

Spotlight on Real Estate

May 17, 2022

Pull-out section

Retail is real estate, too!

- Suppliers competing with shoestores, p. SL-12
- Pharmacies face shortages, p. SL-18

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

Argyle Ave. north of Sherbrooke on May 12.

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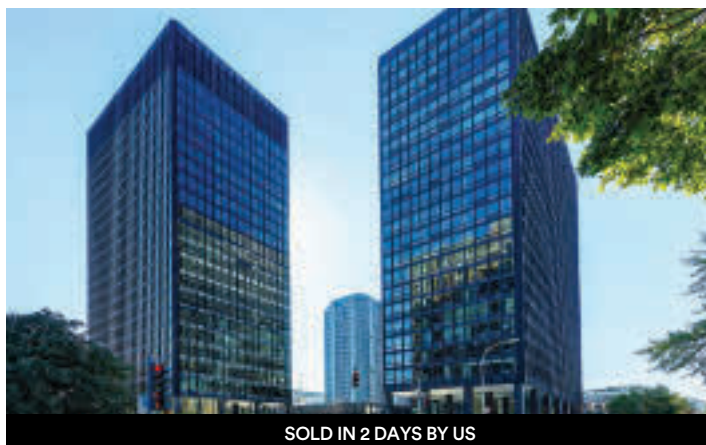
Argyle Ave. north of Sherbrooke on May 12.

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Real Estate Broker



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\$3,995,000 **1755 Rockland, Mont-Royal**

Large and fully renovated split-level detached house with 5 bedrooms, 4 bathrooms, 15,000 sqft lot. Brand new renovation from A to Z with the finest materials and equipped with smart systems. Swimming pool!



\$1,559,000 **4 Place d'Alsace, Kirkland**

Gorgeous detached home with swimming pool. 4+1 bedrooms; double height living room, 3650 sf living space and 2 car garage. Top location in Lacey Greens.



\$1,950,000 **1185 Tecumseh, DDO**

Gorgeous! This majestic home was completely redesigned and upgraded from 2011 to 2017. 4 bedrooms and double integrated garage. Backyard links to the Centennial park. Must see!



\$689,000 **2000 Boul. René-Lévesque O., apt. 1612**

Great 3 bedroom apartment on the 16th floor. Strategically and conveniently located in downtown Montreal. Currently rented for 2300/M, great investment



\$3,500,000 **21 Surrey Gardens, Westmount**

Located on 1 of the most desirable streets in Westmount, this country-style house sits on 7361 sqft of land and has a lot of potential. Turn it into your dream home!



\$1,180,000 **4692 Victoria, Westmount Adj.**

Great semi-detached home with private backyard. 4 bedrooms. Good size. Great potential. 1 exterior parking.



\$2,890,000 **175 Cote-St-Antoine, Westmount**

Modern and renovated detached 1980 brick house with 3 bedrooms and 2-car integrated garage. Superb location next to Murray Hill park and Selwyn House School.



\$499,000 **1400 Boul. René-Lévesque O., apt. 409**

YUL phase 2, new 2021 condo in downtown Montreal, 1 bedroom open concept. Nice and cozy.



\$2,995,000 **12 Chenier, Pierrefonds**

New construction in 2019, this 6 bedroom, 7+2 bathrooms bungalow defines "modern family home" in every aspect. Over 5000 sqft on each floor, 12 foot ceilings throughout. 15,000 sqft lot. One visit will impress you!



\$1,790,000 **3851 Marlowe, Westmount Adjacent**

Great semi-detached home with 4 bedrooms and a garage. Well maintained with classic charm. Spacious.



\$8500/M **4690 Westmount Ave, Westmount**

Gorgeous 3 storeys residence boasts its 5 bedrooms with spacious entertaining area. private backyard and a garage. Settled at the central location next to King George Park and close to all schools. Ideal for families with many children.



\$2,790,000 **Mont-Royal**

Huge detached cottage nestled on a 14000 sf lot, with 4000 sf interior. 7 bedrooms and 3 bathrooms on the 2nd floor. A lot of entertaining area. Double garage. Must see!



\$1,995,000 **74 Cleve, Hampstead**

Huge bungalow with 4+1 bedrooms, many updates and renovations in the last few years. Impeccable condition. Swimming pool possible in the backyard. Turn-ke!



\$2,490,000 **19 Thornhill, Westmount**

Totally renovated home at the heart of Westmount, close to all private schools, 4+1 bedrooms, 1 garage and huge backyard. Turnkey!



\$679,000 **2020 Boul. René-Lévesque O., apt. 702**

Brand new 2020 condo Union Sur Le Parc II, 2 bedroom corner unit with 1 parking and 1 locker. 700 sqft. Impressive floor plan.



\$1300 **Boul. René-Lévesque O., apt. 2905**

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Real Estate

ANDY DODGE

Year-End Review

2021 will be basis for next valuation roll

higher-priced houses might go up less than the lower-priced ones, the opposite is true: the 12 houses that sold over \$5 million actually sold for an average 38 percent over valuation and those between \$3 million and \$5 million for 34 percent more, while those between \$2 million and \$3 million had an average mark-up of 29.4 percent and those less than \$2 million were up only 27 percent more than valuation.

The highest-priced sale, of course, involved the re-sale of 12-14 Sunnyside Ave. in November for \$18,500,000, having been purchased by a trust company in March 2017 for \$13,500,000, thus a growth of 37 percent in 4½ years, without considering any improvements that may have been made to the property in the meantime.

Next was the sprawling bungalow at 100 Summit Crescent, built for the late Senator Leo Kolber and sold by his estate for \$11,200,000, and then 28 Devon Rd., a recently built house on Westmount's northern border, for \$8 million. Another four houses went between \$6 and \$8 million and five more between \$5 and \$6 million.

Only one single-family dwelling (or duplex) went for less than \$1 million during the entire year, and that was 4927 de Maisonneuve Blvd., which sold for \$985,000 in March. The next two lowest prices were \$1,055,000 for 28 Burton Ave. in June and \$1,160,000 for 109 Columbia Ave. in July.

The lowest-priced duplex was 76 Bruce Ave. in a December sale of \$1,270,000.

**Where most of the action was:
\$1- to \$3-million range**

Another 79 one- and two-family dwellings sold between \$1 and \$2 million and 55 between \$2 and \$3 million, thus making that range the huge bulk of Westmount sales and establishing a median price of \$2,065,000, though if the average mark-up of 31.2 percent is applied to the average

valuation of \$1,936,003, it means that the "typical" Westmount house with that valuation would have a 2021 sale value of \$2,539,306, up some 15 percent year-over-year and stronger in the second half of the year than the first half, but with no clear direction in terms of monthly averages.

While the high-priced houses may have higher average mark-ups, the highest individual mark-up over valuation in the year belonged to 589 Côte St. Antoine, a made-

over 1955 bungalow that sold for \$3,400,000 while paying taxes on only \$1,100,000, thus more than three times the valuation.

Two others which went for more than twice the tax value were 536 Lansdowne Ave., \$1,649,000 or 18 percent higher, and 18 Anwoth Rd., \$2,550,000 or 17 percent higher.

The vast bulk of sales had mark-ups *continued on p. SL-22*

Note: The following article relates to sales registered in 2021. The list of sales begins on p. SL-23.

Homeowners take note: The list of sales registered in 2021 provides the basis for the upcoming valuation roll, which takes effect in January 2023, which is to be issued in September this year.

Save this list. It provides the basis to either provide justification for your new valuation or the arguments for challenging it.

Westmounters can expect to see their home valuations increase by about 30 percent on the new – 2023 – valuation roll, but that does not mean their taxes will increase by the same amount.

The city will adjust the tax rate to collect revenue to operate the city, but taxes will rise on those properties whose valuation increases more than the citywide average, and may go down on those who had lower increases.

Up 31.2 percent from valuation

According to monthly figures for 165 one- and two-family dwelling sales listed by the *Independent* month after month, some \$425,230,086 was paid out for property assessed by the city (in the 2020 valuation roll) at \$324,201,400, a 31.2 percent average mark-up.

This amounts to an average price of \$2,577,152, compared to an average in 2018 of \$1,934,309, a 33.2-percent increase. Our own figures suggest that the theoretical "typical" Westmount house would have had a value in 2018 of \$1,994,141 and a value last year of \$2,539,306, an increase of 27.3 percent.

