

## Municipality can't levy foreign-buyer tax

# City eyes \$600K more from higher welcome tax

BY LAUREEN SWEENEY

Westmount plans to leverage new welcome tax powers given to municipalities by Quebec to increase the rate on property transfer amounts exceeding \$500,000, the *Independent* learned last week.

This is expected to bring the city some

\$600,000 more than the \$6 million it had originally budgetted for increased welcome tax revenue, according to Finance commissioner Kathleen Kez.

While Westmount does not have powers under provincial law to levy a special real estate tax on foreign buyers (as Toronto and Vancouver have been doing), according to city clerk Martin St-Jean, the city will benefit financially from the increase in welcome tax under Bill 122.

The increased tax is helping Westmount absorb some of the hike in its share of agglomeration costs this year, Mayor Christina Smith writes in an annual tax letter sent out with tax bills January 25.

"In order to cover the shortfall (from the aggro increase)," she explains, "we are planning" *continued on p. 10*

**Major development proposed for St. Catherine near Atwater, p. 19**

**Comin' Up, p. 25**

**Social Notes, p. 24**

**Letters to the Editor, p. 6**



## Courval turns 100, to the day

From left, Vanessa Brott and Victoria Conolly, co-owners of the Courval fine lingerie on Sherbrooke St. at Victoria Ave., on February 1. The store was founded by Ann Courval on St. Hubert St. on February 1, 1918. The two women have worked at the store since 2001 and bought it from Courval's granddaughter, Louise Dufresne, in 2010. At its peak in the 1980s, there were seven other locations, but only the current location, opened in 1941, continues. The store sells women's bras, bathing suits and nightwear, and specializes in bra fittings. "One in four women wears the wrong size," Conolly told the *Independent*. It also sells boxers and t-shirts for men. The celebration will continue all year, with giveaways for Facebook and Instagram "Likes" and for shopping in person.

Photo: *Independent*.

## 500 Claremont to go ahead

# 85 signatures not enough to force referendum

BY LAUREEN SWEENEY

The proposed residential development for 500 Claremont appears to have a clear road ahead. After more than a year of public discussion, an insufficient number of people signed a registry January 29 requesting a referendum.

Of the required 127 signatures, a total

of 85 was reported by the city clerk, which Mayor Christina Smith described the next day as "democracy in action."

While the project now enters a technical phase leading up to approval of a construction permit, she said she wanted to assure "a core group of citizens" concerned about the project that the city "will continue" *continued on p. 10*



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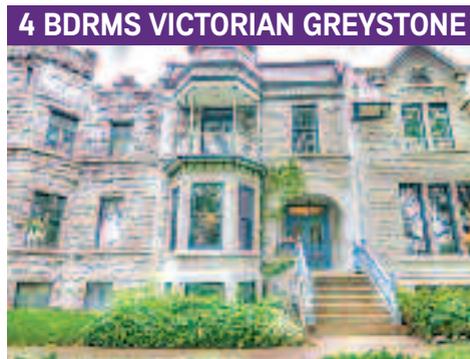
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*Spanish for travellers, Chinese dance, healthy eating, hockey tune-up...*

# Sports and Rec sign-up includes new programs

BY LAUREEN SWEENEY

Hope for warmer weather appears to be looming with longer days and the start of spring-summer registration for Sports and Recreation activities on February 13.

While the upcoming programs have been online for a while, the printed version of the activities booklet became available at municipal buildings February 1.

“We’ve been looking for new activities to offer,” said department director Dave Lapointe.

Among the new ones are two being

provided by the Red Cross. One is a baby-sitting program for kids 11 and over. The other is a first-timer called “Learn to be alone.” This is aimed at ages 9 to 13 and geared to getting kids ready for the time parents feel they can be left alone. It covers the gamut of basic safety, life-saving and well-being when unsupervised.

## Youth Frisbee

The introduction of ultimate Frisbee for adults a few years ago is now being offered for youth aged 8 to 12.

“Hockey camp tune-up” is also being

introduced for players at Peewee and Bantam levels.

What’s new on the adult side, are “Chinese classical dance,” “Healthy eating made easy” and “Spanish for travellers.”

Lapointe said that like many of the other leisure-side activities that are self-financing, these new ones were pitched to the department by instructors. The Chinese dance probably reflects a growing Asian population in Westmount, he sug-

gested, while the Spanish course puts a different twist on previous intensive language programs offered by the city.

“This one is based on helping people get around when going south to Spanish-speaking countries.”

A registration period (for Westmount residents only) takes place February 13-22. After that time, all programs will be open to non-residents as well if there are still openings.

Hidden talents:  
Artistic photo project

## Cool, icy enough



“I took this photo last night and it was cool enough to submit for your photo feature. This is Westmount Park on the evening of Jan 23 after the snow and freezing rain!” wrote Anastasia Charbin of Kensington Ave.

Please submit your artistic photos to indie@westmountindependent.com, including what struck you about the scene and the date you took the photo. We’ll run the best ones. We hope you’ve been enjoying the series so far.

