

99-year lease with city expires in 2024

Council approves sale of RMR armoury, land to feds

BY LAUREEN SWEENEY

Westmount's Royal Montreal Regiment will be staying put next year at the end of its 99-year emphyteutic lease with the city. Its future had been unknown. "We are very keen to have them stay," Mayor Christina Smith said at the city council meeting April 17.

The news came as the council authorized a resolution for "the sale of the armoury" at 4625 St. Catherine St. – along with the city land, it turns out, though this was not mentioned in the resolution. There was a possibility the city might find another use for the building or land depending on lengthy negotiations with the Department of National Defence (DND).

"I'd like to stress the same use will be

made of the building," Mayor Smith said at the council meeting, though few details were included in the sale resolution.

She later told the *Independent* that the amount of the city's sale to DND would be made public after the deed is signed in two or three weeks.

A number of conditions, she said, are to include the fact that Westmount would be paid compensation "in lieu" of taxes annually as is the case for other federal government properties such as the RCMP headquarters at Dorchester and Greene. As well, community groups would be able to continue rental use of the armoury such as Scouts, cadets, the city and the Montreal School for the Deaf.

Should the regiment ever cease to exist, the first *continued on p. 21*

Masters swimmers win provincials (again!)



The Masters swimmers of the Westmount YMCA have won the provincial championship, which was held April 14 to 16 at the Côte St. Luc Aquatic Centre. See p. 6 for story.

PHOTO COURTESY OF CHRISTINE CARDINAL.

Foot pain?
Heel spur?
Bunions?



Clinique
Podiatrique
VICTORIA

—Consult—

Dr. William Constant, podiatrist
Dr. Sur Pio Yip, podiatrist

514-439-5112

245 Victoria #525, Westmount

To cost \$1 per capita

City joins bilingual cities in court case against Bill 96

BY LAUREEN SWEENEY

Westmount joined with other co-plaintiffs in legal action contesting certain provisions of Quebec's Bill 96 that comes into effect in June amending the Charter of the French Language. These are municipalities recognized as having bilingual status.

In adopting a resolution April 17, the city

council authorized the city's position and mandated lawyer Julius Grey, a Westmount resident of the legal firm Grey Casgrain, to represent the city in its application before the Superior Court to contest what it describes as affecting "the rights and obligations of bilingual municipalities."

The resolution, moved by Councillor Matt Aronson, also authorizes the city's director or *continued on p. 3*

PROFUSION IMMOBILIER
Forbes



CARL
REMILLARD
FONTAINE

514.726.2077

crfontaine@profusion.global

Profusion Immobilier Inc. - Real Estate Agency



BRIGID SCULLION
LUXURY REAL ESTATE
514.235.7878

Savvy. Dedicated. Competitive.
Trust Brigid's real estate expertise to find your dream home or ideal buyer.

bscullion@sutton.com
www.brigidscullion.com

Sutton Real Estate Broker



With us, it's personal.

Bradley Steinmetz
Senior Portfolio Manager

Tel: 514-282-5825 | bradley.steinmetz@bmo.com
steinmetzwealth.com



Private Wealth

STEINMETZ

WEALTH

BMO Nesbitt Burns

© Registered trademark of Bank of Montreal, used under license. BMO Private Wealth is a brand name for a business group consisting of Bank of Montreal and certain of its affiliates in providing private wealth management products and services.

The Hale Investment Group at Wellington-Altus Private Wealth



REPORT ON BUSINESS 2021 SHOOK
CANADA'S TOP WEALTH ADVISORS

Led by one of Canada's Top Wealth Advisors, Simon Hale, the Hale Investment Group is proud to have joined Canada's #1 Rated Investment Advisory Company*.

Founded in 2017, Wellington-Altus Private Wealth Inc. (Wellington-Altus) is the top-rated* wealth advisory company in Canada and one of Canada's Best Managed Companies. With more than \$20 billion in assets under administration and offices across the country, Wellington-Altus is now serving high-net-worth clients and their families from its new state-of-the-art office in the heart of Montréal's downtown core.

**Investment Executive 2022 Brokerage Report Card.*

Hale Investment Group

Wellington-Altus Private Wealth

IBM Marathon Building
1250 René-Lévesque Boulevard West, Suite 4200
Montréal, QC H3B 4W8
Office: 514.819.0045

For more information visit haleinvestmentgroup.ca today.

 **IIROC** | Regulated by
Investment Industry Regulatory
Organization of Canada

CIPF
Canadian Investor Protection Fund
MEMBER


WELLINGTON-ALTUS
PRIVATE WEALTH

Public Security helps confused woman track down parked car

BY LAUREEN SWEENEY

Public Security managed to help an older woman find her parked car April 15, then called police to provide her with more assistance.

It began with a call from a Metro store employee on Victoria Ave. at 2:26 pm saying a woman needed help finding her parked car. As responding officers questioned the woman, they received various answers that sent up “red flags,” Public Security officials said.

The woman went through many documents in her purse including a phone bill and parking ticket while looking for answers to questions she was asked such as the car’s make, colour, licence plate and her own address. While the search began to find the car using the some of the documents, officers took her keys and when finding the car on Sherbrooke east of Grosvenor, felt “uncomfortable” letting her drive.

They called police, who took over the case, called her son and drove her home.

Bill 96, cont'd from p. 1

assistant director of Legal Services to sign the letter of intent with the city of Côte St. Luc and the legal mandate.

It also commits the city to share the legal fees and costs with Côte St. Luc and other co-plaintiffs. These are to be on a pro rata basis, according to the relative size of their populations. This was mentioned at the council meeting of around \$20,000.

The action contends that the contested provisions of Bill 96 not only compromise the bilingual status, which is “intrinsically part of our cultural identity,” but also “extend beyond language rights and undermine the constitutionally protected and inalienable rights that belong to all Quebec citizens.”

She was identified as a resident of Sherbrooke St. east of Atwater and born in 1936.

Log found burning in Summit Woods

Public Security responded to a call April 16 at 8:58 am for a log burning in Summit Woods near Oakland. When patrollers arrived, however, they found that firefighters had already extinguished the burning item.

Resident gets \$80 ticket for riding scooter in park

With the long-awaited emergence of spring weather and the popularity of scooters, Public Security officials last week alerted residents that scooters fall into the same category as bicycles when it comes to no riding in Westmount parks.

In an incident April 15, a 16-year-old resident of de Maisonneuve, was issued a statement of offence for \$80 for riding an “electric moped” in the park. This is also known as a “sit-down scooter.” He was reported to have jumped off the scooter on spotting the officer.

Library’s book sale coming in June

The Friends of the Westmount Public Library’s used book sale will take place Saturday and Sunday, June 3 and 4, from 10 am to 4 pm. The spring sale is usually in April but “the basement where we sort books was closed for many months due to renovations,” explained long time organizer Carolyn O’Neill in an email to volunteers.

New Listing 1 Wood Avenue Westmount

Amazing location! Ideal for downsizers or pied à terre
This elegant 1460 sq ft sun-filled corner unit features
2 bedrooms, 2 bath, fireplace, balcony and garage!

Centris #14292188 | Asking \$1,345,000

JUNE BAILY Real Estate Broker

514.941.9105 june@junebaily.com

junebaily.com

Sutton Groupe Sutton Centre Ouest

Summer is almost here!

Are you thinking of selling your property in the next few months? Let me make it a stress-free and enjoyable experience for you. From right-pricing your property to negotiating the best price and conditions on the sale, I’ve got you covered. With my 39 years of professional experience, I provide you with expert guidance throughout the whole process. You can trust me to handle all the details with ease, confidence and lots of smiles along the way :)

Whether you’re looking to downsize, relocate, or simply move on to the next chapter of your life, let’s talk.

PS: SUMMER SPECIAL Dog friendly clients get a discount ;)



Sylvie Lafrenière

514 895-7001

sylvie@sylvielafreniere.com



**Call me today!
Your Search Ends Here!**

sylvielafreniere.com/youtube

Tranquilli-T

RE/MAX ACTION Westmount
1225 Greene Ave, Westmount, Qc H3Z 2A4
514 933-6781



Table of Contents

Letters, p. 8

T’s Takes: *For the birds*, p. 16-17

Dodge on March real estate, p. 21

Pet page, p. 22

Police Report, p. 23

Retail Review: *Atwater Library seed library*, p. 25



Retail Review:
Studio Set, p. 26

Info Westmount, p. 18

JOSEPH MAROVITCH

Courtier Immobilier/Real Estate Broker
www.josephmarovitchrealestate.com

SALE / ACQUISITION / LEASING:
Residential, Multi-Res, Retail, Industrial since 2009

100% GOLD CLUB
AWARD 2022



QUESTIONS TO BE ANSWERED:
How is the market? My property value? Process to sell?
Preparation to sell? How long will it take? My cost?
FOR THESE QUESTIONS AND MORE, CALL ME:
514-825-8771

Remax Action Inc – 1225 Greene Ave. Westmount



PRADA

GUCCI

HERMÈS

LOUIS VUITTON

FENDI

DIOR

LANVIN

CHANEL

Cartier

BALENCIAGA

VINTAGE
MUSTS

ACCESSOIRES DE MODE ET DE MAISON
FASHION AND HOME ACCESSORIES

ART ET ARTS DÉCORATIFS DU VINGTIÈME SIÈCLE
FINE AND DECORATIVE ARTS OF THE 20TH CENTURY

1 WESTMOUNT SQUARE, SUITE CK-05
MONTRÉAL [QC] CANADA H3Z 2P9
514-602-1545

Work begins to repair 4030 Dorchester

“Thanks to the perseverance and persistence of our administration, including our legal department working with our legal representative,” work at 4030 Dorchester by the city of Westmount’s contractor, at the owner’s expense, began April 12, said city councillor for the area Kathleen Kez in an email to the *Independent* April 21.

The city’s efforts to force repair work on the façade and its brickwork date back to at least 2019 (see February 19, 2019, p. 1, August 24, 2021, p. 16 and March 21, 2023, p. SL-14). It has “finally” received a court injunction, Kez said.

Work is expected to take 25 workable days and lead to the removal of the protective “tunnel” over Weredale Park road.

“I am told that if all goes as planned and the weather cooperates, everything should be completed sometime in June,” continued Kez.

The scaffolding “tunnel” is currently closed, blocking the western/entrance arm of Weredale Park.

At least one resident asked the city about the safety of using the eastern/exit passage for two-way traffic. The city said that a traffic light would be installed to allow alternating access by entering and exiting cars. The *Independent* saw no sign



4030 Dorchester on April 24. The *Independent* counted five workers on the roof and one working on the ground.

PHOTO: INDEPENDENT

of any temporary traffic lights on the morning of April 24.

“I look forward to the dismantling of the cumbersome fence and tunnel structure, and to see this area restored,” summed up Kez.

Call now to receive a discount of 10% for a tune up performed before June 15th



Annual maintenance by a skilled and licenced technician will keep your gas-fired pool heater or heat pump working efficiently for many years to come.

514-990-1346

Another big project goes to Cojalac

Grosvenor to be re-built from Westmount Ave. to The Boulevard for \$4.7M

BY LAUREEN SWEENEY

The most costly infrastructure project so far this year was awarded by council April 17 to completely re-do Grosvenor from Westmount Ave. to The Boulevard. The contract was won by Cojalac construction for \$4.7 million including tax credits – two weeks after the same firm was awarded the demolition and re-build of Mount Pleasant for \$3.4 million.

In both cases, Cojalac's bid was the lowest of four received and came on the heels of last year's winning Lexington/Devon bid at some \$6 million. That one

had also been the lowest of four bids received by the city.

The Grosvenor project "is possibly the largest reconstruction project for this year," said Councillor Conrad Peart as commissioner of infrastructure, urban planning and architecture. The total re-build of the street and sidewalks was last undertaken in 1982. It is to include taking out the concrete under-bed, and carrying out work on the water main and services as well as Hydro Westmount.

Because the street is already one way with one parking lane, it does not require re-configuration, Peart explained.

Slowing traffic at Roslyn School

At the corner where Grosvenor meets Westmount Ave. at Roslyn School, however, "we're looking at opportunities to slow traffic to create a choke point for the traffic coming up the hill."

"This is the most important thing," said Mayor Christina Smith, with Councillor Elisabeth Roux saying she was "happy" to hear the mayor's comment about measures to slow traffic.

Mayor Smith also pointed out the city's work on water entries would provide residents with an opportunity to upgrade the connecting portion of the water entry on their private property when the street was already opened up.

In a review of the four quotes received for the Grosvenor project, including taxes: the Cojalac bid at a maximum, including taxes, of \$5.1 million compared with the highest one, from Ventec, at \$5.8 million.



Looking up Grosvenor from Westmount Ave. on April 24.

PHOTO: INDEPENDENT.

ENJOY Healthy Snacks & Desserts DELIVERED TO YOUR DOOR

Mimis Yummies is passionate about bringing you delicious, all natural handcrafted chocolates and delightfully delicious snacks. We use high quality ingredients like 100% pure cacao, Canadian maple syrup and gluten free rolled oats. No additives or preservatives, but lots of TLC.



