

Spotlight on Real Estate

March 21, 2023

Pull-out section



Oakland Ave. and Surrey Gardens on March 18.

PHOTOS: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

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NEW PRICE

Montreal-Ouest | 157 Av. Strathearn North | \$1,390,000

SPACIOUS 2 BED CONDO



NEW LISTING

Côte-des-Neiges | 4500 Ch. de la Côte-des-Neiges, apt. 805 | \$585,000

BRIGHT RENOVATED DUPLEX



FEATURED

Westmount | 50-52 Av. Columbia
\$1,750,000

BRIGHT FULLY RENOVATED CONDO



FEATURED

Pointe-Saint-Charles | 567 Rue du Parc-
Marguerite-Bourgeoys | \$835,000

BRIGHT CHARMING DETACHED COTTAGE



FEATURED

Montreal-Ouest | 316 Av. Westminster N.
\$799,000

SPACIOUS TURNKEY CONDO



NEW PRICE

Notre-Dame-de-Grâce
3825 Boul. Décarie, apt 104 | \$525,000

EXCEPTIONALLY BRIGHT & SPACIOUS CONDO



NEW LISTING

Pointe-Saint-Charles | 1820 Rue Mullins,
apt. 6 | \$499,000

COVETED UNIT IN PRESTIGIOUS BLDG



FEATURED

Ville-Marie | 1321 Rue Sherbrooke O.,
apt. D-21 | \$965,000

CHARMING 4+1 BEDROOM TOWNHOUSE



FEATURED

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

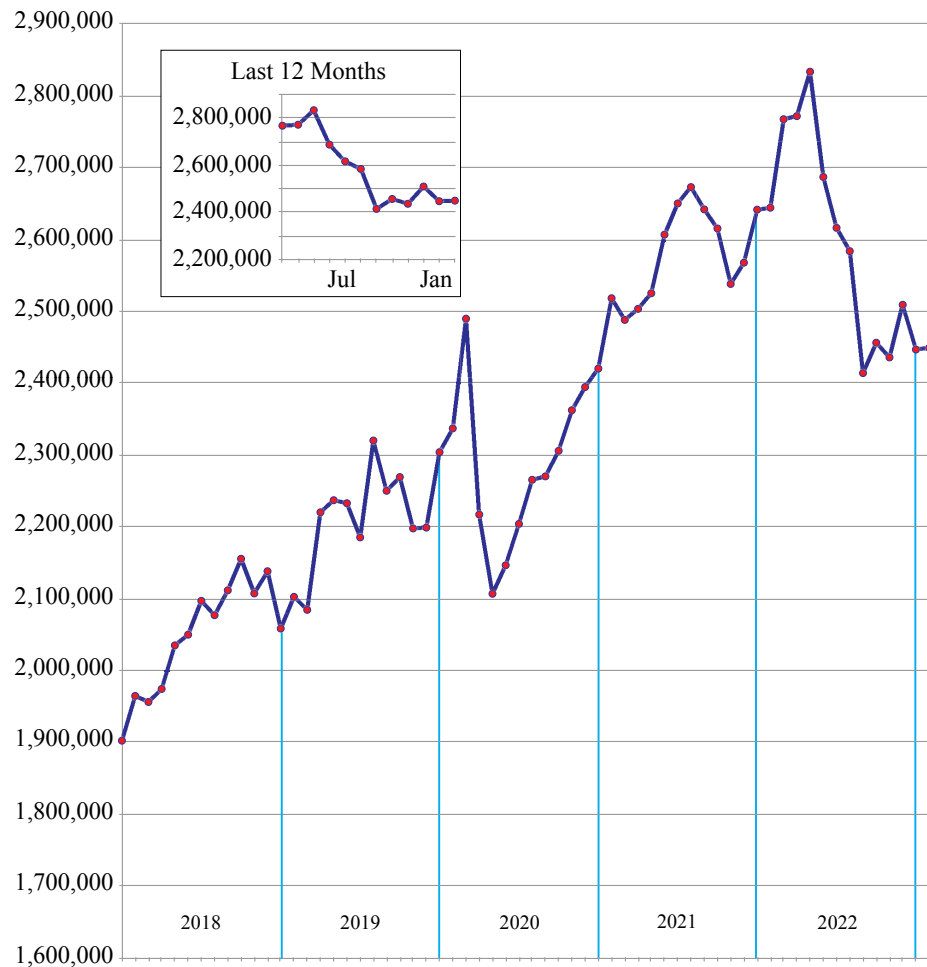
SPACIOUS BRIGHT 2 BEDROOM CONDO



NEW PRICE

Westmount | 11 Av. Hillside, apt 212
\$685,000

Average adjusted price for 'typical' Westmount house, by month, January 2017 to February 2023, based on accepted offer dates



February sales: Eight of 11 under (valuation) water



Real Estate

ANDY DODGE

listed in October asking \$5,495,000 and came down to \$4,950,000, with the final sale price some 14 percent below its 2023 valuation.

Wandering aimlessly on price

Six others sold in the \$2-million range and three between \$1,550,000 and \$1,750,000, for an overall average price of \$2,216,273, about the same as the average for January. In fact, as the graph shows, the Westmount market has been wandering aimlessly in terms of prices since last September.

Because we are now comparing with the roll posted last year for 2023-25, which is 31 percent higher than the previous (2020) roll, the much lower mark-ups (and mark-downs) are not indicative of a sharp drop in the market.

Condos

Three condominium sales in February make up all that we have so far for the first quarter of 2023: a flat in a made-over triplex for \$670,000, another in a made-over duplex for \$1,100,000; continued on p. SL-6

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in February 2023. 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 left offers a picture of these trends over time.

Westmount's new (2023) valuation roll is not doing any favours to the local real estate market, as eight out of the 11 sales posted for February sold below their municipal assessment, as did two out of five in January. The volume figures are below average, too: the 10-year averages are 9.8 in January and 17.1 in February, thus volume is off some 40 percent.

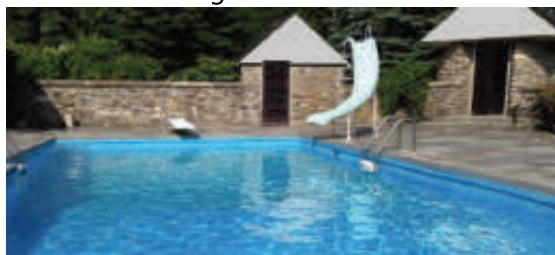
The top price in February was \$4,000,000 for a house on Roslyn that was

and an apartment in a *continued on p. SL-6*

GORGEIOUS MANOR / 24 ACRES / LANCASTER, ONTARIO / ONE HOUR FROM MONTREAL



Ridgewood Manor



Gorgeous Pool with Cabanas



RIDGEWOOD MANOR is a sprawling 1850 estate located on 24 acres of manicured grounds and forested privacy. The manor is a step back in time with brick, stone and inlaid hardwoods, oak trimmed walls and towering ceilings. From its first owner in Canada's judicial system, the stature cannot be overstated. It's a history gem to be appreciated.

