

Spotlight on Real Estate

Pull-out section

October 27, 2020



The north side of St. Antoine St., which is the most southerly part of Westmount, on October 23.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.





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Commercial building
\$1,995,000
4612 Ste-Catherine W., Westmount



3-bedroom corner unit
\$2,825,000
1 Av. Wood, #605
Westmount



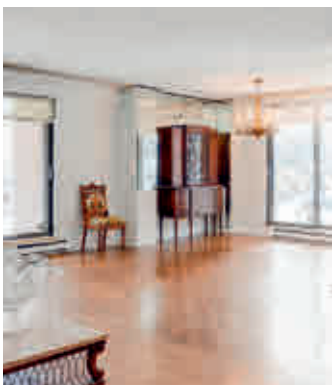
Designed by J. Lamb
\$2,095,000
215 Av. Redfern, #406
Westmount



Port-Royal 3-bdrm unit
\$1,595,000
1455 Sherbrooke O., #807
Ville-Marie



Elegant Ritz condo
\$899,000
5900 Boul. Cavendish, #303
Côte-St-Luc



2-floor spacious unit
\$799,000
200 Lansdowne, #101
Westmount



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PAC now reviewing new submission: Cllr. Peart

City ‘rejects’ Hillside armoury demo, says developer – which plans new proposal

BY LAUREEN SWEENEY

A proposal to demolish the historic Hillside Armoury and redevelop the site, which is across from the Westmount Athletic Grounds (WAG), has been rejected by the city’s Planning Advisory Committee (PAC), but is also still “under review,” the *Independent* learned last week.

While there is no posting of the PAC’s findings on the city’s website after its review of the submission presented at a public meeting in February 11, Maya Girlando, director of development for Groupeimmobilier Élite, said they had received a nine-point valuation grid by the PAC of the eight-storey condo plan a few months ago.

“I do not have very good news. It has been rejected,” she said.

“So it is back to the drawing board and we hope to come back with another proposition, hopefully by the end of the year.” This is before the 1910 building can deteriorate further, she said. “The PAC felt it was very important to keep the building. We were pretty disappointed.”

New submission under review

Councillor Conrad Peart, commissioner



The Hillside Lane entrance to the armoury on October 22.

PHOTO: INDEPENDENT

of urban planning for permits and architecture, said last week, however, that the PAC was already reviewing a new submission that would also fall under the city’s complex SCAOPI process for projects that do not conform to current zoning.

He also said that “once the PAC review is complete, the details of the evaluation grid will be published.” At this point, the submission was “a working document.” However, he said, the PAC had benefitted from the public feedback from the period for written comments after the project’s presentation as to what might be acceptable to the neighbourhood (see reaction letters March 10, p. 6).

The initial presentation called for a stepped back, eight-storey building to contain some 37 condos.

That submission also stated that the current building was found by an engineering report to be structurally unsound (see story February 4, p. 1, and February 18, p. 1).

Peart said that in respect to the current building’s soundness, he could not comment as a professional architect on the findings of a member of another professional order (i.e. of engineers).



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3 of 5
Highest Westmount
Sales 2020**

Highest
Westmount Sale
2018, 2019 and 2020**



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Highest Westmount Sale of 2020**

Av. Cedar, Westmount

LISTED AND SOLD BY JOSEPH



Av. du Docteur-Penfield

SOLD



Av. Sydenham, Westmount

SOLD



Av. Roslyn, Westmount

SOLD



Summit Crescent, Westmount

SOLD



Stukely, Bolton-Ouest

SOLD



Av. Carlyle, Mont Royal

SOLD



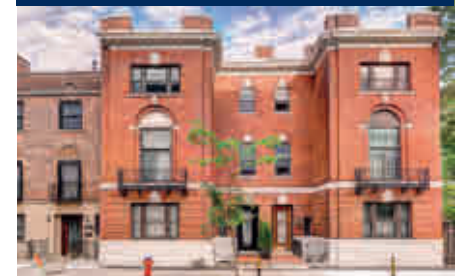
Boul. De Maisonneuve O., Westmount

SOLD



Av. Church Hill, Westmount

SOLD



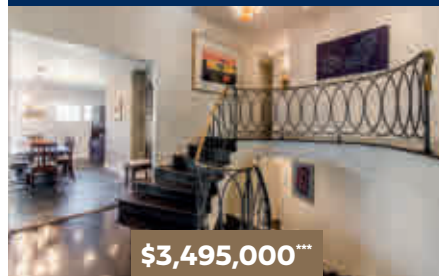
Av. Des Pins, Ville-Marie

SOLD



Av. Forden, Westmount

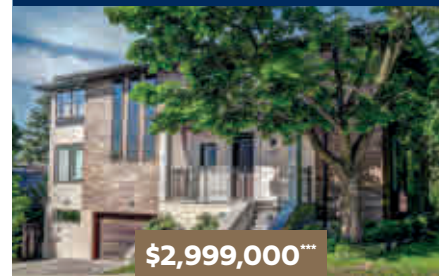
ACCEPTED OFFER



\$3,495,000***

Outremont Exclusive

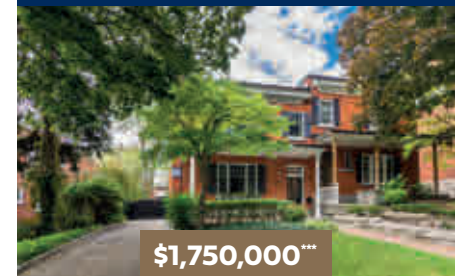
ACCEPTED OFFER



\$2,999,000***

40 Av. Prince-Philip, Outremont

ACCEPTED OFFER



\$1,750,000***

650 Av. Grosvenor, Westmount

*Including accepted PP's yet to close. | **As of Centris Statistics per 10/22/2020. | ***Asking price



This new house on Westmount Ave. just east of Forden, top left, is finished, as seen October 17. It was nearly complete on September 20, 2019, top right, when we last visited it, and under heavy construction on May 7 of that year, inset. It is on land that used to be the garden of the house at the southeast corner of those two streets.

