Spotlight on Real Estate

October 29, 2019

Pull-out section



Blenheim Place on October 19. PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT NEWSPAPER



MARIE SICOTTE

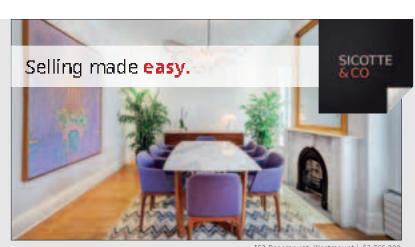
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MTC's Vendôme tunnel to MUHC delayed until fall 2020



Seen here on October 24 from the north side of de Maisonneuve Blvd., the Montreal Transit Corp.'s unfinished Project Vendôme pedestrian tunnel under the railway tracks to the MUHC's Glen hospital will only be completed in the fall of 2020, instead of the spring.



At the time of this photograph on April 20, a large section of the concrete tunnel had just been pulled into place. The Glen hospital is to the south, at the top of the picture. Photo: RALPH THOMPSON.

By Martin C. Barry

Completion of a tunnel linking the Vendôme Metro station to the McGill University Health Centre on the other side of the Exo train tracks has been pushed back to autumn next year after initially being scheduled for the spring.

The site is located just west of NDG's border with Westmount, near the intersection of Claremont, de Maisonneuve and St. Catherine St.

The Montreal Transit Corp. is blaming

the delay on unexpected complications arising from construction of the tunnel.

"Pushing the tunnel under the railway tracks, which was done last April, was initially to be completed by autumn 2018," Amélie Régis, a public affairs spokesperson for the MTC, said in an e-mailed response to questions from the Westmount Independent.







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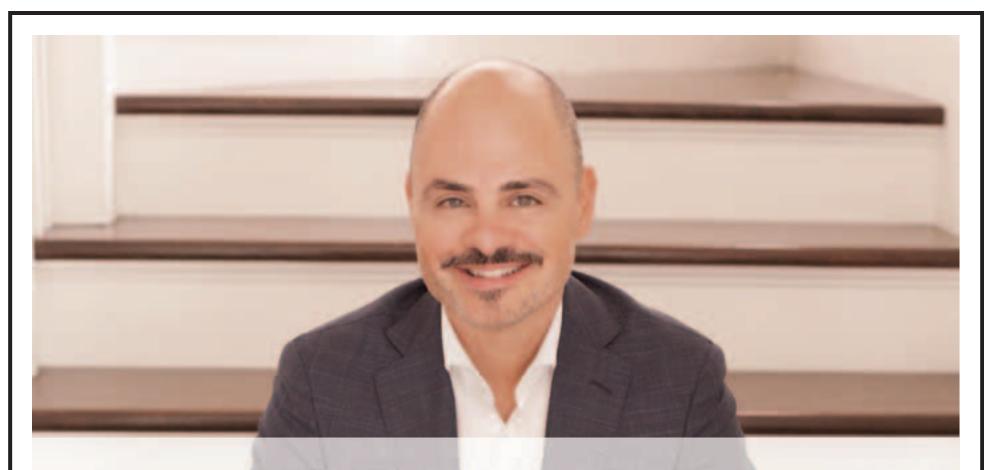








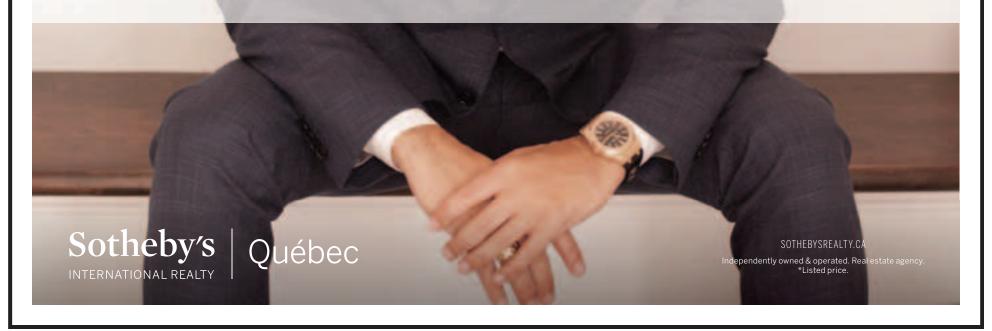
57 Sunnyside asking \$3,800,000 WESTMOUNT: Fantastic Custom designed detached home, 2 car garage, large private yard. 4+1 bedrooms, 4 bathrooms, 2 powder rooms, 2 dens, separate living room and dining room, large eat in kitchen. Option for Inter-generational living.

