

WESTMOUNT INDEPENDENT

Weekly, Vol. 18 No. 3c

We are Westmount

March 19, 2024

Longtime player, recent coach at WRC

Robinson off to National Aboriginal Hockey Championships in Alberta with U18 team

BY LAUREEN SWEENEY

For Westmount hockey player and coach Sophianne Robinson, being selected to play in the National Aboriginal Hockey Championships (NAHC) May 5 to 11 in Grande Prairie, Alberta presents “new and exciting challenges.”

Turning 15 in May, she was one of some 30 candidates trying out for the under-18 women’s championship team at the Kahnawake Sports Complex in January. Eighteen were chosen for the team. More than 500 athletes and 100 coaches, plus officials, dignitaries and spectators, will be travelling to Grande Prairie.

“Being a part of the Quebec Eastern Door and North team (PEN-EDN) for U18 women is a huge honour,” she told the *Independent*. “I am so proud to represent my community (Timiskaming First Nation), my province and Indigenous girls through sports.” The acronym stands bilingually for Porte de l’Est et du Nord—Eastern Door and North team.

“The coaches told us at the beginning of the tryouts that they were looking for players who worked hard, and had intensity and determination.”

Some of the drills were those she didn’t even have experience with, she recalled. “I knew I had *continued on p. 4*

Spring was here (part 2)



Manvir Singh was enjoying the sun in Westmount Park March 13. He lives downtown and enjoys nature photography. The sunny spring weather of last week might have helped with that, but he particularly likes photographing the moon in relation to birds and trees. No sun required. For “Spring was here” (part 1), see last week’s p. 1. The temperature for this week is forecast to be around freezing during the daytime, with some cold nights predicted. PHOTO: RALPH THOMPSON.



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City working to fulfill obligations under sex-abuse settlement

Design for Doug Ellis Memorial Garden unveiled

BY LAUREEN SWEENEY

A recently released landscaping design for the Ellis Memorial Garden in Westmount Park just off Lansdowne and St. Catherine depicts a blue and red hockey face-off circle within a portion representing ice depicted in white gravel. It is edged by the portrayal of a typical plastic shield one sees at rinks. The area leads to the

Westmount recreation centre (WRC).

Officially named the Douglas Firstbrook Ellis Memorial Garden, the park is part of the legal settlement in a class action suit against the city regarding sexual abuse by deceased hockey coach John Garland of one of several hockey prodigies (see story January 31, 2017, p. 1).

The work to develop the garden by Ventec con- *continued on p. 10*

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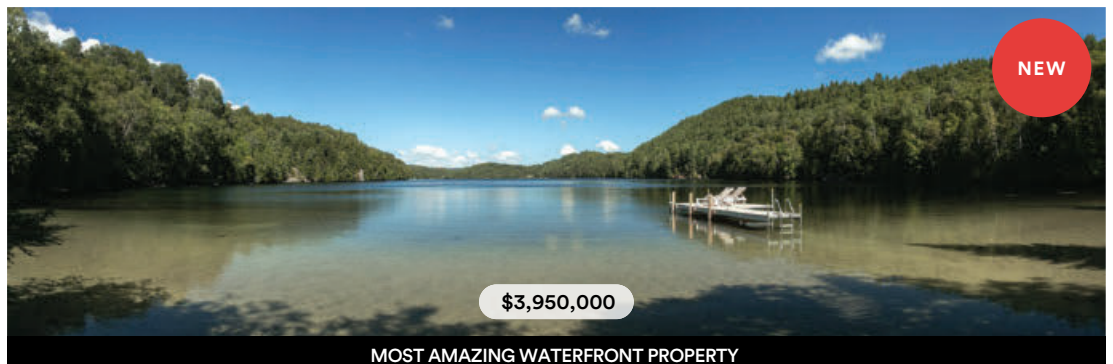
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Shoeless man asks Public Security for ride to Longueuil

BY LAUREEN SWEENEY

A Public Security patroller was flagged down at 5 am March 8 by a shoeless man at Sherbrooke St. and Metcalfe. He had a black eye and swelling to the face, officials said. He tried to get into the patrol vehicle, which the officer locked. The man was not wearing a jacket either, despite it being minus 1°C.

Reported as living in Longueuil, he asked for a ride home. When told the officer could not do that, who called for a supervisor, the man ran away.

He was located later “down the road.” Police were called, the previous interaction with the man explained and how he had run away. The officers were able to seat him in the back of their cruiser and the matter was turned over them. The man was described as aged in his 20s.

Call for light pollution traced to driverless car

An unusual call for light pollution at Aberdeen and The Boulevard was received by the Public Security dispatcher on March 9 at 8:59 pm, department officials said.

When an officer responded, the source was found to be a Communauto vehicle

parked haphazardly with the engine running, lights on and the rear window “punched out.”

The complainant was contacted and nearby property found to be in order. Police were called and the matter turned over to them.

Severe wind brings down tree, knocks out window

Patrollers in King George (Murray) Park overnight March 10 at 9:30 pm came across a tree fallen on what was described as electrical wires outside the Hydro Westmount substation in the park, Public Security officials said.

When hydro crews responded, they identified the wires as being telecommunication lines that would be repaired the next day.

The wind was also believed to have caused a window to fall out at 4475 St. Catherine just east of Melville and across from Place Kensington.

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Spotlight

Dodge on February sales: Volume & valuations up, p. SL-3

Retail Watch, p. SL-20

Construction site reports:

- 500 Claremont, p. SL-6
- 3015 Sherbrooke, p. SL-8
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- Metcalfe house, p. SL-18
- Roslyn house, p. SL-25

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Social Notes: Allegra fundraiser, p. 17

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Robinson, cont'd from p. 1

to keep focussed, and demonstrate my best intensity and determination abilities to secure a place on the team."

Comes from Vancouver

A student at Stanislaw de Montréal College, Sophianne moved to Westmount from Vancouver at age 6, at which time she started in the city's hockey program.

She got into coaching when Andrew Maislin, president of the Westmount Minor Hockey Association (WMHA) and operations manager for the Westmount recreation centre (WRC), "asked if I would be interested in helping out with coaching for the M9 girls at Westmount. I have helped coach for the last two years now, last year with the M9 girls and this year with the M13B boys."

In her "early years, with Westmount Wings," she said, "I made some of the best memories in my life with my teams. The coaches always made hockey fun and playing for Westmount was also a super-fun experience. The Westmount Wings will always be my team, no matter what."

According to the website of the National Aboriginal Hockey Championships, "the tournament attracts participation from First Nations, Inuit and Métis across 13 provinces and territories," represented by male and female teams from ages 14 to 17.



Along with coaching Westmount's M13B boys' hockey team, Sophianne Robinson plays left wing for the Lac St. Louis Warriors.

PHOTO COURTESY OF S. ROBINSON.

"The new challenges present for me playing in the National Aboriginal Hockey Championships (NAHC) are exciting ones." One, she said, "will be to play with players that we have had limited time to practise with. We are all working hard to improve our skills with our own respective teams until we meet again for practices and team building in April.

"The greatest challenge will be to do my part in playing with the level of tenacity and spirit required to bring home success

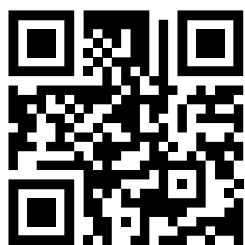
and enjoy the greatest hockey experiences possible. Most of all, I welcome the challenge to follow the path of Indigenous hockey players who have played in the NAHC such as my hockey heroes, Jocelyne Larocque (Team Canada Olympic team) and Brandon Montour (Florida Panthers)."

The competition is described as an annual event that helps foster cultural unity and pride as well as an opportunity to celebrate the athletic abilities of native athletes from across the country.



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Does it get more Canadian than this?



A mitten on de Maisonneuve near Grosvenor on March 10.

PHOTO: INDEPENDENT.

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Will closure of Outremont's Mali Dog Park impact Summit Woods?

By JENNIFER BALL

Could the planned closure of Mali Dog Park in Outremont impact Summit Woods? Three *habitueés* of Westmount's largest green space shared their predictions for it, as well as their current beefs about dog life at Summit Woods.

Only six kilometers away from Summit Woods municipal park in Westmount is the largest dog park in Montreal. Mali Dog Park, in Outremont, is located on Manoir Ave. and it will close when construction work commences on the Rockland viaduct.

Work is expected to start within the next three years and the date for the dog park's re-opening is currently not known, nor is there confirmation that it will ever re-open.

The name "Mali Dog Park" was adopted by the Outremont borough council on July 4, 2019. "Mali" was the dog of the late Frédéric Back, a resident of Outremont who regularly frequented the park.

Open for now, specific closure date unknown

Sylvain Leclerc, who works in the media relations department of the city of Montreal, said that "Mali Park dog run is open and will remain so until the city undertakes work to replace the Rockland viaduct (no specific timetable for this yet)."

His statement was provided in French and was translated by DeepL translator.

Summit Woods – officially a bird and fauna sanctuary – is edged by Summit Circle at its southwest border, by Ridge-wood Ave. in the city of Montreal to the west and its northern border is demarcated by Côte des Neiges Rd., also in Montreal. At slightly more than 57 acres, it is Westmount's largest green space.

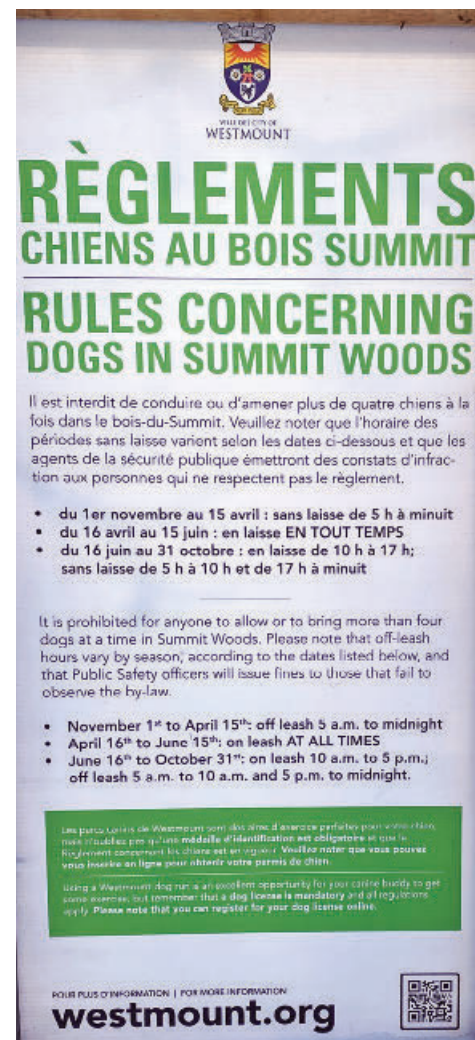
Some city of Montreal and Westmount residents whom the *Independent* met with on February 4 shared concerns about a potential outcome for it if owners of furry friends find new turf in the wake of the Mali closure.

Town of Mount Royal resident Catherine, who did not want to share her last name; a Victoria village resident; and a Summit Circle resident spoke about what vexes them now and what might should a potential spike in usership prevail.

Catherine said she does not use the Mali Dog Park even though it is much closer to her residence.

"I am afraid that if the Mali Dog Park closes, [dogs and their owners] are just going to show up [in Summit Woods] and then there will be too many people."

Catherine predicted how residents of the aforesaid streets might feel about the



This sign explains the rules for dogs in Summit Woods, as seen February 4.

enhanced presence.

"Residents will be pissed off because of the parking situation. There will be cars everywhere. There will be more barking... Obviously, things will change."

The Summit Circle resident had carefully researched the planned Mali closure. "The nearest park and the easiest [for the Mali Park dog owners] to access is Summit Woods park..."

"It is also the biggest and the one without [many] restrictions. A person can pay \$50 for a year for their dog [for a Westmount dog licence], and they do not pay for parking."

In close proximity, she said that she meets dog owners all the time whom she believes have untrained dogs. "When speaking about their pets, they say 'Oh, I come here because it is easier, and I do not need to use a leash because my dog does not walk well on the leash.'"

Even though signage indicates that all dogs must display a Westmount dog licence – and *continued on p. 8*



This sign explaining all the rules for Summit Woods includes those regarding dogs, as seen February 4.

WESTMOUNT INDEPENDENT

We are Westmount

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City marks International Women’s Day, puts spotlight on women in government

BY LAUREEN SWEENEY

As the city marked International Women’s Day on March 8, the municipality highlighted the number of women on city council and the women who serve as mayor, provincial representative and MP.

It is also the first full year in Westmount’s 150-year history that a woman has been running the city’s operation as director general.

“I believe that as a woman I bring a different touch to all the aspects of managing a city,” said Julie Mandeville, when asked last week to comment on her position.

“My approach is an inclusive and empathic one. I strongly believe in sharing ideas, opinions and experiences in order to better serve a community like Westmount. Even though I am known for being structured, organized and demanding, I think it’s important to work in a respectful, pleasant and fun workplace.

“I wouldn’t be successful,” she added, “without the support and involvement of all the employees at the city. Success is because of them.”

The city’s senior management includes four women as directors of major departments. These are Elisa Gaetano at Engineering, Anne-Marie Lacombe at Library and Community Events, Julia Levi-

tin at Legal Services and Annie-Claude Cérat in HR.

Political level

At the political level, not only is the city council led by Mayor Christina Smith as the city’s third woman to be mayor after May Cutler (1987-1991) and Karin Marks (2002-2009), but it includes councillors Elisabeth Roux, Anitra Bostock, Mary Gallery and Kathleen Kez.