TOP PHOTOS: INDEPENDENT; INSET PHOTO: RALPH THOMPSON

Police Report Locking up might have averted theft, says police official



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BY MARTIN C. BARRY

A theft at a Sherbrooke St. building between Wood and Elm around noon on October 15, while a staff member member was out, illustrates the importance of always locking up no matter how long you plan to be absent, says a spokesperson for the Montreal police’s Station 12 in Westmount.

A complaint regarding the incident was filed on October 16 with police at the station by the victim. The woman said that her laptop computer was stolen in the incident. She recalled last seeing it around noon the day before, just before she went out.

“When she got back a little later in the afternoon, she noticed that the computer was missing,” said Station 12 community relations officer Adalbert Pimentel, reading from the police report.

According to the report, the front door of the office had been left unlocked during the woman’s absence. Unfortunately, there were no security cameras to record the coming and going of the intruder.

“Generally speaking, if there was nobody else left at the office, the office should have been locked since there are valuables there,” he added, while noting that the principle of always locking your car after parking also applies to securing business

or residential premises.

Broken door, nothing missing

Sometime between October 11 at noon and October 18 at 8:30 pm, a glass door adjacent to a patio at a residence on Lansdowne Ave. near the corner of Sherbrooke St. was shattered, although it would appear that nothing was stolen from inside the home.

According to the police report, the residence’s owners had been away for a week and immediately noticed the broken door upon their return, although the interior of the premises seemed undisturbed.

Pimentel said the police investigators questioned neighbours to determine if they’d heard or seen anything, but there were no witnesses.

However, the owners recalled that on October 12, the second day of their absence, they received a remote notification from their home’s alarm system that a movement was detected at the front door.

“They sent a member of their family to verify, because obviously they were out of town, but nothing was noticed that was abnormal,” Pimentel added.

In the end, the investigators were unable to find any fingerprints or other identifying marks the perpetrators might have left behind, nor any tools that might have been used to facilitate the forced entry.

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NEW LISTING

Notre-Dame-de-Grâce | 3871 Av. Wilson | \$1,525,000

FURNISHED STUDIO APARTMENT



SOLD*

Golden Square Mile
3480 Rue Simpson, Apt.805

CORNER UNIT WITH 2 GARAGES



NEW LISTING

Notre-Dame-de-Grâce | 3750 Av. Melrose
\$1,450,000

STEPS FROM MONKLAND VILLAGE



NEW LISTING

Notre-Dame-de-Grâce | 4067 Boul. Décarie
\$550,000

SPECTACULAR VIEWS



NEW LISTING

Île-des-Soeurs
175 Rue William-Paul, Apt. 601 | \$469,000

SPLIT LEVEL WITH 2 GARAGES



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Notre-Dame-de-Grâce
4445 Av. King-Edward | \$1,295,000

LUXURY HOME IN GREAT LOCATION



Hampstead | 112 Rue Finchley
\$2,495,000

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Notre-Dame-de-Grâce | 4387 Av. Wilson
\$2,800/M

GORGEOUS FAMILY HOME



NEW PRICE

Westmount | 592 Av. Lansdowne
\$2,280,000

*Call our team to find out the selling price. **Accepted offer with conditions

It's October, but construction goes on – incl. on Clarke/Dorchester, Victoria



Clarke Ave. between St. Catherine St. and de Maisonneuve and the westbound lanes of Dorchester between Greene and St. Catherine remain closed to traffic due to work by the city of Montreal on water main rehabilitation. The eastbound arm of Dorchester in the same area is doing double (i.e. two-direction) duty in the interim, as seen October 23, at left. St. Catherine at Clarke is open but narrowed. Meanwhile, the city of Westmount closed Victoria Ave. the same day for some similar work, right. It was finished by the end of the day.

PHOTOS: INDEPENDENT.

Mystery surrounds future of former St. Stephen's church

BY MARTIN C. BARRY

The future of the former St. Stephen's Church at the corner of Atwater Ave. and Dorchester Blvd. in Westmount remains a mystery.

Purchased by Stanford Properties Group in August 2018, there have been no recent signs of any future development at the site, although many of the building's windows have been boarded over to protect the former place of worship and drop-in centre for the homeless from vandalism.

Built in 1903, St. Stephen's is classified by the city of Westmount as a Category 1 heritage property. This status potentially poses a challenge to the developer for its repurposing by requiring the owner to conserve heritage elements.

The *Independent* reached out to Stanford Properties several times last week for news on the future of the site. We had not heard back by our deadline.



Seen here on October 22, the former St. Stephen's Church on Dorchester Blvd. at Atwater Ave. is awaiting redevelopment by its current owner Stanford Properties Group.