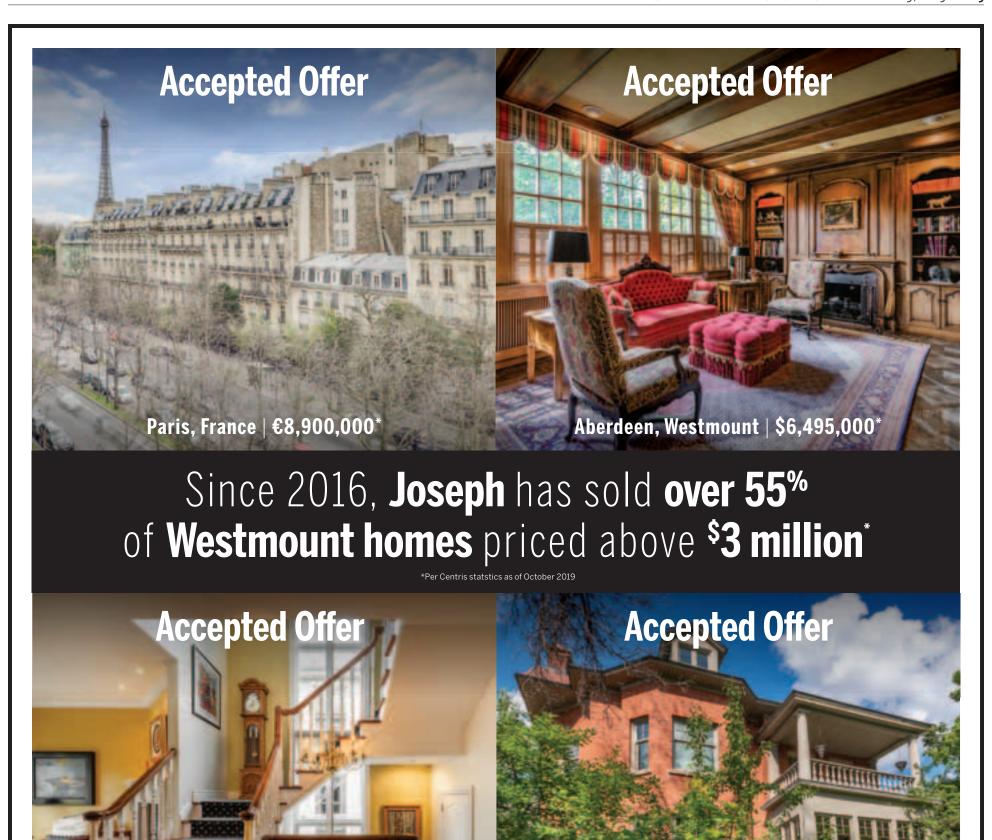


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Jean-Girard, Westmount Adj. | \$2,198,000* The Boulevard, Westmount | \$2,188,000*

Passionate artists, passionate cookbook

BY HEATHER BLACK

On October 12, a book launch for The Passionate Artist's Palate Cookbook took place at Westmount's Appetite for Books.

Edited by Catherine Marshall, the book contains recipes, essays and art works by 25 visual artists including Westmount photographers Gabor Szilasi and Doreen Lind-

A collaboration with friends from Canada, France, Spain, Greece and the United States, Marshall "tested each recipe" from diverse culinary traditions.

At the event, Szilasi – assisted by store owner and chef Jonathan Cheung - demonstrated how to make Hungarian dumplings or galushka, which those attending enjoyed tasting.

Lindsay also spoke on her favourite hazelnut torte and introduced contributing artists Rudi Van Der Walde and Peter David, who each described salad recipes.

Located at 388 Victoria Ave., Appetite for Books offers cooking classes as well as culinary books. A recent guest judge on Iron Chef Canada, Cheung said, "I try to support local artists or authors and provide a space to come together."



From left, Jonathan Cheung, Catherine Marshall and Gabor Szilasi.

Tunnel, cont'd. from p. RE-3

has a moderate effect on the final timetable for the project, which will end in autumn 2020."

Last April when the MTC announced that a major stage of the tunnel's construction was about to be completed, the transit agency said in a press release that a new technique for building tunnels developed by the French civil engineering firm Freyssinet would be used and would also mark the first time this method is employed in Canada (see April 30, p. 1).

While the technique was described by the transit agency as involving assembly of the reinforced concrete shaft separately before inserting it into the tunnel, the MTC said this would have "the advantage of requiring a less lengthy disruption of the installation site of the tunnel."

Overruns? No reply

The Independent contacted the MTC's media relations office to find out the cause of the delay, as well as whether there will be any cost overruns for the Vendôme tunnel, which is being paid for by the provincial government.

We had not received a response by this week's deadline.



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Engel & Völkers today announced that William Gong has been officially inducted into the luxury real estate company's Private Office network, successfully passing the company's ultra-competitive vetting and nomination process for inclusion.

William Gong is among an elite group of Engel & Völkers advisors worldwide to be awarded with this distinction, which recognizes extraordinary business results supported by competency and providing the highest level of client service. Out of more than 10,000 real estate professionals who represent the Engel & Völkers brand in over 30 countries worldwide, William is among less than 100 advisors selected to carry the title Private Office Advisor in the Americas. Congratulations!

養文字 William Gong Real · Estate Broker & Advisor T. 514-600-6693 · 514-294-5511 william.gong@evrealestate.com · williamgong.evrealestate.com



Zoning issue sparked political career

Adam Cutler, Trent remember publisher, former mayor Cutler at Westmount Historical lecture

BY RALPH THOMPSON

With politics in the forefront of many Westmount minds October 18 amid the federal election campaign, the Westmount Historical Association's second fall lecture, entitled "Beyond Politics," of its series featuring prominent Westmount women was about former mayor May Cutler.

The presentation at the Westmount Public Library featured two guest speakers, Adam Cutler, her son, and former mayor Peter Trent.

Many Westmounters will know the name May Cutler as either mayor of Westmount (1987 to 1991) or as the founder in 1967 of Tundra Books (Canada's oldest children's book publisher, best known for The Hockey Sweater by Westmounter Roch Carrier).

'Strong, intelligent woman'

"She was a strong, intelligent woman. She would stand up and not back away from demanding fairness and justice," said Adam Cutler. "She had many friends and just as many enemies. Her enemies were usually those who disrespected her as a woman, or those who saw her as a threat

to their views or their status."

He went on to say, "The truth is she was no light-weight. I believe she relished a good battle, treating each encounter as right versus wrong." Cutler related an anecdote about his mother that he felt gave insight. After her husband died, she travelled frequently, often alone. She was in Moscow in the late 1990s while in her 70s.

Late at night, returning to her hotel, she got off the subway at the wrong stop. She decided to continue her journey on foot. She sensed she was being followed and crossed the street. The person followed. She knew she had a problem. Instead of running, she turned around and walked straight at the man. He turned and ran

Adam went on to explain that she was born in East End Montreal in 1923. She grew up in the Depression, the third child of Irish immigrant parents, Francis and William Ebbitt. She read a lot, wanted to be a journalist and entered McGill at 17 years of age. She obtained a master of arts degree, then went on to get a second masters in journalism at Columbia University. She married Phil Cutler in 1953, who went on to become a Quebec Superior

Court judge before his passing

Mayor covers mayor

The second speaker of the evening, Peter Trent, began his discourse by pointing out the unfairness of asking a former mayor to "capture the essence" of another former mayor who can no longer defend herself.

He described his words as a personal memoir "governed by internal favourable bias." Trent described Cutler as a person who "used salty language, was brutally frank and spoke without filters. She ran things by intuition, intellect, intolerance – but never by the book. She was exasperating, unpredictable, prejudiced, but completely loyal."

Their relationship had a rocky start.

By 1987, Cutler was a West-May Cutler rides on the Westmount fire truck in the St. mounter and had a dream to PHOTO: LAUREEN SWEENEY She requested her home in a



Adam Cutler (left) and former mayor Peter Trent during the question period, with May Cutler keeping an eye on things.

residential zone, which already had businesses by exception, be designated for "cultural professions." Alderman Peter Trent was head of the Architectural and Planning Commission at the time and it was favourable to Cutler's request, however the director general at the time, Peter Patenaude, was not.