**Banana
Chocolate
Chip
Squares**



**Chocolate
Chip
Cookies**



**Create
your
own
Brownie**



We also carry kids books that promote health and that have healthy recipes at bliciousbooks.com

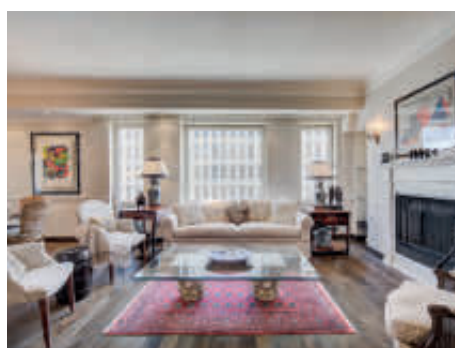
Check out our website
mimisyummies.com

ENGEL & VÖLKERS
ROCHELLE CANTOR & CIE.

REAL ESTATE BROKER
Private Office | Top 5 in the Americas
rochelle.cantor@engelvoelkers.com
514.400.7653



INTRODUCING | \$2,250,000
418 Av. Clarke, Westmount



INTRODUCING | \$1,150,000
1 Av. Wood #507, Westmount



OPTIMIZED PRICE | \$2,995,000
38 Av. Holton, Westmount

Ravdin, de Freitas hold 30th Westmount Antiquarian Book Fair

By MARTIN C. BARRY

Seventeen dealers specialized in rare volumes, documents and manuscripts on almost every topic imaginable welcomed buyers from all over Montreal in the gym at Centre Greene on April 8 during the 30th annual Westmount Antiquarian Book Fair.



Wilfrid M. de Freitas, left, is seen here completing a purchase invoice during the Westmount Antiquarian Book Fair on April 8, with Susan Ravdin on the right.

“Canada’s smallest book fair,” as founders Wilfrid M. de Freitas and Susan Ravdin call it, offers a venue each year for sellers who have no shops of their own to showcase and sell stock to enthusiastic buyers.

The Antiquarian Book Fair is one of the few opportunities in the Montreal region for rare book appreciators to gather collectively. (In the region, the Confrérie de la Librairie Ancienne du Québec stages the Salon du Livre Ancien de Montréal, which will be taking place at Concordia University’s downtown campus from September 30 to October 1.)

“This is sort of to give people a spring fix in between two runs of the bigger fair,” Ravdin said in an interview with the *Independent*, acknowledging that the Confrérie’s event is the larger book fair.

While many second-hand and antiquarian book sellers today are doing business over the internet, de Freitas maintains that in-person book fairs remain popular because collectors want to “see, touch, feel, smell it, look at the typography – all of those things,” he said.

“It’s like coming to 17 little book shops in here, without having to traipse around 17 bookshops in Montreal. You come to a book fair and you see things you didn’t

know even existed, never mind looking for them. And a lot of these people don’t have shops of their own, including us.

“Everybody’s an expert on the internet,” he commented, adding that the trick to finding one’s way successfully around antiquarian book dealers is to deal with those who are members of accredited organizations like the Antiquarian Booksellers’ Association of Canada (ABAC) or the Inter-

national League of Antiquarian Booksellers.

Among the more interesting items being offered last weekend at the de Freitas/Ravdin booth was a leaf from a portfolio of Shakespeare’s *Hamlet* published in 1685. It included the quotation, “There are more things in heaven and Earth, Horatio, than are dreamt of in your philosophy.” Price: \$375.

False alarm at Manoir



Construction workers set off alarms at Manoir Westmount last Tuesday morning, April 18, according to officials at Public Security. The same day, they said, a smell of smoke was called in, bringing Public Security to the scene but all was found in order.

PHOTO COURTESY OF JIM RICHARDS.

WHEN QUALITY & EXPERTISE COUNT!

REFERRED FOR A REASON!!

ZOURIK INC.

**RUG & CARPET
CLEANING
SPECIALISTS**

**Hand wash & repairs
of new and
antique rugs**

**Furniture & Wall to Wall
Carpeting Experts**

*SERVING WESTMOUNTERS
WITH OUTSTANDING
SERVICE AND WORKMANSHIP
FOR 35+ YEARS!*

514-825-5500

zourikcleaning@gmail.com

Westmount YMCA Masters swimmers defend their title

Westmount’s adult swimmers remain on top!

The Quebec provincial championships were held April 14 to April 16 at the Côte St. Luc Aquatic and Community Centre – and the Westmount YMCA’s Masters team successfully defended its 2022 title.

The team members were also provincial champions in 2009, 2010, 2011 and 2019.

“We won the championship by a mere 19 points, out-swimming the second-place team from Dollard des Ormeaux.

“It was a very exciting meet!” said the

president of the team’s board, Helen Campbell.

“Our team was represented by 58 athletes, the large portion of them being residents of Westmount, the rest living nearby in NDG, Ville Marie [downtown] and the Sud-Ouest neighbourhoods.” Campbell herself was unable to swim this season but participated as an official at the competition.

Records by individuals

Westmount resident Ian Smith achiev-

ed Quebec records in 25-meter freestyle (time: 14.90 seconds) and in 25-metre butterfly (time: 18.20 seconds) securing gold-medal finishes in all of his events for his age category, 80-84 years.

Westmount resident Nancy Nelson achieved Quebec records in 25-meter backstroke (time: 24.97 seconds) and in 200-meter backstroke (time: 3:56.19) also securing gold-medal finishes in all of her events for her age category, 70-74 years.

See photo on p. 1.

RB

**RONDA BLY
ESTATE SALES**

CERTIFIED APPRAISER

**Expert Evaluations
Full Professional Setups
Complete Cleanup Available**

514 236-4159

www.rondably.com

The Gold Standard in Estate Sales Since 1998

Coiffure Jean John

4897 Sherbrooke, Westmount

514-486-6261



**NEW online
appointments
now available!**

saloncoiffurejeanjohn.com

**Homme
Men**

**Femme
Women**

**Enfants
Children**



Penthouse loft (Sherbrooke/Bishop) \$4,850 / month
1,150 sq ft (+ 2 parking spots & terrace) 514-826-3300



Councillor's column

CONRAD PEART
DISTRICT 4

I'm compelled to address the recent controversy surrounding a proposed zoning amendment in Victoria village. As city councillor, it's my responsibility to ensure that our residents are well informed on crucial matters. As a resident, and as one of the four elected officials living within 500 meters of the site, I share the collective support for the sanctity, safety and services that make our neighbourhood unique.

What's the issue?

Château Maisonneuve, located at 4998 de Maisonneuve, is the only building on the only lot parcel in this zone. At present, 243 dwelling units occupy levels 6 to 18. Levels 2 to 5 are commercial.

The current configuration, although conforming at the time of construction in 1965, was rendered non-conforming as of a by-law re-write in 1986.

The owner proposes to adjust their offering to address market demand, citing a reduced need for office space paired with an increased need for residential units. The current zoning allows for both commercial and residential, without specifying the relative share of each. A commercial occupancy is not obligatory.

The issue lies in the constraint that no more than 40 percent of dwelling units may be sized between 550 and 700 sq. ft., with the remainder being larger. At present, these smaller units represent 54 percent of the unit mix. With the current count of ~131 smaller units, it is mathematically impossible for the owner to make this property conforming within the existing building envelope – whether they wish to add 1, 10, or 100 dwelling units.

Parking is the second issue under discussion. There are 350 spaces, interior and exterior, but only 244 are deemed conforming and countable – though most of the non-conforming spaces are used regularly.

How did we get here?

At the time of construction, regulations stipulated that a minimum of 25 percent of dwelling units be larger than one bedroom. It didn't prescribe unit-size floor-area minimums. In 1986, a by-law revision eliminated the one-bedroom option, and instead set a maximum of 60 percent for two-bedroom units, thus implying that the remainder must be larger still.

In 2001, the regulation was revised, restoring the one-bedroom option, but set a 40-percent ceiling for units below 700 sq.

Debunking misconceptions: A comprehensive look at the 4998 de Maisonneuve zoning proposal

ft. in size. This leads to the question of why any changes were implemented in 1986, and again in 2001, since it forced the building into non-conformity without any potential for application elsewhere within the zone.

Is the problem real? Does it require a change?

The shift in commercial office space demand is widespread and well documented. Housing scarcity, particularly near transit, is well known and a challenge for most Canadian municipalities. Current regulations make any adjustment impossible within this zone.

If so, what change?

The owner is requesting that the minimum share of dwelling units larger than 700 sq. ft. be reduced from 60 percent to 40 percent. The proposed unit mix would be the same as currently offered on levels 6 to 16. They are also requesting that the parking ratio requirement be reduced from 1.0 to 0.6.

If changed, what are the impacts?

It is essential to separate fact from speculation or misinformation in addressing the recent local and media controversy. Consider the following claims, facts and opinions, where applicable:

CLAIM: Westmount is too dense, the fifth densest city in Canada.

FACT: True, but misleading. Westmount is tiny at 4 sq. km. and is fully built. It would be more representative to compare ourselves to adjacent and nearby boroughs than to Vancouver or Montreal. When compared to our neighbours in CDN-NDG, Ville Marie, Sud-Ouest, Outremont, Côte St. Luc, and others, we trail the pack in population density.

In the 1966 census year following Château Maisonneuve's construction, Westmount boasted a population above 24,000, then the second-most populous among currently de-merged cities. Following a steep decline in the 1970s, our population has since hovered a little above 20,000. As of the 2021 census, we are at our lowest headcount in the past 60 years, at 19,658. This represents a 3.2-percent drop, or 654 residents, in just five years. On the island of Montreal, only Kirkland contracted more. Compare this to population growth of 4.6-percent across the Montreal Agglomeration, and 3.4 percent in Ville de Montréal.

OPINION: Note that density only counts heads with beds. It ignores the

more than 100 office workers, their clients, and their service providers recently populating the building. To suggest that we are doing more than our "fair share" to absorb housing would be unsupported by data. A project at the scale of eight units at 4898 de Maisonneuve [Albert Square at Prince Albert Ave.] once every few years isn't moving the needle.

CLAIM: This will change the character of the neighbourhood.

FACT: As experienced from the outside, the building, parking, and landscape would remain unchanged.

OPINION: Any notional reference to "character" could only allude to that of its future occupants. It's difficult to interpret this as being anything but exclusionary.

*

CLAIM: Westmount will lose property tax revenue.

FACT: I have been misquoted, with useful context omitted. Total tax revenue is not affected, only its apportionment. Property taxes are determined by multiplying the property's value by the applicable tax rate. Residential properties have a lower tax rate compared to commercial properties. However, when converting a property from commercial to residential, the property value would be adjusted to account for the revised residential portion. A conversion does not guarantee a lower tax bill for the property owner. In fact, it might increase. Assessment valuation is calculated by the Agglomeration, not Westmount.

*

CLAIM: This will lead to a proliferation of short-term rentals.

FACT: Short-term rentals are highly regulated in Westmount, and the same restrictions would apply here as they do to the existing 11 floors of apartment rentals above.

*

CLAIM: This will result in more competition for street parking.

FACT: The existing 102 parking spaces previously assigned to commercial tenants would be made available to new residential tenants. Effectively, a swap. Given the demonstrated low parking utilization ratio of 50 percent and the proximity to a well-served transit hub within 200 meters, the demand for parking would be unlikely to change appreciably. Furthermore, residents would be ineligible to apply for the green 24-hour "G" permit due to the adequate available parking on-site.

*

CLAIM: This will create construction nuisances.

FACT: All construction is disruptive, in varying degrees. The proposed project is limited to interior renovations only. Construction nuisances to the surrounding area should be minimal. The owner has sufficient surface parking to accommodate trade vehicles and to avoid spillover into the streets. In any case, even without a conversion to residential, interior renovations of commercial spaces would happen eventually and continue periodically.

*

CLAIM: This is a Trojan Horse project intended to create an opening for the owner to come back at a later date with a project to build a new building on the surface parking lot.

FACT: This concern is unfounded. First, and just recently realized by me, the entire surface parking lot sits atop existing underground parking. While technically feasible, the addition of a new building would be extremely complex in execution.

If this constraint wasn't sufficiently formidable, our regulations allow only one building per land parcel. Therefore, any proposed building construction on the surface lot would require a cadastral subdivision.

Any proposed subdivision for a new building would then need to satisfy the necessary setbacks, site coverage requirements, and other zoning prescriptions. Even if such a subdivision was possible, the proposition would immediately render the existing building as non-conforming to our floor-area-ratio zoning requirements. This essentially makes the exercise futile and unworkable right out of the gate. The topic is a non-starter.

What does this all mean?

The merits of these regulations are open for ongoing debate. What is clear, however, is that they are all aimed at preserving and promoting the quality of life and unique character of Westmount. In this case, the proposed zoning amendment maintains the overall intent of our regulations, while providing the necessary flexibility to respond to market demands to accommodate the evolving needs of our community.

Inaction leaves the owner without options. Without a by-law amendment, this property is frozen in its current configuration – unable to add or subtract a single dwelling unit within its walls. Be it 1, 10, or 100 units under consideration, the current regulations guarantee the status quo, markets be damned.