The glorious manor is 5,700 square feet with a spacious eat-in kitchen (seats up to 12), a dining room (seats up to 24) and a 30 foot Great Room. The second level has bed rooms, bath rooms and staff quarters that could house extended family members or numerous guests!

The grounds include a heated pool, outbuildings, a 4-car garage and barn sitting on 8 acres with the balance being forest. It's a dream lifestyle, all about size and quantity, wonderful condition with the mechanical systems in perfect running condition. \$2,200,000



Main Foyer / Hallway



Master Bed Room

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INTRODUCING



3164 Le Boulevard, Westmount Adj
\$ 15,000,000

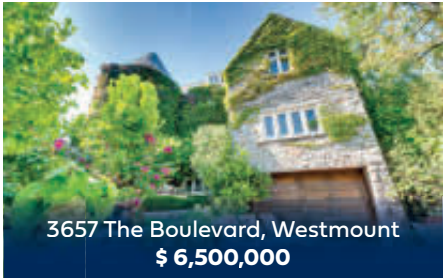
INTRODUCING



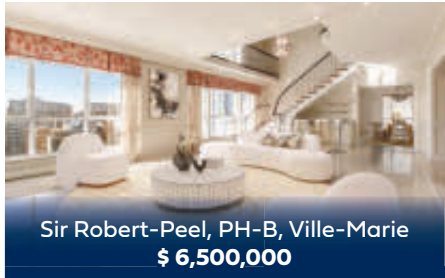
809 Av. Upper-Belmont, Westmount
\$ 13,950,000



3223 Av. de Trafalgar, Westmount
\$ 9,900,000



3657 The Boulevard, Westmount
\$ 6,500,000



Sir Robert-Peel, PH-B, Ville-Marie
\$ 6,500,000



INTRODUCING

180 Ch. de la Grande-Côte, Boisbriand
\$ 4,495,000



INTRODUCING

639 Av. Murray Hill, Westmount
\$ 3,195,000



356 Côte-St-Antoine, Westmount
\$ 2,595,000



INTRODUCING

5 Av. des Ducs, Estérel
\$ 1,995,000



505 Av. Victoria, Westmount
\$ 1,895,000

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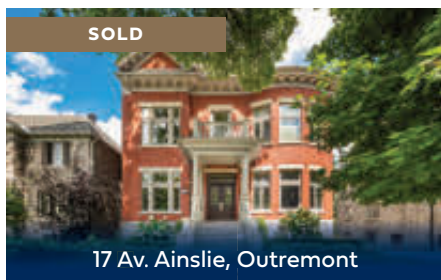
SIGNIFICANT SALE



SIGNIFICANT SALE



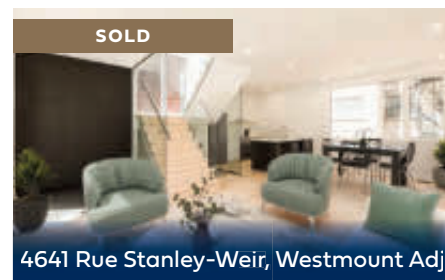
SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



ACCEPTED OFFER



*Asking Price - Accepted with Conditions | †Buyer's representative

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Re-start of 3015 Sherbrooke work 'just a matter of time to get final permits' from Montreal

JLL Canada to close a 100-unit transaction in Westmount soon



3015 Sherbrooke on March 16. The mid-rise building at left is the new Chequers, which is in Westmount.

By JENNIFER BALL

JLL Canada recently brokered the sale of the downtown apartment building at 3015 Sherbrooke, just east of the Westmount border, on behalf of Akelius (see

January 31, p. 15).

Mark Sinnett, an executive vice-president of capital markets at JLL Canada, talked to the *Independent* March 15 about the local investment property market. Within the last five years, JLL has sold



3015 Barat, the building's back entrance, on March 16. The building at left is the Barat at the corner of Atwater and Sherbrooke. Both buildings are located downtown.

PHOTOS: INDEPENDENT.

“over 500 units and \$250 million in investment properties in Westmount alone,” he said. “We continue to see benchmark deals occurring in this market and are excited that we will be announcing a new 100-unit transaction in the coming months...”

“While we cannot identify all specific properties, Westmount remains one of the most highly sought-after neighbourhoods for both local, national and international investors,” he said.

What about 3015 Sherbrooke?

Sinnett also provided an update on 3015 Sherbrooke, which has remained empty since the autumn of 2021: “We are excited to see this project take hold and for the completion of [the renovation of] this apartment complex.”

Interior work on 3015 Sherbrooke is expected to re-start this year on what aims to be a 90-to-100-unit real estate project. The sale was completed for \$14.5 million.

The project manager for the developer has a timeline that will retro-fit the interior units in 2023, Sinnet believes. “I think it is just a matter of time to get final permits from the city [of Montreal]...”

“I think they have a construction company lined up. I do not know who that company is, but by the time we sold it to them, they were well advanced in terms of preparation. They bought this knowing what they were planning to do, not speculating.”

JLL's 'inventory'

Currently, JLL has 13 office spaces for lease in the Montreal corner of Alexis Nihon shopping mall at 3400 de Maison-neuve Blvd, adjacent to the most easterly

edge of Westmount. These range in size from the smallest at 1,000 sq. ft to the largest at 29,660 sq. ft.

Dodge, cont'd. from SL3

St. Catherine St. apartment building for \$670,000. Since the first quarter average volume is 10.5 condo sales, that means that March is going to have to tally seven condo sales to resemble that average.

Neighbouring areas

So far in adjacent-Westmount there have been six house sales this year – three in January and three in February – including two in eastern NDG and one each in southern Côte des Neiges, Shaughnessy village, the Square Mile and on Trafalgar Rd. just east of Westmount.

Total listings

The number of listings for house sales in Westmount has now climbed to 92 from 89 in February, and it seems virtually all of the new listings are in the \$2-million to \$3-million price range.

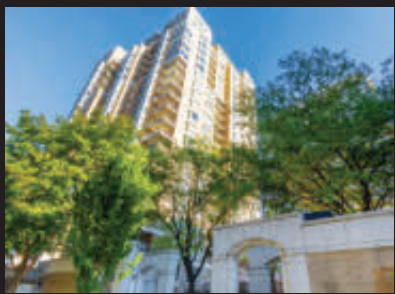
The same two houses – one on Cedar Ave., one on The Boulevard – are each asking \$25 million, while a row-house on Burton Ave. is asking only \$795,000, the only Westmount house asking less than \$1 million.