In August that year, the council turned down her request.

Political start

So in September, with no prior political experience, Cutler decided to run for mayor of Westmount, sighting "zoning intransigence" as one reason. Her slogan was "Vote for May in November." She was successful and became Westmount's first female mayor but faced a council composed of the supporters of the outgoing mayor, Brian Gallery.

Within a few months, she had found a reason to fire the director general. The council voted to reinstate him and were soon asking Cutler to resign. Within a couple of days, Cutler convened a town hall meeting attracting 700 citizens who turned up to support her remaining as mayor. She served a full a four-year term but declined to run for re-election, asking Peter Trent to run for the office.

Accomplishments in office

Her accomplishments included spearheading the renovation of the Westmount Public Library, setting up an honour roll for Westmounters, getting local artists to donate paintings to city hall and commissioning nine stained glass windows by local artists for the council chamber. She also initiated an examination of council and the city's permanent administration, resulting in significant changes. By November 1990. Westmount had received the highest bond credit rating in Quebec.

Trent summarized using a quotation from his book The Merger Delusion, "She had three degrees, an Irish cop for a father, and a chip on her shoulder that could make a Sumo wrestler tremble. She had no patience for pretence - she measured out her life not with coffee spoons but brass buckets.

"She was judgmental, but not 'grudgemental.' And she was brutally honest. At the boozy farewell party held for her, she said to me a bit wistfully, 'Peter, you know continued on p. RE-10



May Cutler with grandson, Philip Cutler, a candidate in the November 2009 election on the occasion of council honouring outgoing mayor Karin Marks, October 1, 2009. He was not elected that time, but won his firm term in 2013 and was acclaimed for his second in 2017.

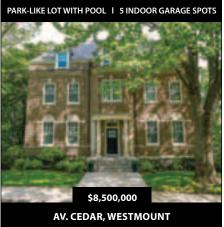
Patrick's Parade, March 1988, four months after her election live and work from her house. as mayor.

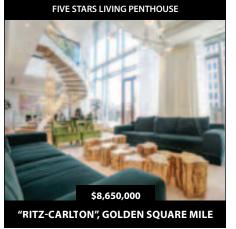
PHOTO: LAUREEN SWEENEY

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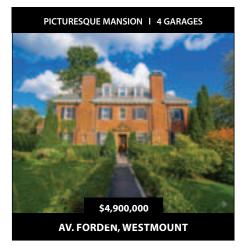
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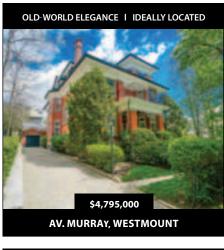




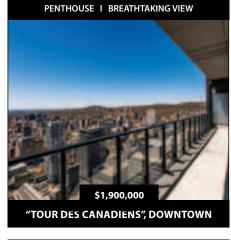


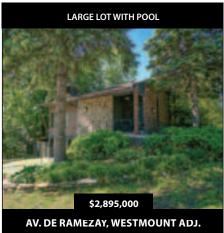


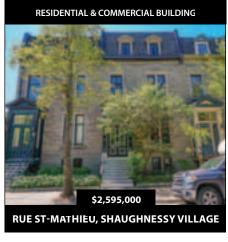


















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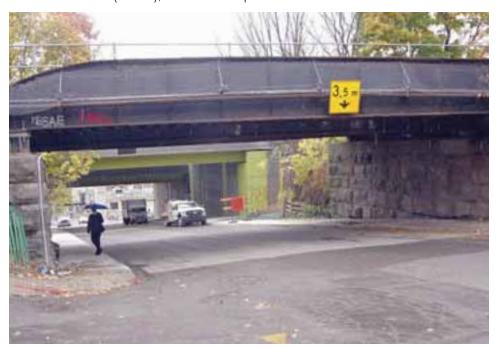
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Greene is open!



On October 11, Greene Ave., which has been closed between Prospect and St. Antoine streets (top) while the 720/136 expressway overpass was being rebuilt, was re-opened to pedestrians. Then on October 22 (bottom), the street was opened to motor vehicle traffic. Photos: Martin C. Barrey



Cutler, cont'd. from p. RE-8

something? People respect me, but they don't like me.' I gave her a hug."

Asked later how Cutler, with her abrasive style would have fared in today's more openly critical, social media-oriented society, Trent said "May would have been appalled with today's social media. In spite of her acerbic style, she always searched for the truth. Social media, as we know, has only a nodding acquaintance with the truth. As for her abrasiveness: I think that she found that it worked for her, not just as a woman breaking into a man's world, but

also as someone from a blue-collar background trying to make her way in society. In those days, no one expected pugnacity from a working-class woman. Yet as much as she was proud of her roots, she did have some social ambitions that lay just underneath her more evident intellectual and business endeavours."

Cutler's oldest grandson, Philip Cutler, is the current commissioner of infrastructure and innovation on Westmount city council

May Cutler died, aged 87, at home in Westmount on March 3, 2011.





LE TRAFALGAR PH | WESTMOUNT ADJ. | \$ 2,850,000



CLAUDE VIVIER | NUNS' ISLAND | \$ 2,595,000



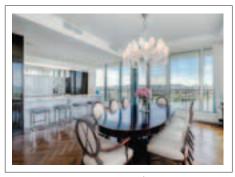
ORÉE DU BOIS E. I NUNS' ISLAND I \$ 2,098,000



1 WOOD | WESTMOUNT | \$ 1,998,000



AV. ROSLYN | WESTMOUNT | \$1,845,000



SYMPHONIA I NUNS' ISLAND I \$ 1,675,000



ORÉE DU BOIS O. I NUNS' ISLAND I \$ 1,669,000



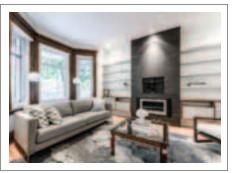
CLAUDE VIVIER | NUNS' ISLAND | \$1,498,000



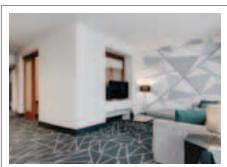
LE PENFIELD | GOLDEN SQUARE MILE | \$1,498,000