No matter how we look at it, then, the averages all hover around the 30-percent figure. While we might expect that the



WESTMOUNT 378 OLIVIER

Lovely townhouse ideally located on the flats of Westmount; 2 car garage (a rarity), 3+1 bedroom; 2+2 bathroom. Close to shops, restaurants, parks, all transportation plus. **\$7,495/month** MLS: 20589827

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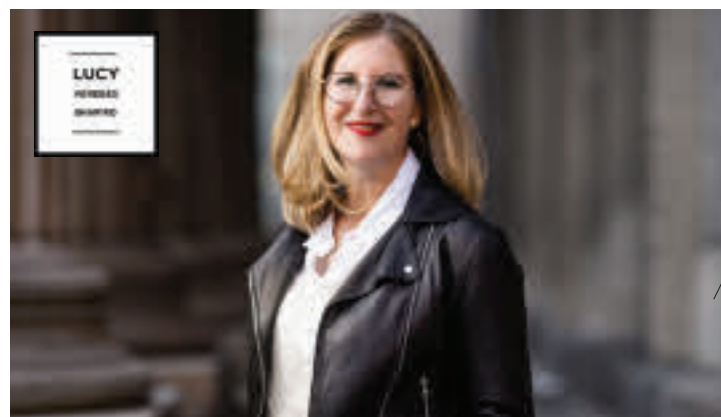
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- U : Understand objectives
- X : Xpert advice given
- U : Ultimate knowledge of market
- R : Raise the bar when it comes to service
- Y : Yield excellent results



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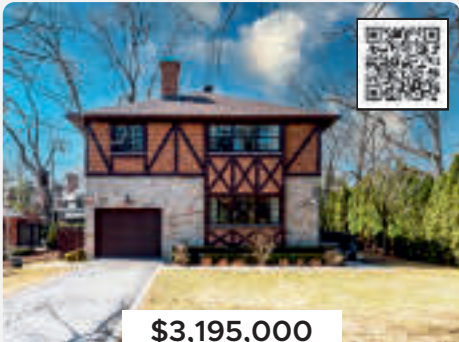
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\$2,245,000

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\$3,195,000

BOUL. LAIRD | MONT-ROYAL
TUDOR-STYLE PROPERTY

NEW LISTING



\$2,098,000

CH. DE CASSON | WESTMOUNT
CLASSIC TWO-STOREY HOME

NEW LISTING



\$1,098,000

AV. IRVINE | WESTMOUNT
MOVE-IN READY HOME

NEW LISTING



\$848,000

AV. WILSON | CDN/NDG
SUN-FILLED LOWER DUPLEX

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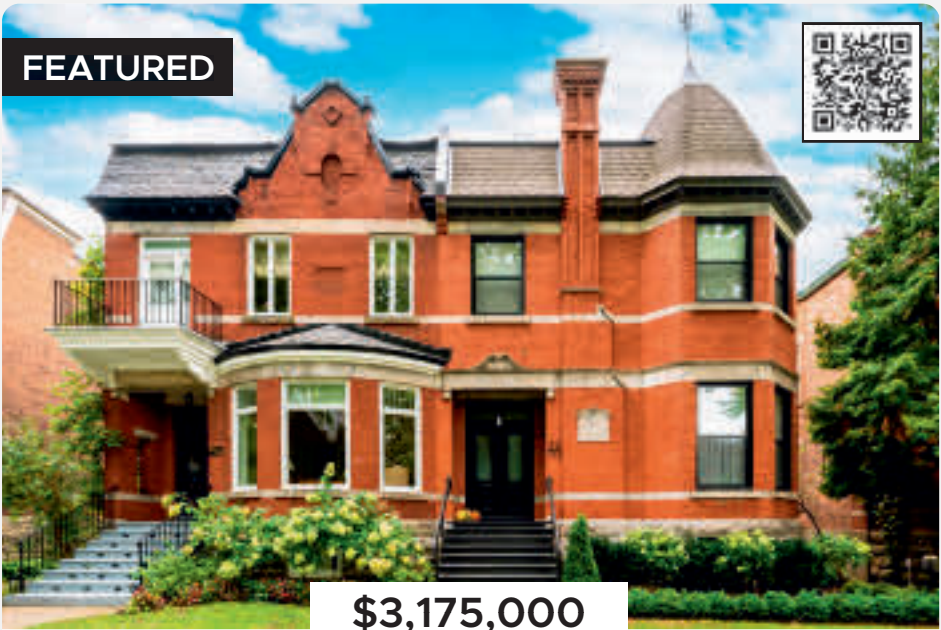
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\$3,175,000

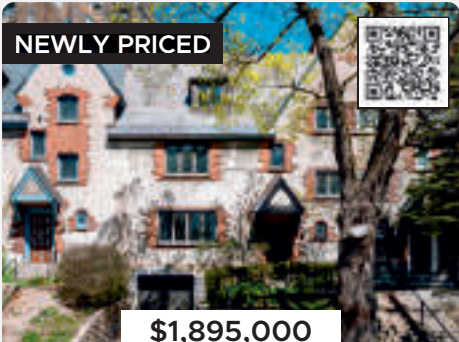
BOUL. DE MAISONNEUVE | WESTMOUNT
TIMELESS IRRESISTIBLE FEATURES



FEATURED

\$2,650,000

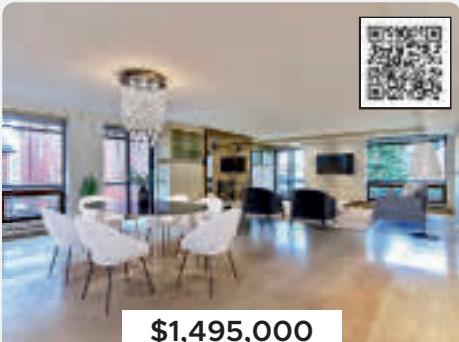
AV. ROSLYN | WESTMOUNT
IMPRESSIVE VICTORIAN HOME



NEWLY PRICED

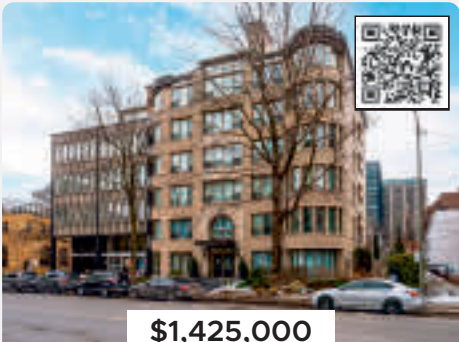
\$1,895,000

AV. CEDAR | MONTREAL
CHARMING TURN-KEY HOME



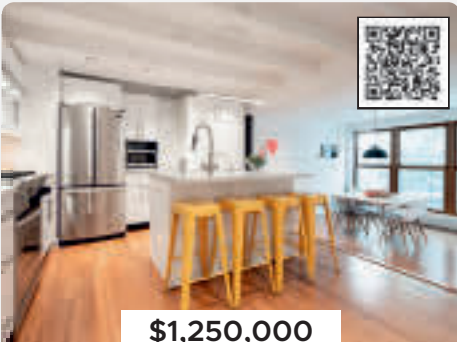
\$1,495,000

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RUE SHERBROOKE | WESTMOUNT
ELEGANT WESTMOUNT CONDO



\$1,250,000

RUE COURSOL | LE SUD-OUEST
PERFECT OASIS IN THE CITY

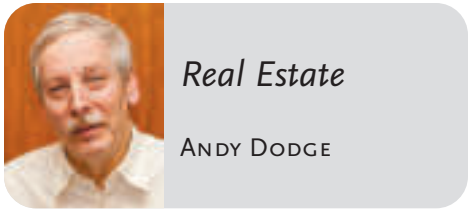


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April sales: Even higher mark-ups



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 April 2022. 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.

Westmount's real estate market showed no signs of abating in April this year as the average mark-up over valuation reached 60 percent.

The month heralded the highest price so far this year, at \$7,400,000 for a house on Braeside Place; the highest mark-up of 2022 for a house on Metcalfe Ave. that sold for more than 2½ times its tax value; and the lowest average days-on-market, at 65 compared to an average of 89 for all of 2021 and more than double that in 2020.

The sales included two over \$5 million

and two more between \$3 and \$5 million of a total 15 sales posted so far, up from 12 in March (two more since our last report), but the important signal is that, besides the Metcalfe mark-up, three other houses went for more than 80 percent mark-ups and three more above 50 percent.