(The even split of women and men on the current council actually means a lower number of councillors who are women than the previous two. There were five councillors who were women on the 2017-21 council – which, when the mayor was added, brought the number of members who were women to six, a record for the council as a whole. There were also five women who were councillors on the 2013-17 council – the first female majority for the city of Westmount. The borough of Westmount, which existed during the merged years with Montreal, was represented by two women and one man.)

While Canadian women had gained the right to vote federally and/or provincially over the course of the 20th century, it was not until 1964 that married women in Quebec were even given the right to sign contracts, own property or execute a will with-



From left, Mayor Christina Smith with Julie Mandeville at the January 27, 2023 city council meeting confirming Mandeville’s appointment as Westmount’s director general, the city’s top unelected position.

PHOTO: RALPH THOMPSON

out obtaining their husband’s consent.

And this resulted in part from the high-profile advocacy of suffragette Thérèse Casgrain, Quebec leader of the Voice of Women, who lived in Westmount.

The Famous 5 exhibit at City Hall

An exhibition called “Women are Persons” honouring “The Famous Five” who campaigned for women’s rights in Alberta starting in the 1890s opened March 7 at Westmount city hall. It continues until May 15.

Among those attending the Westmount opening was Frances Wright of Calgary, who, along with friends in 1996, established the Famous 5 Foundation (F5F). This is an organization that drove a movement to finally recognize the five democratic champions from Alberta who work-

ed tirelessly to ensure that women were enfranchised and legally recognized as persons.

The five women were Emily Murphy, Henrietta Muir Edwards, Nellie McClung, Louise McKinney and Irene Parlby. Together, they had many years of active work in various campaigns for women’s rights.

They have been criticized in recent decades, and accused of racism and the promotion of eugenics. The foundation deals with these allegations on its website by writing: “The Famous 5 did not know what we know now. We regret the statements and actions of the F5 which were racist and elitist and believe that if the F5 were alive today, they would apologize for such matters and work towards greater equality and diversity.”



The greatest number of women on the Westmount city council ever! At the swearing-in ceremony for the 2017-2021 council on November 13, 2017: Mayor Christina Smith, wearing her chain of office, is flanked by councillors, from left: Anitra Bostock (D.1), Philip Cutler (D.2), Jeff Shamie (D.3) and Conrad Peart (D.4), Marina Brzeski (D.5), Mary Gallery (D.6), Cynthia Lulham (D.7) and Kathleen Kez (D.8).

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ROYAL LE PAGE

Dog park, cont'd from p. 6

while Westmount Public Security is known to patrol - she was adamant that she regularly encounters non-compliers.

The Victoria village resident agreed about rule breaking, "My only issue is making sure that people follow the rules!..."

"If it is within the hours that you are not supposed to take your dog off leash, then they shouldn't be off leash..."

"I have seen [Westmount Security] check once, maybe twice, but more in the good weather."

The rules for dogs at Summit Woods

It is mandatory that Summit Woods'

dog guests have a Westmount dog licence. If a dog owner resides outside the municipality of Westmount, they can purchase one for \$50, and they also must provide a certificate signed by a veterinarian that the dog has been inoculated against rabies within the last 36 months.

The rules for keeping dogs leashed are clearly stated at two entrances to Summit Woods:

- November 1 to April 15: off-leash allowed,
- April 16 to June 15: on-leash required,
- June 16 to October 31:
 - on-leash required 10 am to 5 pm,
 - off-leash allowed from 5 am to 10 am, and 5 pm to midnight.

The park is closed from midnight to 5 am.

What Public Security says

Gregory McBain, who is the director of Westmount public safety, was asked for his perspective on the frequency of patrols by Westmount Security in Summit Woods.

He was also asked if the frequency of patrols ramps up during periods when dogs are supposed to be leashed.

"Our Westmount public safety officers conduct regular foot patrols daily in Summit Woods. Their mandate includes enforcing all dog by-laws, and educating dog owners and walkers about their responsi-



The Mali Dog Park on March 16.

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bility to comply with dog regulations throughout the year. Summit Woods is a beautiful sanctuary that hosts a collaborative coexistence of visitors, birdwatchers, dog walkers and residents seeking a slice of nature in our lovely city...

"During their patrols, our officers respond to calls and complaints received through our dispatch system, check dog licences to ensure the validity of Westmount tags, and address issues related to on- and off-leash periods..."

"In the summer, foot patrols are increased, with our summer park cadets joining our public safety officers in monitoring Summit Woods..."

"Throughout the year, we conduct specific campaigns (two to three times a year) such as dog licence checks and off-leash dog enforcement. For example, from April 1 to April 15, we will issue warnings to dog owners regarding leash regulations, with strict enforcement beginning on April 16, including the issuance of tickets for off-leash dogs..."

"We would like to remind all dog owners and walkers that it is their responsibility to clean up after their dogs, and to read and abide by the rules on the signage upon entering Summit Woods."

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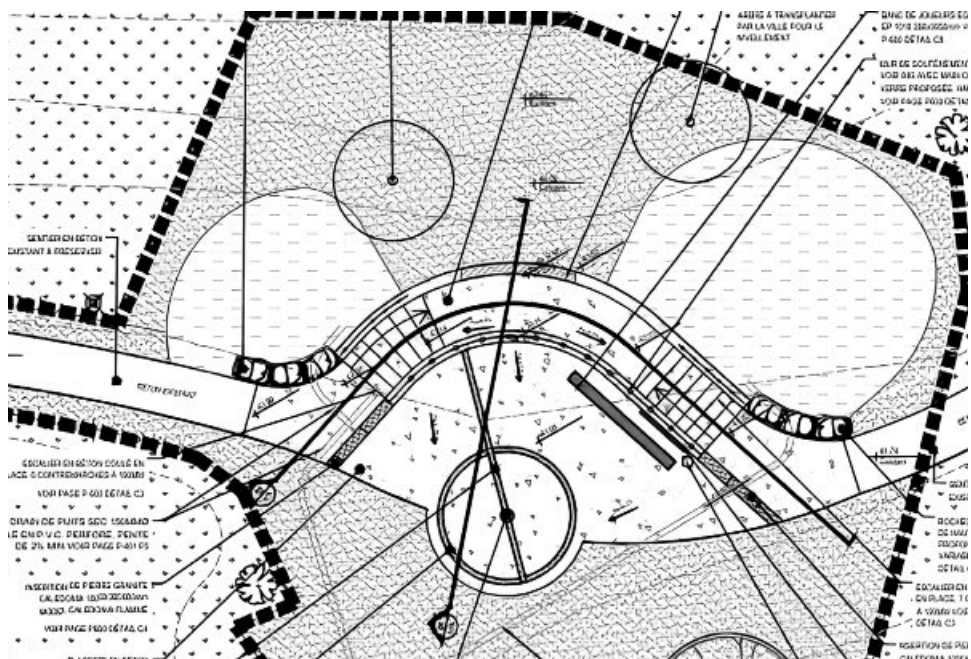
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Two illustrations of the planned garden in memory of Doug Ellis. The Westmount recreation centre is on the top of both.

ILLUSTRATIONS COURTESY OF THE CITY OF WESTMOUNT.



Memorial garden, cont'd from p. 1

struction is expected to start this spring, weather permitting, and will take place under the 2024 capital works budget, according to information from Public Works director Robert Talarico.

Its design, by Westmount landscaping firm Hodgins & Associates, was approved October 11, 2022 but not released by the city, despite several requests, until last week.

While the design had been approved by city council at a maximum of \$70,621, an initial tender bid to build it was rejected August 21, 2023 as priced too high at \$1,095,251. A subsequent Ventec bid was approved October 2, 2023 in the amount of \$773,863 (see story October 10, 2023, p. 1).

The late Doug Ellis had been described by his mother as having been “poisoned” his entire life by the experience, leading ultimately to his death at age 44 (see story October 25, 2022, p. 1).

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Spotlight on Real Estate

March 19, 2024

Pull-out section



Townhouses on Elm Ave., as seen March 12.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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Warren Buffett

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NEW TO MARKET | MLS 26607260

Downtown | 1225 boul. Robert Bourassa #2504
\$1,549,000

Panoramic views enhance this sunlit 3-bedroom, 2 bathroom, 1647 s.f. beauty in a luxury complex that offers multiple amenities including indoor pool, sauna, steam room, conference room, gym, virtual golf, cinema room plus 24/7 security, 2 garages.



NEW TO MARKET | MLS 19960418

Westmount | 551 Prince Albert Ave.
\$1,675,000

Discover this lovely & conveniently located 4 bedroom, 2+1 bathroom gem. Spacious rooms, bright environment, impeccable and appealing interior, large deck, yard and 1 car integrated garage.



SOLD BY US

Westmount | 388 Olivier Ave.

*Representing the Buyer and the Seller

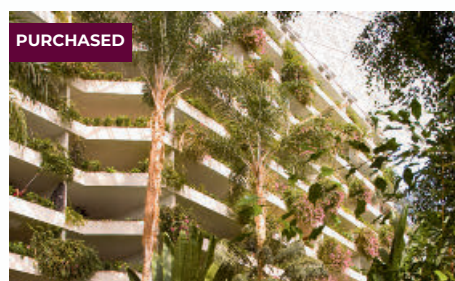
Top floor, bright & renovated corner 2+1 bdrm flat with double garage ideally located in a 16-unit complex on a quiet street, just steps from Greene Avenue.



NEW TO MARKET | MLS 24953793 or 22342684

Downtown | 720 St. Jacques W. #4604
\$1,295,000 or \$4,750 month

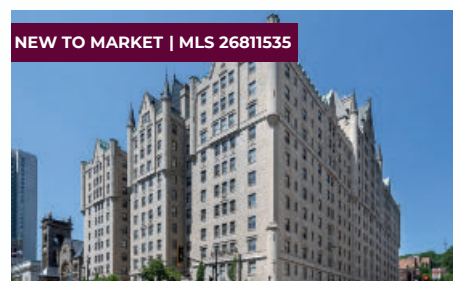
Views as far as the eye can see. New 2 bed, 2 bath in exciting complex and location. 870 s.f., garage



PURCHASED

Tropics North | 2500 Av. Pierre Dupuy #312
*Representing the Buyer

Expansive 2,440 s.f. residence in this tropical paradise.



NEW TO MARKET | MLS 26811535

Downtown | 1321 Sherbrooke W. #C-40
\$1,128,000

Fit for a King, this 1,950 s.f. 3 bedroom feels more like a home than a condo.



SOLD

Laval | 2557 rue Hémon
*Representing the Seller

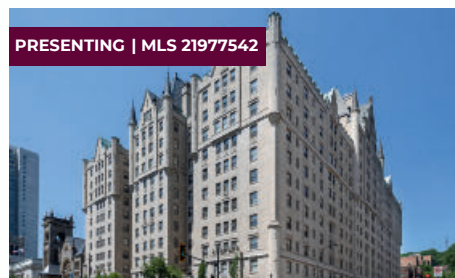
Delightful family home on close to 10,000 s.f. manicured lot with swimming pool.



PRESENTING | MLS 25976429

Golden Square Mile | 1509 Sherbrooke W. #38
\$1,050,000

Inviting residence in this magnificent century complex. 1,950 s.f., 3 beds. Gym, Roof terrace.



PRESENTING | MLS 21977542

Golden Square Mile | 1321 Sherbrooke W. #B-20
\$848,000

Bright 1,727 s.f. 2+1 bed in this royally elegant and upscale complex. 24 hour service.



NEW TO MARKET | MLS 17695779

Le Sud-Ouest | 400 de l'Inspecteur #524
\$659,000

Live in the vibrant south-west yet not right in the heart. 877 s.f., 2 beds, 1 bath, garage.



NEW TO MARKET | MLS 23044228

Downtown | 1414 rue Chomedey #656
\$595,000

Ideal 1st condo or pied-à-terre near all services. 818 s.f., 2 beds, 2 baths, garage.

February sales: Two 'Vs' up (volume, valuation)

Real Estate

ANDY DODGE

was distinctly lower and the nine sales posted in February were still weak compared to the month's tallies in the previous three years.

Of the nine one- and two-family sales announced in February, the highest price was \$4,200,000 for a mid-level Westmount mansion, similar to one that sold for the same price in January.

Below that were only two that surpassed the \$2-million mark, and the average \$2,041,933 was well below the \$2,466,250 average in January.

Ratio goes positive

The average price/valuation ratio, on the other hand, was a positive 1.8 percent, the first time since last September that the average has been positive.

The lowest price in February was \$1,125,000, and that house's mark-down

was 20 percent, by far the biggest, though five other sales tallied mark-downs between two and six percent.

Two of the three mark-ups cleared 20 percent, on the other hand, boosting the average above parity.

Condos

Three condominium sales in February were added to the first-quarter list for 2024, with prices between \$785,000 and \$1,925,000. Adding the two posted in January brings an average mark-up of 12.8 percent. We are still awaiting the March condo sales to create a valid statistic.

The February sales list also contained a 60-percent share of a duplex on Grosvenor Ave. and a co-op apartment at 3 Westmount Square.

Westmount adjacent

The adjacent-Westmount market was busy as well, with 10 sales of various types including one- and two-family homes in eastern NDG, southern Côte des Neiges, the Trafalgar-Daulac area of Ville Marie (downtown), Shaughnessy village and the Square Mile.

So far this year, there have been eight single-family homes and two duplex sales posted, all between \$820,000 and \$1,930,000, evenly distributed between Côte des Neiges and NDG – four each – with the other two in the Square Mile.

In fact, the two sales there, on Redpath and du Musée streets, sold seriously under municipal valuation, -43 percent and -31 percent respectively.

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 February 2024. 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 below offers a picture of these trends over time.