BROMONT | \$ 1,395,000



AV. MARCIL | NDG | \$1,249,000



DOWNTOWN | CRYSTAL DE LA MONTAGNE | \$ 329,000

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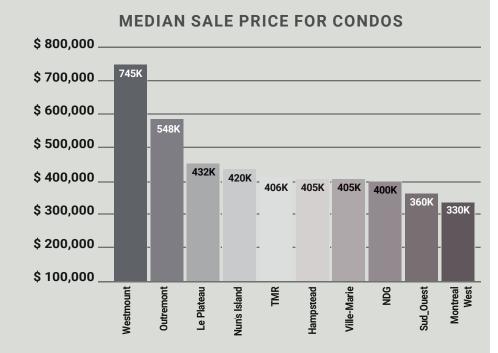






MONTREAL'S TOP 10 NEIGHBOURHOODS

MEDIAN SALE PRICE FOR SINGLE FAMILY HOMES \$2,000,000 \$ 1,800,000 \$1,600,000 1.58M \$1,400,000 1.39M \$1,200,000 1.33M \$1,000,000 890K \$800,000 865K \$600,000 TMR Ville-Marie Le Plateau Vun's Island Source: Centris, update october 22, 2019





"A wonderful experience as a seller and a purchaser. I would recommend Christina and her team without hesitation. They are professional, have their clients best interests at heart and most importantly, are a pleasure to work with! Everything was taken care of, leaving me with nothing to worry about except, of course, packing and moving.

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"From top to bottom, beginning to end, Christina Miller and her formidable team took care of every detail concerning the sale of my Westmount home. She priced it right, marketed it competitively and sold it for the price I told her I was hoping to get. I can't say enough good things about my experience, and would highly recommend using her for any and all of your real estate needs."

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WESTMOUNT ADJ. | AV. GREY

WESTMOUNT | BOUL. DE MAISONNEUVE O.

MONTRÉAL | RUE DE BLEURY



BUILDING PERMITS # What's permitted

Council approves 62 building permits, refuses 2, as residents rush to do work before winter

The following 62 requests for demolition, exterior construction, alteration or renovation were approved at the October 7 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were two refusals.

Approved

266 Lansdowne: to replace all the windows and modify three window openings;

1 Malcolm: to enlarge the terrace on the rear façade and work touching the rear only, excluding the new rear terrace and outside work treated under a new file;

71 Belmont Cresc.: to remove green spaces in the driveway and make a heated driveway;

4469 Sherbrooke: to repair a front porch and a second floor balcony and install new columns and railings;

4699 Westmount: at Roslyn School, a Category I building, to replace windows in

215 Redfern: to install a structure over an existing roof access at the condo build-

450 Mount Stephen: to rebuild a rear gallery and do landscaping;

4560 St. Catherine: to do landscaping in the front yard, repair rear staircases and install new railings;

344 Victoria: to repair rear staircases and install new railings;

4095 Tupper: to replace windows provided window #1 is in wood or aluminumclad wood and windows #6, #10 & #11 are double-hung;

536 Lansdowne: to build an extension at the rear and do repairs to the front façade including replacing windows on condition those on the front ground floor are guillotine types with original configuration;

563 Victoria: to replace windows;

4817 The Boulevard: at a Category I house, to replace windows provided they are made of wood (interior and exterior) without any cladding and that the vertical mullions of the front ground floor windows are preserved or replicated;

3202 The Boulevard: to build a new staircase under an existing balcony and a fence in the rear yard;

626 Victoria: to extend the driveway; **749 Upper Lansdowne:** to build a small swimming pool in the rear yard and to do landscaping including new fences and resurfacing the driveway provided an option B is used with a seven-foot wide pool located over 8 feet from the side property

478 Mountain: to repair an existing roof yard; terrace;

497 Victoria: enlargement and work touching exterior façades as well as the front porch provided the new windows are made of wood covered with aluminum and of guillotine type as the original ones;

422 Wood: landscaping in the rear yard; Stayner Park: to install new play equip-

4470 de Maisonneuve: landscaping;

423 Mount Pleasant: at a Category I house: to install a new roof terrace:

4225 Dorchester: at RCMP headquarters, to install grills for ventilation on the outside wall;

672 Belmont: to rebuild the front balcony and repair the rear deck;

20 Grenville: landscaping in the rear yard and installation of a new fence;

4337 Montrose: to replace windows provided the horizontal division on the upper sash window is excluded from item #7 and #9, and that the upper sash window of item #12 is composed of 4 squares instead of 6 for better proportion;

375 Kitchener: at Church of the Ascension of Our Lord, a Category I building, to install a free-standing sign in the front yard until December 31, 2021 provided the sign is well maintained and kept in good condition for the duration of its installation;

1314 Greene: to install two commercial

485 Grosvenor: to modify an existing deck and replace the railing;

2 Ramezay Rd.: landscaping to include enlarging the patio;

810 Upper Lansdowne: to rebuild the retaining wall in the rear yard in a new configuration;

4817 Sherbrooke: at the Bank of Montreal, to replace windows;

3 Prospect: at a Category I house, to replace some basement windows provided they are aluminum-clad wood given that they are close to the ground and only slightly visible;

520 Grosvenor: to replace windows provided the proposed window #207 is a guillotine window as per the original;

109 Lewis: at a Category I house, to replace a rear patio door;

53 Belvedere Rd.: landscaping in the

4565 Sherbrooke: to replace windows and a door;

4628 St. Catherine: at a Category I building, to modify a rear deck;

582 Lansdowne: to replace windows;

14 Hudson: to redo the roof on condition that only slate is used;

85 Gordon: landscaping in the back

15 Park Place: at Westmount Park

School, a Category 1 building, to modify the entry to accommodate an accessibility ramp, replace a door, a guardrail and window spandrels:

430 Grosvenor: to replace windows and a door provided the front balcony door is in wood, interior and exterior, without clad-

16 Windsor: to repair the balcony;

354 Kitchener: to replace windows provided the front façade one (item #2) is clad with aluminium and the original rhythm of windows, as per the windows below and as per the original elevation, is preserved.