In March, the average mark-up was only 29.6 percent, so the average for April was more than double that.

All this is happening while the Bank of Canada is trying to raise interest rates to slow down the booming national market. It seems likely that the Westmount boom will not slow down until homeowners on their way up the ladder find that they cannot sell their houses for the prices they have come to expect, thus they will not be able to put forward as much equity as they had hoped.

Only three condominiums – all apartments – sold in April for prices ranging from \$768,000 to \$1,340,000 and an average mark-up of 27.3 percent compared to an average for nine sales in the first quarter of the year at 30.8 percent. Thus we can say that the condo market is not enjoying the same fervour as the single-family market.

Average adjusted price for 'typical' Westmount house, by month, January 2017 to April 2022, based on accepted offer dates



Sold in less than a week with multiple offers!



3044 Le Boulevard, Westmount adjacent.

Extra spacious 4+1 beds townhouse, 3+1 baths, 2 car garage.

Sold in multiple offers!



1070 De Bleury #310, Ville Marie.

Southam Lofts, 1+1 bedrooms

Sold in one week!



16 Ch Strathcona, TMR.

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THE GROVE – THE address in Knowlton. A two-minute walk to the beach, boat club, the path along the shore, minutes on foot to the village centre. Charming two-level home with a Cape Cod feel, on a wooded double lot. Major renovations since 2017. Notarized lake access. \$875,000



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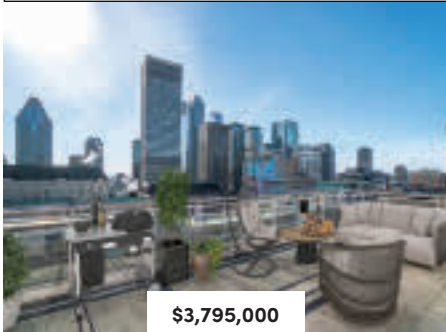
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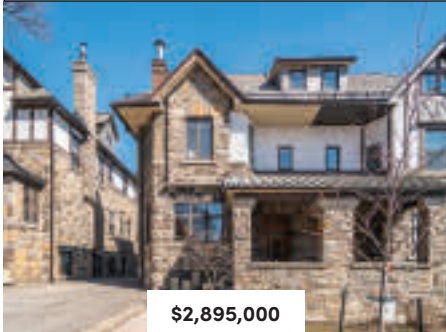
CROSSING TRIPLE APARTMENT | 3 GARAGES



\$2,995,000

“LE SANCTUAIRE”, OUTREMONT ADJ.

SEMI-DETACHED TUDOR RESIDENCE | STONE FACADE



\$2,895,000

AV. GROSVENOR, WESTMOUNT

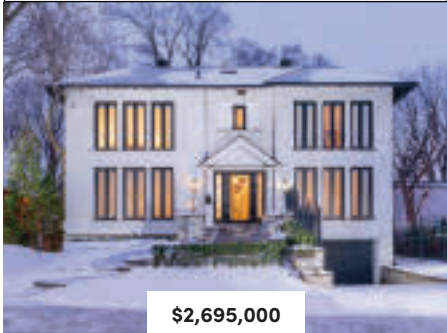
GRACIOUS RESIDENCE | FACING A PARK



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AV. WOOD, WESTMOUNT

BEAUTIFUL BACKYARD WITH POOL



\$2,695,000

CR. MERTON, HAMPSTEAD

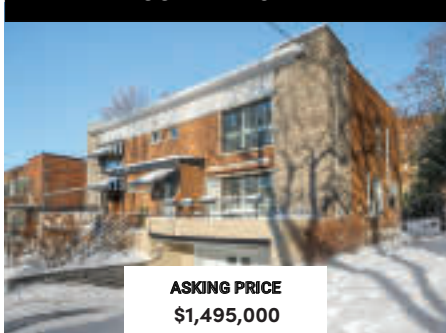
LOVELY TURNKEY RENOVATED COTTAGE



\$2,295,000

AV. OLD ORCHARD, NDG

ACCEPTED OFFER



ASKING PRICE
\$1,495,000




AV. ROSLYN, WESTMOUNT ADJ.

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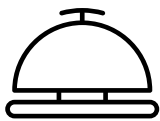
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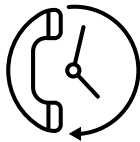
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SERVICE**



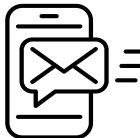
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InterRent: ‘We intend to make several enhancements’

At least one tenant happy with new owner at Claremont/Sherbrooke

By JENNIFER BALL

Betty Esperanza has been a tenant at 418-20 Claremont/5001-15 Sherbrooke for 20 years and during that time, she has had five different owners, the last of which was 9378-0765 Quebec.



The Claremont entrance of 418-20 Claremont/5001-15 Sherbrooke on May 11.

It sold to Interrent International Properties Inc. in November for \$18,525,000 (see story May 3, p. 1).

Interrent – which also owns 2054 Claremont and 4560 St. Catherine in Westmount – is a real estate investment trust (REIT), a company that owns and typically operates income-producing real estate.

The CLV group is the property management group that Interrent partners with and Esperanza told the *Independent* on May 10 that the change has been a very welcome one. “I had holes in my ceiling under the previous owners and, because of the pandemic, they never covered it up and so literally dust would come out. I complained and nothing happened.

“The CLV group came to do a site inspection, and the guy looks up and sees these huge, huge holes. I told him they

were two years old. The next day, they sent someone and, in half an hour, it was taken care of,” Esperanza said.

She also had a plumbing problem in her bathtub for 10 years and it never got it fixed properly, “It always leaked.”

Within three weeks of her writing an email asking for a plumber “the guy comes in and fixes it in 10 minutes. I asked him why was it never able to be fixed before and

he said, ‘Because the other guy probably didn’t know what to do.’”

Only \$18 million?

What surprised Esperanza was that the building only sold for only \$18.5 million.

“I think that everybody looks at Westmount as the

place to invest! \$18.5 million? I remember when I came here 20 years ago and someone said to me that the building was worth \$13 million.

Esperanza: “The next day, they sent someone and, in half an hour, [the problem] was taken care of”

“I don’t see that as like a huge leap when we have homes here at \$5 million and \$10 million just up the street. It’s a beautiful building: there’s like 65 apartments and that’s a lot of rental income.”

Chris Willoughby the VP of marketing at InterRent International Properties Inc. provided a brief statement in lieu of an interview. “We intend to make several enhancements to the community over the next two years. Consistent with the work we have done in many of our other Montreal communities, we will be improving and adding amenity spaces for our residents to enjoy.

“We are evaluating different options for what this will specifically entail. In addition, we’ll be modernizing the elevator and we will be undertaking changes that will improve our environmental footprint such as updating lighting. With any upgrades we will make sure to preserve the unique heritage and aesthetic of the building.”

Esperanza has only one additional request for the property managers: please “don’t fix the elevator in the middle of the summer.” She prefers not to have to shlep up and down the stairs in the heat.

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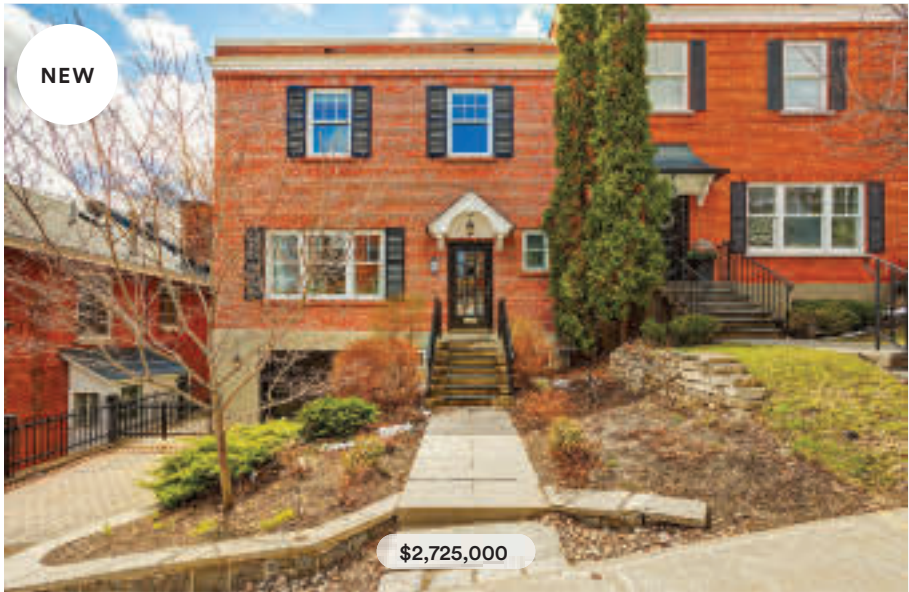
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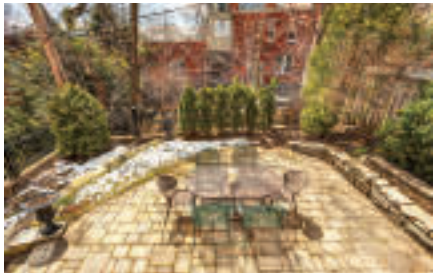
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Marie Sicotte