HIGH END LUXURIOUS HOMES



23 Edgehill, Westmount
\$6,995,000



1347 Ch. St-Clare, Mont-Royal
\$4,950,000



1181 Rue José, Ste-Dorothée
\$4,299,000



3010 Ch. St-Sulpice, Westmount Adj.
\$3,998,000



218 Av. Metcalfe, Westmount
\$2,099,000



2 Prospect Street, Westmount
\$1,848,000



2303-2305 Rue du Souvenir, Ville-Marie
\$1,575,000



316 Av. Kensington, Westmount
\$1,388,000

HIGH END LUXURIOUS CONDOS



1485 Rue Sherbrooke O. #8A,
Golden Square Mile - \$6,950,000



1719 Rue St-Patrick PH401,
Le Sud-Ouest - \$5,750,000



1280 Rue Sherbrooke O. #620,
Golden Square Mile - \$4,495,000



1455 Rue Sherbrooke O. #2002,
Golden Square Mile - \$4,350,000

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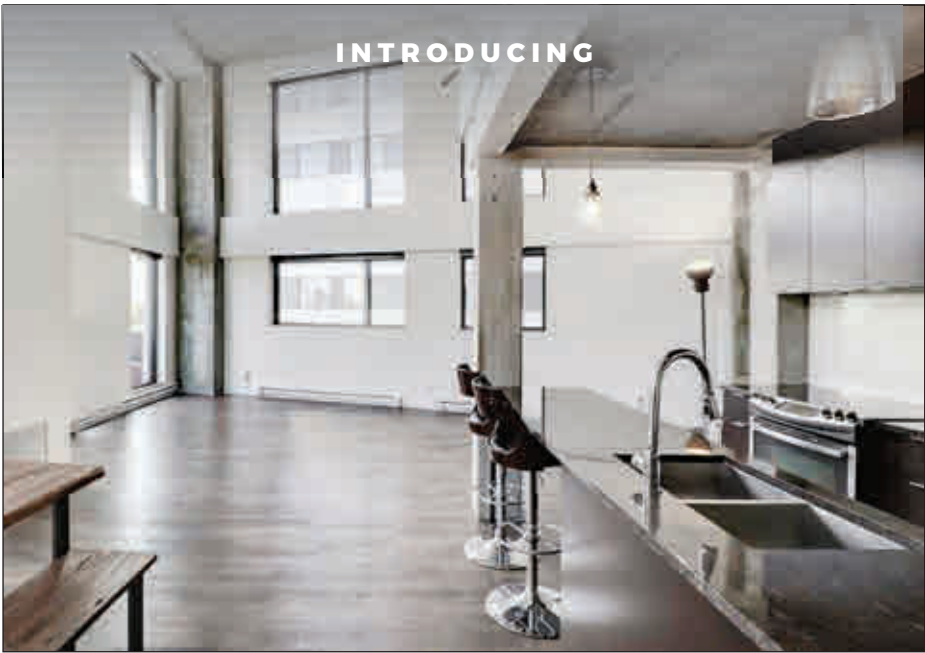
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3 ½ bathrooms PLUS 2-car garage.
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SOLD

HAMPSTEAD

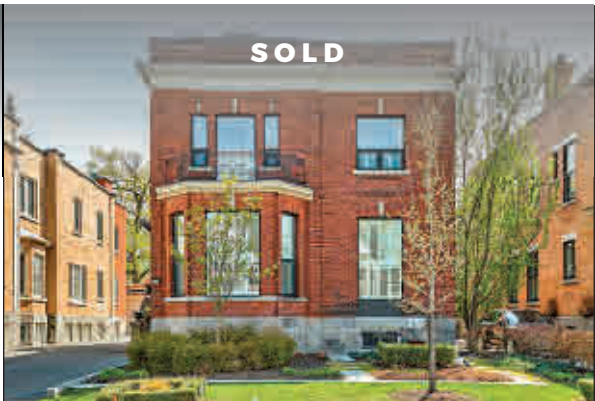
Fabulous Eton Crescent
Asking: \$2,195,000



HAPPILY RENTED

ADJ. WESTMOUNT

Cedar Avenue - Executive rental
Asking: \$5900/month



SOLD

WESTMOUNT

Redfern mini mansion
Asking: \$3,395,000



SOLD

Anwoth - Sunny detached gem
Asking: \$2,395,000

Real estate projects under way
Guide to the *Independent's* coverage of recent, substantial work

NEW HOUSES

480 Mount Pleasant, August 18, p. 14
Hillside (at Metcalfe), September 22, p. RE-20
3733 The Boulevard, September 22, p. RE-3
473 Roslyn Ave., September 22, p. RE-3

MAJOR PRIVATE PROJECTS

Southeast

Former site of St. Stephen's church at
Dorchester & Atwater, *no plans to share
yet*, March 6, 2018, p. 18 & p. RE-8

Southwest

Former Packard/Subaru building at
4024-32 St. Catherine, *possibility of
new owner*, September 22, p. RE-28
4014-22 St. Catherine, *work slowed
by pandemic*, p. RE-18
1111 Atwater Ave. condo & seniors'
home, *under construction*, see June 11,
2019, p. 20 & p. RE-18
Empty lot at 4216 Dorchester, *in
approval process*, September 22, p. RE-20
& February 11, p. 10

500 Claremont rental apartments,
work is well under way, see August 13,
2019, p. 4
Groupe Maurice seniors' home in NDG
at de Maisonneuve & Claremont, *work
has begun*, see September 1, p. 12 &
October 13, p. 26
Jardins Westmount (former Selby
campus of Dawson College CEGEP),
project stalled, see September 22, p. RE-8