464 Mountain: to replace windows provided they have the same proportion as the original ones which can be seen on the elevation dated 1911;

374 Kitchener: to replace a garage door provided it is made of wood (interior and exterior) without any cladding;

453 Victoria: to make a new opening for a patio door and modify a window on the rear façade provided the new window (item #2) consists of three guillotines of the same size and 50/50 proportions and that the patio door has a larger frame around the

371 Lansdowne: to replace windows provided the articulation with the vertical post of the bay windows is preserved;

670 Victoria: to modify the driveway; **3793 The Boulevard:** to repair the roof; **4822 Sherbooke:** to modify a door opening on the rear façade;

4913 Sherbrooke: to remove a rear second floor staircase and build a link from said second floor to the existing adjacent staircase, modify a window opening into a door at the second floor, build a rooftop deck on a ground floor volume connecting

the new door to the stair link, repair the rear balcony, including replacing its roof shingles, also to replace the siding of the rear ground floor and replace two windows provided they are doublehung;

4326 Westmount: to replace windows provided the divisions are Simulated Divided Lite;

4945 Sherbrooke: to install two signs;

Westmount Ave. (new house): landscaping;

24 Windsor: to replace a garage door provided cladding (see story, p. 4);

500 Roslyn: to demolish an existing rear extension and deck, rebuild a section of the rear wall, modify openings in the rear wall and build a new deck in a different configuration;

796 Upper Lansdowne: to install shutters provided they are made of wood and have the same width as the windows as per Guideline 4.4.1 of Building and Renovating in Westmount Guidelines;

642 Roslyn: to convert a door opening into a window and block a window opening on the north façade provided that removal of the chimney is excluded from the scope of the work and provided the brick infill matches the existing brick;

4333 Westmount: at a Category I house, two permits, one to install a fence in the side and rear yard, another to install an emblem over the front porch provided the installation of fences and flagpole are excluded;

Refused

354 Grosvenor: a request for a revision concerning railings on the rear façade, the PAC recommended against it because the materials proposed (metal and glass) were not compatible and did not harmonize with the architecture of the house (see story p. 5);

16 Sunnyside: to remove the original wrought iron fence in the front yard which is part of the original fence of the former 14 Sunnyside estate considering the fence was designed by well-respected architect Percy Nobbs and is recognized as a defining characteristic of this site and the streetscape and should not be modified, nor de-



The fence at 16 Sunnyside on October 26, including a portion that has been partially absorbed by a tree (inset). This modern house is next to the 12-14 Sunnyside, the most expensive house ever sold in it and the main door are Westmount (see April 18, 2017, p. 1). Council is not allowing the made of wood (interior fence to be demolished, given its roles as a "defining characteristic and exterior), without any of this site and the streetscape." PHOTOS: RALPH THOMPSON

Construction in Westmount





On October 25, left, destruction continued at 4014-22 St. Catherine, just west of Atwater; right, construction continued at Hillside and Metcalfe where four townhouses are being built.



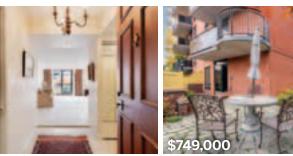
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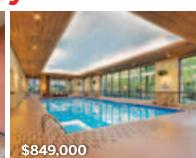
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The Westmount Independent's Fall Social Calendar, part 2



Social Notes

Veronica Redgrave

Continued from October 22, p. 15

NOVEMBER

SUNDAY, NOVEMBER 17

Symphony for 'The Bell.' Under the musical leadership of Maestro Gilles Auger. Performance by renowned cellist Stéphane Tétreault. Proceeds support 'The Bell Fund' Comfort Kits given to newly diagnosed cancer patients at the Cedars Cancer Centre MUHC. 4 pm. The Church of St. Andrew & St. Paul, 3415 Redpath St. \$30. (general admission). \$10 (students). \$90. (Patrons, with reserved seating). Natalia Kalbarczyk \$14.656.6662. natalia.kalbarczyk@cedarscancer.ca

TUESDAY, NOVEMBER 19

International Festival of Films on Art (FIFA) Benefit. Screening of short films celebrating Italy and the arts at the Paul Desmarais Theatre, followed by a cocktail reception in the Shaughnessy House. 6:30

pm. Canadian Centre for Architecture (CCA), 1920 Baile St.. \$250. soireefifa@artfifa.com. 514.714.1637.

THURSDAY, NOVEMBER 21

Temple Emanu-El-Beth Sholom Fall Fundraiser. Featuring new YidLive Comedy show by Yidlife Crisis. Proceeds support temple's spiritual, cultural and educational programs. VIP cocktail 6:30 pm. Show 8 pm. Temple Emanu-El-Beth Sholom, 4100 Sherbrooke St. Tickets general: \$72, VIP \$180 (cocktail, show and reserved seating). Students \$36. 514.937.3575. sari@templemontreal.ca.

FRIDAY, NOVEMBER 22

St. Andrew's Ball. Guests of honour Peter McAuslan and Ellen Bounsall. Proceeds support the Douglas Institute. Dinner, dancing and pageantry. Dress: Formal evening or Highland dress / miniatures. Cocktails 6:30 pm. Dinner 8:00 pm. Marriott Château Champlain, 1 Place du Canada. 514.842.2030. info@standrews.qc. ca. standrews.ball.com

TUESDAY, NOVEMBER 26

Ben Weider Educational Centre's annual Feast of the Nation's Gala featuring Kol Esperanza: the best of opera, Broadway, Jewish, Israeli and Italian favourites.



Temple Emanu-El-Beth Sholom at Sherbrooke and Wood, October 25.