Rentals

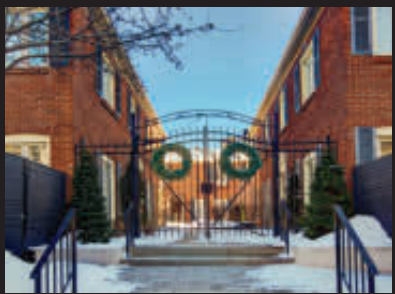
Eight Westmount houses have been rented so far this year, up from six in the same period last year; 28 are available for rent, asking prices ranging from \$4,300 to \$15,000 per month. The highest rent rate so far this year is \$12,000.

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GLOBAL PROPERTIES



1 Av. Wood, apt. 105 | Westmount | \$ 749,000



1386 Av. du Docteur-Penfield | Montréal | \$ 1,875,000



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4105-4109 Av. Isabella | Montréal | NDG | \$ 1,959,000

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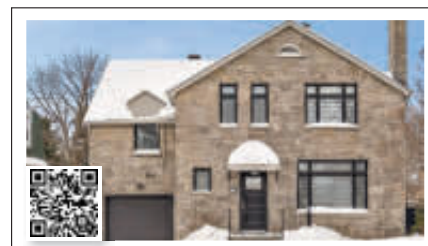
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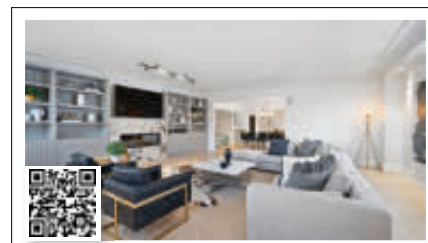
4335 Av. Westmount | Westmount | \$ 3,200,000



5722 Ch. Queen-Mary | Hampstead | \$ 2,275,000



383-385 Av. Grosvenor | Westmount | \$ 2,249,000



3940 Ch. de la Côte-des-Neiges, app. A11
Montréal (Ville-Marie) | \$ 1,650,000



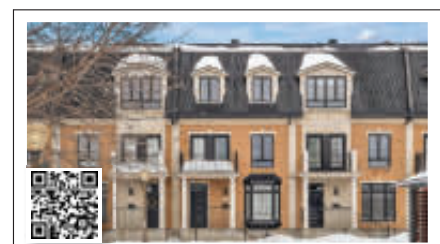
33 Av. Winchester | Westmount | \$ 1,599,000



573 Av. Grosvenor | Westmount | \$ 2,598,000



1300 Boul. René-Lévesque O., app. 1101
Montréal (Ville-Marie) | \$ 1,579,000



11 Rue Langhorne | Hampstead | \$ 1,388,000

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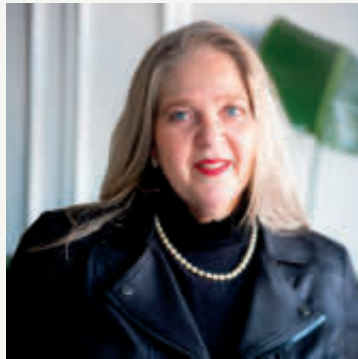
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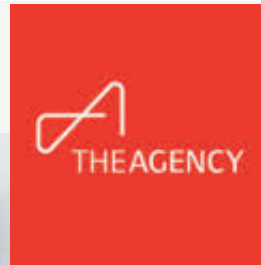
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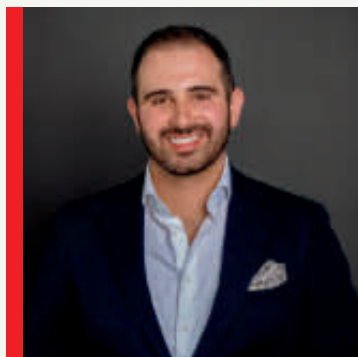
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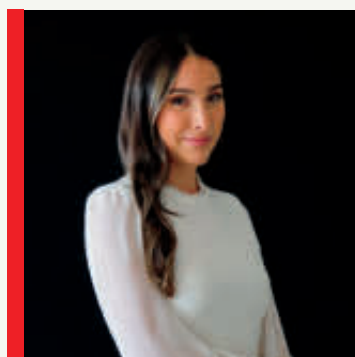
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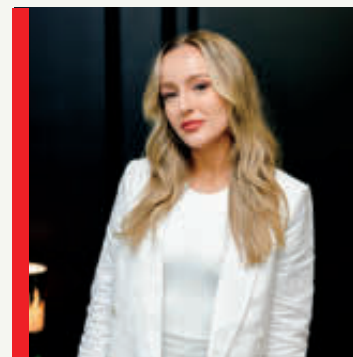
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Re-development can be slow or quick



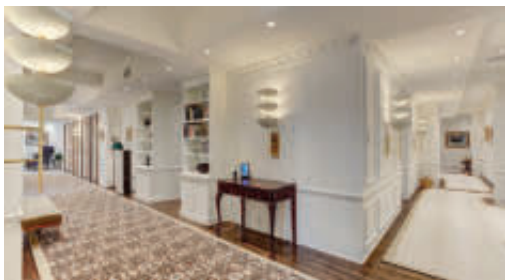
The 500 Claremont construction site was quiet when the *Independent* visited March 16, and there was only one set of footprints in old snow. The developer of the building, which is planning for it to be rental apartments, recently received an extension to October 8, 2023 on its existing city demolition permit (see February 28, p. 1). The building was built in 1908 and has been in development since December 2016.



The two-family replacement structure at 314-316 Lansdowne, just north of de Maisonneuve, is coming along, as seen March 16. The inset is from September 22. See October 26, 2021, p. SL-10, for a photo of the previous building at the time city council allowed the property to be divided into two legally. Demolition started the next day (see November 2, 2021, p. 27). PHOTOS: INDEPENDENT.

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Forbes
GLOBAL PROPERTIES



1509 Rue Sherbrooke O., Montréal | apt. 61-62
\$ 4,348,000 | 4 bedrooms | 3+1 bathrooms



540 Av. Roslyn, Westmount | \$ 5,995,000
5+1 bedrooms | 4+1 bathrooms | 3 car garage



1 Wood apt. 1003 | Westmount | \$ 3,195,000
2+1 bedrooms | 2+1 bathrooms | 2 car garage



6044 Av. Krieghoff, Côte-Saint-Luc | \$ 1,895,000
4+1 bedrooms | 3+1 bathrooms | 3 car garage

OPEN HOUSE March 26th 2-4pm

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Apartment building under construction at Dawson's former Selby campus – no work evident on 'phase two' at back of building

LABO's website: It will deliver luxury units this spring

By Martin C. Barry

After stating that construction of phase two of their LABO luxury apartment project in lower Westmount would be started by the middle of 2022, the developers now say that occupation of phase one should be under way this spring.