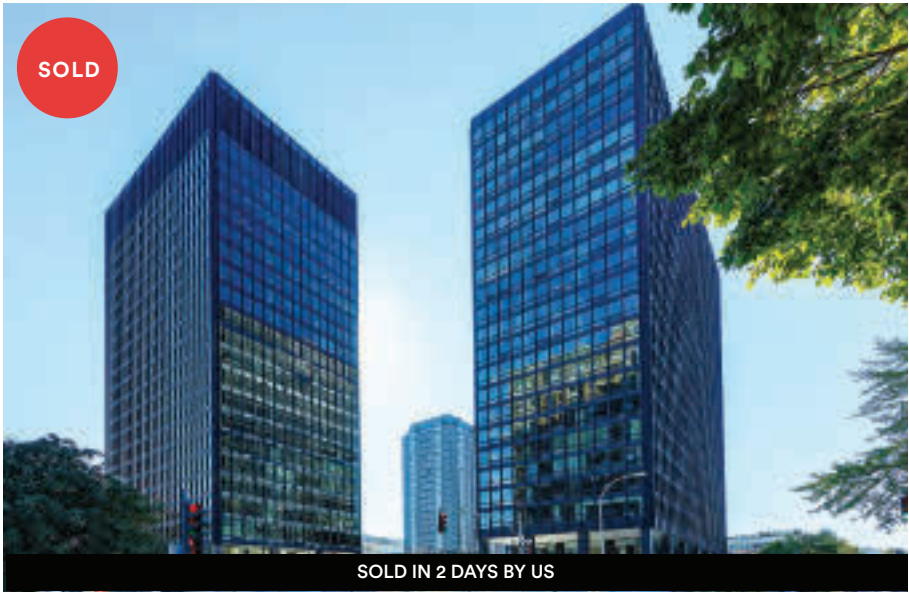
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5 3+1 1



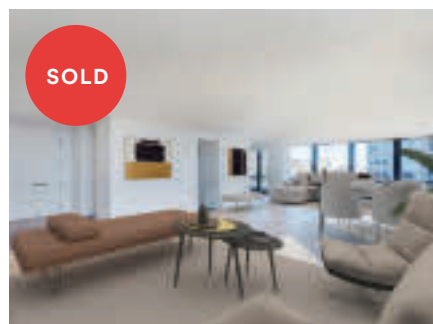
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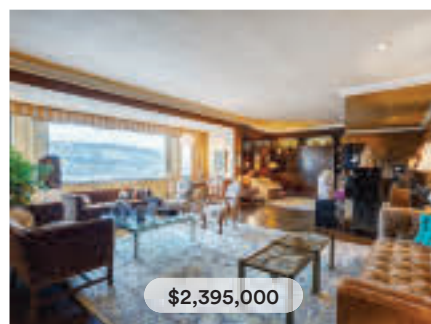
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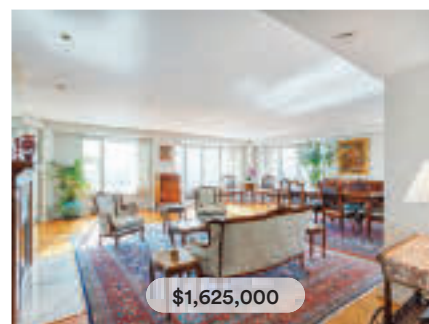
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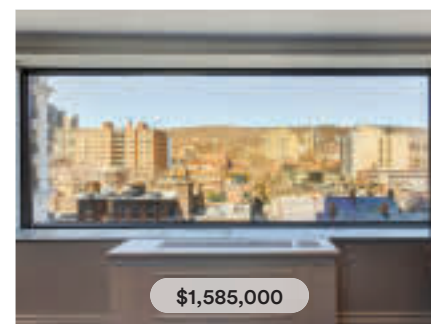
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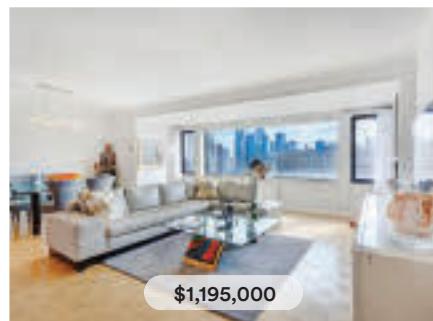
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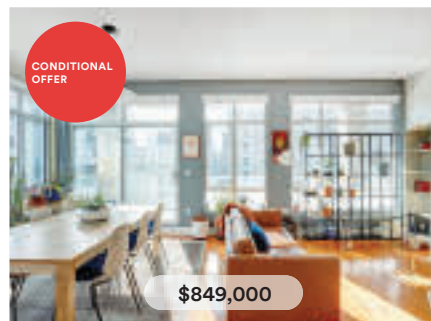
Westmount
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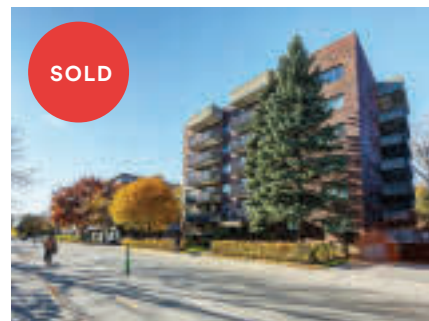
Golden Square Mile
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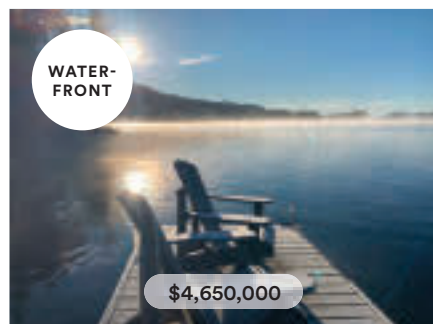
Ville-Marie
 441 AV. DU PRÉSIDENT-KENNEDY, APT. 1802



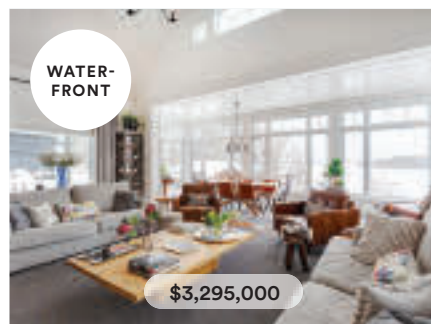
Westmount
 4855 BOUL. DE MAISONNEUVE W., APT. 604



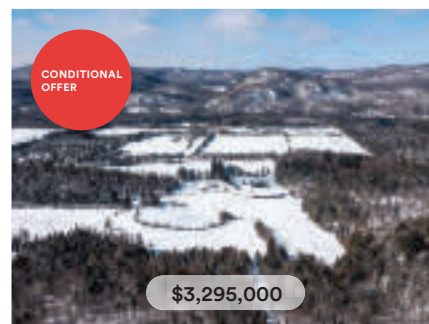
South-West
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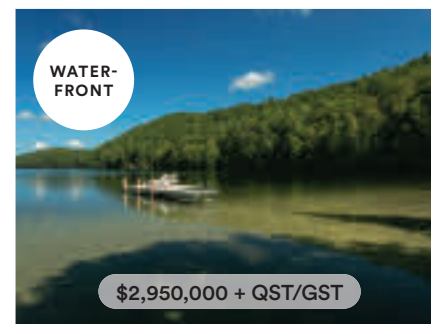
Mont Tremblant
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Transport an issue, too

Manpower, material shortages plague pharmacies

BY JENNIFER BALL

Demand for medication and pharmacists' services are likely going up!