PHOTO: INDEPENDENT

Honouree Terry Pomerantz, CEO, TRAMS Property Management / director Pomerantz Foundation. 5 to 9 pm. Shaar Hashomayim, 450 Kensington Ave., Westmount. \$360. Rifka 438.800.1062

DECEMBER

SUNDAY, DECEMBER 1

Just for Kids Foundation Annual Glee High School Showdown. Montreal high school students take part in singing and dancing competitions to raise funds for medical supplies at the Montreal Child ren's Hospital. Chairs Ali Greenberg and Joanne Toulch. 1 – 4 pm. Oscar Peterson Concert Hall, 7141 Sherbrooke St. W. Information 514.989.7673. reception@jfkfoundation.ca

SUNDAY, DECEMBER 8

Annual ORT Gala. Ted Wise Benefit for Jewish education. Reception dinatoire. Featuring super-magician Mat Franco, winner of NBC's America's Got Talent. Honourees Jonathan Goodman, Jeff Hart, Dean Mendel, Gideon Pollack. Co-chairs Debra Margles and Lorne Wiseman. 6 pm. Place des Arts, 175 Ste-Catherine St. W. \$360 (Benefactor), \$250 (Patron), \$100 (Supporter) and \$50 (Friend). Valerie Abitol 514.481.2787. info@ortmontreal.org

MONDAY, DECEMBER 9

Christmas Carols for Research. Under the auspices of the Jewish General Hospital Foundation in support of oncological surgeon and researcher Mark Basik's research toward a cure for breast cancer. MC Gregory Charles. Cocktails 6 – 6:45 pm. Concert 7-8 pm. Montreal Museum of Fine Arts, Bourgie Room, 1339 Sherbrooke St. W. \$200. Jghfoundation.akaraisin.com

TUESDAY, DECEMBER 10

Cedars Auction and Raffle Soirée. Featuring culinary stations. Supporting MUHC Psychosocial Oncology Program. 6 pm. Le Windsor, 1170 Peel St. Valet parking. \$175. Natalia Kalbarczyk 514.656.6662. Natalia.kalbarczyk@cedarscancer.ca

WEDNESDAY, DECEMBER 11

Annual Toy Tea. Featuring choirs from Westmount and Montreal schools. Celebrating 28th anniversary. Event provides

toys for 5,000 plus children in Quebec shelters. Community event open to all. Cochairs Westmounter Erika Flores Ludwick and Paulina Flores Rutenberg. 9:30 – 2:30 pm. Victoria Hall, 4626 Sherbrooke St., Westmount. Admission: a non-violent unwrapped toy, Gift Card or donation. Toyteamontreal.org. 514.792.8961.

2020

THURSDAY, JANUARY 16

University Club of Montreal Annual Dinner honours Phil O'Brien, founder of Devencore, and former president of the World Trade Centre of Montreal, the Montreal Chamber of Commerce and Chamber of Commerce of Canada. Oval Room, Ritz-Carlton Hotel, 1228 Sherbrooke St. W. Cocktails 6 pm. Dinner 7 pm Information Patricia Vetter 514.288.0201. patricia.vetter @umontreal.ca

Monday, February 3.

Just for Kids (JFK) Foundation's Dancing with the Stars. Individual and group dancers raise funds to purchase medical equipment for the MCH. Chairs Allyson Kassie and Arabella Decker. Le Windsor Ballroom, 1170 Peel St. Tickets 514.989. 7673. reception@jfkfoundation.ca

THURSDAY, FEBRUARY 13

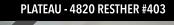
Les amis de la montagne Tuques Bleues. Winter event supporting environmental conservation programs. Mount Royal Chalet. Tickets and information A. Fratino 514.843.8240 x 262. afratino@lemontroyal.qc.ca

THURSDAY, FEBRUARY 20

Douglas Hospital Foundation's Open Minds/Ouverts d'esprit. Annual benefit for mental health research and patient care. Dress: Jean chic. 6:30 pm. Paradox Theatre, 5959 Monk Blvd. Tickets \$225. (\$125 for 35 and under) 514.762.3003. ouvert desprit.ca.

Correction

The date of the Temple Emanu-El-Beth Sholom Fall Fundraiser was incorrect last issue (p. 15). It is correct here (Thursday, November 21). – DP.





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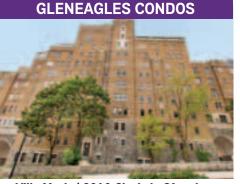
Ville Marie | 1227 Rue Sherbrooke O., apt. 55 | \$795,000



Notre-Dame-de-Grâce 4224 Av. de Melrose | \$1,495,00



Ville Marie | 1227 Rue Sherbrooke O., apt. 24 | \$1,450,000



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Ville Marie | 1455 Rue Sherbrooke O., apt. 1907 | \$725,000

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Ville Marie | 370 Rue St-André, apt. 805 \$3,200/mth

Côte-des-Neiges | 4500 Ch. de la Côte-des-Neiges | Multiple Units Available From \$279,000

Sign of the times: the emerald ash borer



Westmount **EcoWatch**

HEATHER BLACK

At recent city council meetings, Westmount residents have expressed concern over diseased and dead trees on residential streets and in our parks. As many are ash trees destroyed by an invasive beetle - the emerald ash borer - I spoke to city's new tree inspector, Benjamin Dutremble, about the ongoing effort to protect our urban canору.

Signs of the ash borer

Our native oaks, sugar maples and ashes are our crowning glory. But throughout Westmount diseased trees bear the ash-borer's signature - D-shaped holes in the bark and pith patterns eaten by beatle larvae. Their impact – greater Montreal has felled 30,000-plus diseased trees since 2012 - led to the city's use of two biocontrol methods developed by or in association with the Canadian Forest Service.

These included the release of parasitic wasps in Summit Park and the application of a biopesticide to residential trees (see August 4, 2015, p. 9). Dutremble said, "The biopesticide is safe as it is injected under the bark."

Signs of this intervention can be seen on ashes at the de Maisonneuve entrance to Westmount Square. This year, 13 trees were treated, and the city plans to treat another 30 next year.

He also described the treatment as "99 percent effective in prolonging the life of our ashes." Natural Resources Canada also reports that wasp release resulted in "a reduced rate of growth" in American ash borer populations. But Dutremble anticipates that it will take another 15 years to contain the infestation and plant new ashes. Measures are also in place to fell dead trees.

gus - now in Illinois - also require that arborists keep our oak stands as healthy as possible. To offset disease, Dutremble spoke of the importance of biodiversity:



"We plant a variety of trees to minimize

damage to any one species and maintain our urban canopy." The city also provides

an approved list of trees – for both city

streets and backyards - including native,

mount Park. Some, like our crabapple

Many of these trees can be seen in West-

naturalized or introduced species.

Larvae patterns on ash trees in Westmount Park.

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Detached Triplex on Harvard: close to 1800 sqft per floor. 4 bedrooms 2 full bath on each floor, very large kitchens. BSMT 3½ with private entrance. Garden, 2 garage in tandem and 2 exterior parking



Tree Treatment signs on de Maisonneuve next to Westmount Square

trees, are "being watched," and our at-risk hickory "is doing well." Other species are exemplary!