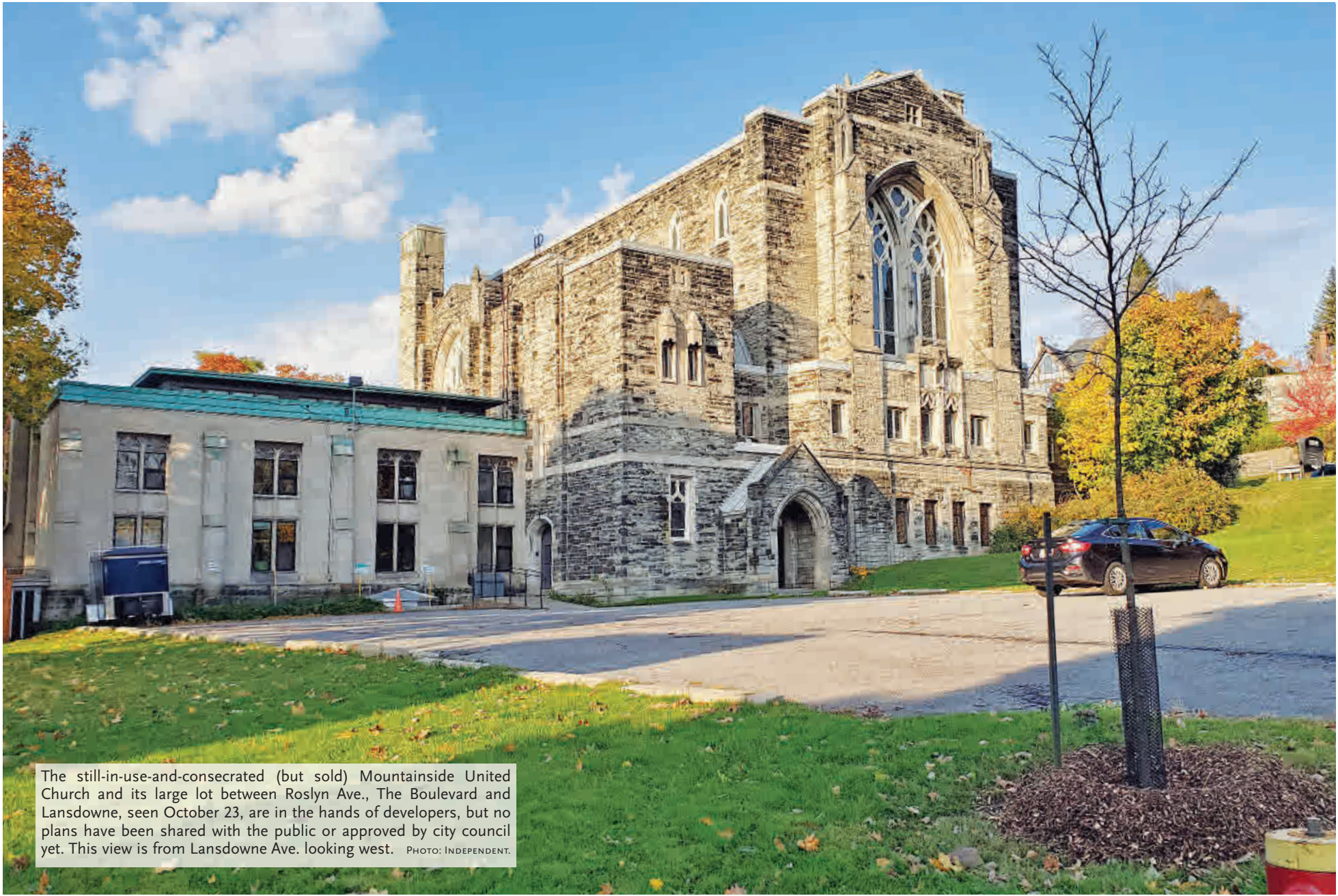
Centre

Hillside armoury, *in approval process*,
see p. 1 & p. RE-3
Perrette's/Westmount Bar B-Q site at

4469 St. Catherine, *permit granted*,
see August 18, p. 1 & October 6, p. 9
Upper
Mountainside Church, *sold but not yet
de-consecrated*, see June 4, 2019, p. 1

PUBLIC PROJECTS

Atwater Metro roof at Atwater & de
Maisonneuve, *slated to finish at end
of year*, September 1, p. 21
'Projet Vendôme' pedestrian tunnel
to MUHC's Glen hospital in NDG,
*no new estimated date for completion
or budget*, see September 15, p. 22



The still-in-use-and-consecrated (but sold) Mountainside United Church and its large lot between Roslyn Ave., The Boulevard and Lansdowne, seen October 23, are in the hands of developers, but no plans have been shared with the public or approved by city council yet. This view is from Lansdowne Ave. looking west. PHOTO: INDEPENDENT.



WHAT YOU SHOULD BE DOING **NOW!**

OUTSIDE

The leaves are falling everywhere,
Where'd the backyard go?
RESIST the urge to pick them up,
'Cuz in spring it'll help the grass grow!

INSIDE

Clean air is on everyone's minds,
So, don't forget about your own A/C,
CLEAN the filters + water from the lines,
So, in spring it's sanitary!

DOWNSTAIRS

The basement is where you put all your junk,
Outta sight and outta mind,
The holidays will be extra hard this year,
So, DONATE and be extra kind!

UPSTAIRS

Time to get organized,
Get all your stuff in its proper place,
Cuz the holidays might be spent at home,
And ORGANIZATION means more space!



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has you thinking about your next chapter. Call me.

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WESTMOUNT | SUMMIT CIRCLE



\$ 3,998,000

WESTMOUNT | ST-SULPICE ROAD.



\$3,950,000 +GST/PST

LE PLATEAU | AV. DU MONT-ROYAL E.



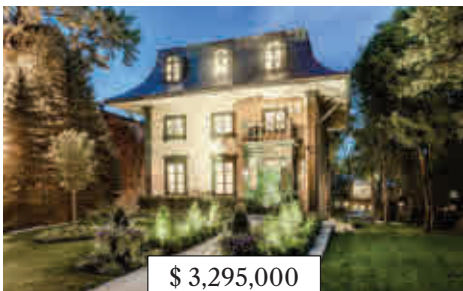
\$ 3,700,000

MONT-ROYAL | CH. SUNSET



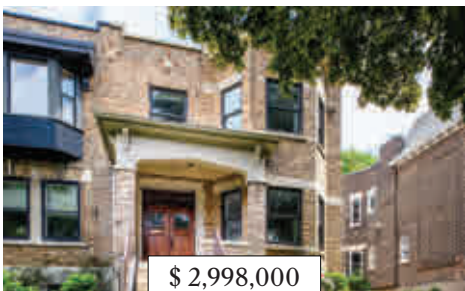
\$ 3,395,000

WESTMOUNT | AV. ROSLYN



\$ 3,295,000

WESTMOUNT | CH. DE LA CÔTE-ST-ANTOINE



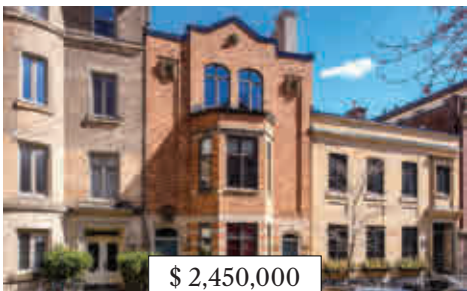
\$ 2,998,000

WESTMOUNT | AV. GROSVENOR



\$ 2,695,000

WESTMOUNT | AV. ELM



\$ 2,450,000

MONTREAL | AV. SUMMERHILL



\$ 2,198,000

LE SUD-OUEST | RUE ST-AUGUSTIN



\$ 2,195,000

WESTMOUNT | AV. LANSDOWNE



\$ 2,150,000

MONTREAL | AV. HOLTON



\$ 2,098,000

WESTMOUNT | AV. ARLINGTON



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WESTMOUNT | AV. LANSDOWNE



\$ 1,875,000

WESTMOUNT | AV. CHESTERFIELD



\$ 1,548,000

WESTMOUNT | AV. WOOD



\$ 1,450,000

OLD PORT | RUE ST-PAUL O.