Volume and mark-ups indicated an improvement in Westmount's real estate market in February, though the average price

Average adjusted price for 'typical' Westmount house, by month, January 2019 to February 2024, based on accepted offer dates



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\$1,100,000

Centris # 24066220

5845 Av. Marc-Chagall #1005, Côte-Saint-Luc

The Marquise: 1878 sqft luxury condo. 2 bedrooms, family room, wood floors, central A/C. Primary ensuite with walk-in closet. City views from 2 balconies. Amenities: 24-hr doorman, indoor pool, sauna, gym, party room, terrace, guest suite. Pet-friendly!



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\$1,775,000 + GST/PST

Centris # 22673202

328 Av. Victoria

Commercial greystone in Victoria Village: 7 offices, 2 powder rooms, approx. 2400 sqft. Renovated basement leased to art supply store, 1 powder room (approx. 1125 sqft). Includes 7 exterior parking spots.



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683 AV. GROSVENOR, WESTMOUNT
4 BEDS, 3+1 BATHS | **\$2,998,000**



3711 BOUL. THE BOULEVARD, WESTMOUNT
5+1 BEDS, 4+2 BATHS | **\$2,998,000**



5 CH. DE CASSON, WESTMOUNT
5+1 BEDS, 4+1 BATHS | **\$2,845,000**



3773 BOUL. THE BOULEVARD, WESTMOUNT
3+1 BEDS, 3+1 BATHS | **\$2,795,000**



NEW LISTING

789 AV. UPPER-BELMONT, WESTMOUNT
4 BEDS, 2+2 BATHS | **\$2,395,000**



1210 BOUL. DE MAISONNEUVE O. #24B, VILLE-MARIE
2 BEDS, 2+1 BATHS | **\$2,375,000**



427 AV. LANSDOWNE, WESTMOUNT
4 BEDS, 2+2 BATHS | **\$2,375,000**



NEW LISTING

7 RUE ELLERDALE, HAMPSTEAD
3+3 BEDS, 4+1 BATHS | **\$1,875,000**



NEW LISTING

132 AV. BROCK N., MONTREAL-WEST
5 BEDS, 3+1 BATHS | **\$1,795,000**

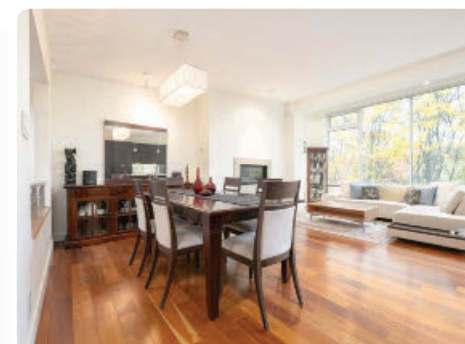


NEWLY PRICED

339 AV. GROSVENOR, WESTMOUNT
4 BEDS, 3 BATHS | **\$1,698,000**



486 AV. ARGYLE, WESTMOUNT
4 BEDS, 2+1 BATHS | **\$1,680,000**



4110 CH. DE TRAFALGAR, VILLE-MARIE
4 BEDS, 3 BATHS | **\$1,595,000**



33 PLACE UPPER-TRAFALGAR, VILLE-MARIE
3+1 BEDS, 2+2 BATHS | **\$1,595,000**



3430 RUE PEEL 2A & 7B, VILLE-MARIE
\$1,350,000 & \$1,495,000



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



1509 RUE SHERBROOKE O. #54, VILLE-MARIE
3 BEDS, 2 BATHS | **\$1,275,000**



4700 RUE STE-CATHERINE O. #613, WESTMOUNT
3 BEDS, 2 BATHS | **\$1,240,000**



3982 CH. DE LA CÔTE-DES-NEIGES #B46, VILLE-MARIE
2+1 BEDS, 2 BATHS | **\$1,168,000**



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



4215 BOUL. DE MAISONNEUVE O. #4, WESTMOUNT
2 BEDS, 1 BATH | **\$579,000**



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500 Claremont loses shape, to take shape

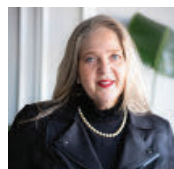


500 Claremont on September 11, 2023, and on January 17 and March 7 of this year. It is now apparent that the bracing was added to keep the eastern, western and northern walls standing once the southern wall was taken down. The building has been in the hands of real estate developers for over nine years (see February 17, 2015, p. 1). The plan is for the renovated building to be rental apartments.

PHOTOS: INDEPENDENT.

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\$3,495,000
486 AV. LAZARD,
MONT-ROYAL



\$2,175,000
1 AV. WOOD, APP. 501,
WESTMOUNT



\$2,098,000
1 AV. WOOD, APP. 603,
WESTMOUNT



\$2,088,000
1780 CH. DUMFRIES,
MONT-ROYAL



\$1,875,000
38 RUE DU SQUARE-SIR-GEORGE-ÉTIENNE-
CARTIER, APP. 617, GRIFFINTOWN



OPEN HOUSE | SUNDAY 24th, 2-4 P.M.
\$1,645,000
5867 CH. DE LA CÔTE-ST-ANTOINE,
NDG



\$1,690,000
155 CH. DE LA CÔTE-STE-CATHERINE,
OUTREMONT



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



\$1,225,000
200 AV. LANSDOWNE, APP. 706,
WESTMOUNT



\$1,195,000
279 RUE DE LA GAUCHETIÈRE O.,
MONTRÉAL VILLE-MARIE



\$995,000
1455 RUE SHERBROOKE O., APP. 1503
MONTRÉAL VILLE-MARIE



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

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Developer: 3015 Sherbrooke on track for September rentals, if not July



The apartment building 3015 Sherbrooke St., which is found just east of the Westmount border near Atwater, as seen March 12.

BY JENNIFER BALL

The owner of the apartment building at 3015 Sherbrooke St., just east of Westmount, still considers the delivery target date of September 1 to be extremely likely (see September 19, 2023 – p. SL-7), with as many as 50 percent of the units able to be occupied by mid-July.

The apartment building is a hive of activity. Group Melatti, which won the construction contract, fences off the pedestrian sidewalk at the back entrance of the building at 3014 Barat St. several times a week so that building materials can be delivered through lower floor and mid-story open windows.

The labour is all in service of a rejuvenation plan that calls for 93 apartment units to be added back to Montreal's rental stock.

Slight changes to planned offering

With construction under way, it has happened that there are slight changes from the original blueprints. The original plans for 16 two-bedroom and two three-bedroom apartments remains unchanged, but now – instead of 36 studios – there will be 38 and instead of 39 one-bedrooms,

there will be 37. The total number of apartments available for rent will be the same.

Guillaume Rivest, media relations at the city of Montreal, told the *Independent* on September 8, 2023, that the approved renovation is to re-develop the building's five floors, add 16 units from the previous total, replace all the windows and repair the brick cladding on the façades.

Costs are listed on 9t3.ca and pricing are calibrated according to whether renters need a furnished or unfurnished apartment.

For furnished units, the prices range from the lowest cost per month at \$1,775 to the highest at \$3,280 and for unfurnished units, the lowest cost per month is \$1,550 while the highest is \$2,900.

Patrick Pecorilli is the president of 9472-0380 Québec Inc., which bought the building for \$14.5 million in November 2022. Under his direction, the centenarian building was gutted. The company self-manages its properties and Pecorilli said he does not, at this time, have any plans to partner with anyone to manage the property.

► Interior photo of 3015 Sherbrooke St, as seen this month.

PHOTO COURTESY OF PATRICK PECORILLI/9472-0380 QUÉBEC INC.



Will anything happen this year?



From left, the former St. Stephen's Church site on Atwater at Dorchester and the empty lot on Dorchester near Greene on March 15. Projects for both these sites have been approved by Westmount city council (see September 27, 2022, p. SL-3 and January 24, 2023, p. 1) and are outside the city's southeast "planning freeze" area (see November 7, 2023, p. 8). There was some digging at St. Stephen's in 2022 (the pit in the photo), but that's the only visible work so far. Will anything happen this year?

PHOTOS: INDEPENDENT.

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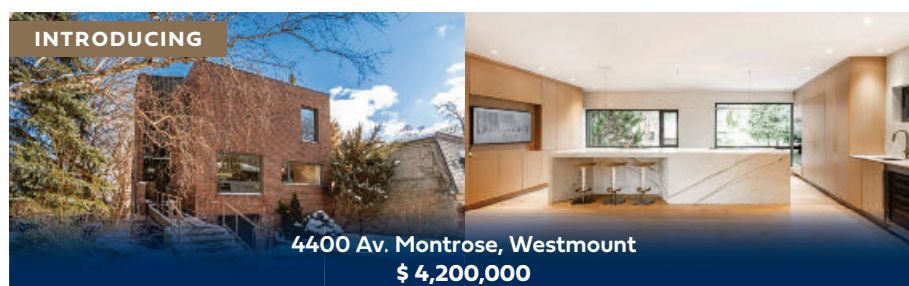
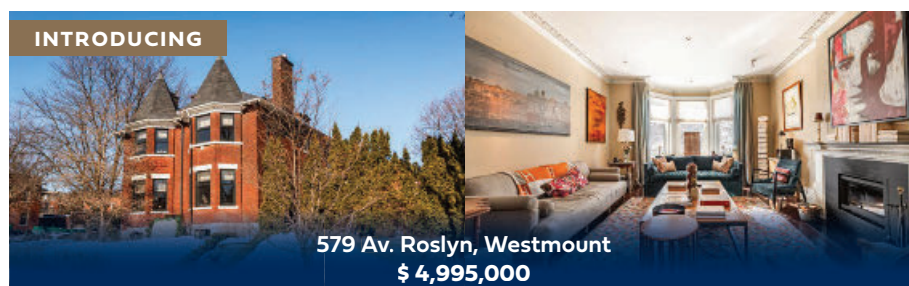
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HIGHEST QUEBEC SALE 2023*



775 Av. Lexington, Westmount

HIGHEST VILLE-MARIE SALE 2023*



The Boulevard, Ville-Marie

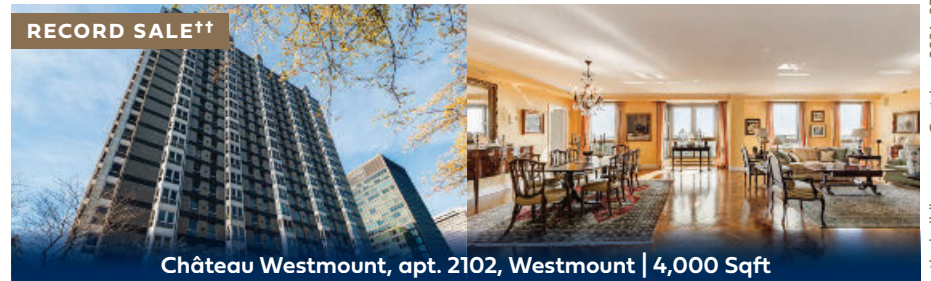
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N°1 IN CANADA
2023[†]

ACCEPTED OFFER



4302 Av. Montrose, Westmount
\$ 9,950,000**

RECORD SALE††



Château Westmount, apt. 2102, Westmount | 4,000 Sqft

SOLD



Ritz-Carlton apt. 620, Ville-Marie

SOLD



3564 Av. Marlowe, NDG

† Medium RE/MAX team for 2023 | †† Highest sale in the building as per Centris on 2024-03-15
**As per Centris on 2023-12-31 including Exclusive listings | **Asking Price - Accepted with Conditions

Existing Albert Square building gets windows



December 2023



March 2024

The former office building at de Maisonneuve and Prince Albert is being converted into six townhouses, as seen, from left, on December 21, 2023 and March 15 of this year. The windows only began going in on March 13, which was Thursday of last week. It has been the subject of various development plans for eight years (see January 19, 2016, p. 1).

PHOTOS: INDEPENDENT.



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Kitchen

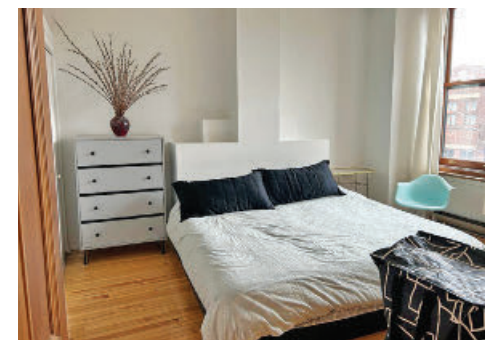
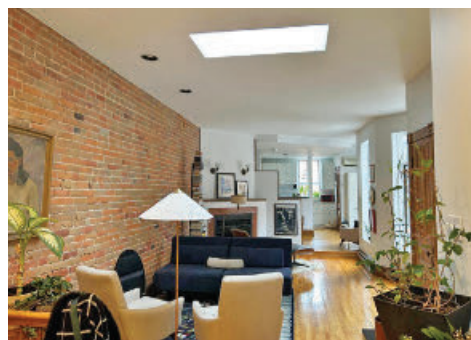


Living room

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2 pm – 4 pm
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Price now \$1,595,000

OPEN HOUSE SUNDAY 2-4 PM. Immediate Occupancy. S/D townhouse, nestled in mountain on a cul-de-sac. 3 bedrooms, 2½ bathrooms, 2 car garage and parking. Terrace, views. Walking distance to private schools, Beaver Lake. Centris 28846835 \$1,595,000

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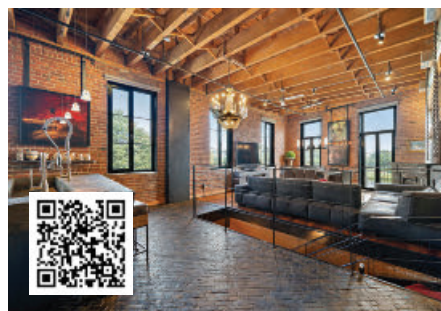
9 Av. Roxborough | Westmount
Price Upon Request



5787 Ch. Jubilee
Côte-Saint-Luc



627 Av. Murray Hill
Westmount



56 Rue Turgeon | Le Sud-Ouest
Westmount



1947 Rue Baile | Ville-Marie
Westmount



4175 Rue Ste-Catherine O., app. 504
Westmount



2657 Rue des Outardes
Saint-Laurent



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Bricks go on at new Albert Square building



November 2023



December 2023

The new standalone building of the Albert Square project at de Maisonneuve at Prince Albert on November 14 and December 21, the day the *Independent* first noticed the newly installed exterior bricks. They now cover the west sidewall too. This building will contain two larger dwellings and was built on the former office building's parking lot. It appears to be going much faster than its "sister" building to the west (see p. SL-12 of this issue).