Many older people, Westmounters included, take multiple medications daily and the younger baby boomers (57 to 65 years old) are likely to add drugs to their treatment regimens as they age.

Unrelated to this demographic phenomenon, pharmacies broadened their remit during the COVID pandemic – with 1.5 million vaccine doses administered in 1,500 pharmacies across Quebec.

Are pharmacies prepared for this increased workload given that the sector has not been insulated from COVID-era labour shortages?

According to Hugues Mousseau – general director of the Association of Quebec Pharmacy Banners and Chains (ABCPQ) and spokesman for the Jean Coutu on Greene Ave. north of Catherine St. as well as the entire Jean Coutu franchise – there is a key role that is understaffed: assistant technician pharmacists (ATPs).

An ATP can join a pharmacy after completing a three-year program, which, for the English sector, is offered at John Abbott College. They process prescriptions, dispense drugs and order new ones, and manage records.

“There is indeed a shortage [of them],” Mousseau said.

Product interruptions

Ingredients can be hard to find too. Many of the base medications for frequently prescribed drugs that ATPs would dispense come from China. While the ingredients for the drug manufacturing or the finished products themselves were delayed, there is usually limited effects at the patient level, Mousseau states.

“The pharmacy distributors typically have an inventory of several weeks of each product. What happens is that even if there's a shortage at the manufacturers' level, it takes a number of weeks before it actually materializes into a shortage for the patient. What we do is that we sort of play with our inventory and avoid a shortage of drugs.”

Pharmacist Thai Khang Nguyen of Proxim on St. Catherine St. and Metcalfe Ave. tells a different story. He has experienced breaks in the supply chain despite the measures that pharmacy distributors have taken.

“I am not talking about other pharmacies, but here we have to deal with a lot of very angry patients who are not getting their medications. We have to find solutions always for replacements,” Nguyen



Pharmacist Thai Khang Nguyen of Proxim at St. Catherine St. and Metcalfe on May 10.

said.

“Sometimes it's hard to find substitutes for heart medication. Sometimes beta-blockers are on back order and we have to substitute it for something else. We have to follow up ... to assess whether it is doing the same thing, or if there are more side effects.

“It is more job to do!”

The *Independent* also enquired if there were any noticeable spikes in medication during the pandemic like statins for heart disease, selective serotonin reuptake inhibitors for depression and benzodiazepines for anxiety.

Pharmacists are not seeing unusual patterns now, Mousseau said, but in the early days of the pandemic “people started stockpiling medication and we saw a sudden increase. Later on, the number of people that saw their GP or specialist for diagnostics

decreased, and we noticed that there was some decrease in drug sales. It has somewhat normalized now and we are back to regular patterns.”

Not yet normalized, Mousseau noted, are the fluctuating prices in transport outlay. At the time of writing, 19,538,360 doses of COVID vaccinations had been administered in Quebec and, to participate in the vaccination campaign, the product needs to be stored and transported at a frozen state between minus 15°C and minus 25, “so this has driven drug transportation costs higher year over year” Mousseau said.

And transportation continues after delivery to pharmacies: Nguyen indicated he had seen a large increase in requests for deliveries to clients since 2020. “People do not come here, so we always have to deliver.”



Jean Coutu on May 5. It is located on Greene Ave. near St. Catherine St.

Work on 350 Selby rental apt. project under way

By MARTIN C. BARRY

A partner in the firm that is re-developing the former Selby campus of Dawson College in lower Westmount into a complex of rental apartment units has confirmed that the project is well under way.

Yann Lapointe told the *Independent* last week that work on the project has started, although he offered no timeline for completion.

The former Jardins Westmount project on St. Antoine St. was acquired by Pur Immobilia and EMD Batimo for \$18.1 million from its former owner, Roland Hakim, in late 2020.

The network of buildings, which once housed part of Dawson College before it moved into its current location on Sherbrooke at Atwater, was originally a pharmaceutical factory operated by Charles E. Frosst & Co. dating from 1926.

Since the year 2000 when Hakim became the owner, he carried out extensive renovations and additions on the main building on St. Antoine St., re-developing interior areas, building massive rooftop penthouses, and installing a technologically-advanced geothermal cooling and heating system.

In addition to being promoted at one time as Les Jardins Westmount, Hakim's project was also called Selby Condos.

The current project, under Pur Immobilia's co-presidents Philippe Bernard and

Yann Lapointe, in partnership with Hakim, calls for the demolition of two older pavilions at the rear of the property not considered architecturally significant.

The main building is expected to con-

tain 126 open-concept apartment units, measuring 1,000 square feet each, or the equivalent of 4 ½ rooms. In an interview with the Montreal French-language daily *La Presse* more than a year ago, Lapointe said they would rent for \$2,200 to \$2,500 monthly.

After demolition of the older buildings, a second phase of development would take place, adding another 200 apartment units at the rear of the property. Timelines provided by Pur Immobilia last year called for the demolition phase to begin in 2021 and construction of phase two to start by the middle of 2022.

Last week, the *Independent* was able to verify during a visual inspection of the site from the street that demolition had indeed started on at least one of the condemned buildings, although it was far from complete. Work also appeared to be under way at the main building, although it was apparent that much remained to be done.

The *Independent* left several voice mails with both Yann Lapointe and Philippe Bernard last week. While Lapointe confirmed during a brief phone conversation that work on the 350 Selby project has started, neither he nor Bernard was able to set aside time for a full-length interview.



Seen here on May 12 is a view from the rear along the edge of Highway 136 (Ville Marie Expressway/720) of the west side of Pur Immobilia's 350 Selby residential apartment project.



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Dodge: 2021 in review, cont'd. from SL3

ranging from 20 to 50 percent, while only seven houses sold for less than valuation, the biggest mark-down occurring in December for 56 Summit Circle, which sold for 16 percent less than its tax value.

Only two others sold for double-digit mark-downs, 44 Sunnyside Ave. and 646 Roslyn Ave.

Condos

Westmount's condominium market had something of a rebound from a severe COVID hangover, since in 2020 there were only 38 condo sales registered compared with between 60 and 64 in each of the previous four years. In 2021, buyers signed for 60 condominiums, an indication the market is back on track.

Highest price went for a penthouse at 1 Wood Ave., \$4 million in November, while a third-floor apartment at 11 Hillside Ave. brought the lowest price of the year, at \$400,000.

Of the 60 sales, 11 involved portions of former duplexes or triplexes, while four more were townhouses in the project on Hillside Ave. just west of Metcalfe Ave.

The 60 condo prices averaged \$1,140,648, the third time in four years that the average has exceeded \$1 million, and an average 21.2-percent mark-up over valuation, some 10 percent lower than the aver-

age for one- and two-family dwellings,. Except for the Hillside townhouses, where the new valuations were established mainly on the basis of the purchase prices, only three condos sold for less than their 2020 municipal valuations, two of those at 200 Lansdowne Ave., which also had three more selling for less than three-percent mark-ups.

This could mean that valuations in the entire building might not be increased – or increased at a much lower rate than other Westmount condos – in the new valuation roll.

Beyond the one- and two-family dwellings and the condos, one triplex on Grosvenor Ave. sold for just over \$2 million, as did 400 Mount Pleasant Ave., which the city classified as a four-family dwelling, previously a rooming house, which more recently had been used as a duplex.

One share of a duplex and two flats in triplexes sold for prices ranging from \$65,000 to \$1,445,000.

Land

Two vacant land sales were registered in 2021, including 650.5 square metres on Mount Pleasant Ave. in April, and 503.8 square metres on The Boulevard, just south of 24 Edgehill Road, in December. The sale prices represented \$264.20 and



589 Côte St. Antoine sold for 209.1% over valuation in September!

\$221.27 per square foot, respectively.

Commercial sales that came to our attention included the huge building on the northwest corner of Claremont Ave. and Sherbrooke St., which changed hands for \$18,525,000 in November.

The others are much smaller commercial buildings which sold for prices be-

tween \$1 and \$2 million.

It should be noted that there are probably several other commercial and semi-commercial buildings – and even some residential properties – which changed hands privately. The city started publishing transfer tax information that would have documented these sales very late in 2021.