\$ 1,150,000

CDN/NDG | AV. NORTHCLIFFE



\$ 1,070,000

MONTREAL | RUE ST-ANDRE



\$ 899,000 | \$ 2,600/MO

LE SUD-OUEST | RUE DE COLERAIN



\$ 898,000

CDN/NDG (WSMT ADJ.) | AV. CLAREMONT



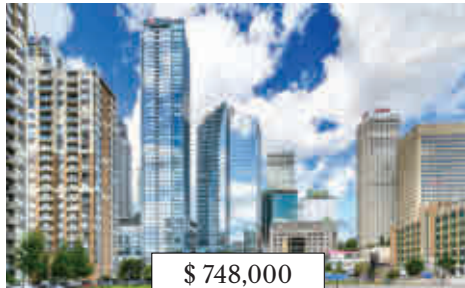
\$ 898,000

LASALLE | RUE VERDI



\$ 895,000

LAC-BROME | RUE DU MIRAGE



\$ 748,000

MONTREAL | RUE ST-ANTOINE O.



\$ 469,000

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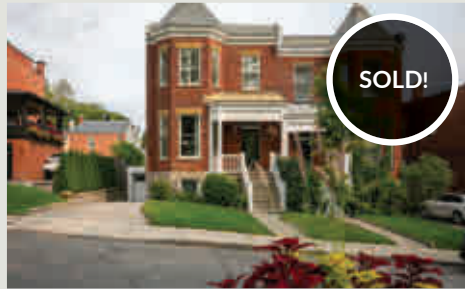
LE SUD-OUEST | RUE DU CANAL



LE SUD-OUEST | RUE DE COLERAIN



WESTMOUNT | AV. ARGYLE



WESTMOUNT | AV. GROSVENOR



MONTREAL | AV DE KENSINGTON



Real Estate

ANDY DODGE

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in September 2020. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

The Westmount real estate market picked up momentum in August and maintained it through September, it appears, though some prices in September were well below municipal valuation and at least three houses were holdovers from last year that finally got sold.

In fact, late postings added seven more sales to the August list, bringing the total of one- and two-family dwelling sales to 16 compared to an average of 11 sales in the mid-summer month. In the same way, there may be more late postings of September transactions but for the time being, agents have recorded 12, including four that went for less than valuation.

September sales: Volume remains strong

Still, of the 12 sales, all but four were over \$2 million, with the range between \$1,230,000 and \$3,845,000.

One of the higher-priced sales involved a mark-down of almost 25 percent from the city tax value, an upper-level house that had been on the market for more than a year.

The mark-ups in September went as high as 42.5 percent, but the raw average mark-up was only 6.6 percent, and once adjustments are made, the “average” Westmount house stayed close to the \$2,300,000, value, around which it has hovered since mid-summer 2019.

Condos

Three condominium sales in September – and one more late arrival for August – put the total condominium volume in the third quarter of 2020 at 14 sales, with an average price of \$1,124,071, though only five of the sales were for more than \$1 million, three of those above \$2 million.

Prices went down from there to \$575,000, offered for an apartment at 4476 St. Catherine St.

Four condominium sales were converted duplexes/triplexes, three of which ranged in price from \$728,000 to \$752,000,

Average adjusted price for ‘typical’ Westmount house, by month, January 2015 to September 2020, based on accepted offer dates



while the other went for exactly \$1 million.

The average mark-up over valuation for third-quarter condos was 18.9 percent, about the same as the average for one- and two-family dwellings in August.

Westmount adjacent

Adjacent-Westmount sales picked up, too, with four each in eastern NDG and southern Côte des Neiges, but only one more in the Trafalgar-Daulac area just east of the city and no more in the Square Mile, where the sale of a luxury mansion for \$18 million in August has distorted all the statistics there. Another three Westmount houses were rented in the past month, bringing the total house rentals this year to 33, only one less than at the same time last year.

The number of active listings in Westmount increased by only one in mid-

October as this is being written, with 96 houses on the block, asking prices from \$1,050,000 to \$17,950,000, with four asking more than \$10,000,000.

Classifieds in the Independent

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Locked-down house?



The restrictions put in place by the provincial government this spring are generally being called “the lockdown,” although some of the current red-level requirements are stricter (e.g. about outdoor gatherings). Regardless, this house on Metcalfe Ave. near Melbourne sure looks *locked down*. Of course, the scaffolding is almost certainly related to construction and not the COVID-19 pandemic.

PHOTOS: INDEPENDENT.



2325Z Rue Des Éclusiers
Saint-Henri/Little Burgundy

NEW PRICE 1 380 000 \$



Bedrooms
3



Bathrooms
1+1

FIRST TIME ON THE MARKET !

Superb townhouse, large corner unit, located in front of the Canal Lachine. Spacious and bright property on 3 floors. Three terraces. Private parking. Great location in the highly sought after sector of Little Burgundy/St-Henri.

No Centris 10601805

Hampstead

\$3,688,000 Rare opportunity to own a contemporary masterpiece in the heart of Hampstead. Huge corner lot. 9260 square feet. No side neighbors!! Spectacular heated in ground salt water pool with waterfall. Floor to ceiling windows. Abundance of sunlight.
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Architect Jacobs awarded GG medal

The Canadian Society of Landscape Architects announced September 29 that Westmounter Peter Jacobs is the 2020 recipient of its Governor General’s Medal in Landscape Architecture. Municipally, he is known for volunteering to design the children’s portion of the Westmount Public Library’s storytelling garden (see September 6, 2007, p. 6), which won a prize of its own in 2010 (see July 6, 2010, p. 6).

The medal “is the highest honour bestowed on a landscape architect by the CSLA,” stated a press release of the same day. “The medal is intended to honour exceptional landscape architects whose lifetime achievements and contributions to the profession have had a unique and lasting impact on Canadian society.”

“Professor Peter Jacobs is a true Renaissance man: award-winning practitioner, published author, orator, educator, leader, trailblazer, consultant and mentor. He is best described as having an insatiable curiosity, a clear vision, and an unflinching desire to contribute to a better world.