PHOTOS: INDEPENDENT.

Open House - Sunday March 24 - 2-4 pm

Summit of Westmount - 4444 Sherbrooke St West
Beautifully newly decorated common areas, magnificent roof top pool, doorman, live in concierge and more. Perfectly located on the flat between Greene Ave & Victoria Village

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Hydrology report on ‘Great Lakes’ of Westmount



Westmount Park’s “Lake Shakespeare,” left, and “Lake City Hall” near Westmount city hall were at or near their high-water marks on March 10 and 11. Lake Shakespeare is between the dell where Shakespeare in the Park is performed and the bike path.

PHOTOS: INDEPENDENT.

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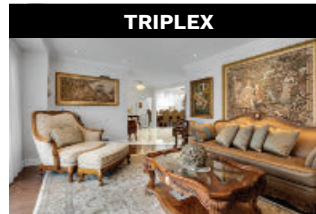
\$ +330M

in transactions throughout
Westmount, Hampstead, Golden Square Mile
and its surroundings*

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Price Upon Request



TRIPLEX

74-78 Holtham | Hampstead
\$2,695,000



PANORAMIC VIEWS

1 Wood #1902 | Westmount
\$2,636,000



MUSICAL STREETS

6050 Krieghoff | CSL
\$2,458,000



ADJUSTED PRICE

5736 Av. Kellert | CSL
\$1,495,000



ADJUSTED PRICE

3470 Redpath #204 | Ville-Marie
\$1,285,000



ELEGANT TOWNHOME

5782 Av. Marc-Chagall | CSL
\$969,000

*Statistics according to Centris and non-Centris transactions
(listing and/or selling brokers) for Ann Malka and Lucy Shapiro until Dec 2023.

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\$3,998,000



4 Belvedere, Westmount
\$ 3,498,000\$



609 Victoria , Westmount
\$2,855,000



576 Cote St Antoine, Westmount
\$2,695,000



442 Clarke, Westmount
\$ 2,198,000



4876 Westmount, Westmount
\$2,160,000\$



521 Claremont, Westmount
\$1,849,000



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Work continues on Metcalfe



This house on Metcalfe at Melbourne, seen May 11, 2023, has been under construction since at least October 2020 (inset).

A window for installation is visible near the front façade in this photo from March 14 of this year. A good sign?

PHOTOS: INDEPENDENT



3225 Av Cedar, Westmount



3773 The Boulevard 2,795,000\$ or 8,500\$/month

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RETAIL WATCH

Not many new retail shoots this spring

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com. Major changes since the last coverage (September 19, 2023, p. SL-21) in bold.

The winter has not been kind to retail in Westmount.

There were several closings, plus two longtime retailers moved out: Sparta Grilled Chicken and Ben & Tournesol/Wilfrid & Adrienne. Sparta hasn't gone far (Guy St. downtown), but BTWA continues in St. Sauveur – no longer local.

Depressingly, the former Packard/Subaru building on St. Catherine that housed Sparta's Westmount location is now completely empty.

On the opening side, news was light: a hair salon (SACO on Greene), a fabric shop (Chintz & Collections on St. Catherine) and a clothing store (TNT in Vic village).

As well, Hillside Lane opened a sales office on St. Catherine around the corner from its condo development at the former armoury/riding school behind Westmount High.

GREENE AVE. AREA

New

SACO hair salon, 1233 Greene Ave.
Chintz & Collections, 4257 St. Catherine

Moved

Sparta Grilled Chicken, 4024 St. Catherine, which moved to Guy St.

Not in retail use

1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.

1334 Greene, former site of Promenade Greene, whose owner is continuing at Elle Apriori, 1347 Greene.

1308 Greene

1201 Greene Ave, former site of Liv.

4024A St. Catherine St., former site of Tutti Frutti

4024 St. Catherine St., former site of Sparta Grilled Chicken, which moved to Guy St.

4026 St. Catherine St., former site of Morning Glory

4026A St. Catherine St., former site of Tia Maria prêt à porter

4028 St. Catherine St.



Sparta Roast Chicken's former site on St. Catherine near Atwater, as seen March 11.

Photo: Independent.

4032 St. Catherine St., former site of liquidation retailer

4071 St. Catherine St. (rear unit)

4142 St. Catherine St., former site of Bacaro restaurant

One first-floor, two second-floor and four basement units in Alexis Nihon.

Five units in Westmount Square.

Greene area vacancies: 15

Estimated* number of storefronts: 98

Estimated* unit vacancy rate: 15.3 percent

(September 2023: 16.7 percent – March 2023: 17 percent)

continued on p. SL-21



Chintz & Collections opened on St. Catherine near Olivier since our last Retail Watch, as seen March 13.

Photo: Independent.



The SACO salon opened on Greene since our last Retail Watch, as seen March 13.

Photo: Independent.

Retail Watch, cont'd. from SL20**VICTORIA VILLAGE****New**

TNT, 4925 Sherbrooke

Closed

Boutique Evelyne, 320A Victoria
 OAK (One of a Kind), 4930B
 Sherbrooke. It continues at other
 locations

Wilfrid & Adrienne/Ben & Tournesol,
 4937 Sherbrooke. It continues in St.
 Sauveur

Bilboquet, 4864 Sherbrooke

Coming

Environnement Electronique, 4879
 Sherbrooke

pastry shop, 4945 Sherbrooke (northeast
 corner Claremont)

Moved

Starbucks, from 4943 Sherbrooke to
 5001 Sherbrooke (northwest corner
 Claremont)

Laurier York real estate, from
 346 Victoria to Old Montreal

Not in retail use

South side of Sherbrooke
 4822 Sherbrooke St., former site
 of Brooklyn.

4858 Sherbrooke, former site of
 Brasserie Melrose, Brasserie Central,
 Well House and Mess Hall.

4920 Sherbrooke St., former site of
 La Canadienne's Westmount location.
 North side of Sherbrooke



The new Hillside Lane sales office on St. Catherine between Kensington and Metcalfe on March 13. The condos in question are being built at the former armoury west of the Westmount Athletic Grounds, where Hillside Lane meets Hillside Ave.

PHOTO: INDEPENDENT.

4864 Sherbrooke, former site
 of Bilboquet

4927 Sherbrooke St. (upper) former
 site of Les Dames de Nohant and
 Au Sommet pop-up store.

4930B Sherbrooke, former site of OAK
 (One of a Kind)

4935 Sherbrooke St., former site of
 Envers

4937 Sherbrooke, former site of
 Ben & Tournesol

4943 Sherbrooke, former site of
 Starbucks

4945 Sherbrooke St., former site
 of Faure

Victoria Ave.

320A Victoria, former site of
 Boutique Evelyne

322A Victoria, former site of Astri
 Prugger design

342A Victoria, former site of Petit Lapin
 gluten-free bakery

346 Victoria, former site of Laurier York
 real estate, which moved to Old
 Montreal

386 Victoria, former site of Olives en
 Folie, which moved to Griffintown.

Victoria village vacancies: 26

Estimated* number of storefronts: 129

Estimated* unit vacancy rate: 20.16

percent (September 2023: 17.8 percent
 – March 2023: 15 percent)

OTHER**New**

Hillside Lane office, 4431 St. Catherine

Not in retail use

4419 St. Catherine St., former site of
 Boucherie du Coin.

4447 St. Catherine St., former site of
 Ruth Stalker antiques, which moved to
 Hillside Ave.

*The *Independent* has tried to count all
 the store spaces accessible from street
 level, which usually means up to one
 level above or below the sidewalk.
 Some judgement was required.

The Greene Ave. area totals exclude
 Westmount Square and Alexis Nihon.

Chers clients,

C'est avec beaucoup de tristesse que
 Ben & Tournesol ferme cette succursale,
 après plus de 30 ans dans votre communauté.
 Au plaisir de vous revoir bientôt à une adresse
 près de chez vous!

Pour toute information, svp nous faire
 parvenir un courriel au:
info@benandtournesol.com

Vous pouvez aussi nous visiter
 au 279 Rue Principale, St-Sauveur.

Merci!

Dear clients,

It is with great sadness that Ben & Tournesol
 is closing this location, after more than
 30 years in your community.

We look forward to welcoming you
 at a location near you!

For any inquiry, please email to:
info@benandtournesol.com

You can also visit us
 at 279 Rue Principale, St-Sauveur.

Thank you!

Ben & Tournesol's moving message to clients,
 as seen March 7.

PHOTO: INDEPENDENT.



The "for rent" Ben & Tournesol/Wilfrid & Adrienne site on Sherbrooke near Claremont, as seen March 14.

PHOTO: INDEPENDENT.

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Québec



MLS 13958894

LUXURY HOMES



\$9,998,000

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

Cassian Bopp^a 514.952.9115

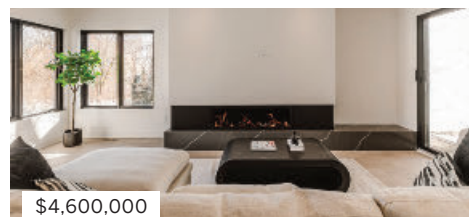


INTRODUCING

\$6,980,000

26 Senneville road, Senneville
BED: 4 | BATH: 4+2 | MLS 21018070

Louise Jackson*
Susanne Stelmashuk Chernin*
Diane Stelmashuk* 514.944.6066



\$4,600,000

3900 avenue de Ramezay, Ville-Marie
BED: 4 | BATH: 3+1 | MLS 28815086

Kaufman Group[†] 514.379.1333



\$3,750,000

1095 chemin Sherbrooke, Hatley - Canton
BED: 5 | BATH: 4+1 | MLS 22761999

Judith Ritchie^a 438.995.7494

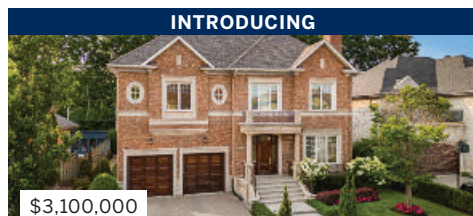
LUXURY HOMES



\$3,195,000

141 avenue Highfield, Mont-Royal
BED: 5 | BATH: 3+2 | MLS 13958894

Jihane Guettar^a 514.250.9988



INTRODUCING

\$3,100,000

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

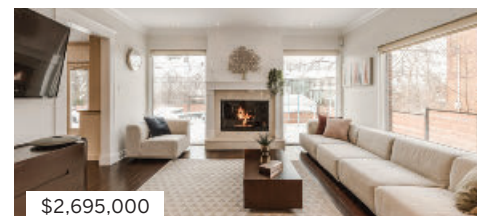
Dino Cafaro* 514.898.7722



\$2,750,000

2 chemin Rivard, Val-des-Lacs
BED: 6 | BATH: 3+1 | MLS 18686948

Melanie Clarke* 450.694.0678



\$2,695,000

173 avenue Glencoe, Le Plateau-Mont-Royal
BED: 5 | BATH: 3+1 | MLS 11338131

Maxime Lafrenière^a 514.651.8325

LUXURY HOMES



\$2,690,000^{+taxes}

58 avenue Madsen, Beaconsfield
BED: 6 | BATH: 4+1 | MLS 22948112

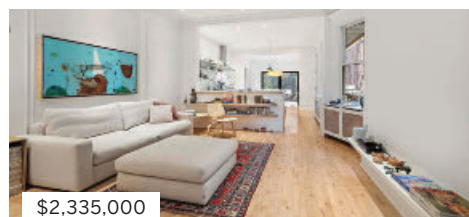
Cassandra Aurora^{**} 514.293.2277



\$2,450,000

300 rue les Érables, Laval-sur-le-Lac
BED: 5 | BATH: 4+2 | MLS 15809003

Nadia Maltais* 514.994.3589
Marc-Olivier Amnotte* 514.585.9111



\$2,335,000

4636-4640 rue Jeanne-Mance, Le Plateau-Mont-Royal
BED: 3 | BATH: 1 | MLS 10433256

Monica Genest* 514.400.0280
Victoria Marinacci* 514.400.0280

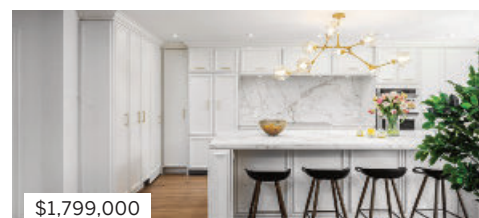


\$2,200,000

28 chemin Dupuis, Estérel
BED: 4 | BATH: 3+1 | MLS 18141414

Jennifer Vienneau* 514.265.3669

LUXURY HOMES



\$1,799,000

308 London drive, Beaconsfield
BED: 5 | BATH: 5+1 | MLS 11520386

Angela Carciero^a 514.916.7868



\$1,699,000

13 rue St. Andrew, Lac-Brome
BED: 5 | BATH: 2 | MLS 13500266

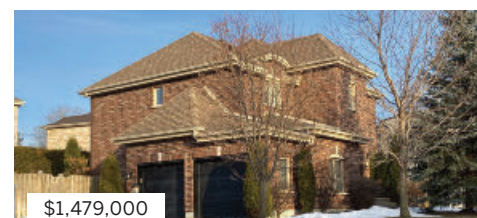
Marie-Piers Barsalou^{**} 450.577.0272
Johanne Meunier* 514.926.5626