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Alphabetical by street

A YEAR (2021) OF REAL ESTATE TRANSFERS

Address	Price	2020 Val	Ratio	Mon	Address	Price	2020 Val	Ratio	Mon	Address	Price	2020 Val	Ratio	Mon
SINGLE-FAMILY DWELLINGS														
18 Anwoth	\$2,550,000	\$1,175,000	117.0%	Apr	4383 de Maisonneuve	\$1,473,000	\$1,394,600	5.6%	Jul	3 Hudson	\$2,110,000	\$1,815,600	16.2%	Apr
446 Argyle	\$2,230,000	\$1,463,500	52.4%	Aug	4475 de Maisonneuve	\$1,750,000	\$1,297,000	34.9%	Nov	14 Hudson	\$2,900,000	\$1,466,000	97.8%	Feb
510 Argyle	\$1,585,000	\$1,095,800	44.6%	Dec	4891 de Maisonneuve	\$1,475,000	\$1,212,200	21.7%	Feb	8 Ingleside	\$1,576,000	\$1,087,100	45.0%	Sep
16 Arlington	\$1,430,000	\$995,800	43.6%	Jun	4925 de Maisonneuve	\$1,745,000	\$1,437,900	21.4%	Sep	322 Kensington	\$2,182,000	\$1,240,300	75.9%	Jul
32 Arlington	\$1,990,000	\$1,632,200	21.9%	Mar	4927 de Maisonneuve	\$985,000	\$907,600	8.5%	Mar	361 Kensington	\$2,200,000	\$1,721,000	27.8%	Jul
5 Belfrage	\$1,760,000	\$1,318,600	33.5%	Jun	28 Devon	\$8,000,000	\$5,563,300	43.8%	Oct	372 Kensington	\$2,500,000	\$2,327,900	7.4%	Mar
653 Belmont	\$2,100,000	\$1,966,600	6.8%	Apr	4022 Dorchester	\$1,350,000	\$1,093,500	23.5%	Nov	363 Kitchener	\$1,400,000	\$1,379,300	1.5%	Jun
656 Belmont	\$2,020,000	\$1,682,400	20.1%	Jun	4024 Dorchester	\$1,642,236	\$1,320,300	24.4%	Jun	380 Lansdowne	\$1,810,000	\$1,374,000	31.7%	Jun
76 Belvedere Place	\$4,325,000	\$2,331,700	85.5%	Sep	23 Edgehill	\$6,400,000	\$5,775,600	10.8%	Aug	428 Lansdowne	\$2,500,000	\$1,602,500	56.0%	Jun
8 Belvedere	\$2,850,000	\$2,970,200	-4.0%	Dec	24 Edgehill	\$3,300,000	\$2,162,900	52.6%	Dec	432 Lansdowne	\$1,850,000	\$1,475,500	25.4%	Apr
28 Burton	\$1,055,000	\$891,600	18.3%	Jun	32 Edgehill	\$3,800,000	\$2,407,500	57.8%	Oct	454 Lansdowne	\$1,720,000	\$1,649,800	4.3%	Dec
3241 Cedar	\$2,280,000	\$1,722,400	32.4%	Jun	36 Edgehill	\$3,600,000	\$2,358,700	52.6%	Nov	482 Lansdowne	\$1,825,000	\$1,365,700	33.6%	Nov
3250 Cedar	\$7,000,000	\$5,832,100	20.0%	Feb	172 Edgehill	\$5,000,000	\$4,974,200	0.5%	Nov	520 Lansdowne	\$3,025,000	\$2,462,000	22.9%	Sep
3274 Cedar	\$7,936,200	\$6,460,100	22.8%	Oct	460 Elm	\$1,950,000	\$1,673,100	16.6%	Sep	536 Lansdowne	\$1,649,000	\$755,300	118.3%	Jun
3306 Cedar	\$2,350,000	\$2,050,500	14.6%	Aug	492 Elm	\$2,650,000	\$2,110,000	25.6%	Mar	544 Lansdowne	\$1,550,000	\$1,208,900	28.2%	Jan
66 Chesterfield	\$1,800,000	\$1,265,300	42.3%	Jul	1 Forden	\$2,420,600	\$2,066,600	17.1%	Jan	592 Lansdowne	\$2,215,000	\$1,720,600	28.7%	Mar
35 Church Hill	\$3,750,000	\$3,068,500	22.2%	Aug	65 Forden	\$3,650,000	\$3,873,500	-5.8%	Feb	600 Lansdowne	\$2,500,000	\$1,450,000	72.4%	Apr
36 Church Hill	\$2,075,000	\$1,632,300	27.1%	Jan	1120 Greene	\$1,325,000	\$967,600	36.9%	May	627 Lansdowne	\$1,830,000	\$1,650,000	10.9%	Sep
604 Clarke	\$3,550,000	\$3,263,600	8.8%	Jun	18 Grenville	\$1,975,000	\$1,749,900	12.9%	Jun	655 Lansdowne	\$2,400,000	\$2,143,700	12.0%	Apr
109 Columbia	\$1,160,000	\$1,100,000	5.5%	Jul	313 Grosvenor	\$1,570,000	\$1,179,600	33.1%	Nov	657 Lansdowne	\$1,800,000	\$1,532,300	17.5%	Jun
158 Côte St. Antoine	\$2,198,000	\$1,659,000	32.5%	Sep	423 Grosvenor	\$1,500,000	\$1,021,000	46.9%	Jul	109 Lewis	\$1,335,000	\$880,500	51.6%	Dec
168 Côte St. Antoine	\$2,950,000	\$2,676,800	10.2%	Jul	485 Grosvenor	\$1,468,000	\$1,144,700	28.2%	Mar	116 Lewis	\$1,225,000	\$779,000	57.3%	May
316 Côte St. Antoine	\$1,500,000	\$1,371,200	9.4%	Jan	537 Grosvenor	\$3,550,000	\$2,675,500	32.7%	Nov	746 Lexington	\$4,197,500	\$2,883,000	45.6%	Jan
470 Côte St. Antoine	\$1,998,000	\$1,621,300	23.2%	Aug	639 Grosvenor	\$2,505,000	\$1,332,300	88.0%	Apr	753 Lexington	\$5,125,000	\$5,121,100	0.1%	Nov
589 Côte St. Antoine	\$3,400,000	\$1,100,000	209.1%	Sep	26 Holton	\$1,835,000	\$1,353,400	35.6%	Feb	7 Lorraine	\$1,550,000	\$1,194,600	29.8%	Nov
500 Côte St. Antoine	\$1,900,000	\$1,333,100	42.5%	Jan	34 Holton	\$2,110,000	\$1,239,800	70.2%	May				