“Far from pursuing a predetermined path, Professor Jacobs has, during his 50-year career, successfully navigated uncharted waters to mark our world through the practice of landscape architecture,” it continued.

When asked what his “thing” – in lay-

man’s terms – was, Jacobs told the *Independent*:

“Briefly, I’d have to say my focus has always been on the relationship of landscape and culture, the way people relate to the landscape is very much framed by their cultural history and the environment that they inhabit,” and “Satisfying perceived user needs while sustaining cultural values and natural settings.”

“I chaired the Kativik Environmental Quality Commission for 36 years and observed how the Inuit of northern Quebec, Nunavik, perceive and understand the landscape through a traditional lens that is complementary to, but different than, the scientific descriptions that we use in the south. ...

“The children’s story telling garden behind the Westmount Public Library is a good example of a very modest but functional intervention – a low, curved stone wall that allows young children to sit on or against, facing a bigger stone seat for the story teller.”

He also shared his admiration for the late Westmount architect Jerry Miller (see October 13, p. 19), saying, “he was a great colleague, convivial, professionally insightful and full of good humour. The city lost an exceptional advocate for sound urban planning.”

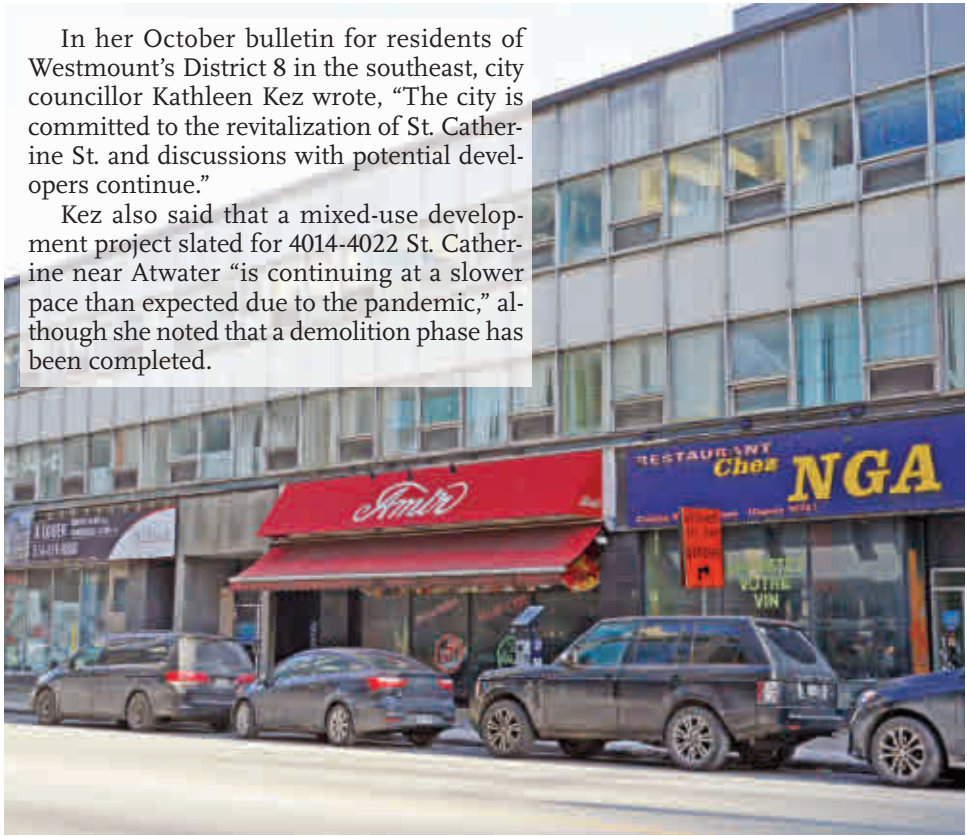
1111 Atwater condos rising high, now set for summer 2022



As seen in the photo taken on September 16 at the corner of Dorchester Blvd. and Atwater Ave., High-Rise Montreal’s 38-storey 1111 Atwater luxury condominium project, part of which is in Westmount, is coming along just fine. Although the delivery date was initially set for the end of 2020, according to the High-Rise Montreal website, a new projected completion date has been set for summer 2022. While the upper storeys will be taken up by 22 luxury condos (starting at \$2 million), a seniors’ retirement residence operated by Chartwell will also be part of the project. The *Independent* reached out to the real estate agent handling sales for more detail, who directed us to the builder, which had not replied to our email by deadline.

PHOTO: MARTIN C. BARRY

St. Catherine St.’s – slowly – changing face



On the left is a photo of 4014-4022 St. Catherine taken on December 8, 2018 before demolition had been started. The second photo shows the site on October 22, several months after the completion of demolition.

PHOTOS: MARTIN C. BARRY

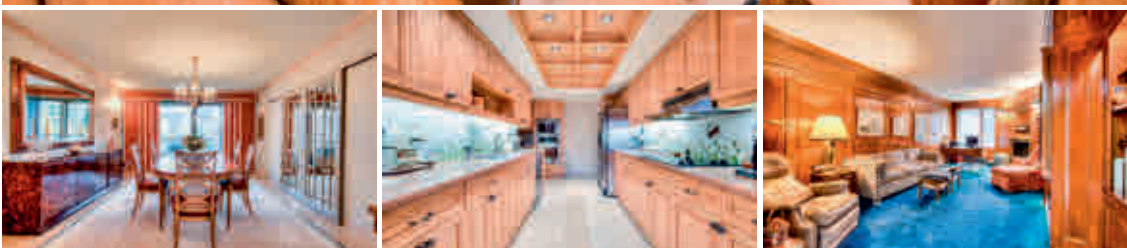
Still at work on Edgemoor



This house on Edgemoor near Lexington is still under construction after more than a year of work. The photo at left is from October 17 of this year and the one at right from September 20, 2019.

PHOTOS: INDEPENDENT.

