of the presence of a male intruder who appeared to be trying to force his way through a door.

According to the police incident report, the cameras also picked up the intruder making his way into a stairwell and along an interior corridor. The police formed a security perimeter around the building and called for a dog from the K-9 unit to be

brought in to track down the suspect.

"The K-9 unit went into the building and the dog from the unit found the suspect hiding," said Cst. Mike Yigit, a community relations officer at Station 12.

Although a chain and padlock prevented the door from being fully opened, the suspect was still able to partly open it and slip through a narrow opening, according to Yigit. "I don't think the door was well locked," he said.

Tacoma found at Westmount Square

That same day, officers from Station 12 were able to recover a late-model mid-size pick-up truck that had been stolen in another area of Montreal but was left by the thieves to "cool off" in a parking garage in Westmount.

The Toyota Tacoma was located around 8 am in the interior parking area at Westmount Square.

A building employee called the police to report the vehicle as suspicious because it was awkwardly parked and the interior was crowded with a jumbled array of items.

At around the same time, Station 12 received a bulletin from the Montreal police's Station 21 in east-central Montreal regarding the theft in their sector of a matching vehicle earlier that morning.

According to Cst. Yigit, professional vehicle thieves have been known to leave stolen cars and trucks at underground parking garages, where signals from GPS tracking systems can't effectively penetrate the dense concrete structure.

'Client' steals retailer's wallet

Westmount Square was the scene of another recent incident, this time on September 5.

Posing as a client, a suspect walked into a boutique around 4:30 pm. He approach-

ed the clerk and inquired about purchasing a gift certificate.

When the employee returned to the cash register desk after retrieving the item from an office, she found the customer was no longer there, but that her wallet was missing. Later, she discovered that transactions had been made with banking cards that were in her wallet.

Laptop stolen from car

A motorist who parked overnight from September 6-7 on Tupper St. knows firsthand now what the police are constantly warning about: Don't leave valuables in plain view in your car.

The owner of the BMW had left a Mac-Book Pro laptop computer in a spot where it was apparently seen by a passing thief who couldn't resist the opportunity to break in and steal the item.



Social Notes
Veronica Redgrave

Le Bal Rouge, the MUHC Foundation's signature gala, was held at Griffintown's La Nesra, formerly the Arsenal.

Co-chairs were **Guy Cormier**, CEO, Desjardins Group; **Anie Rouleau**, founder/CEO, The Unscented Company, and **Stéphanie Vaillancourt**, president, Canada, AtkinsRéalis.

Greeting guests from the MUHC were Marie-Hélène Laramée, CEO MUHC Foundation and Lucie Opatrny, president, MUHC.

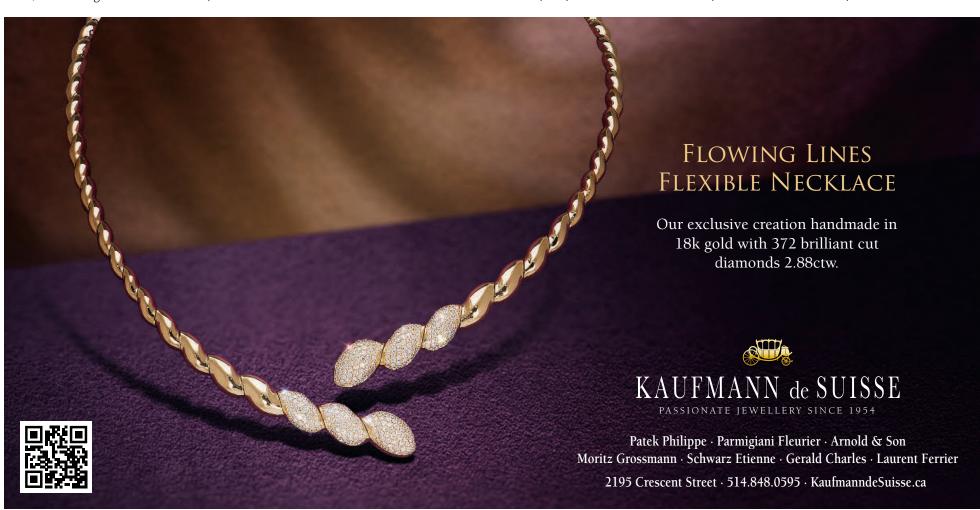
The eighth edition of the highly anticipated event was sold out as usual. Catering was crafted by renowned chef **Armando Arruda**, director catering services Fairmont Oueen Elizabeth.