continued on p. SL-26

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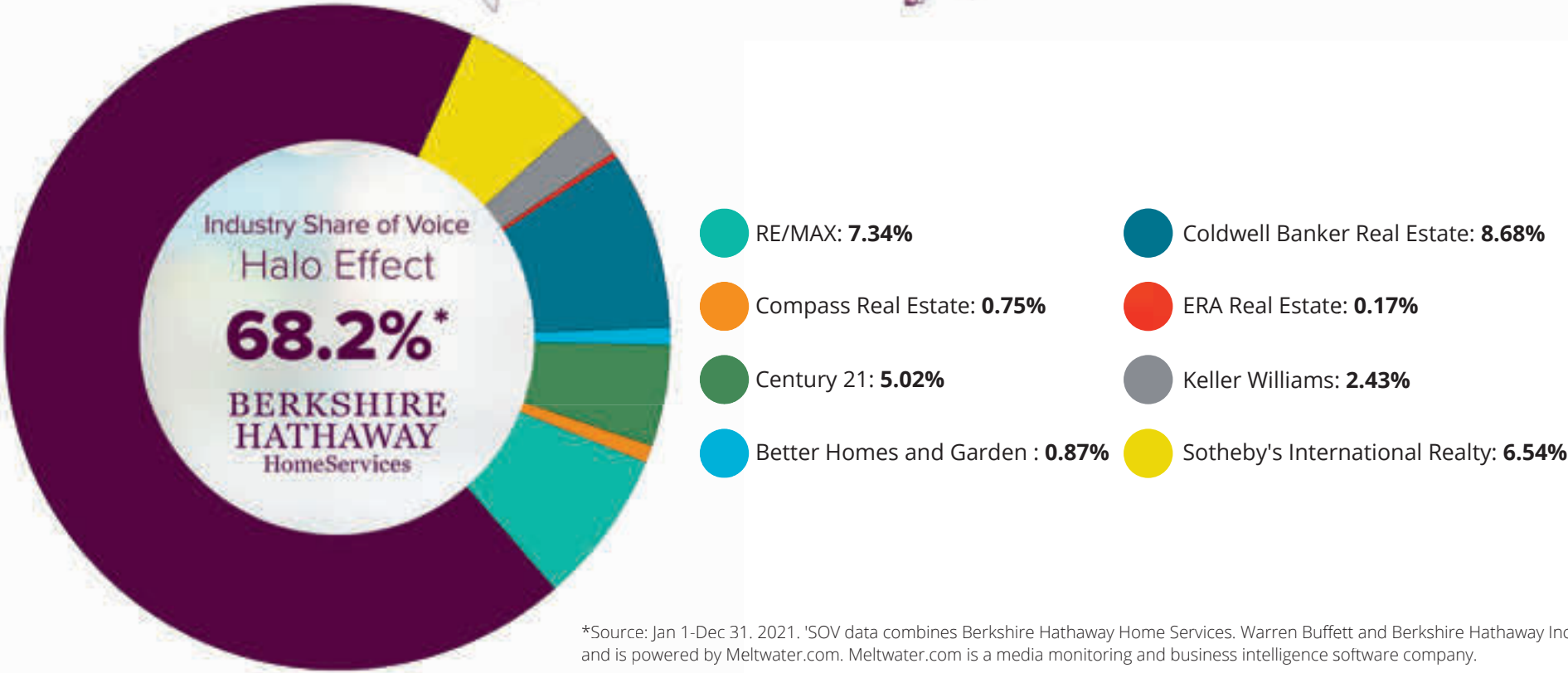
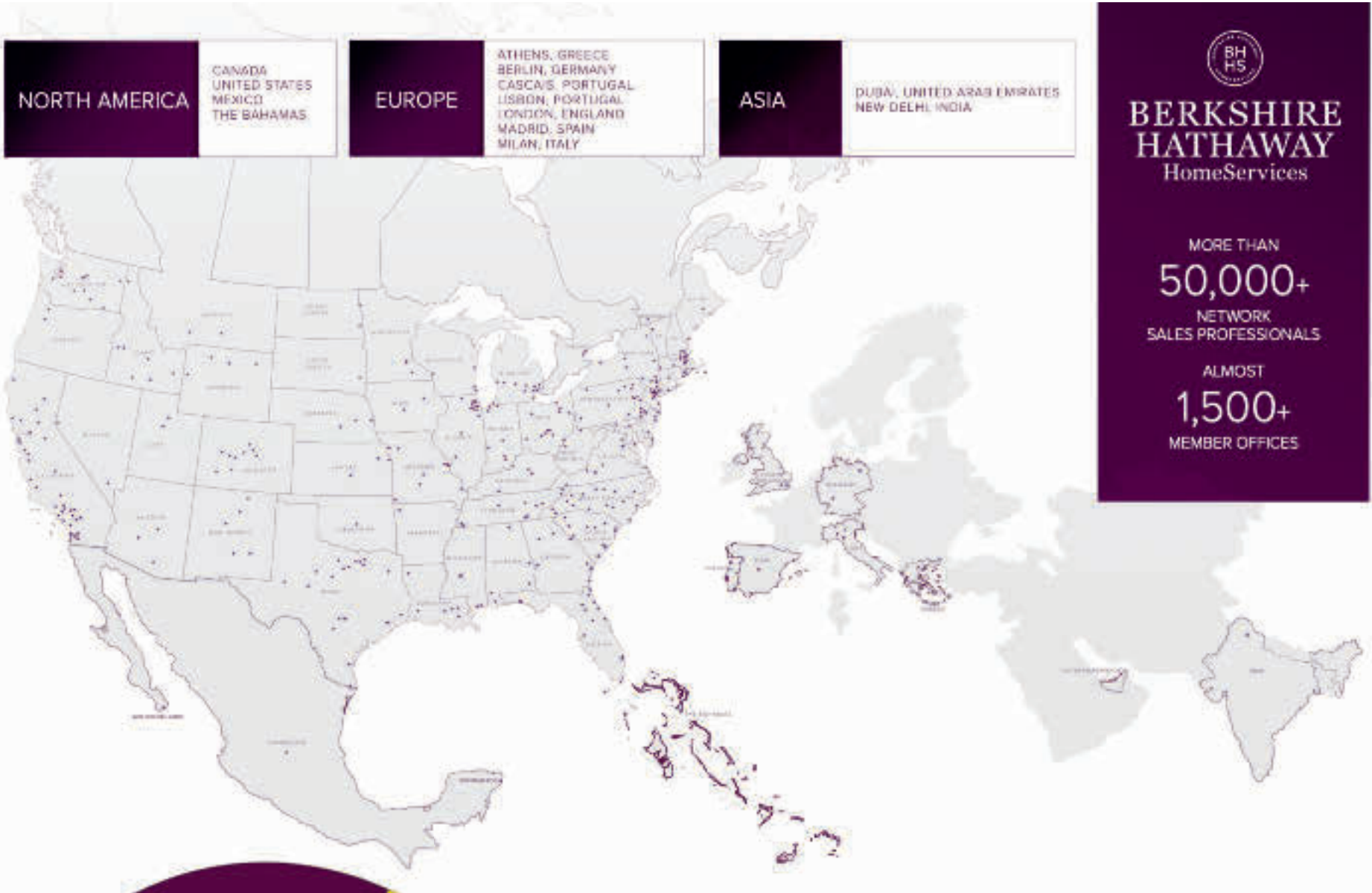
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442-46 Claremont, 33%	\$565,000	\$527,461	7.1%	Feb
265-69 Melville, 33.3%	\$650,000	\$439,196	48.0%	Feb

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Lot, The Boulevard	\$1,200,000	\$899,300	33.4%	Dec
Lot, Mount Pleasant	\$1,850,000	\$1,268,501	45.8%	Apr

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418-20 Claremont/ 5001-15 Sherbrooke	\$18,525,000	\$13,320,000	39.1%	Nov
1335-39 Greene	\$1,200,000	\$1,375,000	-12.7%	Nov
1346-48 Greene	\$1,960,000	\$1,213,110	61.6%	Aug
4458 Sherbrooke	\$1,320,000	\$1,082,600	21.9%	Nov
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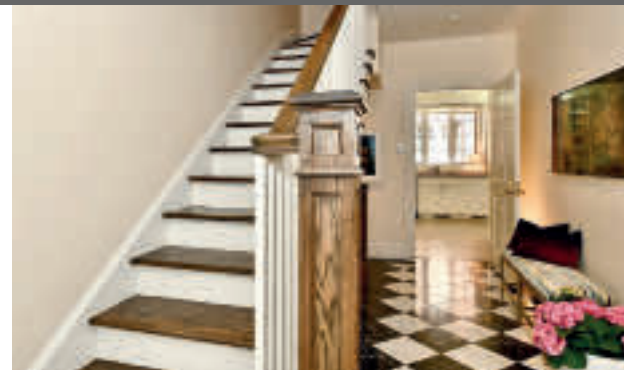
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202 Cote St. Antoine: Part of William Murray's front lawn



History by
the House

ANDY DODGE

The land that made up the sprawling lawns and orchards of West Mount, the mansion built by insurance magnate William Murray in the late 1850s (located near where the tennis courts of Murray Park are now, see March 27, 2018, p. RE-8), included a long driveway leading up from Côte St. Antoine, the town's original street to and from Montreal, and lawns continuing below Côte St. Antoine and what is now Sherbrooke St., ending roughly where Melbourne Ave. is now.

Metcalfe Ave. reached up the east side of Murray's property, though just to the west was Metcalfe Terrace, a group of four houses built by Moses Judah Hayes in the 1840s.

Murray died in 1875, but with various family members still living in the house, the estate didn't get around to selling any of the land until 1903, as the town of Westmount was planning the extension of Sherbrooke St. and the creation of Westmount



202 Côte St. Antoine on March 30.

Park.

Various wealthy Montrealers had their eyes on the land just to the south of Côte St. Antoine Rd., which was ripe for development.