The former Jardins Westmount project on St. Antoine St. was largely acquired from its former owner, Roland Hakim, in late 2020 by Pur Immobilia and EMD Batimo, who renamed it LABO.

Dawson's Selby campus

The network of buildings, which once housed the main campus of Dawson College, was originally a pharmaceutical factory operated by Charles E. Frosst & Co. beginning in the 1920s.

During his time as owner, Hakim carried out extensive renovations and additions on the main building on St. Antoine St., redeveloping interior areas, building massive rooftop penthouses and installing a technologically-advanced geothermal heating and cooling system.

The main building was expected to con-



Phase one of LABO, as seen from St. Antoine St. on March 18.

PHOTO: INDEPENDENT.

tain 126 open-concept apartment units, measuring 1,000 square feet each, or the equivalent of 4½ rooms, renting for \$2,200 to \$2,500 monthly, according to information furnished by the developers to *La Presse* several years ago.

The website now quotes prices from \$1,658 (one bedroom) to \$3,179 (three bedrooms).

According to Pur Immobilia's plans, the current incarnation of the project calls for the demolition of two older pavilions at the rear of the property. A second phase of development would then take place there, adding another 200 apartment units.

Old, updated timelines

Timelines provided by Pur Immobilia two years ago called for the demolition phase to begin in 2021 and construction of phase two to start by the middle of the following year.

Last week, Pur Immobilia was stating on its website that the occupation of LABO will take place in spring 2023, presumably referring to phase one on St. Antoine St.

Visual inspections of the site from the street and from behind on two separate re-



JOZIEN VET

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Nothing doing at St. Stephen's



Seen here on March 15 is a section at the rear of the LABO property that is yet to be demolished.

cent occasions by journalists from the *Independent* suggested almost no work was under way.

Dilapidated sections of the property that were to be demolished, such as the former Dawson College front-entrance pavilion, were still intact, while there was almost no

discernible evidence of construction taking place.

The *Independent* reached out by voice mail last week to Yann Lapointe, who is co-developing LABO in partnership with Philippe Bernard. It had not heard back by deadline.



The worksite on Atwater on the former site of St. Stephen's Anglican church shows no visible change from September 22 of last year (see photo, September 27, p. SL-3). This view is from Atwater looking west at the former church, right, former manse on Weredale, background centre, and directly at the former location of the church hall, foreground. The hall was taken down on purpose in 2001 (see June 21, p. 9). A permit was approved by city council in May 2022 for 17 dwelling units that involves restoring and preserving the two 1903 buildings (see May 24, p. 1). The project is also to include an addition linking them, which will be built where this digging is taking place.

PHOTO: INDEPENDENT.

NEW PRICE



755 Av. Upper-Belmont, Westmount Renovated \$2,580,000

FOR RENT



4690 Av. Westmount, Westmount \$7500/mo

NEW LISTING



437 Av. Grosvenor, #12, Westmount 3 Bed+1 bath, 1326sf \$839,000

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3236 The Boulevard, Westmount

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802 Av. Upper-Lansdowne, Westmount

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Protective tunnel to continue at 4030 Dorchester

Action renewed to safeguard public from falling masonry



The “tunnel” at Dorchester and Weredale Park on March 16.

PHOTO: INDEPENDENT.

BY LAUREEN SWEENEY

City council March 6 approved renewal of a contract to provide and maintain protective fencing around the “dilapidated” castle-like house at 4030 Dorchester and around the corner on Weredale Park road. The renewal added \$25,870 to the contract with Scaffolds Plus (Laval) Inc.

The fencing includes a wooden top to the portion along Weredale leading to the structure being referred to as the “tunnel.” This was installed to prevent masonry falling on passers-by or traffic.

The recent step is the latest in continued efforts by the city to use a legal tool giving cities “more powers” in the event a building is “decrepit or dilapidated” and requires maintenance involving public

safety (see story February 19, 2019, p. 1).

Although the hazardous state of the masonry has generated inspection notices since 2016, it was in 2021 that a legal notice of deterioration was registered against the property by the city to expedite the work.

Get it done: Kez

“I was hoping the work would have been done by now and I’m disappointed it hasn’t,” said District 8 councillor Kathleen Kez. “Let’s get it done,” she added.

While no mention was made at the recent council meeting of the status of legalities against the property owner, “the duration of the safety installation could not have been foreseen or planned at the time an initial mandate was given” to the contractor, stated the latest resolution.

Campers seek injunction to stay under Ville Marie expressway



The encampment under the Ville Marie expressway on March 1.

Photo: Martin C. Barry.

A lawyer working with the *pro bono* Mobile Legal Clinic has requested an injunction to keep people who are camping under the Ville Marie expressway west of Atwater from being evicted by Transport Quebec, local media reported last week.

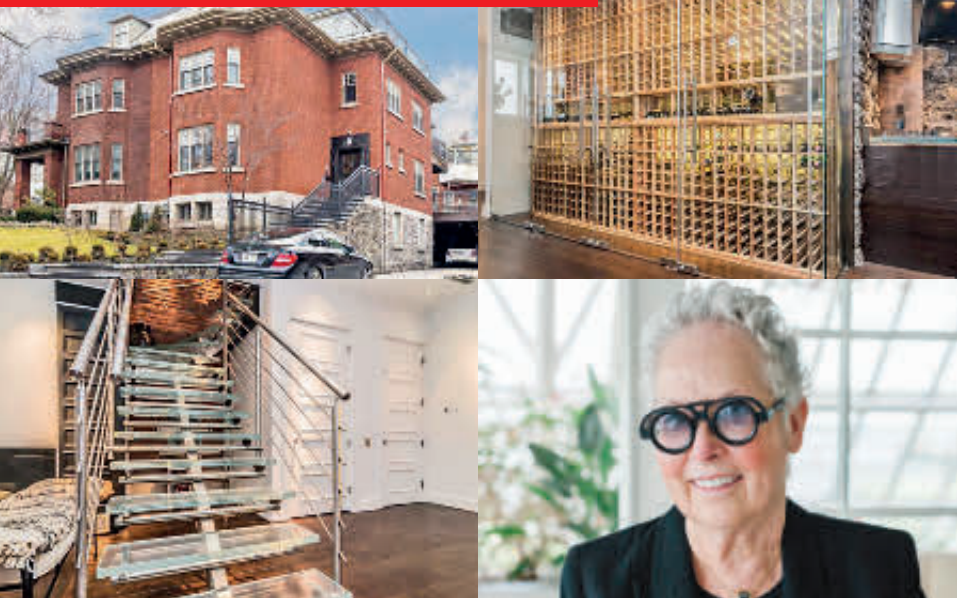
The contention is that the group is unique and supports its members in their efforts to stay alive and healthy, and the campers cannot be easily integrated into

any existing shelter. One advocate explained many would be turned away for being under the influence, for having a pet or for being part of a couple.