Dutremble said, "It's rare to see a metasequoia [dawn redwood] with such a large diameter on the island of Montreal. Our maidenhair or ginkgo trees are also larger than most."

What can a citizen do? The National Tree Seed Centre recommends seed collection only from natural stands of healthy ash trees. The city's website reminds citizens: "Do not move firewood." Dutremble also mentioned that our free, spring tree distribution is an opportunity for residents to add to the urban canopy.

Remember our songbirds

Healthy trees improve air quality and promote citizen health and well-being. But measures to extend the life of our ashes and add to our urban canopy - are also important to attract migratory birds. Dutremble's suggestion: "Plant a fruit tree!" As someone who happily witnessed a flock of cedar waxwings devouring crabapples in Westmount Park, I concur.



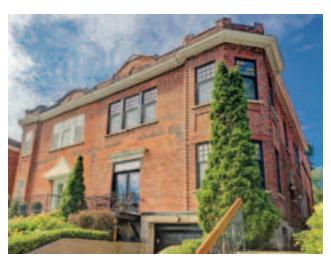
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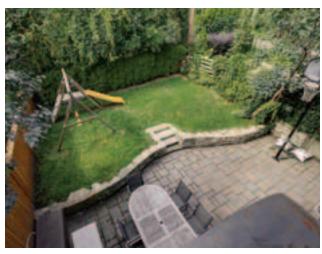
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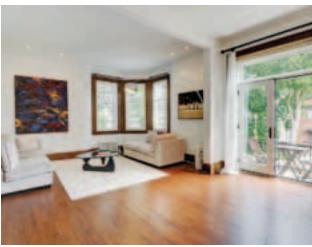
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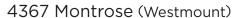












Elegant, fully renovated 2 storey family residence located on one of Westmount's most desirable streets.

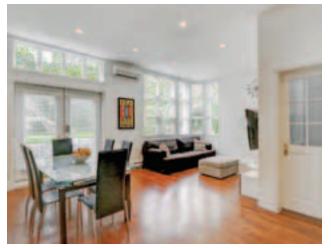
This traditional home, features 4 generously sized bedrooms, high ceilings, elegant hardwood flooring and large windows allowing for an abundance of natural light.

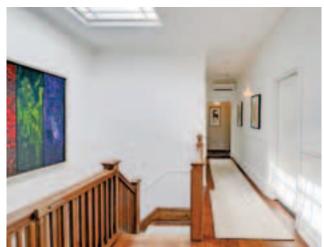
A spectacular landscaped garden with a large terrace, perfect for your 'al fresco' gatherings, is conveniently accessible from the den and the gourmet kitchen.

In proximity to the best private schools in Montreal, walking distance from King George Park and Summit Wood, elegant shopping, public transportation and much more, this family home is truly something to be seen.

MLS 26450600 Asking price \$2,488,000









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History by the House

ANDY DODGE

In the early 19th century, wealthy Montrealers looked westward from the bustling city to plan their ultimate retreats, their personal mansions where they could have vast gardens and orchards and "get back to the earth" while bringing up their families in opulence and style.

The mansions of Rosemount (William McGillivray), Weredale (Judge William Badgley), Forden (Charles Bowman), Trafalgar (John Ogilvie), and West Mount (William Murray) popped up and gave the community a sense of grandeur.

Slightly farther west, but no less important, was the sprawling property of Sir James Monk, chief justice of the Court of King's Bench, who built "Monklands" in 1804 with a long driveway leading up the

15 Willow: Part of the Norton Fellowes project

hill from Côte St. Antoine Road, which at the time was the main road through the territory.

Monk died in 1826 and the mansion eventually became the residence for Canada's governors-general when Montreal was the capital of Canada (1844-49).

Catholic education, mother houses

The influx of many English-speaking Catholics from Scotland and Ireland in the middle of the century was putting pressure on the sisters of Congrégation de Notre Dame, which had assumed the responsibility of educating Quebec's Catholic children. They purchased the sprawling mansion in 1854 and established Villa Maria, a bilingual boarding school for girls, and in 1880 built their huge mother house down the hill and kept more land for future expansion. In 1860, for example, they had picked up some of the farmland from the

widow of Benjamin Hurtubise just north of their family homestead on Côte St. Anto-

In 1893, the mother house burned down and the sisters built another one at the corner of Atwater Ave. and Sherbrooke St. (now Dawson College). Not until 1926 was the former mother house property redeveloped as the "Institut Pédagogique" on the north side of what was by then Westmount Ave., accessed by Claremont Ave., which had been James Monk's driveway. As with the new mother house, the building on Westmount Ave. (now Marianopolis) was designed by famed local architect Jean Omer Marchand.

Even as late as 1912, Goad's Atlas shows that relatively little development had taken place in this part of Westmount, except for the various mansions and homesteads along Côte St. Antoine and semi-detached houses stretching up the west side of

HISTORY OF 15 WILLOW AVE. (since construction)

Date Buyer Price 26-Nov-1953 Edith Florence Withell, widow of George C. Silcock \$46,000 6-Oct-1964 Frederica MacLaggan, wife of John F. Chisholm, QC \$53,000 13-Jul-1981 Dr. Robert Graydon Weir Goodall \$260,000 15-Feb-1994 Peter Jacobsen & Tracey Drumm \$350,000 26-Apr-2000 Julie Wong \$477,000 15-Apr-2004 Benoit Sestier & Lise Dupont \$750,000 17-Jan-2012 Jonathan Singer & Lisa Kisber \$1,117,750. Eric Brat & 12-May-2014

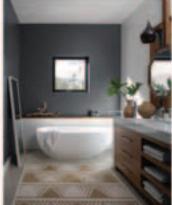
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Victoria Ave. (above what was still the Hurtubise property) and a few recentlybuilt houses on Claremont Ave.