The question isn't if conversion should be *continued on p. 20*

LETTERS TO THE EDITOR

LUCKY TO HAVE ARNAUDS, DUQUESNE AS NEIGHBOURS

I would like to salute two of my incredibly kind neighbours who came to my rescue after the recent ice storm.

My property is large and Patrick Arnaud and his son Julian, and Jean-Francois Duquesne, were in the backyard sawing fallen trees and stacking huge piles of branches and logs into huge piles. They then carried them all up to the back of the garage door. They embody what are good and caring neighbours and I am so lucky.

SORYL S. ROSENBERG, CÔTE ST. ANTOINE

WELCOMING RESIDENTS SHOULD TAKE PRIORITY OVER CARS

I am a tenant and resident at Château Maisonneuve.

My purpose here is not to debate the democratic (or not) nature of the information session regarding the proposed changes needed for Château Maisonneuve to proceed with the conversion of five floors from office space to residential.

I am certainly not an expert in city politics, nor care to become one. My purpose is to support the project in a less emotionally charged manner than I have witnessed so far in the previous letters.

The focus of the debate seems to be missing the point, i.e. the car culture problem that prevails here and in most urban areas, versus the needs of the residents in an urban area for accessible and reasonably

priced affordable housing.

Too many people versus too many cars – it seems that cars are much more important than people to many. And Westmount being a liberal-voting riding for years, both provincially and federally, one would think that the people would support their [federal] party's pro-immigration policies. After all, Justin Trudeau supports bringing to Canada approximately 500,000 immigrants per year for the next three years. Where will most of these people go? Guess what? Urban areas including the island of Montreal. And with Westmount being like an island on the island, it should do its share in welcoming new residents when it has a chance, like in this case.

After all, the building is already there. It's not a new construction and it should be around for quite a while yet. Most people should have a good idea by now, because of the pandemic, that the demand for office space is no longer present or coming back due to many office workers and business owners now working from home, with this trend likely to continue.

So what to do with five floors of a building that is already mostly residential when there is little demand for office space? And in addition, there is a shortage of residential rental units and the problem is growing. So the rational and responsible thing to do here is to take advantage of this opportunity to create over 100 new residential units in an already existing building where the need is obvious.

In addition, the arguments that this will create more traffic are dubious at best 1) the existing five floors had many business owners and employees travelling and parking on a daily basis when fully leased, in addition to suppliers and customers who visited the offices regularly. 2) Although difficult to measure, I could attest there was a lot more activity around the building when there were more commercial tenants. I have been living here for quite a few years. 3) Many existing residential tenants don't have cars, many who do have cars take public transport to work or work from home. I know many tenants who use their cars only occasionally. I don't own a car nor want one. I live here for the convenience of public transport and the bike path, and the services available within walking distance. Many of the future tenants will rent here for the same reasons and will not have much impact on traffic. I believe there is a much bigger car-culture problem with the single-family homes in the area. I see many homes with two cars and SUVs parked in front, maybe they should be looking at their own car-culture problem.

As for the noise and activity during the renovation period, there will likely be some, but could be mitigated by using mostly the back entrance to the building and existing office space entrance. Besides, the building is almost 60 years old, even if they do keep the office space, it will likely need major renovations and upgrades in order to lease that space.

Westmount should be a welcoming community to some new residents when it has this opportunity, and we may be surprised, there may actually be less traffic than before when all is said and done.

FRANCIS TWYMAN, DE MAISONNEUVE BLVD.

CITY COUNCIL: PLEASE DON'T LISTEN EXCLUSIVELY TO RESIDENTS OF VIC VILLAGE

The editor of the *Westmount Independent*, Mr. [David] Price, remains firmly opposed to the proposed zoning modifications at Château Maisonneuve. These modifications would require an update to antiquated zoning by-laws that currently affect the building in Mr. Price's backyard.

In his second editorial, published on April 18, p. 8, Mr. Price again questions the democratic process in our city. He objects that a zoning change was initiated by a private company and reviewed by non-elected city of Westmount employees. Although Mr. Price remains steadfast in his personally-driven pursuit, it's crucial to recognize the collective benefits of the proposed project. Furthermore, it's noteworthy that our city officials seem to be reviewing the proposal in accordance with due process.

There is nothing inherently wrong with the city considering a zoning modification proposal initiated by an individual company-owner of a building, and there should be no concern about non-elected employees involved in the process. These initiatives are not problematic, undemocratic nor unethical.

However, one may argue that it is the current laws that enable a small number of citizens to initiate an expensive and time-consuming petition/registry/referendum process based on their personal agenda that are undemocratic and oppressive. Such an initiative undertaken by a select few could potentially undermine a reasonable and justifiable zoning change that would benefit the larger population.

Mr. Price makes questionable assertions that "...the origin of the requested change is so obviously not the popular will..." and, "The people have spoken." (What people?) While the change may not be popular among Mr. Price and his neighbours who seem primarily concerned about its impact on them personally, we must evaluate the proposal's potential benefits to the community at large. The addition of 102 residential units in Château Maisonneuve would provide future new residents with proximity to the city centre, access to exceptional services offered by the city of Westmount, and an immediate connection to a major public transport hub. The latter has been financed by various levels of government and, therefore, by ALL tax-paying citizens who have a right to benefit from measures that help alleviate our housing shortage.

Mr. Price asks, "Why should residents agree to anything with a risk of added nuisance...?" Inconvenience and added nuisance are sometimes the price we pay for the privilege to live in a built-up environment in an urban city centre. The collective notion of a city should be inclusive and welcoming, not selfish and self-serving. City council cannot continue to be impeded by the personal interests of a few annoyed citizens. Our leaders need to move forward with decisions that benefit the greater community and future generations. Remember, our mayor and councillors were democratically elected with the confidence that they will act in the best interest of ALL their constituents.

It appears that Mr. Price is using his position as the editor of the *Westmount Independent* to promote his own personal agenda. In this case, the *Westmount Independent* is anything but "independent" and this undermines the newspaper's credibility. While it is true that the editor of a newspaper has the right to publish whatever he deems fit, it is disappointing to see the edi-

WESTMOUNT INDEPENDENT

We are Westmount

Editor

David Price: 514.935.4537
editor@westmountindependent.com

Chief reporter

Laureen Sweeney

Graphics

Ted Sancton

Advertising sales

Arleen Candiotti: 514.223.3567
advertising@westmountindependent.com

Classified ads

www.westendclassifieds.com

Accounting

Beth Hudson: 514.223.6138
office@westmountindependent.com

PRESSTIME: Monday at 10:30 am
(except before long weekends, Friday at 10:30 am).

LETTERS: We welcome your letters but reserve the right to choose and edit them. Please limit them to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. Letter writers should not expect to be published in every issue, or in back-to-back issues, or repeatedly in the same season or on the same topic.

Please include your name and street for publication (or borough or municipality if you do not live in Westmount), but not your address (unless you want it published).

13,800+ physical copies DW, plus low-resolution email and web versions
Distribution: Tuesday to Friday (longer when interrupted by postal holidays)

OWNED AND PUBLISHED BY:

Sherbrooke-Valois Inc. 310 Victoria Ave., #105, Westmount, QC H3Z 2M9

LETTERS TO THE EDITOR

tor become so subjective for personal motives. As the old adage goes, “Freedom of the press belongs to those who own one,” but with that freedom comes a responsibility to provide fair and unbiased coverage that is not self-serving.

RICHARD DUFOUR, ANWOTH RD.

Editor’s reply: “What people” have spoken? Way back, the people who enacted the laws in the first place. In Westmount, municipal zoning law often acts as an opening bargaining position only, especially to owners of multi-unit projects below Sherbrooke. No other law works in this way.

Right now, residents who literally have a vote if it comes to the dreaded petition/registry/referendum process are also speaking up, as they did at the public meeting at city hall March 22.

Regarding the *Independent’s* credibility: I have declared my interest from the start and offered up its pages to proponents of the zoning change – including the city; the main beneficiary of the proposal, Creccal Investments Ltd.; and you, as you called me, or implied that I was, NIMBY, elitist, selfish and now unprofessional. (Not all of these are as insulting to me as you intend them, but they were not meant kindly.) What more can I do? Or would you bar an editor from writing editorials? Would that be a free press? – DP.

HONESTY, NOT PERFORMANCE, NEEDED ON OSSIFIED BY-LAWS

In her April 11 column in the *Independent* (p. 7) regarding the troubling by-law change requested for 4998 de Maison-neuve, Mayor Christina Smith suggested what all residents already know – that many of Westmount’s regulations are “a block of ossified regulations.” But her accompanying call to action to adapt as the environment and the needs of a community evolve is hollow.

Instead of well thought-out, deliberate accomplishment, what we are seeing in our city is performative transformation, in other words just giving the illusion of positive change with little to show for it.

A case in point. Westmount’s renovation guidelines are our most ossified regulations, buried for decades deep in concrete. Over many years, residents – including Westmount architects – have called for an update to take advantage of new materials, technology and environmental design, all leading to lower costs for residents and a healthier world. We have clearly spoken.

One cannot count the number of times our mayor and councillors, over the last seven years, have said the city was indeed working on it. Nothing has happened.

After committing at council to produce

results in 2022, Councillor Peart, in January of this year, offered up the latest excuse for accomplishing nothing. The city has decided now that it first needs an updated inventory of all buildings in Westmount. This is not believable. Westmount may already be the most inventoried heritage city in Canada. Residents don’t have a clue why progress has completely stalled.

Mayor Smith, a functional democracy is much more than just rigorously following a legal procedure to revise a by-law. Transparency and accountability are two cornerstones of a healthy democracy. If you expect council to be fully trusted and taken seriously by residents, skip the fables, level with us and confront difficult questions directly with brutal honesty.

DENIS BIRO, BURTON AVE.

IF ONLY MAYOR’S ACTIONS MATCHED HER WORDS

In response to Mr. Price’s very well done editorial in this week’s edition (April 18, p. 8), what follows is a direct quote from an interview that Mayor Christina Smith gave to *The Suburban* newspaper in its March 16, 2022 edition:

“So if you ask me what the greatest part is of being mayor, it’s meeting people, understanding ideas, understanding what their priorities are. It’s their city. We are all public servants, whether we’re elected or the people who work for the city.”

How exactly do the mayor’s actions follow her words? “Understanding ideas and priorities”? “It’s their city”? “We are all public servants”?

Would that any of it were true!!

More properly stated it would be: “I understand your ideas and priorities, but my agenda supersedes yours,” “It’s your city, but I will run it as I want, not as you want,” and “We are all public servants, but truth be known we don’t always listen to the public, because we think we know better.”

Thank you, Mr. Price. Your analysis is spot on.

JOE RUSSO, SHERBROOKE ST.

COUNCIL SHOULD DECLARE POSITION ON CHÂTEAU ZONING – AND ITS TIMING

I’ve asked this question to the council privately and received no response, so I’ll pose it here: When is council deciding whether to support the proposed changes at Château Maisonneuve? I’ll add another: What is council’s position?

Mayor Smith writes “the council must follow a well-established procedure before it makes and communicates its decision.” While I understand that Creccal has a right to have its proposal considered fairly, coun-

cil is not a court of law. They are politicians, who routinely express their opinions about proposed laws and amendments before they’re presented to the deciding body.

In fact, attendees at the information session could easily be forgiven for believing that a favorable decision had already been taken. The session began with the mayor stating that they did not have to have the meeting at all (a point she makes in her column too), with the tone, in my opinion, implying that we were lucky that they’d granted us an audience.

Creccal also repeatedly referred to the positive reception they’d received from the city, statements which were never denied by council (though a clarification was made by Councillor Peart).

In fact, Mayor Smith writes more than once that *at the time of the information session* council “had not yet” reached a decision on Creccal’s proposal. Does this mean that they have now? Why all the secrecy around whether they have, or when they intend to do so?

Finally, I find it fascinating that the same mayor who stated that city workers exercising their constitutional right to protest outside her house was “unacceptable” due to the (one-day) disturbance it caused her and her family has taken the time to note that the construction work Creccal is proposing will take place “inside” (implying that the proposed work will not disturb the neighborhood).

“Inside” is where the residents of Château Maisonneuve live. And of course, the trucks bringing equipment and workers to the site for 14 months plus will be constantly driving through and backing up in the contiguous neighbourhood.

Must be nice to live on a quiet street. Prince Albert and York residents are simply asking for the same consideration.

CATHERINE MCKENZIE, PRINCE ALBERT
Editor’s note: Catherine McKenzie is the wife of the *Independent’s* editor. – DP.

BY-LAW CHANGES SHOULD HAVE REAL BENEFITS FOR VIC VILLAGE, CITY

Let me understand. The city is considering a change to a zoning by-law that will:

- Worsen the parking situation (already dire) in Victoria village,
- Increase population density in Victoria village,
- Only profit a real-estate company and allow it to increase its revenue,
- Not in any way improve the environment or the quality of life of the neighbourhood,
- Inevitably worsen the circulation of construction vehicles in the neighbourhood

that has had to cope with construction noise, dust, grime and traffic since the beginning of the construction of the MUHC.