Lawyer Eric Prefontaine was quoted as saying there are about 20 people in the group, and they all have special circumstances.

A decision on the injunction request is expected on Wednesday.

Open House March 26, Sun 2 – 4 pm



WESTMOUNT: 667 BELMONT

This house is “one of a kind”; it is a smart house with geothermal heating, an elevator, Crestron sound and security systems... 2 complete kitchens 1 with a pizza oven, 4 bedrooms, 4 & 2 bathrooms, 5 fireplaces, a wine cellar that can house 1,000 bottles plus much more!! **\$4,500,000** MLS 24872496

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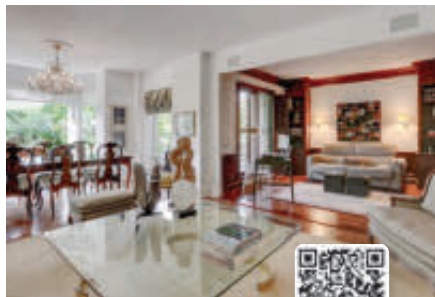


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\$6,895,000
SURREY GARDENS | WESTMOUNT



\$1,525,000
1 WOOD | WESTMOUNT



\$1,295,000
OLIER ST. | GRIFFINTOWN



\$1,398,000
PORT ROYAL | GOLDEN SQUARE MILE



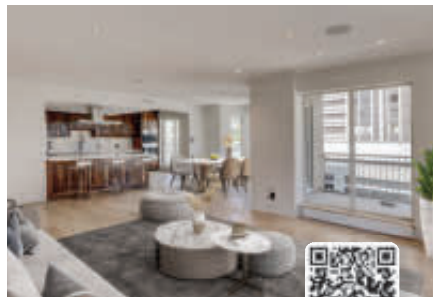
\$1,850,000
MARLOWE | NDG



\$2,250,000
CHÂTEAU WESTMOUNT SQUARE



\$1,998,000
MENTANA | LE PLATEAU MONT-ROYAL



\$2,395,000
1 WOOD | WESTMOUNT



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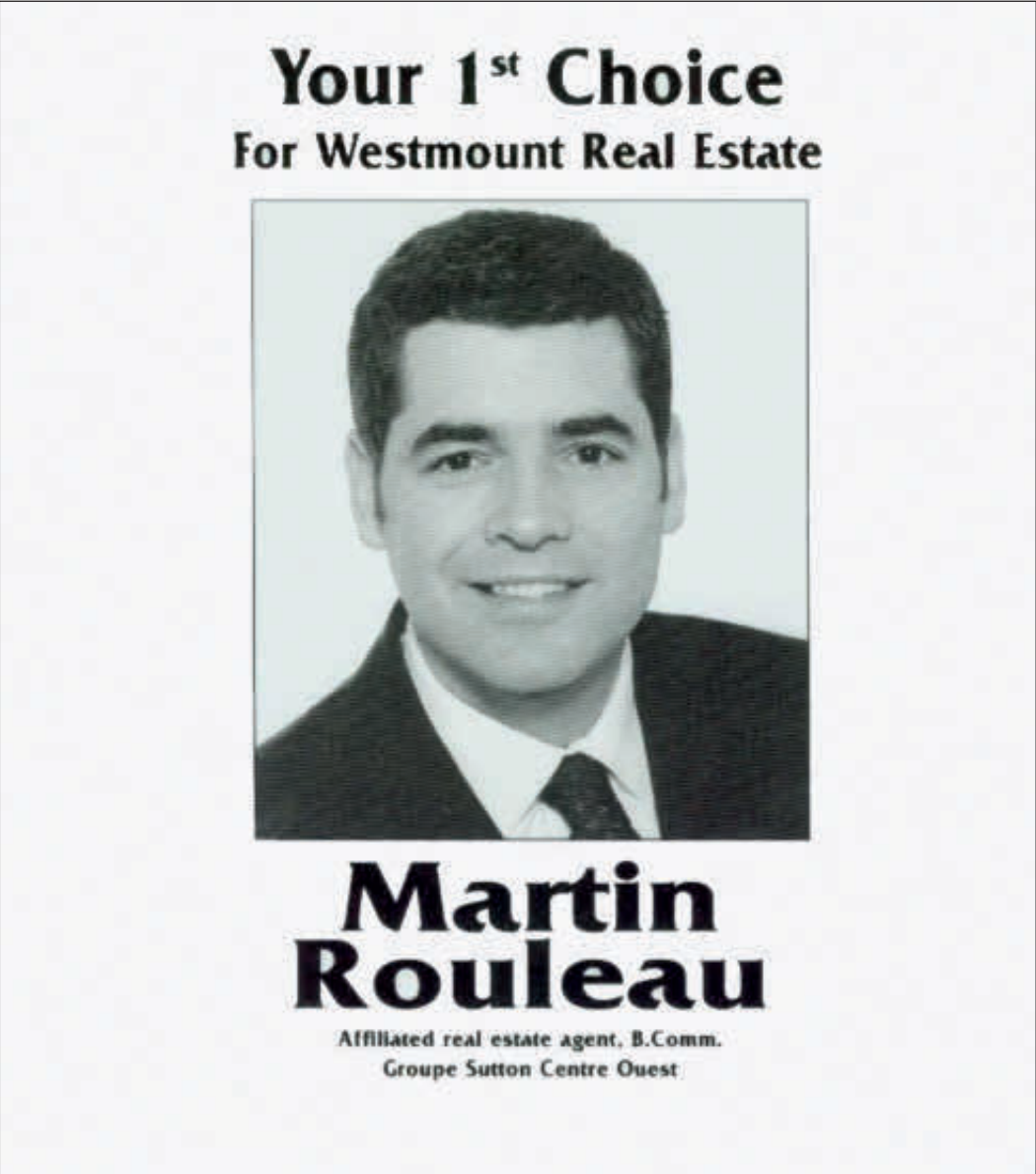


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2002 | Source: Westmount Examiner



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Spring isn't 100% beautiful, part 2



As seen on Greene, left, and St. Catherine March 18.

PHOTOS: INDEPENDENT.