Enter Charles W. Spencer, divisional superintendent of the Canadian Pacific Railway Company, who picked up all the land to the east of Arlington Ave. (which had been completely developed by then), and including the newly-planned Athol Ave., coming up the hill from St. Catherine St. to the newly-planned Sherbrooke St. with four addresses north of Sherbrooke.

Spencer brought in a few friends to help him develop the area between Arlington and Metcalfe Terrace – W. Herbert Evans, a coal and wood merchant, and cotton magnate Andrew F. Gault – and by 1906 they had started to develop what they called Strathcona Ave., and the next year added 10 houses on the new Mount Stephen Ave.

'Athol Ave.' becomes Strathcona

By 1909 the four Athol Ave. houses became the west side of Strathcona Ave. and two semi-detached houses were added to Côte St. Antoine Rd. just east of Mount Stephen, though the frontage between Mount Stephen Ave. and Arlington on Côte St. Antoine remained barren, while Murray Ave. – originally the driveway to the West Mount mansion – had nine houses reaching into what is now King George (Murray) Park.

The corner of the new Mount Stephen Ave., on a very large subdivision because of the angle of Côte St. Antoine against the lines of Mount Stephen and Strathcona (and Sherbrooke St.), drew the attention of Henrietta Muriel Coristine, who had just married Dr. Howard M. Church and may have been using family money (James Coristine immigrated from Ireland in the

1850s and developed a successful fur trade) to design her family homestead.

Built in 1910

She hired a prominent architectural firm, Hutchison, Wood and Miller, which designed a Palladian-style mansion built in a "V" style to take full advantage of the trapezoidal lot.

The huge home was built in 1910 while the family was living at 401 Metcalfe Ave. nearby.

Emma Church was born in 1907, and Athol Church was born in 1909. We cannot be sure whether he was named after the nearby street or if the two had a common namesake.

Unfortunately, their father Howard Church died of a ruptured appendix in 1911. Soon afterwards, Muriel married one of his colleagues, Dr. A. McKenzie Forbes, and they had a child, Elizabeth, born in 1917.

Three years later, they sold to another

continued on p. SL-30

– 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.

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History by the house, cont'd from p. SL-28

physician/surgeon, Dr. Ralph E. Powell, who paid \$38,500 for the huge mansion and lived there until 1937. During this time, of course, the stock market crashed in 1929 and many people – doctors included – struggled through the 1930s.

Borrowing issues

Powell had taken out a loan from a private estate for \$16,000 in 1928; he got into trouble and asked for a delay of payment in 1933, but apparently that was not quite enough and by 1939 he was forced to sell to a Royal Trust officer, John Wilkes, for \$1 plus taking over the mortgage.

By the time he moved out in 1949, Wilkes was assistant general manager of the city of Westmount. He sold to Sophie Levine, wife of publisher Edward Gross. (Sophie Levine was the daughter of Russian immigrants who had tried to set up a commune farm near Trout Lake in the Laurentians, featured in an article in the *Quebec Heritage News* in 2006.)

Julia Roberts, wife of Ralph Gardner Keefer, bought the large house for \$37,000 in February 1957. Keefer claimed on the deed he was a broker. It seems he was secretary-treasurer of Canalux Ltd. and Lewis, Keefer & Penfield, both suppliers of building materials, and vice-president of Tru-Lite Ltd., so obviously he was involved in the construction business, as was the next buyer, William D. Staniforth, vice-president and managing director of Staniforth Lumber & Veneer Ltd.

As with the first buyers, family influence appears to have been the source of funding in 1969, as the large house was purchased by Gabrielle Martha de Kuyper, whose husband, George Blake Cabot, was president of John de Kuyper & Son Canada, distillers of gin and liqueurs, whose history goes back to 1695 in Holland. As with that first owner, her husband died accidentally two years later at age 31.

Melville Presbyterian becomes Serbian Orthodox

She sold to Dr. Drago Papich, senior surgeon at the Reddy Memorial Hospital, who immigrated to Russia from Serbia in 1948 and with his wife, Helen, helped bail out the struggling Melville Presbyterian Church, which became the Serbian Orthodox Church in November 1976.

He died in 1979 and the house was sold a year later to Peter Thomas Sinclair and Alexandra Helen Weil, who set about re-designing the huge house as a duplex.

This was at least one example of a conversion by-law approved by the city in March 1977, which allowed Westmount's very large houses to be converted into condominiums.

At the time, the owner of 14 Sunnyside



Dr. Drago Papich, left, is remembered with this bust outside the Holy Trinity Serbian Orthodox Church on Melville Ave., formerly the Melville Presbyterian Church, as seen April 6. Right, Muriel Coristine Church Forbes.



Ave. was threatening to demolish that landmark, and the city realized the same fate could befall many of the city's more historic mansions.

House divided vertically

In this case, the house was divided vertically, with two or three bedrooms on each of the upper floors. An entry was added to the basement level at 472 Mount Stephen Ave., while the original entry serviced 202 Côte St. Antoine Rd.

The main distinction between this and standard side-by-side duplexes is that there is no firewall between the two divided units. Both owners are responsible for the roof.

'202 Côte St. Antoine' shrinks

The conversion was completed in April 1982, and the owners quickly sold off the larger house – 202 Côte St. Antoine has 299.1 square metres (3,220 square feet) while 472 Mount Stephen has 239.2 squares meters (2,575 square feet), according to city records – to Gary Root and Janet Winfield, who paid \$263,000 for the newly-created condominium.

Two years later, they sold at a loss, turning over the house to Neil Raymond for \$242,000. He is connected to Denbridge Digital Inc., dealing in computers, peripheral units, software and telecommunications equipment; his wife, Frances Cable, has been an active member of the Montreal Camera Club and has participated in se-

veral local exhibitions.

The couple stayed there happily for 32 years before selling to residents of Hong Kong, ophthalmologist Chi Keung Haydn Jon and his wife, Shu Yi Liu, who apparently never moved into Westmount.

Lovell's Directory had little information about the names of occupants, though in 2018 Lovell's reported the tenant as Steven Nadler, co-founder and CEO of MLG Brands and founder of the Mercer House, both heavily involved in the fashion industry.

The owners still gave their Hong Kong address when they sold the house 3½ years later to the current owners. In March 2020, the couple paid \$1,915,000 for the town-house/condominium, which has a 2020 valuation of \$1,650,000.

472 Mount Stephen

Meanwhile, back in September of 1982, Sinclair and Weil sold the other side of the building, at 472 Mount Stephen, to Roger Linder, the former vice-president for marketing, sales and service of Air Canada, apparently retired at the time, though he later became chairman of Air Ontario. He and his wife, Wendy Judd, stayed there until 1993 when they moved to Dorval Island, selling for \$365,500 to Timothy Wagg, a businessman from Town of Mount Royal. His wife, Susan, has been highly regarded as an architectural historian. They stayed there only three years before moving to Hanover, New Hampshire, selling the

property to its current owner, who has been at the address since 1996.

The Mount Stephen address has a 2020 municipal evaluation of \$1,420,000.

Story of 202 Cote St. Antoine Rd./ 472 Mount Stephen Ave. (since construction)

Date	Buyer	Price
202 Côte St. Antoine Rd. (single house)		
18 May 1920	Dr. Ralph E. Powell	\$38,500
8 May 1937	John Fiskén Wilkes	\$1
11 Aug 1949	Sophie Levine-Gross	\$30,500
27 Feb 1957	Julia Roberts-Keefer	\$37,000
5 Jun 1964	William Donald Staniforth	\$58,000
26 Feb 1969	Gabrielle Martha de Kuyper-Cabot	\$1
15 Jun 1971	Drago F. Papich	\$29,500
3 Mar 1980	Peter T. Sinclair & Alexandra H. Weil	\$205,000
8 Apr 1982	re-division	
202 Côte St. Antoine Rd. (condominium)		
20 Apr 1982	Gary Root & Janet Winfield	\$263,000
22 Oct 1984	Neil Raymond	\$242,000 ¹ (\$1)
14 Oct 2016	Shu Yu Liu & Chi Keung Hayden Jon	\$1,475,000
12 Mar 2020	current owners	\$1,915,000
472 Mount Stephen Ave. (condominium)		
30 Sep 1982	Roger Linder & Wendy Judd	\$170,500
16 Jul 1993	Timothy Wagg	\$365,500
27 Jun 1996	current owner	\$359,000

¹Declared price for municipal transfer tax purposes

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