\$1,650,000

2235 rue Jacques-Hérroux, Shawinigan
BED: 6 | BATH: 3+1 | MLS 23752796

Marc Thibeault* 819.531.3266



\$1,479,000

147 Tower street, Beaconsfield
BED: 5 | BATH: 3+1 | MLS 9676143

Barbara Baudinet^{**} 514.825.9890

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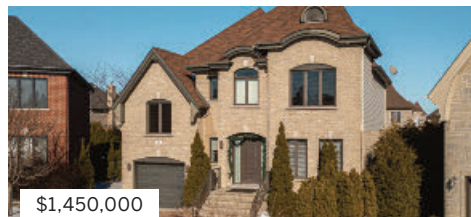
LUXURY HOMES



\$1,469,000

3421 avenue Marlowe, N.D.G. / C.D.N.
BED: 5 | BATH: 3+1 | MLS 23812080

Saul Ciecha* 514.941.6248



\$1,450,000

6665 rue Corelli, Brossard
BED: 5 | BATH: 4+1 | MLS 22083230

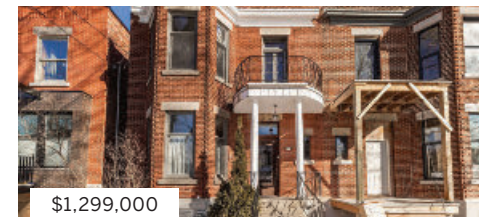
Charles Mimeault* 514.708.3344



\$1,299,000

1975 rue du Roussillon, Sainte-Adèle
BED: 5 | BATH: 3+1 | MLS 13772727

Chantale Tardif* 514.532.0632



\$1,299,000

3843 avenue de Melrose, N.D.G. / C.D.N.
BED: 5 | BATH: 2 | MLS 16374288

L'Équipe Savaria** 514.830.6415
Christiane Savaria**

LUXURY HOMES



\$1,275,000

5 rue de l'Îlot-du-Coteau, Saint-Basile-le-Grand
BED: 6 | BATH: 2+1 | MLS 20438122

Anne Marineau* 514.231.8698
Zoë Vennes** 514.718.8004

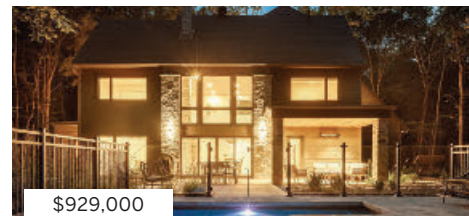


NEW PRICE

\$1,150,000

755 rue des Brises, Sainte-Adèle
BED: 4 | BATH: 3+1 | MLS 11298263

Stéphane Larrivée* 514.809.8466



\$929,000

2500 rang St-Malo, Trois-Rivières
BED: 3 | BATH: 1+1 | MLS 20718260

Stéphane Cloutier* 819.578.7507



\$569,000

24-26 chemin Delisle, Kazabazua
BED: 2 | BATH: 1 | MLS 12304212

Patrick Vaillant** 514.774.6917

LUXURY CONDOS



\$3,143,750*+taxes

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

Stefano Bizzotto* 514.962.3539

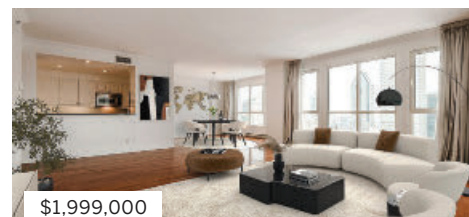


INTRODUCING

\$2,550,000

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

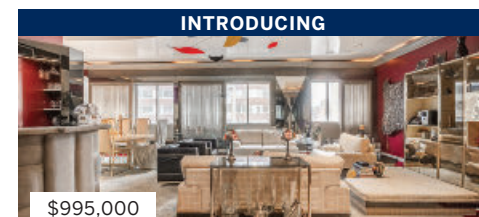
David Wilkes* 514.947.5152



\$1,999,000

1200 boulevard de Maisonneuve O., Apt. 24B, Ville-Marie
BED: 5 | BATH: 2+1 | MLS 27222508

Phyllis A. Tellier** 514.924.4062



INTRODUCING

\$995,000

3455 rue Drummond, Apt. 807, Ville-Marie
BED: 2 | BATH: 2+1 | MLS 20070197

Gabriel Pliva* 514.923.5383

LUXURY CONDOS



INTRODUCING

\$739,000

250 chemin de la Pointe-Sud, Apt. 1904, Verdun / Île-des-Soeurs
BED: 1 | BATH: 1 | MLS 13444184

Marie-Josée Rouleau* 514.660.6682

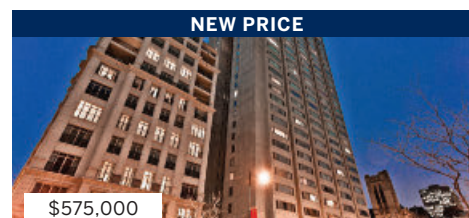


NEW PRICE

\$660,000

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

Louise Latreille* 514.577.2009



NEW PRICE

\$575,000

1455 rue Sherbrooke O., Apt. 1701, Ville-Marie
BED: 1 | BATH: 1 | MLS 28451391

Géraldine Libraty* 514.962.5563



INTRODUCING

\$549,000

1085, rue Smith, Apt. 1309, Griffintown
BED: 1 | BATH: 1 | MLS 25729053

Sylvie Ménard* 514.827.6200

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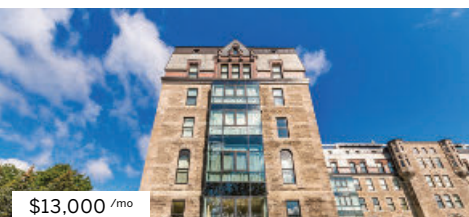
Québec



MLS 17105230

LUXURY CONDOS

REVENUE PROPERTIES



\$13,000 /mo

3150 place de Ramezay, Apt. 200, Ville-Marie
BED: 2 | BATH: 2 | MLS 11232209

Anne Ben-Ami (Madar)[▲] 514.726.3037



NEW PRICE

\$6,500,000^{**taxes}

440 rue Ste-Hélène, Ville-Marie
10,301 SQ.FT. | MLS 27187670

Patricia Lallier^{**} 514.651.8325



INTRODUCING

\$3,400,000

37-39 avenue Chesterfield, Westmount
UNITS: 5 | MLS 9009147

Saguy Elbaz^{*} 514.892.7653



INTRODUCING

\$1,950,000

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

L'Équipe Savaria^{**}
Francys-Ismaël Ayotte-Rodrigue^{*} 438.466.8252

REVENUE PROPERTIES



\$1,798,000

232 rue St-Venant, Sainte-Agathe-des-Monts
MLS 11964571

Julie St-Laurent^{*} 514.813.2163
Jean-Marc Vicino[▲] 514.266.0193



NEW PRICE

\$1,275,000

155-161 rue Labonté, Le Vieux-Longueuil
UNITS: 4 | MLS 14390326

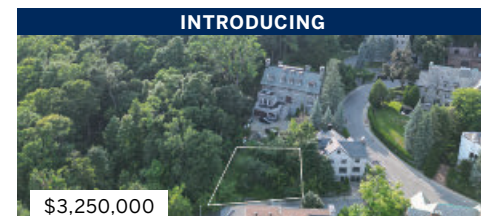
François Emond[▲] 514.222.4876



\$1,250,000

5020-5024 rue Jarry E., Saint-Léonard
UNITS: 4 | MLS 11785924

Brigitte Cohen[▲] 514.963.5324



INTRODUCING

\$3,250,000

Rue Redpath-Crescent, Ville-Marie
6,571 SQ.FT. | MLS 28396824

Herbert Ratsch^{††} 514.884.8269

LOTS



\$575,000

Chemin du Lac-Gélinas, Mont-Tremblant
ACRES: 29 | MLS 27651922

Raymond Dalbec^{**} 819.425.4568



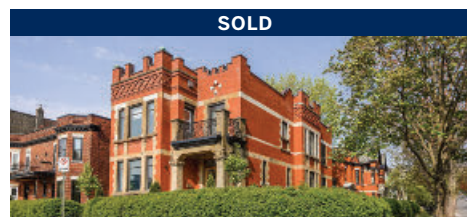
INTRODUCING

\$144,500

Chemin des Faucons, Mont-Blanc
43,055 SQ.FT. | MLS 14205300

Lynne Leclair[▲] 514.632.6912

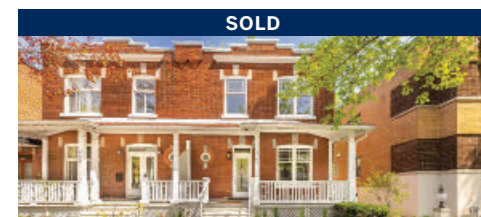
SOLD



SOLD

Rue Sherbrooke O.
BED: 6 | BATH: 3

Naami Group^{*}
Randy Naami^{**} 514.743.5000



SOLD

Avenue Davaar, Outremont
BED: 4 | BATH: 3

Vincent Chaput^{*} 514.264.3555

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Yes, new houses get built in Westmount



May 2023



March 2024

This house on Roslyn Ave. north of Sherbrooke is taking shape, as seen May 12, 2023 and March 14 of this year.

PHOTOS: INDEPENDENT.

westmountrealty.com • serving Westmount, Greater Montreal & Memphremagog



MLS 18767919

Habitat 67 • 604 \$1,149,000
Rare one level renov. 2 BDR + Solarium w. City views & terrace w. long open river views. Windows on 3 sides.



MLS 17564957

Habitat 67 • 515 \$1,245,000
Rare 4 BDR+ Den, 2 BTH, huge terrace, stunning city sunset views! Ideal for family with teens, home office.



MLS 27477843

Westmount Adj • 3435 Prud'homme \$388,000
Renov. elegant quiet 1 BDR Condo, LVR could be closed to make 2nd BDR/home office. Concierge, steps to Sherbrooke.



MLS 11569983

Hudson • 412 Oakridge \$1,177,000
Glamorous turnkey in country setting, perfect home office, screened verandah, 4+1 Beds, 3+1 Baths, 2 garages, 23K sf lot.



MLS 18926191

Nun's Island • Les Verrières III \$988,000
Sunny corner 3 BDR, 2 BTH & balcony river. Resort living- walking paths, pools, sauna, tennis 2 garages.



MLS 24714297

St-Henri • 53 Beaudoin \$1,275,000
Townhouse end unit, kitchen/dining onto terrace, top floor den onto terrace, 2 garages, Lachine Canal. Atwater Market.

Mountainside project still waiting, says developer Revah

BY MARTIN C. BARRY

The developer behind a project to recycle the former Mountainside United Church property into a mix of residences says he is still waiting for the city of Westmount to approve a zoning change from institutional to residential so he can move ahead.

“We’re still looking for the city to approve some sort of development there,” Daniel Revah, who is a Westmounter, said in an interview late last week with the *Independent*.

After purchasing the landmark building on Roslyn Ave. at the corner of The Boulevard in the fall of 2018, Revah said at the time that he planned to build “probably houses and condos,” while adding that the church building itself had the potential to be re-developed into a large private home.

The large property is zoned for religious activities, although the church building is classified by the city of Westmount as

◀The former Mountainside United Church on The Boulevard, seen March 14, is currently vacant as its owner, Daniel Revah, waits for the city of Westmount to pass a re-zoning amendment to allow residential development.

Category 1, meaning strict rules apply for any proposed architectural changes.

Under terms of an agreement made with Revah in 2018, the Mountainside United congregation was given three years to stay before moving out. The congregation now lists its address as being on University St. in downtown Montreal.

Revah said he had received tenancy offers from members of the Muslim community who were interested in using the church as a mosque, although nothing so far has come out of that.

In limbo

A senior administrative official with the city of Westmount told the *Independent* in late 2020 that a decision on the property’s zoning wouldn’t be made before a revision of Westmount’s master urban plan (Imagine Westmount 2040) was completed, although it was put on hold during the COVID pandemic.

Last week, Revah said his plan remains essentially the same: to build four townhouses on one side of the property, with two others in another area, leaving the church building to be developed into a

large residence.