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sur la politique linguistique
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New-ish warning boom for Greene rail bridge



This boom, top photo, on Greene northbound below Dorchester, is intended to warn motorists about the low height of the upcoming CP rail bridge. It was photographed March 18. The *Independent* does not know the exact date of its installation, but it is relatively new. There was no boom on October 22 last year, bottom photo. Bridge strikes have been covered 17 times by the *Independent* since November 2020, but it estimates that it is informed of about half of them.

TOP: RALPH THOMPSON; BOTTOM: INDEPENDENT.

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RUE REDPATH | VILLE-MARIE
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SCAN HERE TO VIEW OUR TOP 10
NEIGHBOURHOODS REAL ESTATE REVIEW

Eleva opens on schedule for autonomous seniors

Selena welcomes non-autonomous residents 9 months early

By JENNIFER BALL

Eleva and Selena project updates were provided last week by the customer experience team at EMD-Batimo.

A southwest part of the building is in Westmount, with the majority in Montreal's Ville Marie/downtown borough. It is located on the western portion of the former Montreal Children's Hospital site.

It is a three-tier project: five stories from the ground floor up are dedicated to Selena, the assisted living units for dementia and Alzheimer's patients. Then, 25 stories of apartments (Eleva) are for rent for 65+-year-olds, and luxury penthouse condos are being sold on the top eight floors.

Claudine Morissette, the senior director of marketing and customer experience, shared that the Eleva project currently stands at 40-percent occupancy. As forecast last fall (see October 25, 2022, p. 20), the first tenant moved in in December.

"There is still a nice variety of apartments available for immediate occupancy. We have four model apartments to show for people who want to visit," Morissette said.

Morissette wanted to highlight that the Eleva project won the jury's choice award



Looking south from Cabot Square at the entrance to Eleva on Tupper St. downtown/in Ville Marie, as seen March 16. Atwater and Westmount are to the right/west.

terrace overlooking the city, you will appreciate the very large windows that let in natural light and offer an exceptional view of the city..."

Studio apartments start from \$1,627 a month, a one-bedroom starts at \$1,876 a month, two-bedrooms start at \$2,889 a month and three-bedrooms go from \$4,614 a month.

Assisted living opens ahead of schedule

As reported previously, the assisted living units for dementia and Alzheimer's patients were to welcome tenants in December 2023 but the project concluded ahead of schedule.

"The Selena residence managed by Group Patrimoine is now open and welcomed its first residents on March 6," Morissette stated.

Charron contends that the approach of Selena's operator will benefit its non-autonomous residents.

"Whether for individuals with cognitive or neurocognitive disorders or with loss of autonomy, the permanent housing option offers different levels of services...It is intended for both residents who require regular and constant care, and individuals who wish to enjoy a non-autonomous living environment."

Groupe Patrimoine already manages residences for individuals with Alzheimer's disease and loss of autonomy in the Quebec City region. It will offer an assessment of resident's needs, a personalized care plan adapted to their specific needs and interests, an activity schedule, meals cooked on site and on-site staff on call 24/7.

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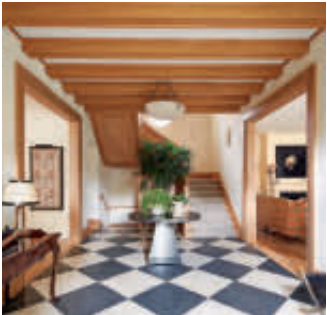
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at Habitat Design 2022 awards last November. The award was announced on November 16 and they won in the rental unit category valued at over \$750,000.

The habitat design jury provided the following statement that provided some clues as to Eleva's selection: "the model unit is intelligently designed and offers comfort, elegance, high-end finishing and a professional quality kitchen. In addition to a large



The entrance to Selena, as seen March 16. This south-facing door is at the end of an alley that runs east from Atwater. The building in the background/west is 1100 Atwater, which is in Westmount. The former nurses' pavilion (in red-brick) is to the left/south.

And then there were two



The large orange “tent” installed for work this winter on the existing Albert Square building at de Maisonneuve and Prince Albert, at right in both photos, was joined by another one just before the right-hand photo was taken on February 28. The left-hand photo was taken on February 15. The brand-new building at left is going to be two “grand” townhouses and the existing office building at right is being transformed into six townhouses.

PHOTOS: INDEPENDENT.

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Anne Marineau⁴514.231.8698



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Jennifer Vienneau*514.265.3669
Stéphane Larrivée*514.809.8466



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Raymond Dalbec**819.425.4568



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Maxime Lafrenière⁴514.651.8325



UNIQUE ESTATE
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BEDS: 4 | BATHS: 2 | PARKING: 11 | MLS 23517062

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Johanne Meunier*514.926.5626



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ELEGANT N.D.G. HOME
3661 avenue Northcliffe, C.D.N./N.D.G.

BEDS: 5 | BATHS: 2+1 | PARKING: 2 | MLS 12556741

Gabriel Pliva*514.923.5383



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CHARMING MAISONETTE
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Cyrille Girard* 514.582.2810



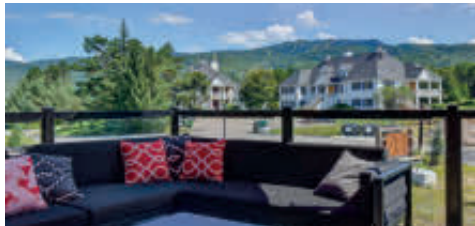
PRESTIGIOUS M SUR LA MONTAGNE \$2,750,000
3150 Place de Ramezay, apt. 202, Ville-Marie
BEDS: 2 | BATHS: 2+1 | PARKING: 2 | MLS 22354756
Stefano Bizzotto^Δ 514.962.3539



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100 rue du Séminaire, apt. 412, Griffintown
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Anne Corbeil* 514.913.9946



LUXURIOUS TWO-STOREY CONDO \$999,000
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Forgues+Gosselin* 514.316.2081



PROJET PINACLE \$1,698,000
1095 Allée du Géant, Mont-Tremblant
BEDS: 4 | BATHS: 3+1 | PARKING: 1 | MLS 26898134
Rachelle Demers* 514.378.8630



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1100 rue de la Montagne, PH 2203, Ville-Marie
BEDS: 2 | BATHS: 2 | PARKING: 2 | MLS 12839318
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Susan Lloyd (Leduc)* 438.882.8088



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Saul Ciecha* 514.941.6248



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137 rue St-Pierre, apt. 305, Ville-Marie
BEDS: 2 | BATHS: 2+1 | PARKING: 1 | MLS 10414012
Cassian Bopp^Δ 514.952.9115



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380 boulevard St-Joseph Est, Le Plateau-Mont-Royal
BEDS: 3 | BATHS: 1+1 | MLS 21356809
Patrick Vaillant** 514.774.6917



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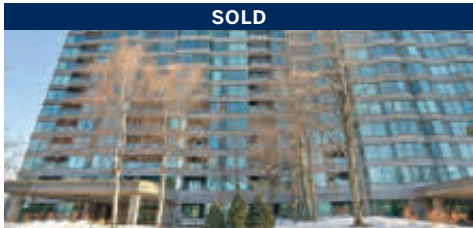
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T's Takes

RALPH THOMPSON

Talking about walking



Too close for comfort? On March 16, the man at right, proceeding slowly with a walking cane, crosses Victoria Ave. at Sherbrooke on a red hand. The driver turning right has a green light.