The city is considering this because two representatives of Creccal Investments Ltd. made a presentation and told us that they want to:

- Improve the community by opening two Communauto spots on their parking lot,
- Provide two EV charging stations,
- Contribute to address the shortage of housing in Montreal,
- Improve the occupancy of their building where office space is now vacant.

Pinch me! I must be dreaming!

It is not the first time that the Victoria village neighbours have had to fight these kinds of flights of fancy. It is becoming tiresome that the residents must mobilize time and time again to oppose these requests for zoning changes. Without wanting the by-laws to appear “ossified” (to quote Mayor Christina Smith), the city should ensure that there is more than flimsy evidence to suggest that 1) the residents and commercial neighbours stand to REALLY benefit from such a change; 2) that the city at large would benefit as well.

Why in the world would we allow this zoning change? The city can install its own EV charging stations and Communauto spots. We do not have a shortage of housing in Westmount as is obvious from several for-rent signs in lower Westmount.

The neighbours in Victoria village have already been put through many years of construction. They must deal daily with the lack of parking space on their streets and with construction vehicles parking in the residents’ reserved parking spaces.

We do not need another 102 families and their suppliers, delivery trucks, and visitors to densify what is already the most densely populated area of Westmount.

Finally, if Creccal Investments Ltd. really wants to improve our quality of life in the neighbourhood, let them reduce the light pollution (many of their spaces stay brightly lit all night); deal with the heat in their asphalted parking lot; green the perimeter of their parking lot, especially along the lane parallel to Prince Albert.

NICOLE SALTIEL, PRINCE ALBERT AVE.

A MODEST PROPOSAL FOR VIC VILLAGE

The current uproar over parking issues in Victoria village has prompted me to write my first ever Letter to the Editor with a modest proposal.

As a resident of Chesterfield Ave, I love everything about our Vic-
toria village neighbour-
continued on p. 16

LED lighting for WAG may be first step: Mayor Smith

Soccer club returns to council to seek lighted turf field

By LAUREEN SWEENEY

With the soccer season getting under way where weather and field conditions had allowed, Westmount Soccer Club officials April 17 returned to a council meeting after a four-year COVID hiatus to plead their case for a lighted field of artificial turf, possibly at the Westmount Athletic Grounds (WAG).

The issue was revisited during question period by current club president Jean-Sébastien Grisé and board member Suzanne Vaillancourt after the issue had previously packed the council chamber (see story November 12, 2019, p. 1).

Run by parent volunteers, the inter-city soccer club has already been using the synthetic fields of other teams this year, whereas the city's in-house league has not been able to start because of the natural fields.

"This is the only municipality on the island that does not provide an artificial turf field and lighting," Grisé said.

It is known, however, that neither of the two fields in Beaconsfield has artificial turf though one is lit to 11 pm, though not in a dense residential neighbourhood.

Grisé invited the council to view first-



Looking west at the football field of the Westmount Athletic Grounds on April 24. PHOTO: INDEPENDENT.

hand the impact of some neighbouring fields with artificial turf.

As for the lights to extend hours of play, he pointed out that Westmount lights up its tennis courts, dog runs, ice rinks and bike path through the park.

Mayor Smith agrees

Mayor Smith, a former Westmount soccer coach, said that in "full disclosure" she understands the impact of having a field that allows longer play because her daughters' school had just built such a field and it had been "transforming."

She also knew well the inter-city pro-

gram of the Westmount Soccer Club and that the importance of lighting and artificial turf "is not lost on me." She did point out, however, that such a field of artificial turf field would require fencing.

Addressing earlier concerns about the health hazards associated with rubberized artificial turf as well as neighbourhood annoyance from evening lighting, Mayor Smith also spoke to the benefits of the newer non-toxic cocoanut-infill turf, for example, and the possibility of using LED lighting.

The city, she explained, will be experimenting with the LED lights on tennis

courts this summer in the hopes they will not shine into residents' bedrooms.

New LED lighting is first step

These lights would be the "first steps" toward a lit field at the WAG, which could be included in next year's capital works budget, she said.

Vaillancourt, a pediatrician at the Montreal Children's Hospital, pointed out that the issue in Westmount "has been discussed for 10 years." She spoke of increasing rates of mental health issues and the need to get children and young adults out exercising.

Westmount's resistance to artificial turf had been largely based on the need to preserve green spaces in the parks, which the soccer club worked to dispell by proposing the Westmount Athletic Grounds as a site. This field is already outfitted as a school football field with a scoreboard screen and other accoutrements.

The soccer club contends that the city's natural fields require ongoing costly maintenance, deteriorate quickly, are over-used, reduce the quality of play, shorten the playing season and even result in avoidable injury.

Restaurant

LIMENI

Cuisine Méditerranéenne

5942 SHERBROOKE ST W
corner Belgrave
Reservations: 514-419-2719

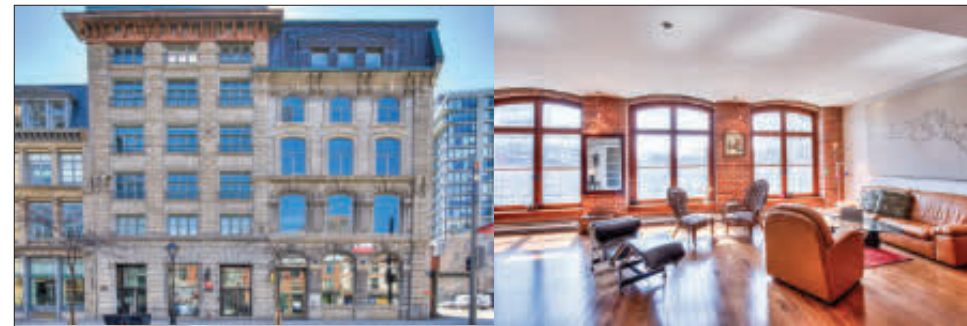
DINING IN ONLY
10% DISCOUNT
Sunday to Wednesday
Excludes Mother's Day
Applies only for dinner
1 coupon per table
Cannot be combined with any other coupon
Valid till 1st of June 2023
5942 Sherbrooke St W, Montreal, Quebec H4A 1X7

One of a kind!



This licence plate was photographed on March 28 on Roslyn Ave. between Westmount Ave. and The Boulevard. See p. 22 for more plates seen in Westmount.

PHOTO: INDEPENDENT.



OLD MONTREAL | 430 MCGILL #402

Spacious loft style condo with exposed brick walls on sought after McGill Street in Old Montreal, just steps to Montreal's best restaurants, boutiques, transportation, "Old Port." This unit is located in the "Sir James McGill" building, a heritage "boutique" building. MLS: 12459175 **\$795,000**

Bunny Berke

Residential & Commercial Real Estate Broker



bberkeprofusion@gmail.com

514.347.1928

PROFUSION REALTY INC. - REAL ESTATE AGENCY

PROFUSION
IMMOBILIER

Forbes
REAL ESTATE



MAYFAIR



LUXURY



Leading

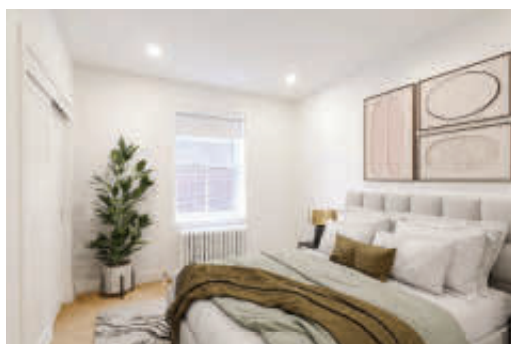
Akelius

Westmount rentals

available now, across from Westmount Park

266 Lansdowne

- two-bedroom from \$2395 to \$2595
- three-bedroom for \$2875
- appliances, heating and hot water included



schedule your visit today

+1 514 525-8777
montreal@akelius.ca
akeliusmontreal.com

The finest retirement lifestyle is available at...



Westmount's good living comes with age.



Why not retire in perfect elegance and ultimate comfort? Our caring staff will tend to all your needs 24 hours every single day.

Please call us about our
NEWLY RENOVATED LUXURIOUS SUITES
4430 St. Catherine West • 514-935-1212
www.placekensington.com
A DIVISION OF THE FAIRWAY GROUP

SMALLER NEST Downsizing

A gentle and personalized approach in helping seniors relocate

- ✓ Plan & manage your move
- ✓ Sell/donate unwanted items
- ✓ Arrange an estate sale
- ✓ Cancel/forward utilities, mail, etc.
- ✓ Pack & unpack your moving boxes
- ✓ Set up your new smaller nest

(514) 808-4248
kathleen@smallernest.com
www.smallernest.com



Served 19 years as Westmount's municipal court judge

A. Keith Ham (1933-2023) remembered for his interest in people

BY LAUREEN SWEENEY

During 19 years as Municipal Court judge in Westmount until the forced mergers in 2002 moved such cases to Montreal, Keith Ham got to know all the many explanations used to contest parking tickets, impaired driving, many types of by-law infractions, shoplifting and other summary criminal cases relating to matters under \$5,000.

As a long-time resident of Westmount, Ham often took the time to discuss, understand and relate to various explanations.

On one occasion, a regular court attendee recalls the judge agreeing with a driver about how confusing a certain parking sign was on Victoria Ave., saying: "I know the one you mean."

Arthur Keith Ham, died recently at his country home in Mont Tremblant, April 12, a month shy of his 90th birthday. Born in Winnipeg, he grew up in Westmount on de Casson and attended Westmount High. He later lived on Holton, Anwoth, de Lavigne, Elm and Sherbrooke.

Ham's years as a judge were a highlight of his legal career following his LL.B degree from McGill, his call to the bar in 1960 and the founding of his law firm, Buchanan, McAllister, Blakely and Ham as well as his teaching at McGill's Faculty of Management for over 40 years.

Interests continued

Known to many as "AK," his curiosity, interest in people and what was going on in Westmount continued long after his retirement from the Westmount court when the municipal mergers in 2002 moved municipal court cases to the centre city's jurisdiction.

The local court had played a very active and important role. The year 2000, for



PHOTO COURTESY OF TREVOR HAM.

example, recorded an extraordinary caseload with 151 sessions, resulting mainly from the arrest by police of close to 150 persons in connection with an unlawful assembly on Belvedere Rd. causing damage to property.

Another high-profile case that year concerned the mauling by a Rottweiler of a smaller dog eventually appealed to Superior Court but ending with Ham's judgment prevailing and the removal of the big dog from Westmount.

Ham's love of Westmount and interest in goings on was recalled last week by Public Security director Greg McBain. "He visited me in my office about a year ago to reminisce about some of the times we had worked together. I remember when I first started being involved in court cases, how he would come into my office and talk about them."

Attorney Alan Kulaga, who had been in

charge of managing the court at that time, said he had also spoken to Ham about a year ago on Greene Ave. – a street where they would often stop and chat.

"While Ham was on the bench," Kulaga said, "he was seriously focused and always ensured fair play. Off the bench, he was always approachable, cheerful and witty, and often sprinkling in a quote from a classical poet."

Ran for council

Ham made one attempt to run for the city council as an "alderman" (now called councillor) in District 3 for the election of 1983, saying "I will eagerly devote time, energy, and such abilities I have with the hope and anticipation of bettering the administration of our city." He also spoke of "improving the transportation system within the city and bringing a more positive (approach) to municipal affairs than evidenced in the last past few years."

It was late in the council race when he declared, however. Another political newcomer, Peter Trent, was already campaigning for the seat, which he won 390 to 321, launching his own political career.

Ham, Trent recalled last week, "was very gentlemanly. He never held a grudge."

It was after that election that the newly elected mayor, Brian Gallery, named Ham a municipal court judge.

Ham is survived by his wife, Sybil Beck, sons Derek (Diana), David (Susan) and Trevor as well as grandsons Matthew, Oscar, Henry and Anderson. A gathering of friends and family is to take place later.

The family has asked that in lieu of flowers, donations be made in Ham's name to the Montreal Neurological Institute-Hospital, Neuro Philanthropy/Development Office and in support of Myasthenia Gravis Research.

REAL ESTATE BROKERS

Evi Ho
514 862-7718
eviho@outlook.com

Anne-Marie Larue
514 919-0877
amlarue@uniserve.com

WE WILL EXCEED YOUR EXPECTATIONS!

RE/MAX ACTION INC AGENCY – WESTMOUNT

Tim Ngo
Cell.: 514 999-2918
Bur.: 514 333-3000

I can serve you in
French, English, Chinese
(Mandarin, Cantonese, and
Chaozhou) and Vietnamese.

www.timngo.com
timngo.remax@gmail.com

courtier immobilier certifié
Remax 3000 inc
Agence immobilière
9280 boul. de l'Acadie
H4N 3C6

Charles Pearo
Ph.D.
Real Estate Broker
cpearo@yahoo.com

C. 704-1063
B. 934-1818

Integrity & Expertise Working for you!