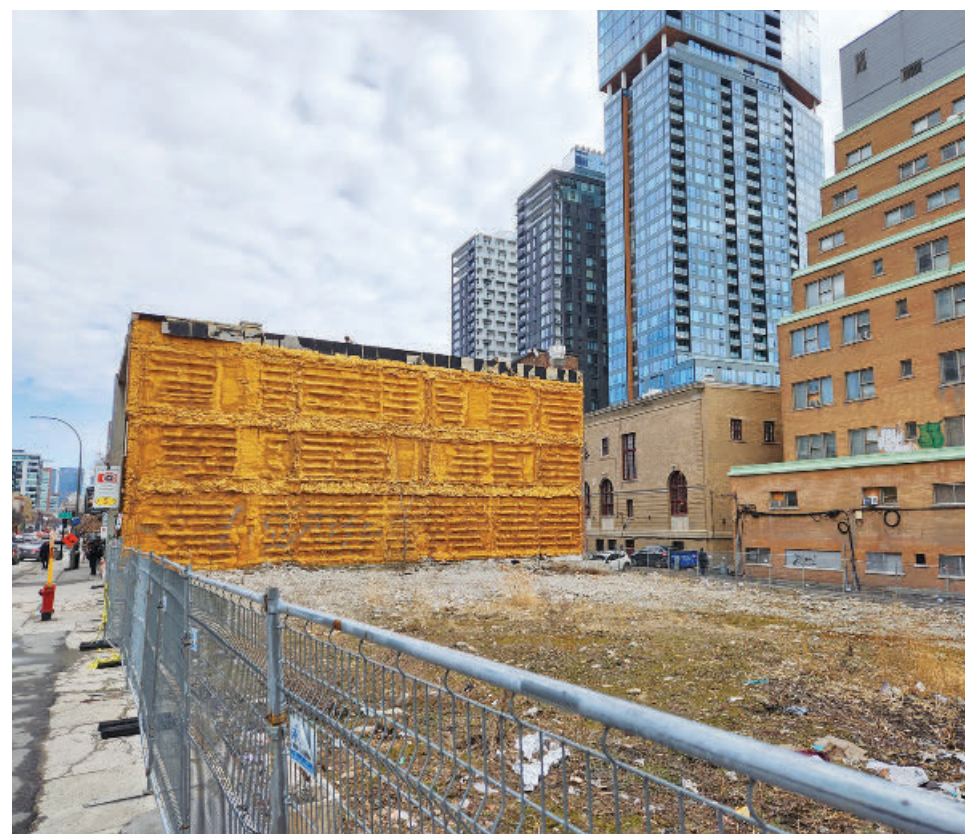
He said nothing in his proposal would alter any of the church’s architecture, except for the basement, where some new openings would be created. He said that prior to purchasing the property, he realized he faced the task of convincing the city to grant him a residential status.

“Before submitting the project, I was talking to the city to give me an indication. I didn’t want to submit for nothing,” he said, suggesting that his subsequent failure to obtain the zoning change prompted him to consider filing a lawsuit.

“That’s why we think there is a legal issue, according to my lawyer,” said Revah, maintaining that the project would otherwise have been completed by now “and people would be living in there.”

The *Independent* reached out for feedback to Westmount city councillor for District 1 Antonio D’Amico, who according to a district map is responsible for a portion of territory that includes the Mountainside United Church site. We did not hear back from him earlier this week by our deadline.

Nothing allowed, but nothing doing anyway



The empty lot where 4014-4022 St. Catherine St. was demolished by autumn 2020 (see October 27, 2020, p. RE-18), as seen March 15. A building was approved for the site, but the developer did not begin construction and has lost its \$1.4 million guarantee to the city (see March 14, 2023, p. 1). At present, the area is under a planning freeze by the city, so nothing can happen there as a matter of planning law (see November 7, 2023, p. 8).

PHOTO: INDEPENDENT.

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NEW LISTING

Ville-Marie | 4040 Av. de Trafalgar | Price upon request

2-BED IN FULL-SERVICE BLDG



NEW LISTING

Golden Square Mile | 2333 Rue Sherbrooke O., apt. 415 | \$950,000

STUNNING DETACHED HOME



FEATURED

Westmount | 621 Ch. de la Côte-St-Antoine
\$2,900,000

PENTHOUSE W/ A+ VIEWS



FEATURED

Westmount | 2 Rue Westmount-Square,
apt. PH-C | \$5,500,000

STYLISH DOWNTOWN CONDO



FEATURED

Ville-Marie | 1179 Rue De Bleury, apt. 3
\$1,300,000

IDEAL FAMILY HOME



FEATURED

Hampstead
45 Rue Dufferin | \$980,000

HUGE MODERN PENTHOUSE



FEATURED

Golden Square Mile | 1455 Rue Sherbrooke
O., apt. PH3 | \$2,250,000

SUNNY 3-BED W/ PARKING



FEATURED

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

ELEGANT 2-BED CONDO



FEATURED

Golden Square Mile | 1321 Rue Sherbrooke
O., apt. D-21 | \$965,000

FAMILY HOME W/ POOL



FEATURED

Côte-des-Neiges | 5026 Av. Iona
\$1,499,000

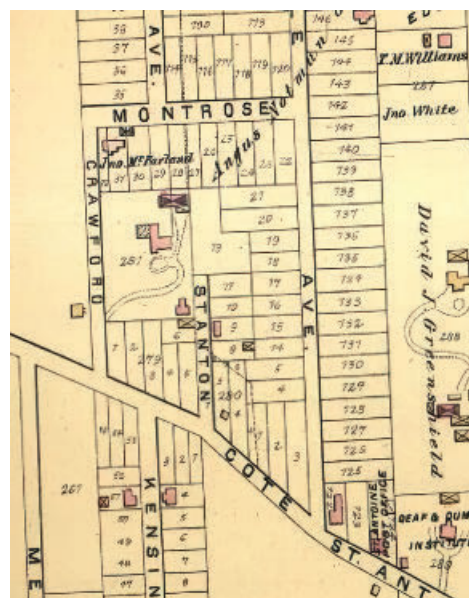
1-3 Church Hill: Many lives/streets/legal structures lived



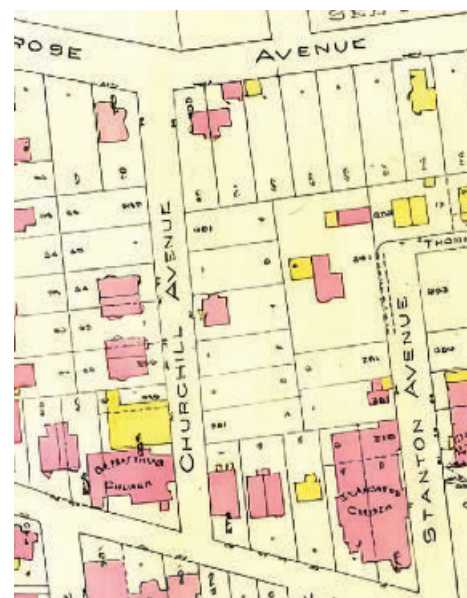
House history

ANDY DODGE

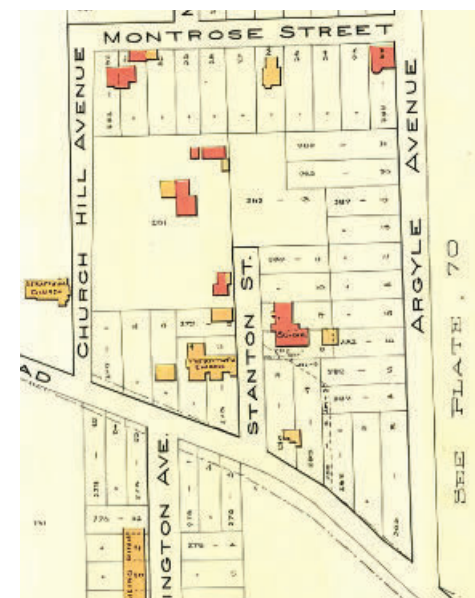
One of the oldest streets in Westmount – now among the shortest streets in the city – is Church Hill, which hosted St. Matthias' Church beginning in 1874 and then provided access to "Hazelbrae," the mansion of lumber magnate John MacFarlane, which was built in 1878, and another, earlier mansion built about where Thornhill Ave. now crosses between Church Hill and Argyle Ave. owned by James D. Crawford,



Hopkins map of 1879



Goad's map of 1890.



Goad's map of 1912.

– 1874 –

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

– 1876 –

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

– 1888 –

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

– circa 1890 –

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

– 1895 –

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

– 1899 –

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

– 1922 –

Current city hall opens.

– 1925 –

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

– 1958 –

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

– 2002 to 2005 –

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

– 2013 –

Current Westmount recreation centre opens.

a prominent Montreal businessman (see March 22, 2022, p. SL-28).

Crawford Ave.

The street heading north from Cote St. Antoine Rd. to Montrose Ave. was, indeed, named "Crawford Ave." in early city maps.

In 1874, when the newly-incorporated city of Notre Dame de Grâce was established, most of the area was subdivided into building lots, but Crawford, a broker, retained the entire Lot 281, with a long driveway, stables and auxiliary shed.

MacFarlane built his house at the top of "Crawford Ave." only after subdivision of the entire area had been enacted into law. Vast tracts of land on the hill had been swallowed up by a consortium including MacFarlane, William Angus, William Notman, Ovide Dufresne Senior and Alexander Ramsay.

Thus, in 1874, as the church was being built and the land subdivided by the city for planned development, there were already two mansions on the side of the hill. There was still plenty of room, it appears, to develop the Côte St. Antoine frontage.

Recession of 1890s hits

Unfortunately, the promise of extensive development in a newly formed town was dashed by a long recession running into the 1890s, and the land lost much of its value.

William Angus went into receivership and had to sacrifice his title to the land, though the consortium retained his expertise as their treasurer. In 1891, the Côte St. Antoine frontage ended up in the hands of Alexander Ramsay, by now with the name change to "Church Hill."

Ramsay, of course, was eager to sell to

a developer, but after several investors tried their hands at developing the property (including Henry Jackson, the Greene Ave. pharmacist who built three houses nearby on Argyle Ave.), in 1898 the Côte St. Antoine frontage fell into the hands of Charles James Brown, a realtor, and Edward Riel, a contractor, who were investing heavily in the development of what is now Westmount.

Between 1894 and 1930, in fact, they were credited with building 15 different projects in Westmount, including 16 houses on Blenheim Place and houses as large as 558 Roslyn Ave., according to the Beaupré-Michaud study at city hall.

1 Church Hill is built

After building 105-07 Côte St. Antoine in 1898, they set about building what most notaries described as a "solid brick three-storey dwelling house thereon erected bearing the civic number 1 of Church Hill."

With eight houses and projects already behind him, Riel passed away in September 1903, leaving his wife, Emma Bound, and Brown to divest of the house.

The following January William Rutherford, another lumber merchant, who bailed them out with an \$11,000 payment, the same amount he sold the property for eight months later. Perhaps coincidentally, perhaps not, title was transferred to another lumber merchant, Philip D. Gordon, with his wife, Charlotte Cormack, signing the deed.

Gordon died in about 1926 but his wife kept up the house through the Great Depression and into World War II. She died in November 1942, and her three daughters managed to rent the house during the rest of the war, but sold it in June 1945, for only

\$8,500, less than had been paid some 40-plus years earlier.

The new buyer was Marie Louise Cardinal, the wife of Alfred W. Patenaude, an educator and founder of the Corporation Canadienne des Cours par Correspondence. Previously serving as commissioner of schools in northern Quebec and later at the head office of the Montreal Catholic Schools, by the time he moved into 1 Church Hill, he simply called himself "editor" in Lovell's Directory.

Conversion to duplex

In the changeover, the house had been converted to a duplex, with J. Gerard Patenaude, a sales manager and family member, taking over 3 Church Hill while Alfred and Marie Louise moved to 1 Church Hill, which comprises the second and third floors. 3 Church Hill includes the first floor and basement.

This was a time when Westmounters were being asked to let out extra bedrooms to returning soldiers or war widows, so it is not surprising to see a Miss M. Benoit sharing the lower unit with the Patenaudes.

Marie-Louise died in 1952, leaving the use of the property to her husband until his death, with the daughter, Jehane Patenaude, taking full title upon his death. Under her married name, "Madame Benoit," she was a famous French Canadian chef, author and broadcaster.

While we are not apprised of his status, she and her husband, Bernard Benoit, are listed as the occupants of 1 Church Hill from 1952 until 1968.

Jehane then shared the quarters with Robert del Giudice, manager for Air *continued on p. SL-30*

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Herbie co-founded Sotheby's Mont-Tremblant office in 2007, enticed by its global appeal and top-notch amenities including a private jet airport, five golf courses, and the region's premier ski resort. He notably spearheaded Sotheby's International Realty's largest Canadian sale with the Kenauk Nature and Fairmont Le Chateau Montebello project. Known for integrity and professionalism, Herbie is your go-to advisor for finding your dream home or land. Juggling between Montreal and Mont-Tremblant, he enjoys year-round sports and family time on weekends.

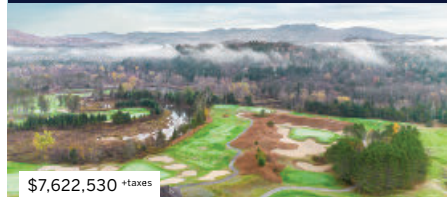
ACCEPTED OFFER



\$19,500,000*^{taxes}

3 Private Lakes, 4.5KM of frontage on Lac Lacoste, 7 homes
Chemin Lacoste, Rivière-Rouge
ACRES : 2,324 | MLS 21386626

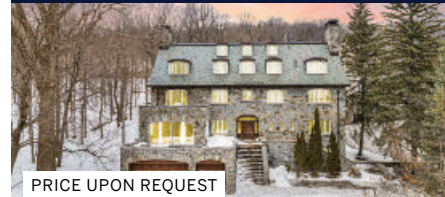
ACCEPTED OFFER



\$7,622,530*^{taxes}

Golf Manito
251 Ch. Clément, Mont-Tremblant
ACRES : 86 | MLS 21683622

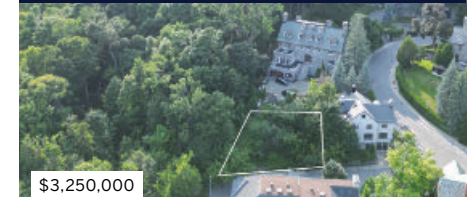
INTRODUCING



PRICE UPON REQUEST

Heart of the Golden Square Mile
1369 rue Redpath-Crescent, Ville-Marie
LOT SIZE: 22,994 SQ.FT. | LIVING SPACE: 10,000+ SQ.FT

INTRODUCING

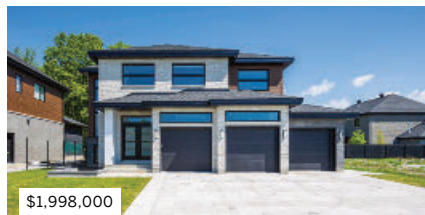


\$3,250,000

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



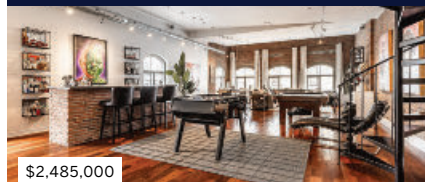
Herbie is proud to welcome to the team Karine Doche; a veteran Sotheby's broker with 15 years of experience, well-known in both the city and the country.