Montreal mayor Valérie Plante recently announced additional road safety measures to make things safer for pedestrians and cyclists.

Sounds like her predecessor Denis Cordeur. Remember the “Vision Zero” strategy?

Plante was responding to the heart-breaking hit-and-run death of a seven-year-old Ukrainian girl last December. Our political leaders have the difficult task of addressing the dull roar of the masses to reduce traffic speeds, with the intimidating pressure of influential and impatient automobile users.

Legal solutions

Just restrict certain roads to local traffic, eliminate short cuts, reduce speed limits, add choke points (bump-outs and flower pots), add speed bumps and one-way constraints, increase fines, raise the age of licensing and introduce a strict probationary period. Confiscate licenses.

That's the simple part.

As a pedestrian, it is easy to cherry pick the examples of dangerous actions by drivers and cyclists.

I shudder every time I see a 9,000 kg STM bus push through a yellow (or even a red) traffic light with gentle beep of the horn, or a 2,000 kg SUV with a single occupant sweeping around a corner with barely a couple of centimeters between the rear wheel, the kerb and my foot or 10-

month-old puppy.

Or a testosterone-laden youngster gunning his parents' 500-horsepower Merc up an urban side street with a deathly roar to impress his embarrassed *conjoint*. Or a cyclist doing a wheelie between pedestrians on the sidewalk.

Lower speeds, same travel time

I have long been an advocate of the contrarian point-of-view that reduced speed limits, 30 kph or even 20 kph, would make virtually no difference to travel times around the city because of the immovable obstacles such as traffic lights, stop signs and congestion.

Nonetheless, as one who is more of a pedestrian and public transit user than a

driver, I'm struck by the perilous habits of many pedestrians, *young and old*. It is very clear that the culprits are not just motorists and cyclists.

In the past decade, around 330 pedestrians died, consistently *every year*, on roads in Canada (according to Statista), for a total of approximately 3,300.

In the same period, 650 pedestrians have died on Quebec roads and a staggering 27,000 have been injured, according to Piétons Québec director Sandrine Cabana-Degani.

Preliminary numbers from the Montreal police show 20 pedestrian fatalities in the city in 2022, another 70 people were seriously injured. The Société de l'assurance automobile du Québec (SAAQ) found that 39.4 percent of fatalities on the roads in Quebec involved pedestrians, cyclists, motorcyclists and mopeds.

Who's to blame?

Some have stated that the cause is often attributed to the wrong party, namely the driver.

For example, this author (www.visualexpert.com/Resources/WhyPedsdie.html) states that fatal accidents between vehicles have decreased, whereas accidents with pedestrians had not.

He points to distracted pedestrians engrossed in their smart phones who can suffer intense foveal (i.e. forward) concentration and fail to detect objects in their peripheral vision. They often fail to look left or right, ignore traffic lights and so on.

Being an alert pedestrian is important. A study done in Toronto recently showed that drivers turning right into traffic rarely look right and often don't stop, while concentrating on the oncoming traffic on their left. Drivers turning right off a busy street

often fail to see pedestrians on their right especially at dusk or nighttime.

Drivers turning left have multiple dangers to handle and often miss a pedestrian on their left.

Electric bikes and scooters pose a particular danger for pedestrians because of the lack of audible warning.

How we see

For the non-scientific, it's interesting to note that the human eye only sees in colour and high detail within a few degrees around the centre axis of the eye, and vision quickly decreases in resolution and tone in the much larger peripheral areas.

Objects and detail are often missed in the peripheral vision. Looking directly for traffic, i.e. turning your head, is much safer than just glancing.

The only thing surprising to me is that these pedestrian accident numbers aren't larger.

I've personally witnessed youth lost in their own worlds plugged into smart devices and older people marching across road junctions without even a glance left or right, without hesitation and with the audacity to give the “one finger” or shake a fist at a driver who sounds a warning horn.

It might be your right as a pedestrian to take priority at some corners, but is it the smartest action to take? Who will spend the time in hospital in the event of a collision, the driver or the pedestrian?

I've seen pedestrians with their dogs off leash gaily chase them across Côte St. Antoine or Melville.

If we are going to lower the number of fatalities and injuries, we are all going to have to change our behaviours.



Double fault on March 16. An automobile goes through on a red light at Claremont and Sherbrooke while a pedestrian has already started to walk across Claremont, presumably knowing that the pedestrian light is next in the sequence and will appear in seconds.

Car hits Glen bridge



It would appear that a car struck the Glen rail bridge, located southwest of the Westmount recreation centre, on March 14, as seen from photos taken that night and the following day. The structure, built in 1892 to replace a wooden one from 1888, appeared undamaged. The bridge, also called the Glen arch and the Glen viaduct, was designated a heritage site by Westmount on March 6, 2017 (see March 14, 2017, p. 26) after a commemorative plaque had been placed nearby some five years earlier (see November 27, 2012, p. 12).

PHOTOS: INDEPENDENT.

Pandemic over? Or not over?