ROYAL LEPAGE
HERITAGE
Real Estate Agency

LOVEWHEREYOU LIVE



LUXURYREAL ESTATE



christinamiller.ca | 514.934.2480

PROFUSION
IMMOBILIER

Forbes
GLOBAL PROPERTIES



AV. OAKLAND | WESTMOUNT
\$6,295,000



PL. BELVEDERE | WESTMOUNT
\$5,600,000



AV. CARLETON | WESTMOUNT
\$5,475,000



CH. DE LAVIGNE | WESTMOUNT
\$3,780,000



AV. DE MONKLAND | CDN/NDG
\$3,495,000 + GST & PST



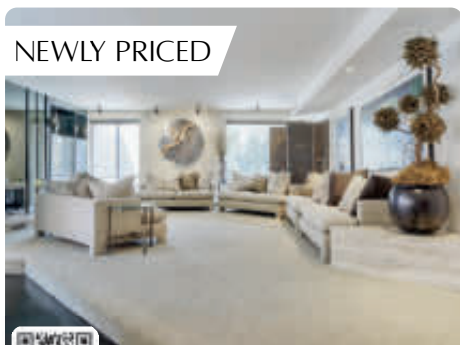
AV. GRENVILLE | WESTMOUNT
\$2,995,000



AV. ARLINGTON | WESTMOUNT
\$2,085,000



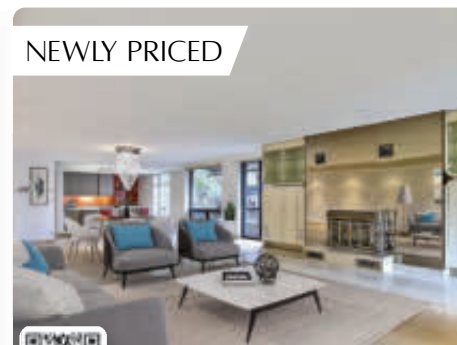
AV. OLD ORCHARD | CDN/NDG
\$1,775,000



RUE REDPATH | VILLE-MARIE
\$1,399,000



RUE STE-CATHERINE O. | WESTMOUNT
\$1,379,000



RUE REDPATH | VILLE-MARIE
\$1,199,000



RUE STE-CATHERINE O. | WESTMOUNT
\$1,098,000 or \$4,000 /mo

Hanna proposes ways to re-purpose Westmount train station

BY MARTIN C. BARRY

“If communities across North America of 4,000 to 5,000 people can recycle, re-purpose their stations to huge success, why can’t Westmount?”

That was the conclusion reached by noted Quebec urban planning expert David Hanna during a talk he gave at Victoria Hall on April 12 on the future of Canadian Pacific’s former Westmount Station at the foot of Victoria Ave.

During his well-attended presentation hosted by the Westmount Historical Association in conjunction with the Westmount Public Library, Hanna focused on a number of case studies, offering examples of how the 116-year-old building might be re-purposed and put to good use.

The retired professor of urban planning at UQAM and former Heritage Montreal president is a recognized expert on CP transportation and heritage building issues. Westmount Station, designed by CP architect W. S. Painter, was open from 1907 until January 1984.

In the late 1990s, the station was purchased from CP by the city of Westmount, but has stood vacant and boarded up for decades, in spite of initial plans by the WHA to use the building as its headquarters.

Previous Indie coverage of Westmount train station

- “Call for repurposing train station coming down the track,” February 16, 2016, p. 1.
- “WHA focuses on train station’s past, present, future,” December 1, 2015, p. 22
- “Residents call for more parking, integration of train station – City asked, got variety of ideas for sprucing up Vic Village” October 9, 2012, p. 3.



During his talk in Victoria Hall, David Hanna, left, focused on a number of case studies, offering ways the 116-year-old Westmount Station building might be re-opened and put to good use.

In the meantime, residential development took place east and west of the station along St. Catherine St.

Hanna made clear nearly from the outset that the station should serve as a public gathering place.

“I think the purpose of this talk is we’ve got to get back to this community role – we’ve to get back to Westmount Station being a people place,” he said.

He suggested that the building’s current zoning for an exhibit or historic interpretation centre should be respected because, “I don’t think it’s the kind of issue where you want to go to referendum all over again.” In other words, there will never be any question of putting a restaurant or flower shop in the station.

One case study he presented involved a former train station in Waterbury, Ver-

mont, part of which was converted into a café and promotion outlet operated by Green Mountain Coffee Roasters.

While acknowledging that a commercial project like this wouldn’t fit Westmount’s needs, he suggested it might at least be “a starting point for discussion” – especially if the concept were combined with a space devoted to interpreting railroad history.

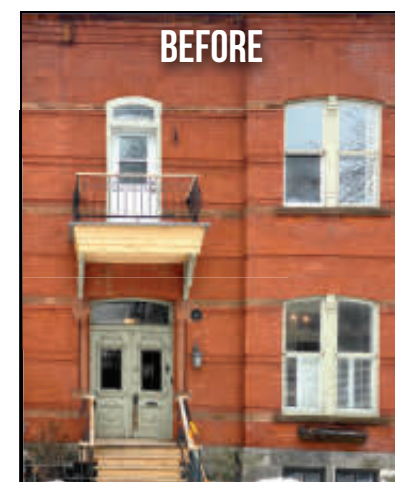
Another proposal Hanna brought forward would see Westmount Station transformed into an “economuseum,” a concept first developed in Quebec more than three decades ago involving the small-scale production of a local product with traditional skills and craftsmanship.

Although the former CP train station in Montebello was one of several examples Hanna gave of successful economuseums,

he cautioned that, according to economuseum rules, “you can’t come up with a craft that competes with existing reality ... We’re not going to set up a public space to compete with a private shop.”

Same thing for yet another economuseum idea – this time involving screen-printing reproduction of art works on craft paper. But since there is a long-established stationery store on Sherbrooke St. just a few blocks from Westmount Station, “again we cannot compete with an existing Westmount commercial function,” added Hanna.

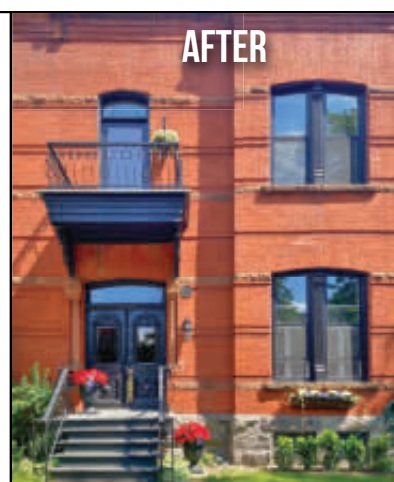
Other economuseum themes included wrought iron, stained glass and sheet metalwork production, which, he pointed out, would be “complementing Westmount’s architectural needs and heritage needs at the same time.”



BEFORE

Specialists in
wood windows
and doors!

FREE ESTIMATE
514 486-4635



AFTER



You’ll love what we can do for your home!

MartinIndustries.ca

Showroom 8178 Montview (corner Royalmount)



Award winners from Senior hockey



As reported last week (p. 15), Westmount Senior hockey achievement award winners are, from left, standing: Greg Jay-Riendeau (best defenseman), Keane Kelly-Menard (MVP play-offs), Konrad Horner-Borsu (MVP regular season), Nicholas Timmins (best defensive forward); and kneeling: Aidan Walter (most sportsmanlike, best goalie).

PHOTO COURTESY OF WESTMOUNT SPORTS AND RECREATION.

We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week.

email us at:
editor@westmountindependent.com

SERRURIER McWHINNIE LOCKSMITH
Salvatore Mastantuono.
Ventes & Services/sales & services.
Serrures de securite/security
Locks. MEDECO, ABLOY.
Boites aux lettres/mail boxes
Residential • Commercial • Industrial
Open for service, curbside pickup
Visit our website!
www.bicyclesmcw.com
514 952-8891
6010 Sherbrooke W

 **Strathmore**

EXPERT TREE SERVICES

Arborists you can trust

Expert Tree Services in Montreal and the West Island since 1992. Over the years, we have built a reputation for superior results and great customer service to residential and commercial customers.

- Pruning
- Dead Wooding
- Tree and Hedge Trimming
- Tree Removal and Planting
- Stump Grinding
- Cabling and Bracing

PREVENTATIVE TREATMENTS



514 831-8733

Emergency Work 24/7

Certified Arborist | arbo@strathmore.pro | www.strathmore.pro



Andy Dodge & Associates
Real Estate Research & Analysis

*Individual studies and data
about Westmount real estate*

102 Sheraton Drive

Montreal West, QC H4X 1N4

Tel: 514-482-8560

www.andydodgeassociates.com
andy@andydodgeassociates.com

À VOTRE SERVICE * AT YOUR SERVICE**

LORRI FAUGHNAN

Residential & Commercial Real Estate Broker

To Buy and Sell

514.715.6201

lorrifaughnan@gmail.com

RE/MAX Action - WESTMOUNT

ROSLYN AVENUE Open House Sunday 2-4



4687 Roslyn | C#19786882 | \$2,275,000

NO ONE IN THE WORLD SELLS MORE THAN RE/MAX



The winter wren is uncommon. An early arrival this year, it was sighted nervously climbing around tangle undergrowth in search of small insects April 13.



A pine siskin swoops around snatching small insects. About a dozen were observed on the edge of the woods on Summit Circle, spotting prey from pine trees March 2.



The northern flicker, left, was heard every morning but finally April 15, they were clearly visible alongside the pedestrian track behind Summit Woods. A female yellow-bellied sapsucker, uncommon especially with the black crown spotted April 16 in the Woods. The dull yellow breast is the giveaway. She could have migrated from as far away as Florida.

PHOTOS: RALPH THOMPSON.

**UN WEEKEND POUR CÉLÉBRER LES ARTISTES DE WESTMOUNT
A WEEKEND CELEBRATION OF WESTMOUNT ARTISTS**

art
WESTMOUNT

**Le 6 et 7 mai 2023 de 10 h 30 à 17 h
May 6 & 7, 2023 from 10:30 a.m. to 5 p.m.**
Victoria Hall, 4626 Sherbrooke O.

westmount.org/artwestmount



Letters to the editor, cont'd from p. 9

hood with the singular exception that our house has no off-street parking.

As the powers-that-be at city hall are aware, I am extremely aggravated by the lack of flexibility around parking issues in general and denying me permission to add a parking apron on my own property in particular. Apparently a by-law was passed sometime in the 1980s declaring that no new aprons will be added in front of existing residences in Westmount from then until the end of time.

(I haven't checked, but I suspect it was passed shortly after Joni Mitchell's song dropped: "they paved paradise, put up a parking lot.")

Any consideration that circumstances may change in future seems to have escaped the council's attention. So all my attempts to get permission over the past 15 years or more have been met with very patient, courteous and consistent responses amounting to "not until hell freezes over."

Now I see that the residents in the south

of the village are having similar problems and they are likely to get worse for all of us with the new units being built or under consideration.

So here is my take:

Reliable forecasts predict that fully autonomous cars are going to be widely available within the next five years, which means almost all cars driven 10 years from now will have this capability. Residents who lack parking on site will be able to simply disembark in front of their homes and the car will glide off to park itself wherever there's space. So the real issue is what to do between now and then?

My proposal: Westmount hires a team of valet parking attendants to service all residents within a block or two of the village who do not have off-street parking. This is a flexible, elegant solution, providing employment, avoiding more parking lots that will not be needed in future, and giving the village a cool cachet, among other benefits. Certainly some details need to be worked out, but it's a solution!

JOHN VAN TOCH, CHESTERFIELD AVE.

For the birds – and for Summit Woods



T's Takes

RALPH THOMPSON

Summit Woods is a protected bird and wildlife sanctuary, a Westmount treasure. This natural mountainous urban wonderland is a magnet for migrating birds at this time of the year.

Its special beauty is also unfortunately its loss. Today, it is heavily over-used by humans and their four-legged friends. The trails have become wide, encroaching on the delicate growth on the edges of the tracks, new paths have been opened up and a lot of the delicate undergrowth trodden down.

Ramblers and large, spirited dogs don't

feel the need to remain on the established trails, stomping off through the delicate spring under-growth that has been sprouting for a couple of weeks now.

I don't know the solution. I only see the consequences. I despair.

From my observations, the spring migration was a week or two earlier this year, well before the "dogs on a leash" deadline of April 16.

On three morning walks in early April, I saw and photographed dozens of migratory birds. Many of these small energetic birds depend on insects close to the ground inside the wooded area for their survival, in some cases after long arduous flights from the south.

Butterflies are also already active, settling on the ground or fluttering close to foliage.

Dogs intrude

When dogs pound through the undergrowth, off trail, these tiny creatures fly away, unable to get the nourishment they need for their survival. For the most part, they can only be seen if you stand quietly and look into the trees at eye height or peer into the tangle fallen trees or bushes. They usually move quickly and erratically.

I have already seen or heard; golden and ruby-crowned kinglets, swamp, fox and tree sparrows, the winter wren, several warblers, brown creeper, tree swallow, dark-eyed junco and more. Other birds include the northern flicker, the downy, hairy and pileated woodpeckers, yellow-bellied sapsucker, pine siskin, eastern phoebe along with our year-round residents the northern cardinal, black-capped chickadee, American crow, hermit thrush, white-breasted nuthatch, various sparrows, the mourning dove, tree swallow and American goldfinch.