Westmount Ave., Minto Ave. created

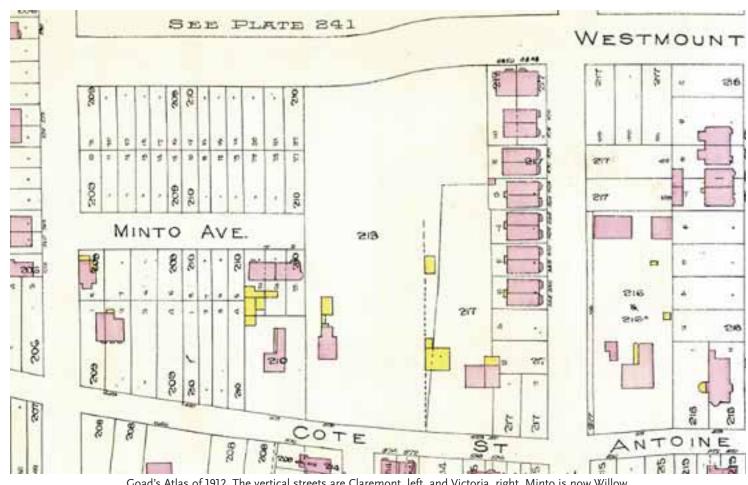
The onetime driveway to the Murray property had been extended westward and transformed into Westmount Ave. in 1902. Goad's names what we know now as Willow Ave. as "Minto Ave.." but we can find no further reference to that street name; Lovell's Directory lists three addresses on Willow Ave. in 1915.

Still, Lot 213 – reaching from Westmount Ave. to Côte St. Antoine Rd. - remained in the hands of the Sisters of Congrégation de Notre Dame through the first half of the twentieth century with one house, 605 Côte St. Antoine, built in 1890 and which still exists, which may have been used as the residence for those connected to the congregation who were not living in the mother house, just above Westmount Ave.

Over the next four decades, houses sprouted around Claremont Ave., including several on Westmount Ave., Willow Ave. and Côte St. Antoine, but the stretch of land north and east of the original Hurtubise House stayed fallow until the 1950s.

Meanwhile, a builder named John continued on p. RE-22

514-591-0804



Goad's Atlas of 1912. The vertical streets are Claremont, left, and Victoria, right. Minto is now Willow.



514-242-7819

House history, cont'd. from p. RE-21

Baker Fellowes had started working in Outremont as early as 1911 and in 1924 apparently brought his son, Norton, into the business as a "student."

Norton made sure his name was listed in Lovell's Directory, even though he lived with his father (at 212 The Boulevard) and remained as a "student" until he obtained his architect's degree, after which (1929) he lists himself as "architect," all the time working with his father.

Fellowes buys

John B. Fellowes died in about 1952, just after Norton purchased the entire strip of land from the Sisters and began planning bungalows to be built throughout the "strip, including an extension of Willow Ave., which at that point was a driveway leading to a snow dump that the city had arranged with the sisters. He paid 55 cents per square foot for the land, well below the going rate for other Westmount land sales of the day.

Between 1952 and 1955, Fellowes planned out and built five houses along the south side of Westmount Ave. west of Victoria, three on either side of the extended Willow Ave. and three on Côte St. Antoine Rd., west of the historic Hurtubise house (whose fate was being determined at the time by Canadian Heritage of Quebec).

The Westmount Ave. permits were issued by the city in 1951 and 1952, each for between \$17,000 and \$19,500; Willow Ave. construction took place next, in 1953 and



15 Willow Ave. on October 23

1954, with quotes going as high as \$23,000. Three Côte St. Antoine permits were issued in 1955 for \$11,500 each. Apparently Willow Ave. was extended again in the 1960s and four more houses were added.

Bungalow built

The first buyer of 15 Willow Ave. was a widow, Edith Florence Withell. Her husband, George Silcock, president of a meatpacking company, had died in the late 1930s while they were living on Lexington Ave. She had moved around Westmount to various locations before settling on the brand-new Willow Ave. bungalow, where she lived out her life for the next 11 years.

In 1964, her estate sold the property to Frederica MacLaggan, wife of John F. Chisholm, QC. At the time he headed up one of Montreal's more prominent law firms, Chisholm, Smith, Davis, Anglin, Laing, Weldon & Courtois, a firm which eventually became Clarkson, Tétrault and later McCarthy, Tétrault.

Frederica MacLaggan died in 1981 and Chisholm had moved to St. Anne de Bellevue Veterans' Hospital by the time they sold to a prominent local surgeon, Dr. Robert "Gay" Goodall, who had been a specialist in internal medicine at the Queen Elizabeth Hospital since 1953.

The Goodalls lived there for almost 13 years before selling to Peter Jacobsen and Tracey Drumm. He describes himself as a "construction worker" and she as a "housewife." In fact, he was involved in development projects in the far north with Tower

Arctic Ltd. They paid \$350,000 for the property in 1994, just before the second Quebec sovereignty referendum. Six years later, they were able to sell to Julie Wong, believed to be a professor at Dawson College, for \$477,000. As the market kept rising into the new century, she was able to sell to Benoit Sestier, an actuary who is now vice-president of Morneau Shepell, Inc., while his wife, Lise Dupont, is vice-president and chief executive officer of National Bank Financial Wealth Management.

Again the price climbed when they sold eight years later (2012) to Jonathan Singer and Lisa Kisber, well known in local social pages (including the *Independent*). He was a marketing expert who started John Singer Experience Marketing (JSEM) in 2004; she studied law and worked for a big law firm in New York before returning to Montreal to pursue her love for the fashion industry, and is now described as a "digital and television fashion personality" with a website called "lkisstyle."

They sold the property in 2014 to the current owners. Eric Brat was a senior partner and managing director of The Boston Consulting Group when he bought the house; he now is a professor at Haute Etudes Commerciales. They paid \$1,315,000 to purchase the house, which at the time had a municipal valuation of \$1,202,600. By next year that valuation will be \$1,553,100.

Westmount archaeology



This former pole anchor had been unearthed and was visible on Somerville near its northwest corner with Prince Albert October 17.



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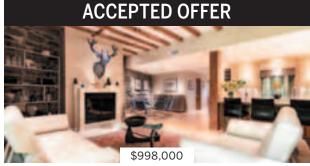
Phase II • #203-2, #206-2, #207-2



53 Surrey-Gardens, Westmount



2500 Av. Pierre Dupuy, # 709, Ville Marie



287 Rue de la Commune O., Old Montreal



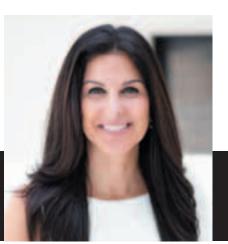
4850 Ch. de la Cote-St-Luc, #24, Westmount Adj.



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