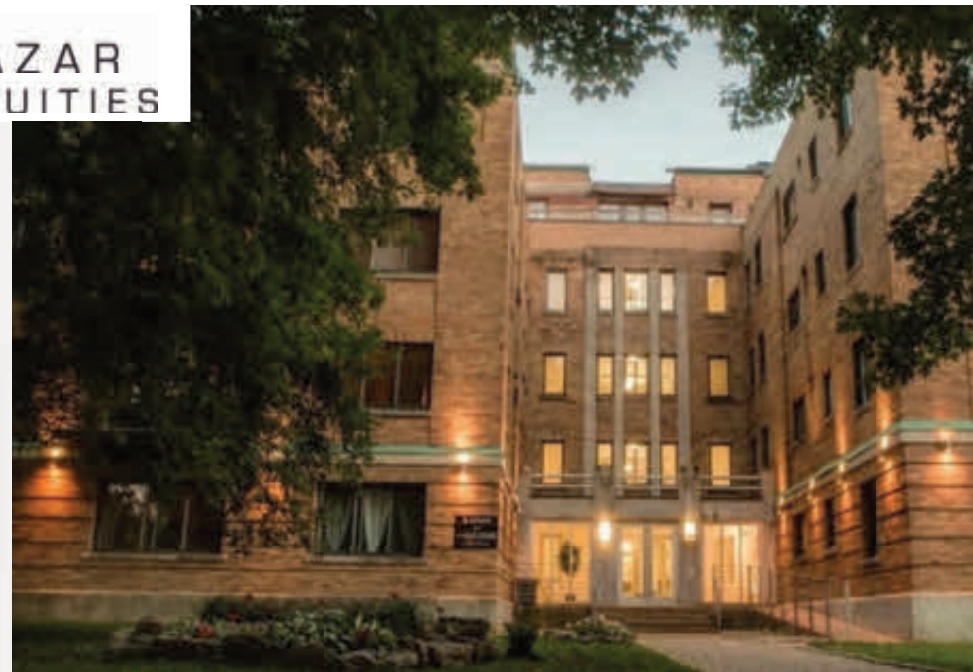


Left, this empty hand sanitizer stand was photographed near the St. Catherine St. entrance to Alexis Nihon on March 15. Right, this flamboyantly pro-Trucker Convoy car was seen on Prince Albert near de Maisonneuve the next day. Both the maple leaf and fleur de lys were upside down, so the message was pandemic related, not to do with the structure of Canadian government.

PHOTOS: INDEPENDENT.



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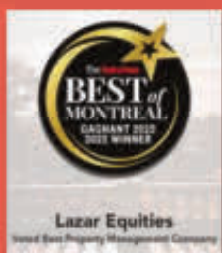
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RETAIL WATCH

Openings, closings about equal in retail districts

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com. Major changes since the last coverage (October 25, 2022, p. SL-10) in bold.

GREENE AVE. AREA

New

Asian Art, 1215 Greene.
L'Epicurien wine auctions, 4207 St. Catherine St., former site of Arevco.

Closed

Brioche Dorée, 1236 Greene Ave.
Bella, 1230 Greene Ave. (and site being absorbed by Marie Dumas). A March 16 email enquiring whether the store was open elsewhere was not returned by press time. A phone number associated online with the business was not in service the same day.
Oink Oink, 1343 Greene.

Not in retail use

1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.
1346 Greene former site of Tony's shoes.
1334 Greene, former site of Promenade Greene, whose owner is continuing at Elle Apriori, 1347 Greene.
1329 Greene, former site of Galerie d'Este, now at 4396 St Lawrence Blvd.
1233 Greene, former site of Starbucks.
1201 Greene Ave, former site of Liv.
4024A St. Catherine St. (east of Atwater), former site of Tutti Frutti.

4026 St. Catherine St., former site of Morning Glory.
4026A St. Catherine St., former site of Tia Maria prêt a porter.
4028 St. Catherine St.
4032 St. Catherine St.
4071 St. Catherine St. (rear unit)
4124 St. Catherine St., former site of Lucille's, which continues elsewhere.
4142 St. Catherine St.
4192 St. Catherine St., former site of Henrietta Antony.
One first-floor, two second-floor and three basement units in Alexis Nihon. Five units in Westmount Square. Greene area vacancies: 17
Estimated* number of storefronts: 96
Estimated* unit vacancy rate: 18 percent (October 2022: 18 percent)

VICTORIA VILLAGE

Coming

ScotiaBank branch, 4823 Sherbrooke St., former site of Pier 1
Spa Equanimité, 4908 Sherbrooke, former site of Naïf.
One Blvd condo development sales office, 5014 Sherbrooke St, former site of Bois et Cuir.

New

Optical Center, 5008 Sherbrooke St., former site of Zone.
Boutique Evelyne has moved to 320A Victoria from its location on Sherbrooke near Grey in NDG.

Temporary

Ritsi is at 4925 Sherbrooke, the former site of Iris Setlakwe, while its location at 4863 Sherbrooke is under construction.
Pizzeria no. 900 on Victoria is temporarily closed, according to a sign on its door. March 14. By March 18, there was no sign, just papered-over windows.

Moved

James Perse's 4869 Sherbrooke St. location. It is now on the south side, near Claremont.

Not in retail use

South side of Sherbrooke
4822 Sherbooke St., former site of Brooklyn.
4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.
4920 Sherbrooke St., former site of La Canadienne's Westmount location.
North side of Sherbrooke
4879 Sherbrooke St., former site of La Pantry and before that Rudsak and Folklore.
4927 Sherbrooke St. (upper) former site of Les Dames de Nohant and Au Sommet pop-up store.
4935 Sherbrooke St., former site of Envers.
4945 Sherbrooke St., former site of Faure.
5001 Sherbrooke St., former site

of Second Cup
5003 Sherbrooke St., former site of MTL Bagel.
Victoria Ave.
322A Victoria, former site of Astri Prugger design
342A Victoria, former site of Petit Lapin gluten-free bakery
345 Victoria, former site of dry cleaner.
346 Victoria.
386 Victoria, former site of Olives en Folie, which moved to Griffintown.

New

Victoria village vacancies: 20
Estimated* number of storefronts: 130
Estimated* unit vacancy rate: 15 percent (October 2022: 15 percent)

OTHER

Not in retail use

4431 St. Catherine St., former site Imagine Realities, which moved to Ville St. Laurent.
4447 St. Catherine St., former site of Ruth Stalker antiques, which moved to Hillside Ave.
*The Independent has tried to count all the store spaces accessible from street level, which usually means up to one level above or below the sidewalk. Some judgement was required. The Greene Ave. area totals exclude Westmount Square and Alexis Nihon.



Optical Center on Sherbrooke St. west of Claremont on March 16. The signage had just been put up one or two days before, although the store was already open.



Asian Art on Greene just north of St. Catherine St., as seen March 18.



L'Epicurien on St. Catherine St. west of Greene, as seen March 18.



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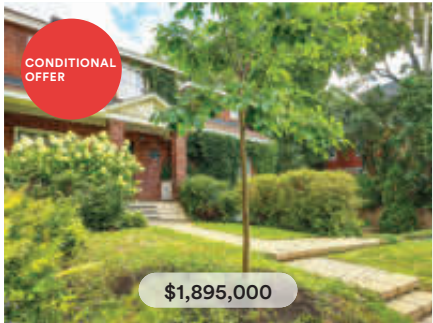
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Westmount
2 WESTMOUNT-SQUARE, APT. 1501



Westmount
3 WESTMOUNT SQUARE, APT. 318



Westmount Adjacent
4829 GROSVENOR AV.



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*Source: Single family home sold on MLS in 2023



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