In the interests of our precious woods and fragile ecosystem, please respect the rules: stay on the main trails and keep your dogs on leashes.



A male merlin snatches the female's catch, much to her chagrin, early morning April 11. The male seemed to first mate with the female before stealing her meal, but the interaction was very fast. The male is more of a dark gray/blue, whereas the female more of a dark-brown colouring.

Our mission is to enhance the quality of life of people.



Picture from left to right Vanessa, Delphine, Céline and Alexandre.

Since 1952 our philosophy of service is Patient Centered Care - Where you decide with our expertise, what is best for you.

We are among the most experienced hearing aid clinics in Montreal with Céline Lachance servicing Westmounters with hearing aids since 1987 and her daughter Delphine since 2015. Alexandre was in the same graduating class as Delphine. He joined our Clinique last year. Vanessa graduated in June 2022. She promptly incorporated our philosophy to her practice and is at ease helping all who see her.

Céline Lachance is still helping her customer base. She also coaches our dedicated team in offering the best hearing solutions, quality hearing aids, fitting and service that has made our reputation.

At Lachance & Co. we are committed to our patients and want them to feel listened and understood. Customer orientated service is important to us. We accompany each patient with a personalized solution to their hearing needs using state-of-the-art equipment to support the fitting of the hearing aids to their satisfaction.

Come and allow us to improve your quality of life.

Lachance & Co.

4479 St. Catherine St. W. (between Metcalfe & Melville)

514-931-4555

www.lachance.co



Westmount Dental Care

Dr. Douglas E. Hamilton

**YOUR SMILE INTRODUCES YOU TO THE WORLD.
WHAT DOES YOURS SAY ABOUT YOU?**

Learn how you can benefit from the latest advances in dentistry.
Visit us on the web or call today for a consultation with our caring team.

WestmountDentist.com | Westmount Square 514.937.3008



infoWESTMOUNT

2023.04.25 • Vol. 4/08

Publié par la Ville de Westmount
Published by the City of Westmount

NOUVELLES

PROCHAINE SÉANCE
DU CONSEIL

Lundi 1er mai

NEWS

NEXT COUNCIL
MEETING

Monday, May 1



Sports et loisirs : inscriptions pour les activités d'été

Les inscriptions pour les activités et les programmes d'été ont débuté le mardi 18 avril. Inscrivez-vous en ligne, ou en personne au Centre des loisirs de Westmount. westmount.org

Fermeture temporaire de l'entrée principale de la Bibliothèque

En raison de travaux de réparation, l'entrée sur la rue Sherbrooke sera fermée du lundi 17 avril à la mi-juin. Les entrées par le parc Westmount et le Conservatoire sont accessibles. westmount.org.

Collecte de résidus de jardin

La collecte a commencé **le 24 avril**. Placez vos résidus de jardin en bordure de rue dans des sacs en papier ou en vrac dans un contenant ouvert avant 7 h le jour de votre collecte. Pour les horaires de collecte, visitez westmount.org.

Collecte d'encombrants

Les collectes d'encombrants auront lieu les premières semaines de chaque mois entre mai et octobre. Pour les horaires de collecte, visitez westmount.org.

Bois Summit ouvert au public

Les sentiers du Bois Summit sont maintenant ouverts. Soyez vigilants et restez sur les sentiers en raison du risque de chute de branches. Les chiens au Bois Summit doivent être en laisse en tout temps durant la période de migration des oiseaux, **du 16 avril au 15 juin**.



Temporary closure of the Library's main entrance

Due to repair work, the Sherbrooke Street entrance of the Library will be closed from Monday, April 17 to mid-June. Entrances from Westmount Park or the Conservatory remain open. westmount.org.

Garden Waste Collection

Collection began on April 24. Place your yard waste at the curb in paper bags or loose in an open container by 7 a.m. on your collection day. For collection schedules, visit westmount.org

Sports & Recreation: registration for summer activities

Registration for summer activities started on Tuesday, 18 April. Register online or in person at WRC. westmount.org

Bulky items collection

Bulky items collections will take place the first week of each month from May to October. For collection schedules, visit westmount.org

Summit Woods open to the public

Summit Woods paths are now open. For your safety, please be vigilant and stay on the trails due to the risk of falling branches. Dogs walking in Summit Woods must be on a leash at all times during the bird migration period from **April 16 to June 15**.

BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES



À voix haute : What World is Left de Monique Polack

Mercredi 26 avril, 19 h, Victoria Hall. En anglais. Avec Holly Gauthier-Frankel et Eric Davis, ainsi que l'auteure. Inscrivez-vous à westlib.org.

Soirée de danse : Ballroom Blitz Combo

Samedi 29 avril, 20 h, Victoria Hall. Une soirée de musique swing et de danse avec le Ballroom Blitz Combo, un orchestre *little big band* composé de 11 musiciens. Billets disponibles au Victoria Hall ou sur Eventbrite, 20 \$ à l'avance ou 25 \$ à la porte. westmount.org.

Parlons opéra! — Madama Butterfly

Dimanche 30 avril, 14 h, Victoria Hall. La série Parlons opéra! propose une initiation conviviale et dynamique à différents opéras présentés au cours de la saison. westlib.org.

Conférence — Understanding Online Fraud Targeting Seniors

Judi 4 mai, 14 h, Bibliothèque. Avec Catherine D. Gagnon, spécialiste en cybersécurité. Cette conférence vous offrira des conseils pour repérer les fraudeurs sur le Web. Vous en serez plus sur des outils qui vous permettront de faire face aux différentes menaces en ligne et trouver des solutions lorsque vous êtes pris au piège. Inscrivez-vous sur Eventbrite. westlib.org.



Art Westmount

Samedi 6 mai et dimanche 7 mai, 17 h, Victoria Hall. 35 artistes locaux de diverses disciplines exposeront leur travail. Des œuvres originales et des objets dérivés seront mis en vente par les créateurs-artisans. Venez rencontrer les artistes locaux et vous laisser séduire par leurs créations. westmount.org.

LIBRARY AND COMMUNITY EVENTS

A Live Reading — What World is Left by Monique Polak

Wednesday, April 26, 7 p.m., Victoria Hall. With actors Holly Gauthier-Frankel and Eric Davis and author Monique Polak.

Dance Evening with the Ballroom Blitz Combo

Saturday, April 29, 8 p.m., Victoria Hall. An evening of swing and ballroom dance music with Ballroom Blitz Combo. Tickets available at Victoria Hall or on Eventbrite, \$20 in advance or \$25 at the door. westmount.org.



Let's Talk Opera! — Madama Butterfly

Sunday, April 30, 2 p.m., Victoria Hall. The Let's Talk Opera! series offers a friendly and dynamic introduction to various operas presented throughout the season. westlib.org.

Lecture — Understanding Online Fraud Targeting Seniors

Thursday, May 4, 2 p.m., Library. With Catherine D. Gagnon, cybersecurity specialist. This lecture will present tips on how to spot web scammers, equipping you with tools that can help you deal with various online threats and find solutions when you are caught. Register on Eventbrite. westlib.org.

Art Westmount

Saturday, May 6 and Sunday, May 7, 5 p.m., Victoria Hall. 35 local artists from various disciplines will be exhibiting their work. Original works and related items will be available for sale by the artist-craftspeople. Register at westlib.org.

City's 2022-3 sports banquet boasts highest attendance ever

By JENNIFER BALL

Trophies, ribbons, fizzy drinks, pizza, proud parents and exuberant kids summarizes the semi-annual sport banquet for the 2022-2023 Westmount sports season.

It was held on April 19 at Victoria Hall and more people than ever were on hand to enjoy it.

The evening was organized by the Westmount Sports and Recreation department. Dave Lapointe; director, Andrew Maislin; operations manager; Claude Danis; programme and community services coordinator; and Alyssa Sherrard, sports coordinator, were handing out pizza slices before they handed out any trophy case items.

According to Maislin, it was the best attended semi-annual sports banquet ever.

Maislin and Lapointe both agreed that what they were proudest of was the participation numbers across the majority of the sports.

'Cyclical'

"It is cyclical, our service," Lapointe said, "but the stand-out success was the girl's hockey program. It was huge and very exciting. Something that is unique to the community. It was nice to see that the girls' hockey registration numbers actually went up."

Soccer registration numbers have gone down for the spring, but Sherrard has been "making the push and making the calls and sending emails with the hopes of getting the registration numbers up," Lapointe shared. In terms of new sports, "we are always looking to add as much as we can but unfortunately, we are always limited by the facilities that we do have."

"We are trying to re-build baseball," Maislin said. "It started to decline when the Expos left because there were not the role models anymore."

Lapointe has been with the city for 31 years now and he is proud that the tennis program is completely full, although he

disagreed that Westmount needs more courts. "For four square kilometers, we have 16 courts and that is a lot of courts for a small community," he said.

So why is it so hard to be assured a spot

in the very popular evening tennis lessons? "We do not want to put too many lessons on the courts so that people also get to play," was his response.


Mayor Christina Smith welcomed the

athletes and provided awards and words of encouragement as did city councillors: Elisabeth Roux, Anitra Bostock, Mary Gallery, Matt Aronson and Kathleen Kez.

While the *Independent* would have liked to list all 123 award recipients, it must be said that the loudest crowd reaction on the night went to the presentation of the "M15 A Inter-City Finalist Banner" in boys' hockey (see photo April 4, p. 12) and the presentation of the "M11 BF Inter-City Regional Championship Banner" in girls' hockey (see photo April 4, p. 7).



A view of the athletes lining up for pizza and soda in Victoria Hall April 19.



Belgrave
COUVREURS | ROOFING

We got you covered!

FAMILY RUN BUSINESS | SINCE 1967

Member of APCHQ

RBQ# 8261-4496-02

ALL ROOF TYPES & BRICKWORK

VENTILATION & METAL WORK

SKYLIGHT & THERMAL DOMES

Call for your Free Estimate
514.932.7772
belgrave@yahoo.ca
belgraveroofing.ca

CANADIAN MAGEN DAVID ADOM cordially invites you to

THE MONTREAL GALA

celebrating

ISRAEL's 75th

Tuesday, May 30, 2023

SHAAR HASHOMAYIM SYNAGOGUE

450 KENSINGTON AVENUE, WESTMOUNT | COCKTAIL: 6:00 p.m. | DINNER: 7:00 p.m.



Canadian
MAGEN DAVID ADOM
Canadien

**Alexandre
Da Costa**

A UNIQUE
MUSICAL
PERFORMANCE
BY



Born in Montreal, Alexandre Da Costa is a *Sony classical* recording artist, *Juno Award* winner, musical director and chief conductor of the *Longueuil Symphony Orchestra*.

FOR TICKETS AND SPONSORSHIP: gala@cmdai.org | 514-731-4400 | www.cmdai.org/galamtl

Manoir Westmount shows appreciation towards its volunteers

By MARTIN C. BARRY

Each year during the month of April, Canadians often take time to reflect on volunteerism and the many individuals who give their time and energy to make other people's lives better.

However, over the past three years the residents of the Manoir Westmount retirement home were unable to participate in their Volunteer Appreciation Tea, one of their most important annual events, because of the COVID pandemic.

That changed on April 12 when they gathered in the dining hall during National Volunteer Week to recognize all those who provide them with support.

While the list of all the volunteers at Manoir Westmount is too extensive to publish here, two in particular were presented with the residence's 2023 Outstanding Volunteer Service Award.

The first, Liz Read, has led bi-monthly poetry groups for years at the residence, "with plenty of hard work, thought, and creativity put into each session," according to Manoir Westmount leisure department supervisor Simona Buth.

Read put together visually stunning and highly entertaining video presentations

and lectures that left the audience wanting more. But then came COVID. Was this the end of an amazing effort? Not by a mile. Before long, Read was entertaining residents via Zoom. She also got straight to work sewing up dozens of protective face masks.

She even paraded in costume outside Manoir Westmount to entertain residents when they were in lock-down. Later, she led a Canada Day parade around the building draped in the Canadian flag with a guitarist and residents.

The second recipient of Manoir Westmount's 2023 Outstanding Volunteer Service Award "is the busiest volunteer I've ever known," said Buth, referring to Sherry Steinberg.

She said Steinberg "is virtually the poster-child" for a wide range of activities and their benefits, which are mental, physical, creative, spiritual and social.

"I believe that she was the least happy when group activities were cancelled during lock-down," Buth added, "but was quick to join in on anything she could to continue to keep her mind and body active by participating in all outdoor exercise opportunities available to her."

She said Steinberg has been folding



Manoir Westmount's two 2023 Outstanding Volunteer Service Award recipients, Sherry Steinberg, left, and Liz Read, right, are seen here on April 12 with Simona Buth, the retirement residence's leisure department supervisor.

Manoir Westmount newsletters and putting them together for years and has also given residents excellent PowerPoint lectures.