\$1,998,000

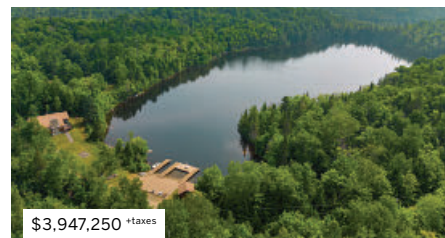
Luxurious Île Bizard house
1092 Rue Bellevue, Île Bizard
LOT SIZE: 9,952 SQ.FT. | MLS 10397120

ACCEPTED OFFER



\$2,485,000

Spacious corner unit penthouse
410 Rue des Récollets, Apt. 401, Ville-Marie
LIVING SPACE: 2,638 SQ.FT. | MLS 25614095



\$3,947,250*^{taxes}

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ACRES : 229 | MLS SIR1342089



\$2,389,000

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3418 chemin des Aulnes, La Conception
ACRES : 2.50 | MLS SIR1322531



\$2,740,000

The Jewel of Lac Labelle - 4KM of lake frontage
Chemin de La Minerve, La Minerve
ACRES : 137 | MLS 9928068



\$5.75/SQ.FT*^{taxes}

Last undeveloped south-side land on Mont-Tremblant
Manitonga Estate, Ch. Desmarais, Mont-Tremblant
ACRES : 353 | MLS 12869346

House history, cont'd. from SL28

France, until finally selling the entire building to Françoise Dhouailly (alias Dally), wife of Ronald Daoud. She was a teacher, he a consultant, and the new upstairs tenant was Claire White, though we have no information about her.

Revenue property

During the 1970s, the property changed hands a few times but appears to have become a revenue property until finally in 1980 the property was purchased by Stanley Nemiroff, who was responsible for setting up the humanities department at



1-3 Church Hill on February 13.

**HISTORY OF 1-3 CHURCH HILL
(since construction)**

| Date | Buyer | Price |
|-------------|--|---------------------|
| 14 Jan 1904 | William Rutherford & Sons Ltd | \$11,000 |
| 16 Sep 1904 | Charlotte Cormack, widow of Philip D. Gordon | \$11,000 |
| 29 Jun 1945 | Marie Louise Cardinal, wife of Alfred W. Patenaude | \$8,500 |
| 16 Apr 1970 | Françoise Dhouailly, wife of Ronald Daoud | \$35,000 |
| 10 Apr 1973 | Josephine de Vries | \$50,000 |
| 17 Dec 1973 | Marion G. Robertson, wife of Jean Claude Duclos | \$64,000 |
| 28 Sep 1979 | Hendrik Vandervart & Hendrika Papenburg | \$108,000 |
| 26 Sep 1980 | Stanley A. Nemiroff & Greta E. Hofman | \$155,000 |
| 18 May 1994 | M. Roy, J. Kerridge, I. Gorinov, A. Sykora | \$295,000 |
| 25 Oct 1996 | M. Roy, J. Kerridge, N. Farkas & S. Berry | \$341,641.39 (half) |
| 08 Nov 1999 | Roy, Farkas & Kerridge | \$20,000 (quarter) |
| 10 Oct 2001 | Roy & Farkas | \$65,771.02 (third) |

As co-ops and condos:

1 Church Hill:

| | | |
|-------------|------------------------------|-------------|
| 07 Jul 2006 | Martin Roy | \$220,000 |
| 31 May 2007 | Caroline Losson | \$585,000 |
| 30 Apr 2012 | Richard Clark & Julie Martel | \$888,000 |
| 19 Jun 2018 | Current owner | \$1,300,000 |

3 Church Hill:

| | | |
|-------------|---|-----------|
| 07 Jul 2006 | Martin Roy | \$220,000 |
| 07 Jul 2006 | Leslie Symansky (& Farkas) | \$114,800 |
| 28 Aug 2008 | Sandrine Ferst | \$505,000 |
| 11 Apr 2010 | Nathalie Séguin & Martin Dussault | \$585,000 |
| 15 Jul 2013 | Katherine Ehlerding & Theodore Thrasher | \$762,500 |
| 17 Aug 2016 | Current owners | \$775,000 |

Dawson College and later became the chairman of the department of philosophy and religion at McGill University.

He and wife Greta E. Hofman apparently never moved in, but sold the property in 1994 to a group of young men who started a most interesting game of musical apartments, to wit:

- The duplex was purchased in 1994 by Martin Roy, Jonathan Kerridge, Ivo Gorinov and Alain Sykora, all with different addresses.
- Two years later, with Roy and Kerridge living at 1 Church Hill, Gorinov and Sykora sold, leaving their 1/2 share in the property to Nicholas Farkas and Sean Berry, with all four of them now claiming to live at 1 Church Hill.
- Sean Berry sold his 1/4 share to the other three in 1999, apparently for \$20,000,
- Kerridge sold his 1/3 share in 2001 for \$65,771.02.

Conversion to co-op

At this point, the property was established as a co-operative, so that Leslie Symansky could purchase the rights to 3 Church Hill from Martin Roy, while Farkas sold his rights at 1 Church Hill to Roy, so he could move in to 3 Church Hill with Symansky.

In 2007, then, Roy sold 1 Church Hill to Caroline Losson, and a year later Farkas and Symansky sold 3 Church Hill to Sandrine Ferst.

Condo established

Those two, finally, established the two units as condominiums and some sort of order was regained for the 100-year-old building.

We have to recognize, as well, the accomplishments of this group.

At the time they purchased the property in 1994, Sykora, Gorinov and Roy were establishing a corporation titled *Développements Sociaux et Culturels Métro-Sud*, claiming its headquarters at 4172 Dorchester Blvd. West, where Martin Roy had been living.

He had worked at RBC Wealth Management, Gorinov was an internet entrepreneur, Kerridge a restaurateur and Sean Berry a sales manager. Nicholas Farkas worked at Evenko and was a co-founder of the Osheaga Festival. Leslie Symansky, a musician of some renown, served as president of the Roslyn Home and School Association.

Sandrine Ferst worked in a family company and eventually served as a flight attendant before marrying Alexandre Gag-

non and joining with him at *Fixit Ferst*, repairing furniture and working in home renovations. Caroline Losson was vice-president for marketing at *Keurig Canada*, but now she has switched careers to take over as chief marketer for *CCM*, the skate manufacturer.

History of the condos

Once the condominium status was in place in 2010, each unit followed its own curve – with prices going up during the last decade. Losson sold 1 Church Hill in 2012 to Richard Clark, an information technology consultant, and Julie Martel, a manager, for \$888,000, then in 2018 it topped the \$1-million mark in a sale to its current owner.

Sandrine Ferst sold the smaller unit, 3 Church Hill, only a month after the condo status was formalized in 2010, to Nathalie Séguin and Martin Dussault, for \$585,000.

After three years it was passed on to Katherine Ehlerding and Theodore Thrasher for \$762,500, and after three more years the apartment went to its current owner for slightly more, \$775,000.

The 2023 municipal valuation for 1 Church Hill is \$1,555,500, and for 3 Church Hill it is \$1,088,900.

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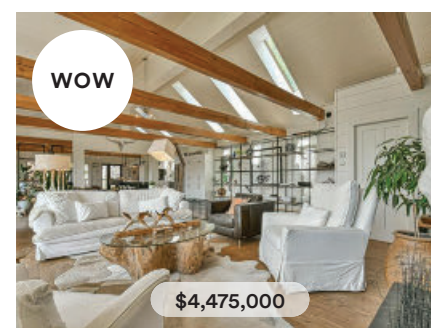
Westmount
6 FORDEN AV.



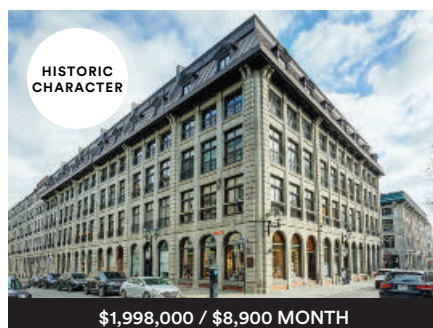
Westmount
4700 RUE SAINTE-CATHERINE W. APT 314



Westmount
2 WESTMOUNT-SQUARE, APT. 1901



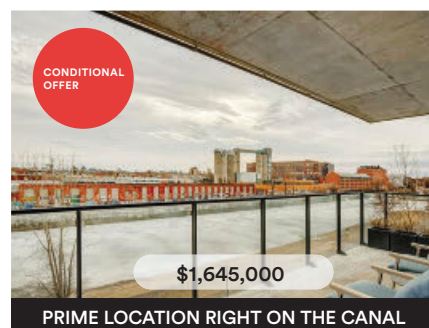
Mont-Tremblant
159 CH. DE L'ERMITTE



Old Montreal
60 RUE DE BRÉSOLES, APT. 320



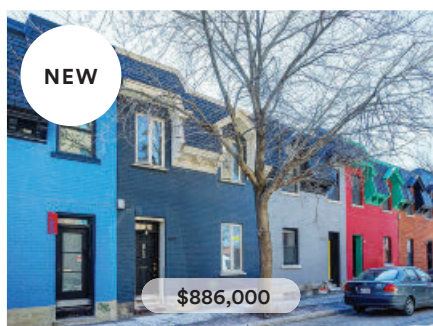
Westmount
3 WESTMOUNT-SQUARE, APT. 1912



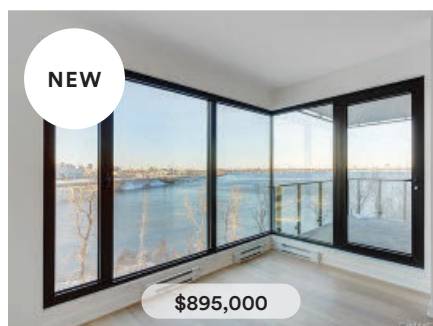
Sud Ouest
1500 RUE DES BASSINS, APT. 501



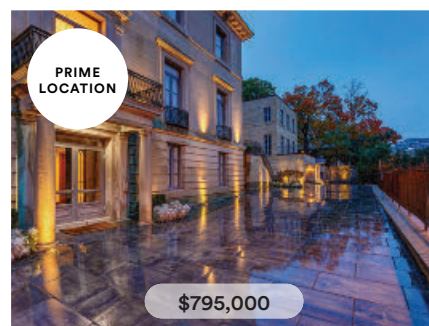
Val-Morin
LAC RAYMOND



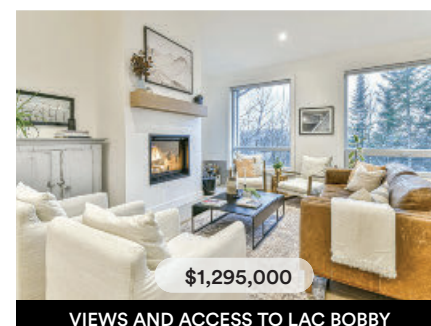
Sud Ouest
1690 GRAND TRUNK



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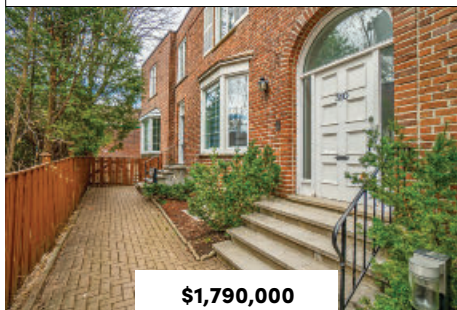
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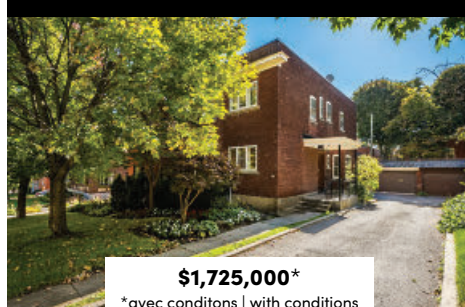
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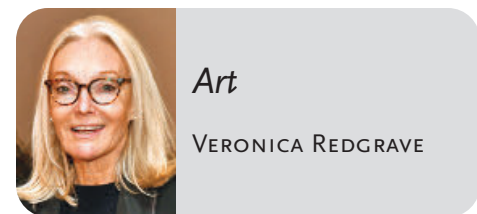
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Sutherland exhibits at Avenue G



Art

VERONICA REDGRAVE



Artist Sharon Sutherland and Avenue G owner John Kanellias.

Constantly updating her style, Sharon studied the technique of egg tempera with famed Canadian artist Tom Forrestall. "It was very hands on. We had to break

the eggs and mix with paint powders." On a cold Saturday afternoon, her vernissage attracted a warmly wrapped group, happy to seek hot chocolate served by

Avenue G owner John Kanellias.

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Newton is a wonderful cat with a unique personality. You would enjoy this little companion very much.

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Lysanne

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He is presently in foster care for the Montreal SPCA and they report that he is really enjoying family life. He is affectionate and cuddly, most interested in what is happening in the daily routine. Newton is seven years old, very healthy, up to date with his inoculations, neutered and micro-chipped.