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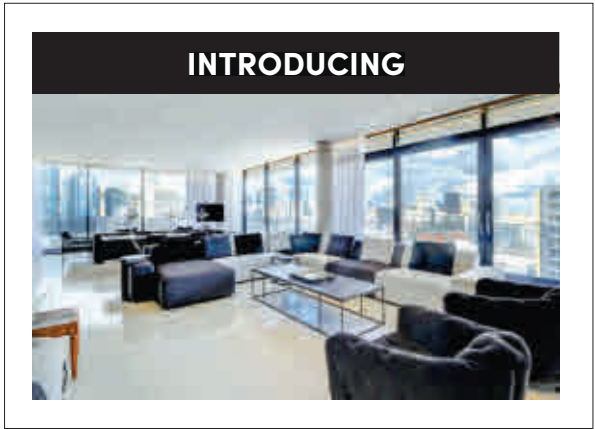




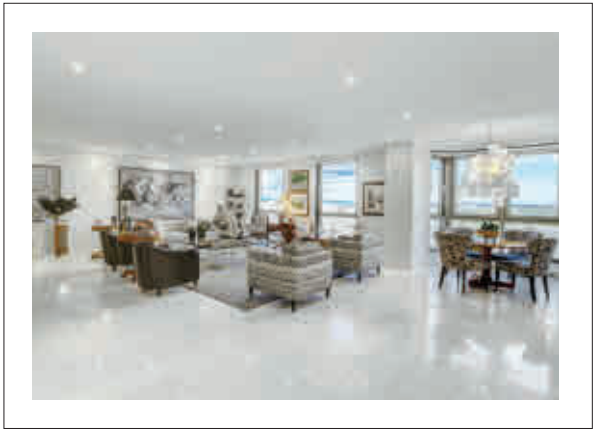
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Beautiful items at U Beautiful



Return to Retail

VERONICA REDGRAVE

Each time that I pass Greene Ave.'s U Beautiful, I am tempted to pop in. So finally I did.

Indeed, the collection is beautiful. This is the second shop in Westmount. The other is Uchuu on Sherbrooke St. There is also a much-loved Laurier location. And Uchuu also sells at third-party stores.

Owner Suzanne Foucault is doing something right. She designs the "Uchuu Montreal" line and also imports some pieces from Italy – Uchuu Studio.

Westmounter Zorana Pribic, pictured here, welcomed me and explained that the "leisure collections have been selling well since we re-opened." I can see why. A far cry from sweats, the minimalist pieces – comfortable pants and long-sleeved tops – come in classic neutrals of greys, black and white. But the pretty Provence-blue is a winner for me. This gentle colour is flattering all year round.

Best sellers? A special series: Three styles in three colours: black, beige and

camel. Three different tops, with matching pants. Some of the pants are pull-on.

The icing on the cake? They are made in über-soft fleece.

"Perfect for travel – hopefully soon!" chuckles Zorana.

U Beautiful also has a wide selection of coats; quilted blacks, city wraps and great plaids. Many are made with "new technology; man-made fabrics that are easy to wash and wear without itching."

The store is easily a one-stop shop as accessories range from look-at-me metallic totes and bags (loved the burnished bronze!), to tiny twinkles on a beret, and bling-away-the-cold sparkles on tuques. The leopard-patterned belts jazz up any outfit.

And how was the lock-down? "We sold online – with one of our biggest sellers being our unique protective masks which offer 99-percent BFE (bacterial filtration efficiency). We still sell online, by the way."

Zorana is the perfect ambassador. Her outfit quietly suggests European chic, yet relaxed. Totally today.

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Thursday and Friday 10 am to 6 pm

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IMMEDIATE OCCUPANCY

3455 Rue Drummond




Asking Price \$560,000 | MLS #25184531

2nd floor, 1100 square feet, indoor parking, 2 bedrooms, 2 bathrooms, balcony with views.



IMMEDIATE OCCUPANCY



History by
the House

ANDY DODGE

Early in Canada’s history one of the main concerns was the establishment of a railway to connect the two coasts of the huge country, which had been born of Great Britain’s desire to consolidate its holdings in North America.

Canada’s first prime minister, Sir John A. Macdonald, was implicated in what came to be known as the Pacific Scandal, and the new Liberal Party uncovered documents showing his connection to Sir Hugh Allan, then president of the Canadian Pacific Railway, and his lawyer, Sir John Abbott, who was at the time member of parliament for Argensteuil.

Abbott: Politician or developer?

As a result of the scandal Abbott lost his seat in parliament in 1874 and immediately (among other things, no doubt) took over a land-investment firm, Lower Canada Investment and Agency Ltd., removed the name “Lower” and used it to buy up land which, we now know, became a part of the CPR coast-to-coast railway.

We do not intend to provide an analysis of the scandal, but suffice it to say that a piece of land, purchased from an insolvent estate in 1879 by the Canada Investment and Agency Ltd., was to become a part of

100 & 104 Abbott: A shaky start?



100 Abbott on October 13.

- 1874 –
Village of Notre Dame de Grâce (area of current-day Westmount and NDG) incorporated

– 1876 –
Village of Côte St. Antoine (current-day Westmount) breaks away

– 1888 –
wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre

– 1890 –
Village of Côte St. Antoine become a town

– 1892 –
still-in-use stone railway bridge replaces wooden one over Glen Rd.

– 1895 –
Town of Côte St. Antoine changes its name to Westmount

– 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 –
Westmount is merged January 1 with city of Montreal

– 2006 –
Westmount demerges January 1 from city of Montreal

– 2013 –
Current Westmount recreation centre opens



Three young women balance on the rails next to the Abbott Ave. station, which was located on the south side of the tracks, opposite 100 and 104 Abbott, and probably built in about 1890. It was still there in Goad’s Atlas of 1912, but later moved west to its current site at the foot of Victoria Ave., according to Westmount historian Aline Gubbay, from whose book *A View of their Own*, this photo is taken.

the CPR right-of-way, which made its way into Westmount (then called “Côte St. Antoine”) with the construction of the first, wooden Glen rail bridge in 1888.

Once the train route was established, the rest of the land to the south of St. Catherine St. (originally known as “Little Côte St. Antoine” or “Sisson’s Lane”) was divided up for development, and the first street was named Abbott St., reaching down from St. Catherine, along with “Irving St.” and “Lewis St.” (later to become avenues).

Just before he became leader of the Conservative Party and Canada’s third prime minister, John Abbott’s company apparently started selling off the property.