Tom Burpee, Manoir board president, was the guest speaker at the tea. While noting that the Westmount Rotary raised the funds back in 1979 to build Manoir West-

mount, he said the COVID pandemic took such a toll that up to a year ago the building had 18 vacancies.

However, by the end of last year, "things were more or less back to normal" and "now we are back to the enjoyment of being with each other," he added.

Peart, cont'd from p. 7

allowed. It already is. The only issues under consideration are the mix of dwelling units and the count of parking stalls. In Westmount, our architecture and planning regulations are stringent – some might say overly so. For owners of single-family dwellings and duplexes, though, we don't specify a minimum size or count of bedrooms, nor do we impose a double garage upon those who only want a single. Such precision seems only to be reserved for multi-family dwellings.

We are talking about 100 new households. Within 200 meters of a transit hub. With zero impact to the building landscape. These are numbers that should be non-controversial.

Almost 40 years ago, the city concocted an inedible recipe, kidnapped an unsuspecting diner, and locked everyone out of the kitchen. Perhaps now is the time to let the cooks back in so that we can welcome new neighbours to the Westmount table.

It is crucial to make decisions based on facts, evidence and community needs. As

elected representatives, we have the responsibility to act in the best interest of the community and to ensure that our decisions are grounded in a thorough understanding of the issues at hand. We must also be mindful of the long-term consequences of our actions and strive to make decisions that will benefit both current and future generations of Westmount residents. Hopefully, this provides you with some useful insight into our decision-making process.

Sidenote

I must admit, it's curious to see the considerable attention that the editor of this paper has given to an issue in his immediate backyard. In the past, the editor has championed the principles of free markets, self-determination and private property rights. One must wonder if these principles do not apply here as well. His pledge of "fireworks" detracts from the seriousness of the issue. I'd venture to guess that the overwhelming majority of Westmounters would prioritize a thoughtful, informed, and rational debate over a stirring "good show."



TAKING BILL 96 TO COURT

Join the fight for linguistic rights

"Bill 96" is now law! It creates two classes of Canadian citizens in Quebec and exceeds the province's constitutional authority. With your support, we can defeat this attack on Canadians' basic rights and freedoms. The Task Force on Linguistic Policy and Bergman & Associates are fighting this law in court.

Donate today! tfts.to/WIN-Bill96 Join us, volunteer & learn more about the Task Force at www.ProtectOurRights.ca

Comité Spécial
Task Force  sur la politique linguistique
on Linguistic Policy

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 March 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 right offers a picture of these trends over time.

Westmount's version of the "pandemic bubble," whereby many homeowners were buying into the local market to provide more space for a home office or kids moving home, appears to have fallen off completely by March this year, dampened by higher interest rates and overall lack of enthusiasm.

RMR armoury, cont'd from p. 1

right of refusal would go to other government departments, Mayor Christina Smith said.

Why not buy it?

"The answer as to why the city doesn't buy the armoury," she said, "is because we don't need it and its upkeep would be a financial drain."

Westmounter David Bensadoun, the RMR's honorary colonel and president of the RMR Association, told the *Independent* he was thrilled the council had passed the resolution. "It's one step closer to the RMR staying in Westmount for another 100 years."

He had been acting as an advisor in the negotiations regarding the 99-year-long lease. These have been on-going for some time between the city's Legal Services department and the DND, city clerk Denis Ferland had told the *Independent* three months ago (see story January 31, 2023, p. 1). The lease expires August 28, 2024, he confirmed.

Minutes of the city's Finance and Administration Committee from October 24, 2022, referred to only the building when it was reported that the F&A had recommended the sale.

The regiment, born in 1914 of three militia units to serve in World War I, is considered to be the first bilingual one. Its armoury, however, originated from a city referendum in 1924 to provide the land on which the RMR continues to pay the city \$1 in annual rent.

Bensadoun said the armoury was one of only a few in Canada that had been built from private funds, in this case as a memorial to the 1,200 RMR men who died in World War I.

March sales: Last air leaves pandemic bubble

Eight sales were posted by local realtors in March, ranging in price from \$1,375,000 to \$2,300,000, though one of three late postings for February reported a price of \$7,650,000 for an upper-Westmount home, the highest price so far this year.

Below valuation

In March, four of the eight posted sales were for prices below their 2023 valuations and the average price was \$1,761,250, only the third time since the beginning of the pandemic in early 2020 that the raw average price dipped below \$2 million.

Once the prices are compared to the municipal valuations and the monthly extreme sales are removed from the mix, the adjusted value of the "typical" Westmount house has now dropped below the average for March 2020, just as the pandemic shutdown virtually closed the real estate market temporarily. The near-steady climb to May 2022 represents the pandemic "bubble," which is now completely depleted in the space of 10 months.

Condos

Three condominium sales in March brought the first-quarter volume to six sales, the lowest number of condo sales in the first quarter since 2009.

The range of prices was between \$655,000 and \$1,801,000, with only two over \$1 million. Unlike the single-family trend, only two of the six were less than 2023 valuations (and one of those was under by a mere \$400), though the average mark-up was only 5.8 percent.

Adjacent-Westmount districts logged six house sales in March and 13 so far this year, evenly distributed between the districts and ranging from \$1 million to \$5,600,000, the latter for a house on Trafalgar Rd. just east of Westmount.

\$3 to \$5 million

By mid-April, the number of houses on

Average adjusted price for 'typical' Westmount house, by month, January 2018 to March 2023, based on accepted offer dates



the market in Westmount jumped to 99 from 92 a month earlier, climbing back to the number of active listings before the holiday season. The new listings are mainly in the \$3-million to \$5-million price range.

The one house we reported last month as asking \$795,000 is now down to \$690,000, the only Westmount house ask-

ing less than \$1 million. Now, it seems, rentals are becoming the hot item, as agents report 15 rentals so far this year, compared to only six at the same time last year.

This year's houses have been renting at rates from \$3,995 to \$12,000 per month; as we write this, 28 houses are up for rent, six of those asking \$10,000 or more.

Master Editions
Antiques & collectibles



Estate & Moving Sales

We Provide

Professional Evaluations
Staging of your home
Courteous & bonded Staff
Clean-up after sale

Iona & Marvin
514-501-9072



DROIT FISCAL
TAX LAW

Eric Luu, LL.B., B.C.L., MTAX
Tax Lawyer – Income Tax, GST & QST
Barreau du Québec, Law Society of Ontario

Audit, Dispute Resolution, Litigation,
Taxpayer Relief, Voluntary Disclosure (VDP)

514 503-7719
info@hkltax.com
https://hkltax.com

1434 Sainte-Catherine West
Unit 200, Montreal, QC H3G 1R4

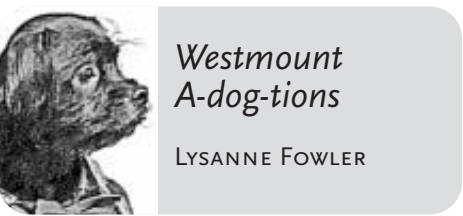


Arthur Younanian
Notaire – Notary

4635 Sherbrooke West
Westmount, QC H3Z 1G2

Tel.: 514 931-2531
info@aynotary.ca
www.aynotary.ca

Young Chief, growing and learning



Westmount
A-dog-tions

LYSANNE FOWLER

At one year of age, this big boy is handsomely poised and adorably goofy at the same time. He is such an elegant shepherd-type, tall and majestic.

Chief is presently at the Montreal SPCA kennel, ready to join in the fun in Westmount as summer is upon us.

At his young age, being a big fellow, he needs consistency in his harness training and socialization as he will have all-new doggy friends. Chief is a magnificent friend, highly intelligent, interactive and sociable.

He is up to date with his inoculations, neutered and microchipped. Please do not hesitate to go to the Montreal SPCA website at www.sPCA.com and scroll for Chief's information page from his identification number, 52330026. Then you can plan your trip as a family to visit the adoption coordinators at the kennel from the daily schedule presented as a scroll-down on the upper right-hand side of that page. The



Montreal SPCA is open as of 10 am every day and its address is 5215 Jean Talon St. West, H4P 1X4.

Chief is waiting for his new family, please adopt him.

Your neighbour, Lysanne

Tom & Pompom, buddies for adoption together



9 Lives

LYSANNE FOWLER

Pompom was first, then Tom came to join him, then life changed dramatically, yet they were kept together, and will be affectionate buddies to all in a new family.

These classically handsome white-and-marmalade tabbies are loving companions, and are waiting at the Montreal SPCA cattery for a forever home to share their affection.

Pompom is now seven years old and Tom is only two. Both are very healthy, cuddly and playful.


They are up to date with their inoculations, neutered and microchipped. Please go to the Montreal SPCA website at www.sPCA.com, refer to Tom and Pompom's information pages from their identification numbers – 52447147 for Tom and 5247153 for Pompom – then consult the daily adoption drop-in schedule link on the top right-hand side of the page to plan your visit to the shelter.

It is open every day of the week as of 10 am and is located at 5215 Jean Talon St. West, Montreal H4P 1X4.

Please bring your cat carriers or, if required, you can purchase what you need at the accessories boutique on site. Tom and Pompom are the perfect marmalade homebodies, please drop by for them at the cattery.

Your neighbour,
Lysanne





NOTARY | EST. 1988

Mtre.

VALERIE
TEROUX

WILLS
—
MANDATES
—
ESTATE SETTLEMENTS
—
HOMOLOGATION
OF MANDATES
—
PROTECTIVE SUPERVISION
(FOR INCAPACITY)

5517 Monkland Ave., Montreal
514 481 8838
valerie.teroux@notarius.net

iTutor

PRIVATE COMPUTER TRAINING

MAC • PC • IPAD • IPHONE
INTERNET • EMAIL • FACETIME • ZOOM
SAVE PHOTOS • CREATE ALBUMS



COMPUTER ORGANIZATION
UPDATES AND TRANSFERS

CALL CATHERINE
514.937.8267
CHOWICK@VIDEOTRON.CA

REMOTE SUPPORT AVAILABLE



DROIT FISCAL TAX LAW

Eric Luu, LL.B., B.C.L., MTAX
Tax Lawyer – Income Tax, GST & QST
Barreau du Québec, Law Society of Ontario

Audit, Dispute Resolution, Litigation,
Taxpayer Relief, Voluntary Disclosure (VDP)

514 503-7719
info@hkltax.com
<https://hkltax.com>

1434 Sainte-Catherine West
Unit 200, Montreal, QC H3G 1R4



VILLE DE | CITY OF
WESTMOUNT



IMPORTANT NOTICE

- At its regular sitting held on Monday, April 3, 2023, the Municipal Council adopted, by resolution, the draft of By-law No. 1601 entitled “BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – MEDICAL CLINICS AND DOCTORS’ OFFICES”.
- Council will hold a public consultation meeting on **Tuesday, May 9, 2022, at 7:00 p.m.**, in the Council Chamber of City Hall at 4333 Sherbrooke Street West in Westmount. The meeting will be broadcasted live on Zoom. To attend the Zoom meeting, please use the following link:
<https://zoom.us/j/92015087346>
- The legal notice relating to the foregoing is available at: <https://westmount.org/en/resident-zone/legal-services-city-clerks-office/public-notices/>

www.westmount.org

Police Report

Homeless man dies in Westmount Park – no sign of crime at scene

BY MARTIN C. BARRY

A spokesperson for the Montreal police department's Station 12 on Stanton St. confirmed to the Independent that an autopsy has been ordered on the remains of an unidentified man who was found lifeless on the morning of April 12 in Westmount Park.

According to media reports, the body was discovered by Westmount Public Security officers at around 9 am. There were no indications of criminal wrongdoing.

"There is an autopsy being done," said Station 12 community relations officer Cst. Mike Yigit, while adding that the individual who was found is believed to have been homeless and from another province.

"He decided to take a nap and never woke up," said Yigit.

Owner follows SUV thief, loses track

Car thieves on the lookout for luxury SUVs were able to make off with at least one in Westmount last week.

A home owner near the corner of The Boulevard and Grosvenor Ave. was awakened while sleeping around 4 am on April 19 by the sound of the engine starting in his SUV parked in the driveway.

"Then what happened was he looked

out the window and he saw his car being backed out of the driveway," Yigit said.

"So, instead of calling 9-1-1, he got into his other car to chase it down," he added. "But then after that, he lost track on The Boulevard."

GPS identifies stolen car at Dorchester/St. Catherine

In a separate incident, this time involving a car theft committed outside Westmount, officers from Station 12 around noon on April 14 recovered a car that had been stolen in Ontario and was abandoned near the corner of Dorchester Blvd. and St. Catherine St.

"With a GPS, they found it here," said Yigit.

String of summit break-ins investigated

Regarding a string of break-and-enter incidents committed last month in upper Westmount, he said an investigation continues.

"They're still gathering video," he said referring to security camera images the investigators hope will help to identify suspects. "This is an ongoing investigation. It hasn't been forgotten."

He suggested that residents on the summit, especially in the area of Sunny-side, Lexington and Shorncliffe avenues where there were several burglaries in March, should keep an eye open for anyone who is seen loitering and call 9-1-1 if necessary.