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PUBLIC NOTICE CONCERNING THE RENEWAL OF THE BOUNDARIES OF THE CITY'S TERRITORY INTO ELECTORAL DISTRICTS

To all the electors of the City of Westmount:

NOTICE is hereby given that, on March 1, 2024, the *Commission de la représentation électorale* has confirmed that the City of Westmount meets the conditions required under Section 40.1 of the Act respecting elections and referendums in municipalities to renew the division of the territory into electoral districts adopted in 2012 under By-law 1429.

The electoral districts are delimited as follows:

Electoral District No. 1

Number of voters: 1 513

Description: Starting at the intersection of the rear line of the sites facing The Boulevard (southeast side) and the western limits of the city, such limit to the north and to the east, the rear line of the sites facing Cedar Avenue (southeast side), and the rear line of the sites facing The Boulevard (southeast side) to the starting point.

Electoral District No. 2

Number of voters: 1 587

Description: Starting at the intersection of the western municipal limits and the rear line of the sites facing The Boulevard (southeast side), this rear line, Aberdeen Avenue, Montrose Avenue, Church Hill Avenue, Côte-Saint-Antoine Road, and the municipal limits to the starting point.

Electoral District No. 3

Number of voters: 1 811

Description: Starting at the intersection of Aberdeen Avenue and the rear line of the sites facing The Boulevard (southeast side), this rear line, the rear line of the sites facing Cedar Avenue (southeast side), the municipal limits, Sherbrooke Street West, Mount-Stephen Avenue, Côte-Saint-Antoine Road, Church Hill Avenue, Montrose Avenue, and Aberdeen Avenue to the starting point.

Electoral District No. 4

Number of voters: 1 853

Description: Starting at the intersection of the western municipal limits and Côte-Saint-Antoine Road, this road, Mount-Stephen Avenue, Sherbrooke Street West, and the municipal limits to the starting point.

Electoral District No. 5

Number of voters: 1 733

Description: Starting at the intersection of the western municipal limits and Sherbrooke Street West, this street, Melville Avenue, the extension of De Maisonneuve Boulevard West, this boulevard, Lansdowne Avenue, Glen Road, and the municipal limits to the starting point.

Electoral District No. 6

Number of voters: 1 877

Description: Starting at the intersection of Melville Avenue and Sherbrooke Street West, this street, the eastern municipal limits, De Maisonneuve Boulevard West, the rear line of the property located at 1 Wood Avenue, the extension of this line, Sainte-Catherine Street West, Wood Avenue, De Maisonneuve Boulevard West, Clarke

Avenue, Sainte-Catherine Street West, Redfern Avenue, De Maisonneuve Boulevard West and Melville Avenue to the starting point.

Electoral District No. 7

Number of voters: 1 912

Description: Starting at the intersection of Lansdowne Avenue and De Maisonneuve Boulevard West, this boulevard, its extension and this boulevard again, Redfern Avenue, Sainte-Catherine Street West, Dorchester Boulevard West, Hallowell Street and its extension, the southern municipal limits, Glen Road, and Lansdowne Avenue to the starting point.

Electoral District No. 8

Number of voters: 1 769

Description: Starting at the intersection of Clarke Avenue and De Maisonneuve Boulevard West, this boulevard. Wood Avenue, Sainte-Catherine Street West, the extension of the rear line of the property located at 1 Wood Avenue and this rear line, De Maisonneuve Boulevard, the eastern and southern municipal limits, the extension of Hallowell Street and this street, Dorchester Boulevard West, and Clarke Avenue, to the starting point.

NOTICE is given that, in accordance with Section 40.4 of the *Act respecting elections and referendums in municipalities* (CQLR, c. E-2.2), any elector may, within 15 days of publication of the notice, an elector may inform the clerk or the clerk-treasurer in writing of the elector's objection to the maintaining of the division into electoral districts. This objection must be addressed as follows:

Me Julia Levitin
City Clerk's Office
4333 Sherbrooke Street West
Westmount (Quebec) H3Z 1E2

NOTICE is given that, in accordance with Section 40.5 of the *Act respecting elections and referendums in municipalities* (CQLR, c. E-2.2), the municipality is required to follow the procedure set out in Division III of said Act, for dividing its territory into electoral districts if the number of objections received within the prescribed time is equal to or exceeds 100 voters (Section 18 of the *Act respecting elections and referendums in municipalities*). The City clerk shall inform the Commission of the situation.

GIVEN at Westmount, Quebec, this March 19, 2024.

Me Julia Levitin
City Clerk

www.westmount.org

The *Westmount Independent's* next

Spotlight edition

is May 14. Advertisers: Don't miss out!

Police Report

Stolen vehicle recovered after report by Forden Cr. resident

BY MARTIN C. BARRY

An eagle-eyed resident of Forden Crescent was instrumental in helping police from Station 12 recover an Acura SUV that had been stolen last week in Montreal North and abandoned a few days later in Westmount.

According to the Station 12 incident summary, the five-year-old car was reported missing around 1 am on March 11.

On March 13, the Forden Crescent resident reported to police that the vehicle had been parked for several days a short distance from his home on the street without being moved.

“The police officers received a call about a vehicle which had been abandoned – a neighbour called that in,” said Cst. Mike Yigit, Station 12’s community relations officer.

“The police officers went there and they towed the car away, and it will be held onto for expertise,” he added, referring to an expected forensic investigation into the vehicle’s origins.

Cst. Yigit commended the resident for reporting the suspicious vehicle. “Whenever you see a car that’s accumulating parking tickets, it’s sometimes a good idea to call 9-1-1 in case the car is stolen,” said Yigit.

Shoplifter detained

A shoplifting suspect who was briefly detained by police at a Greene Ave. store around 2 pm on March 13 was lucky enough to be allowed to go on his way – at least for the time being – after the owner declined to press charges.

However, according to Cst. Yigit, the officers investigating the incident were reviewing the evidence and still have the option of proceeding with an accusation based on their conclusions.

Cigs stolen

A motorist who left two cartons of cigarettes out in the open inside his vehicle after parking near the corner of Clarke Ave. and de Maisonneuve Blvd. on March 13 may have experienced some nicotine withdrawal *continued on p. 16*

Clinique Podiatrique Victoria has proudly been part of the Westmount community since 2013



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Our team of podiatrists consists of
Dr. William Constant, podiatrist
Dre Sur Pio Yip, podiatrist
Dre Anne-Marie Duchaine, podiatrist

We can be contacted by phone



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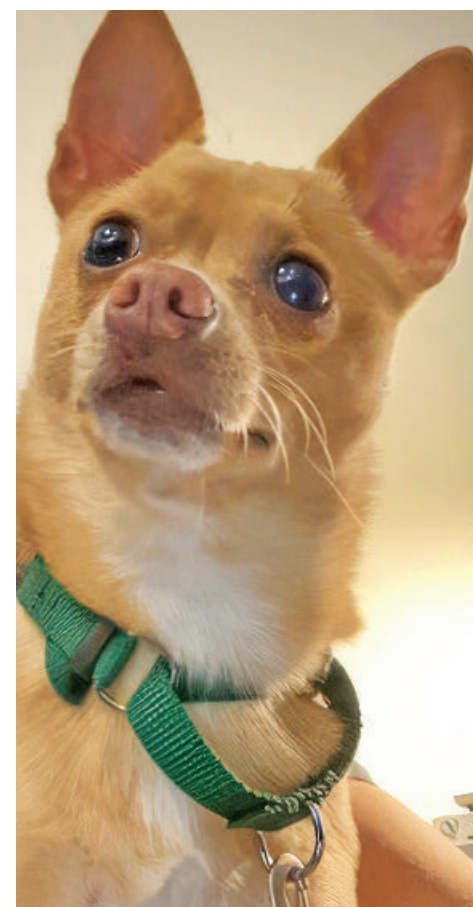
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LYSANNE FOWLER

Chappo



Chappo is adorable, a spirited blond-and-white chihuahua type, and as cute as a button! And bright as can be.

A great little fellow, Chappo is at the Montreal SPCA kennel waiting for a forever family. He is ready to be cuddled and join in play. Chappo is a very healthy five-year-old, up to date with his inoculations, neutered and microchipped.

His profile is presented in the Montreal SPCA website at www.sPCA.com, where his identification number is 46527145.

There are great photographs of Chappo on his information page and he is waiting for visitors. For this purpose, the adoption coordinators present the daily schedule for visits at the shelter, from Monday to Friday: 3 pm to 8 pm, with Saturday and Sunday from 10 am to 6 pm. They are located at 5215 Jean Talon St. West in Côte des Neiges, H4P 1X4.

Please do not hesitate to drop by.
Your neighbour, Lysanne

Police report, cont'd from p. 15

symptoms after the car was broken into and robbed of its contents, including some documents in the glove box.

In an incident report submitted to police at Station 12, the victim said that after parking, he walked over to Greene Ave. to do some business at a bank branch.

When he returned 45 minutes later, the passenger-side door was partly open, and the cigarettes as well as the car registration and insurance documents were missing.

Although he maintains that car registration and insurance papers are usually not very useful to fraud artists, Cst. Yigit says it's best not to store them in the glove compartment as that's one of the first places thieves will look for things to steal.

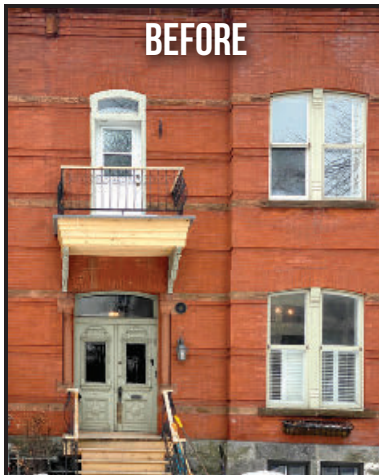
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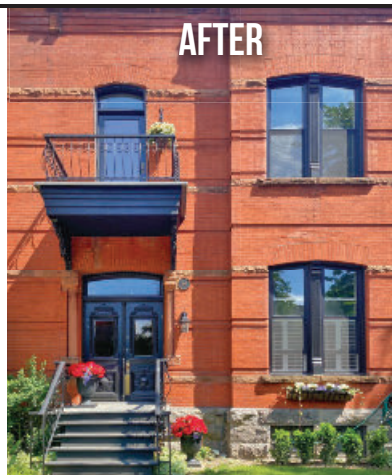
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Social Notes

VERONICA REDGRAVE

Allegra fundraiser packs Tanna Schulich Hall



Montreal is alive with the sound of music. And thanks to Westmount's **Dorothy Fieldman Fraiberg**, the young generation can start their musical journey early.

Her Bach Before Bedtime, the musical series specifically created for children, attracts sold-out crowds of families.

Little folk listen in awe, clapping their hands and jumping up and down with joy. Grown-ups are equally enamoured, regularly attending Dorothy's Allegra concerts, of which she is artistic director.

The Allegra fundraiser, held at Tanna Schulich Hall, was packed. Co-chairs were **Dan Deckelbaum**, **Gabi Opas**, **Stephanie Riddell** and **Bram Schwartz**.

The theme, "Future Faces of Music," celebrated the 15th anniversary of Bach Before Bedtime.

Three young musicians – **Elsa Kuerti**, 10, violin; **Max Kuerti**, 12, violin; and **Nate Kunin**, 14, piano – joined the Allegra musicians on stage.

They played Hungarian continued on p. 18

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Social notes, cont'd from p. 17

Dance for two violins and piano by Michael Thomas McLean.

The Allegra musicians were **Alexander Lozowski** (violin), **Simon Aldrich** (clarinet), **Pierre Tourville** (viola), **Sheila Hannigan** (cello), and Allegra's founder **Dorothy Fieldman Fraiberg** on the piano.

They performed Trio Transcriptions for clarinet, cello, and piano arranged by Stephen Hough; Johannes Brahms Hungarian Dances No. 5; Johannes Brahms Intermezzo No. 1 from Three Intermezzi for Pianoforte, Op. 117; Robert Schumann's Intermezzo No.4 from Faschingschwank aus Wien, Op. 26, and his Träumerei No. 7 from Kinderscenen, Op. 15; Franz Schubert's Allegro from String Trio in B-flat major, D.471 for violin, viola and cello; Ralph Vaughan Williams' Quintet in D major for clarinet, violin, viola, cello and piano.

Guests included former Westmount mayor **Peter Trent** and his wife **Kathryn Stephenson**, **Simon Aldrich**, **Alexander Lozowski**, **Sheila Hannigan**, **Elizabeth Mitchell**, **Giovanni Trotta**, **Maria Peca**, **Stefanie Butt**, **Caroline Mills**, **Kim Anderson**, **Lena Atlas**, **Dorian Plumel**, and **Alana Wexler-Schwartz** and **Howard Schwartz**.



Dorothy Fieldman Fraiberg and Peter Trent.



Dan Deckelbaum, Gabriella Opas, Stephanie Riddell and Bram Schwartz.



Alana Wexler-Schwartz and Howard Schwartz.



Dorothy Fieldman Fraiberg and Pierre Tourville.

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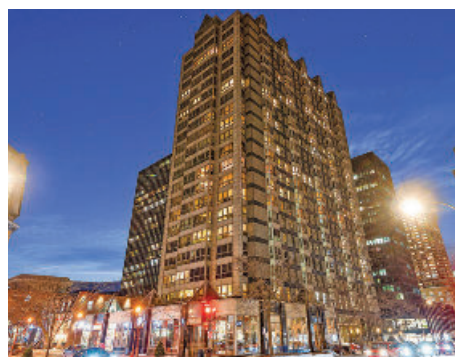
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Homeowner Tip #46

Spring thaw = time to check your house for leaks! Is your foundation waterproof? Did your roof hold up against the ice?

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