Attended by over 600, the event was spectacular. La Nesra chandeliers shone down on shimmering floor-grazing gowns, cocktail dresses and lots of red in honour of the theme.

MUHC's Bal Rouge raises \$2.1M



Maria Della Posta, Anie Rouleau, Lucie Opatrny, Marie-Hélène Laramée, Stéphanie Vaillancourt and Guy Cormier.



Social notes, cont'd from p. 21

tie, bow ties and "suit" ties were noted.

Also noted at the event were Jennifer Maccarone, provincial legislator for Westmount–St. Louis, Monsef Derraji, provincial legislator for Nelligan; Laurie Lanoue, Montreal office managing partner, McKinsey & Company; Maria Della Posta, president, Pratt & Whitney Canada; Renée Kessler and Norman Steinberg, vice-chair BFL Canada; and Guy Cormier, CEO, Desjardins Group.

Held at La Nesra, Montreal's newest event venue in Griffintown, the unforget-table evening raised \$2,106,445 to support cutting-edge medical advancements at one of North America's most innovative academic health centres.

Please send information on your upcoming event for the Fall Social Calendar to veronica@redgravepr.com



Monsef Derraji and Jennifer Maccarone.

WHA, cont'd from p. 1

the Westmount Public Library from 7 to 9 pm as follows:

September 25: "How Architects Redefined Apartment Living in Westmount (1913–1960): From Servants to Elevators" with speaker Laurent Généreux, of DFS Architecture.

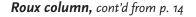
"This is to feature the evolution of buildings and innovations such as elevators, central heating or curtain walls, enabled new architectural forms, while changing social dynamics and the decline of domestic service transformed apartment design. This lecture will explore how architects, developers and builders played a central role in shaping Westmount's architectural and urban identity."

October 16: "Park Manor Apartments, 46-44 Academy Road, One Hundred Years: An Historical Interpretation," with Pierre Anctil, Canadian historian, professor emeritus, University of Ottawa.

"The apartment buildings in Westmount and vicinity have a very interesting history, both in terms of architectural features and because of what they tell us about the development of the city. Park Manor is 100 years old this year and as such is a prime example of the trends which appeared in this type of building that contributed much to the urban land-scape of Westmount. This presentation will focus on Park Manor, while covering a wider range of subjects and issues."

November 20: "LABO Apartments: The Third Life of the Charles E. Frosst Pharmaceutical Laboratory" with speaker Samuel Pouliot, architect, NEUF architect(e)s.

"Discover the story of a structure that has spanned three eras, each marked by profound transformations leading to its new residential purpose. From its re-configurations emerge unexpected uses and distinctive architectural expressions, where memory meets the future."



venor and Westmount Ave., where the bump-out comes down to the street level and gives pedestrians a false sense of security. Serious speed bumps on Grosvenor, like those you find on so many other Westmount streets, I feel would contribute greatly to reducing speed.

Like many who serve in public office, I had hopes of moving certain files further than I did. Progress as has been made to give back its lustre to Murray Park. As the plan that was presented by local landscape architect Sophie Robitaille continues to be implemented, I'm hopeful the park will be a place where more and more Westmounters will enjoy spending time in what is a unique pastoral setting.

Thank you, Mayor Smith

I wish to sincerely thank Mayor Smith for appointing me as commissioner of the Westmount Public Library and Community Events. It was a true pleasure to get to know, and to help in any way I could, the wonderful team of extremely talented and dedicated people who work with pride at making sure the library remains the jewel of our community and who work with great care at organizing events that residents are keen to attend. No detail is ever overlooked.

It isn't just at the library and Community Events that you find staff with that level of dedication: we are privileged as there are so many exceptional people working in our city and it has been a pleasure to collaborate with them. Though I will not be on the ballot this time, my commitment to our community remains strong. I look forward to supporting and encouraging those who will take up the important work on council

Thank you again for your trust, your ideas, your support and for allowing me to serve on Westmount city council. It has been a tremendous honour and a truly rewarding chapter in my life.



Maria Della Posta, Renée Kessler, Norman Steinberg and Marie-Hélène Laramée.











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