Master Editions Antiques & collectibles



Estate & Moving Sales

We Provide

Professional Evaluations
Staging of your home
Courteous & bonded Staff
Clean-up after sale

Iona & Marvin
514-501-9072

LOCAL CLASSIFIEDS

Assistant Sought

I am looking for an on-site part-time assistant with Mac expertise to help me organize and catalogue photographs & documents etc. Please call Aurel at 514-582-4157.

Weeding & Yard Work

Garden cleaning, small lawns, weeding, adding mulch, yard cleanup, raking leaves. Text/Message Vince at 514-294-5562.

Home Cleaning Services

Professional, Westmount and surroundings. Work with central vacuum and good tools. 514 290-1673 Marie.

Cash Paid for Vinyl Records

Jazz, Rock, R&B, Country, Pop & more! Call or text me at 514-827-8980.



Authorities parked in front of the Westmount Public Library the morning of April 12. A body had been found in Westmount Park. PHOTO: RALPH THOMPSON.

Classified in the INDEPENDENT

Why list your goods (or services) on fly-by-night, who-knows-who-is-replying websites when you can list (and sell) locally?

Buy a classified in the
WESTMOUNT INDEPENDENT

at

www.westendclassifieds.com

Buy locally to sell locally

Tabagie Westmount Square

International news agent

- British & European newspapers
- Specializing in fashion & interior design • Imported chocolates
- BELL lifestyle natural products
- Lottery tickets and maps

Westmount Square

At foot of escalator leading from/to
Greene Ave. entrance

(514) 935-7727

Painting • Decoration & Finishing



**STUART
DEARLOVE**
www.stuartdearlove.com



- Standard & Restorative Painting
- Plaster
- Stripping, Wood finishing
- Interior & Exterior

Licensed - Bonded - Insured - References

514 482-5267

stuartpaints@sympatico.ca

RBQ 8328 8514 09

OVER 20 YEARS PAINTING EXPERIENCE

WOOD FINISHING DOORS • FURNITURE • WOODWORK

ON-SITE SERVICE

• Specializing in
stripping & staining
ENTRANCE DOORS

- also -

• Touch-Ups & Repairs

• Kitchen Cabinets

• Fine Furniture



HENRY CORNBLIT, professional craftsman

FREE ESTIMATE 514.369.0295

www.woodfinishingmontreal.com

Galerie
Alan
Klinkhoff

JAMES WILSON MORRICE

Fall 2023

Galerie Alan Klinkhoff Inc. is in preparation of a groundbreaking exhibition on James Wilson Morrice (1865-1924), one of Canada's most celebrated artists. If you own work by this artist, we invite you to contact the gallery. All information will be treated in the strictest of confidence.

Exhibition Dates

Toronto: September 12 - 23, 2023, 190 Davenport Road

Montreal: September 26 - October 7, 2023, 1448 Sherbrooke Street West

For all inquiries:
514.284.9339
info@klinkhoff.ca

W. Morrice



City Views

VERONICA REDGRAVE

Seed lending comes to Atwater Library



Samar Kiamé, Patrick Pin and Philip Heywood at newly launched Atwater library seed library.

As branches morph from ice laden to bud burgeoning, I – like many – dream of gardening. And as colourful, cheerful crocuses suddenly appeared, I rushed to buy some seeds.

Luckily, I met Philip Heywood, part of the Atwater Library’s seed library team of volunteers. Today, everywhere, seed libraries are a rapidly growing source for, well, seeds. (Westmount Library has offered this service for some time.)

Working with Samar Kiamé and Patrick Pin, Heywood explained that “it functions like a regular library. Anyone can take out seeds. We bought from local seed growers, so growth is adapted to our climate. Seeds are relatively easy to grow in compact conditions. All you need is a small space, like a balcony. You don’t even need a library card.”

Among the library offers are herbs and flowers as well as vegetables such as peas, tomatoes, lettuce and beans – of which there are 100 different kinds!

Head librarian Roxann Fournier-Hoyt

pointed out the just-launched seed catalogue at the library entrance and the “gardening” area in the library – where publications such as “How to grow your own seeds” are invaluable for beginners.

Growing from seeds is not only a rapidly

growing field. Library team leader Samar Kaimé, a doctoral student in information sciences at University of Montreal, is writing her PhD thesis on seed libraries.

Seeking seeds myself, I noted that wherever seeds are now sold, there are a

lot more herbs and vegetables offered.

The good news? The libraries offer seeds for free. Furthermore, the Atwater Library’s friendly advice on germinating is a charming communal moment in a concrete world.



DOUBLE RAINBOW

Multicolour Sapphire & Tsavorite necklaces featuring intense and vivid colours in 18k gold



KAUFMANN de SUISSE

PASSIONATE JEWELLERY SINCE 1954

Patek Philippe · Parmigiani Fleurier · Arnold & Son · Schwarz Etienne
2195 Crescent Street · 514.848.0595 · KaufmanndeSuisse.ca



Manoir Westmount
A Project of The Rotary Club of Westmount



A great community, in a perfect location



Very affordable all inclusive rates...

✓ All meals	✓ Medication distribution
✓ Daily tea	✓ 24 hour security
✓ Daily housekeeping	✓ 24 hour nurse
✓ Personal Laundry	✓ Extensive activity programme

Manoir Westmount Inc.
4646 Sherbrooke Street West
Westmount, QC H3Z 2Z8

For an appointment to view, please call
514.937.3943

www.manoirwestmount.ca

**Chinese Works of Art
WANTED**



Paintings
Jade
Censors
Snuff Bottles
Buddha Figures
Porcelain Plaque
Porcelain

V.I. ANTIQUES & FINE ART
Victor Isganaitis
Appraiser-Consultant
514-944-4919

Studio Set settles second studio on Sherbrooke



Retail Review

VERONICA REDGRAVE

Hooray! Suddenly, we were all out of sweatpants and hoodies. Noted walking around Westmount on a recent unseasonably warm – almost hot! – Sunday were tons of toned torsos. (Someone’s been working out during weary winter weather.)

And one of the popular ways to keep in shape is Pilates. Now there is another local source. Studio Set just opened. Founded in 2016 by professional dancers and choreographers Geneviève Bolla and Miriah Brennan, who, after teaching at various studios around Montreal, decided to open their own teaching space.

Adding to their first location on Laurier, the duo recently launched on Sherbrooke St. Qualified instructors offer a range of classes from Barre with cardio, and Reformer and Mat Pilates.

Don’t feel like going to a class? Do it online via Studio Set’s Zoom classes. Choose from group or semi-private formats. Coming up is a special destination retreat.

As the entrepreneurial founders have young children, it was important for them “to offer pre- and post-natal classes to accompany moms through their parent-hood journey.”

One can join by month or for a year, with 14 free days added as an enticement. The other incentive, of course, is that you get a great workout. The new studio’s welcoming mood is enhanced by filtered water and tea offered after classes. (No food or beverages are sold.)

Not sure what to wear? Their boutique has one of the biggest selections of ethical activewear in Montreal with popular brands (Beyond Yoga, Rose Buddha,



Miriah Brennan and Geneviève Bolla.

MICHI, Electric & Rose), as well as green beauty products, local art and fitness props.

SUDIOSETPILATES.COM
4846 Sherbrooke St. (at Victoria)
Open every day.

T·O·I·L·E

Ouvert au public
BED • BATH • WINDOWS

Designer’s Source for Bedding
Showroom Hours: M-F/10-5 – Shop at TOILESHOWROOM.COM
330 Victoria Ave, Westmount – 514.486.2424


Le Cartier



**Montreal’s Finest
Rental Apartments**

lecartier.ca

Contact:
Catherine Paradis
(514) 586-1511
cparadis@lecartier.ca



Explore the
benefits of
**professional
advice.**

Helping you establish a financial plan to
put you on the **path of success.**



Bradley Steinmetz

Senior Portfolio Manager

Tel.: 514-282-5825 | bradley.steinmetz@bmo.com | steinmetzwealth.com

With us, it's personal.



Private Wealth



REPORT ON BUSINESS 2022 SHOOK
CANADA'S TOP WEALTH ADVISORS

STEINMETZ

WEALTH

BMO Nesbitt Burns

BMO Private Wealth is a brand name for a business group consisting of Bank of Montreal and certain of its affiliates in providing Private wealth management products and services. Not all products and services are offered by all legal entities within BMO Private Wealth. Banking services are offered through Bank of Montreal. Investment management, wealth planning, tax planning, philanthropy planning services are offered through BMO Nesbitt Burns Inc. and BMO Private Investment Counsel Inc. Estate, trust, and custodial services are offered through BMO Trust Company. Insurance services and products are offered through BMO Estate Insurance Advisory Services Inc., a wholly-owned subsidiary of BMO Nesbitt Burns Inc. BMO Private Wealth legal entities do not offer tax advice. BMO Nesbitt Burns Inc. is a member of the Canadian Investor Protection Fund and the Investment Industry Regulatory Organization of Canada. BMO Trust Company and BMO Bank of Montreal are Members of CDIC. ® Registered trademark of Bank of Montreal, used under license.



sicotte & co

Marie Sicotte
Real Estate Broker

+1 514 953 9808
marie@mariesicotte.com
mariesicotte.com



\$3,495,000

MOUNTAIN AND RIVER VIEWS

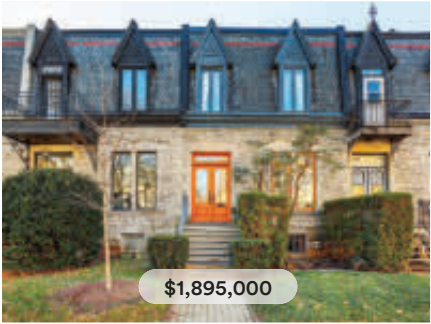
Westmount
2 WESTMOUNT-SQUARE, APT. 1901



\$3,295,000

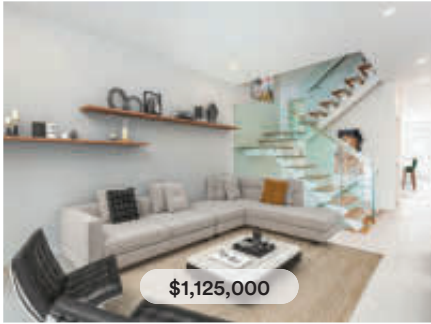
MOUNTAIN VIEWS

Westmount
2 WESTMOUNT-SQUARE, APT. 1403



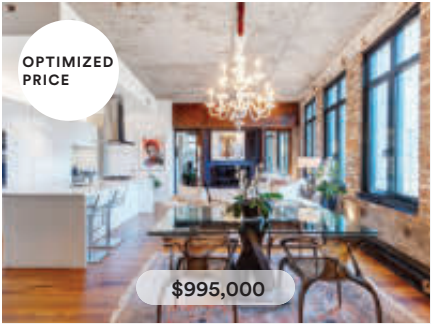
\$1,895,000

Westmount
370 ELM AV.



\$1,125,000

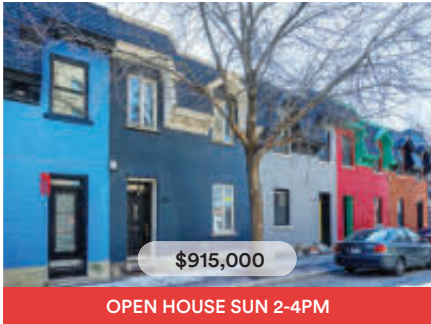
Ahuntsic-Cartierville
10149 PÉLOQUIN AV.



OPTIMIZED
PRICE

\$995,000

Downtown
1070 RUE DE BLEURY, APT. 711



\$915,000

OPEN HOUSE SUN 2-4PM

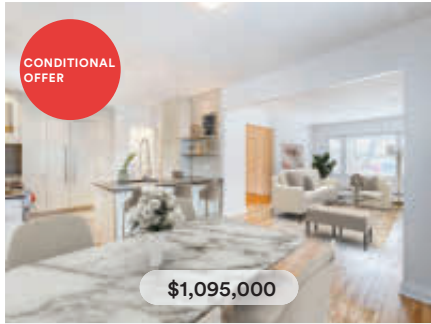
South-West
1690 GRAND TRUNK



CONDITIONAL
OFFER

\$2,290,000

Town of Mount-Royal
212 LOCKHART AV.



CONDITIONAL
OFFER

\$1,095,000

Town of Mount-Royal
1730 CH. NORWAY



NEW

\$895,000 + TX

REVENUE PROPERTY

Tremblant Region | La Conception
24 CH. DES BÂTISSEURS



NEW

\$699,000

Golden Square Mile
1520 DOCTEUR-PENFIELD AV., APT. 104



RENTAL \$8,500/MONTH

Ville-Marie
2700 CH. HILL PARK, BEAVER LAKE



NEW

RENTAL \$2,750/MONTH

Golden Square Mile
1515 DOCTEUR-PENFIELD AV., APT. 503



Scan me to know me!



GROUPE SUTTON CENTRE-OUEST, INC.
245 AV. VICTORIA, BUREAU 20, WESTMOUNT, QC H3Z 2M6