Houses on the wedge

Among the first lots to be sold was a wedge-shaped piece of land along the edge of the right-of-way, which went to one George Frances Phelps, fish monger & poulterer, who (apparently) hired a builder named David Smith and a contractor named Walter Wardel, who built and moved into 100 and 104 Abbott, respectively, never taking ownership and eventually moving out (Smith to Lewis Ave. and Wardel to Argyle Ave.) within a couple of *continued on p. RE-26*

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House history, cont'd. from p. RE-24

years.

The two small houses occupy a piece of land that was 41.5 feet wide at the front and only 23.25 feet at the rear, quaint Victorian cottages anchoring a row of townhouses on Abbott and, in fact, similar rows on Lewis, Irvine and Blenheim avenues.

(Irvine was once “Irving,” as noted above, and Blenheim was actually planned to be the southern extension of Belmont Ave. before Westmount Park was established). But it seems both 100 and 104 Abbott were destined to be rental houses for most of their existence.

Between 1892 and 1949, there were only two owners of the property: In 1905, George Phelps sold the pair of houses to William Henry Price (not a relative of the *Independent’s* editor), a cattle exporter (according to the deed) or livestock agent (according to Lovell’s Directory).

Both houses have a long list of tenants, but certainly the longest-lasting at 100 Abbott were Robert Dryden, a timekeeper, and John Baker, a foreman, who stayed there from 1909 to 1933, followed by E. C. Bolduc, a city of Westmount employee, who lived there from 1935 to 1949, at times with another civic employee, Robert Weiss.

Next door at 104 Abbott, F.R. Davies, a salesman, rented the house from 1916 to 1938, then his successor, George Brewer, who was a clerk with Canadian Pacific, stayed there until 1950.

Railway employees as tenants

In fact, many of the tenants worked for the railway in one form or another: George Peck, who rented 100 briefly in 1902, was a CPR conductor, as was S. L. Griggs who lived at 104 from 1899 to 1903. Griggs’ successor was Chester Lott, a train dispatcher, who rented until 1907.

Close to the houses, on Hillside Ave., was a siding for Evans Bros. Coal Co., later Merchants’ Coal, which lasted into the 1970s; John Ewart, a coal merchant, lived at 104 from 1896 to 1898, and B. Evans is listed as the tenant from 1908 to 1910, though we cannot be certain of a family connection to the company.

William Price died in 1931, but his family held onto the two houses until 1949, when they were turned over to Armand Lussier, apparently a lawyer, who then immediately sold 100 Abbott to Geraldine Hoirch, wife of John Girou, an inspector with Canadair.

The Price estate sold 104 Abbott to Urban Kyer, a salesman with Electrolux Canada, and both owners moved into their houses. Hoirch sold to Ernest Harold Daniel Larkin, an insurance agent, in 1952, but apparently he let the Girou family stay there for a few years.



104 Abbott Ave. on October 13.

In 1962 Eric G. Pardy bought 100 Abbott as a revenue property, then picked up 104 Abbott a year later. He lived at 100 Abbott and continued a lease to F. Stosik, a car-

penter, at 104. Only eight months passed before he sold the pair of houses to Thomas F. Gavin in the name of Gavin Realties Inc., for less than half what he had paid to

purchase them.

Thomas Gavin was a budding electrician who, by 1970, had established Gavin Electric as a company and co-tenant at 100 Abbott, while he continued the lease to Stosik at 104.

Many sales

A decade later, he gave up on 104 and sold it to Peter d’Iorio, a manager with a long history in the insurance industry. The house has sold five times since, finally ending in the hands of Paola Ridolfi, a production designer and art director with numerous films and advertisements to her credit. She has owned the house since 2009.

Gavin held onto 100 Abbott until May of 2009, when he sold it to a numbered company headed by Adam Benjamin, then a year later the house went to Bayrammuhammet Ushmekov. The final sale, to Raisa Zaheeruddin in February of 2018, was recorded as the lowest-priced single-family dwelling for that year.

The 2020 municipal valuation for 100 Abbott is \$600,000. For 104 Abbott, a smaller house but with more land according to city records, it is \$668,200.

History of 100-04 Abbott Ave. (since construction)			
DATE	BUYER	PRICE	ADDRESS
26-Sep-1905	William Henry Price	\$4,000	100-04 Abbott
7-Oct-1949	Armand Lussier	\$4,000	100-04 Abbott
20-Oct-1949	Geraldine Hoirch	\$3,500	100 Abbott
7-Oct-1949	Urban Kyer	\$3,500	104 Abbott
24-Mar-1952	Ernest Harold Daniel Larkin	\$5,900	100 Abbott
5-Feb-1962	Eric G. Pardy	\$8,500	100 Abbott
19-Feb-1963	Eric G. Pardy	\$7,500	104 Abbott
30-Oct-1963	Gavin Realties Corp.	\$6,000	100-04 Abbott
10-Jun-1980	Peter d’Iorio	\$49,000	104 Abbott
27-Jul-1982	Maria Amelia Teixeira & Alberto C. Mendonça	\$77,800	104 Abbott
28-Aug-1986	Frances E. Gregory	\$125,000	104 Abbott
29-Jul-1996	Pierre Bitz & Mary Stadlwieser	\$162,500	104 Abbott
1-Sep-2000	Diana Hutchison	\$214,000	104 Abbott
25-Feb-2009	Paola Ridolfi	\$300,000	104 Abbott
19-May-2009	6631681 Canada Ltd.	\$250,000	100 Abbott
22-Feb-2010	Bayrammuhammet Ushmekov	\$440,800	100 Abbott
22-Feb-2018	Raisa Zaheeruddin	\$579,000	100 Abbott



INTRODUCING



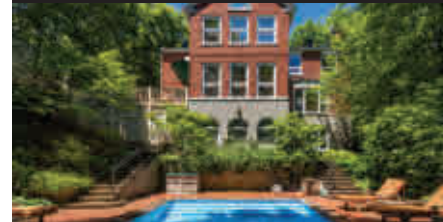
802 Av. Upper-Lansdowne, Westmount
\$2,225,000 | MLS 11373308

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