CARLY WENER-FRIEDMAN

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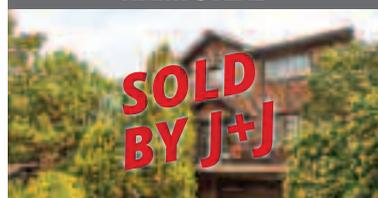


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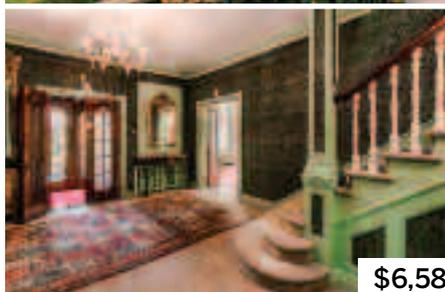


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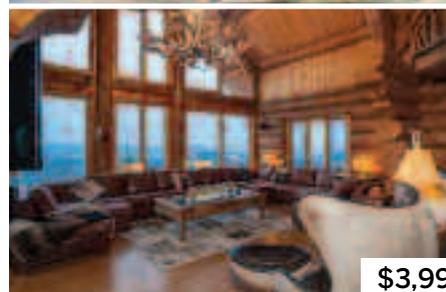
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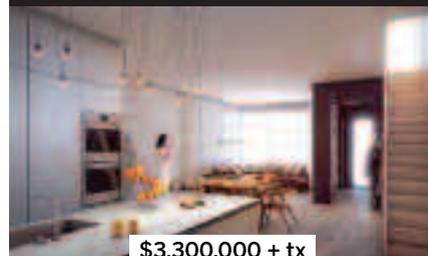
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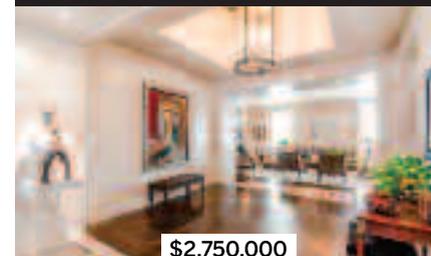
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## LETTERS TO THE EDITOR

PUBLISHER LOSES IT  
ON DORCHESTER

I could not believe the response of the publisher to a letter from Mr. Patrick Bolland (“Time to rename Dorchester Blvd.,” January 16, p. 19) on the idea of renaming Dorchester Blvd. Mr. Bolland’s letter, whether we agree or not with its ideas and proposal, was presented with an open mind, as suggestions to be merely considered. While the publisher’s reply began with the same interesting, informative tone, he completely lost it when he started to talk about René Lévesque, all the way to the end of his answer. Mention of Rhodesia\* of 30 years of social havoc in Quebec, of Toronto honouring Lévesque for their prosperity, etc.

Mr. Publisher, you are not honouring your function, democracy and right to speak by answering in this old-fashioned way, a tone certainly not shared by the majority of Westmount’s English-speaking residents.

The question of the name of Dorchester Blvd. is secondary to the tone you have used. In my mind, I believe you should graciously apologize for this hasty answer, replicating previous century reflexes and sentiments.

ANDRÉ DE MONTIGNY, WINDSOR AVE.

*Editor’s note:* For clarity, it was Patrick Bolland who first mentioned Rhodesians.

– DP

## THANKS FOR THE WARMTH

A few weeks ago, a friend and I were crossing Grosvenor, corner of Sherbrooke, on our way to the now-defunct Café

Gascoigne for a cup of coffee, when we were struck by a car. The good parts of the story are that neither of us was seriously injured, and the passers-by, Westmount Public Security and Urgences Santé could not have been warmer or more caring on that incredibly cold (-40°C with the wind-chill factor, I believe) day. Among the acts of kindness, two ladies donated their shawls to help keep us warm while we waited for the ambulance. I would love to return the shawls to their owners, and thank them personally for their thoughtfulness and caring. One shawl is a beige plaid, the other black. The owners can contact me by email at [erg2@sympatico.ca](mailto:erg2@sympatico.ca) and I will happily meet each of them in a mutually convenient place to return the shawls and declare our eternal gratitude.

ELAINE GOLDSTEIN, TMR

METCALFE TRAFFIC PROBLEM  
NEEDS TO BE SOLVED

In her letter (January 16, p. 19), Jessica Neat makes only one point with which I agree, namely that urban life involves co-existing with other activities, such as the operations of a synagogue and school.

I disagree with her assertion that homeownership in such a neighbourhood was an ill-advised choice. Several times before buying my home on Metcalfe, I visited to observe the traffic generated by the institutions opposite. What I saw was slightly slowed traffic, but streets that continued to function and allow easy flow of vehicles. Based on life’s experience and this observation, I anticipated enjoyment of my home with scant interference from neighbouring usages.

Ms. Neat implies that if I was not living at my present address before 1920 when the synagogue bought the land, I have reduced rights to undisturbed living. Not so. In 1897 a group of homes, including mine, was constructed and motor vehicles are now extremely common, the basic right to a peaceful residential neighbourhood was established when the homes were built, and remains undimmed by construction and progressive expansion of a synagogue and school.

I am not, as Ms. Neat says, suggesting changing the institutions’ permits, but conducting a review of the terms under which building and occupancy permits were granted, to assess if they are currently in compliance with both the letter and spirit of their legal obligations.

It is these institutions that attract individuals who block and park in driveways, and they therefore have the responsibility to either get their clientele to behave, or to stop attracting them.

Although a professional traffic consultant could suggest options, here are a couple that I wonder about: If valet parking access were to be only on Côte St. Antoine Rd., a one-way street, visitors could be obliged to approach in single file from the east, with no homes opposite. Presently, with parking attendants at the intersection of Metcalfe and Springfield, dozens of cars approach this T-intersection from three directions at once, causing traffic jams. If the school were to establish its entrance on Kensington instead of Metcalfe, the only neighbour opposite would be the Lawn Bowling Club, which would likely be unaware of the activity, let alone bothered by it. As well, if parents would park about one block away from the school entrance, they could lighten the traffic load and walk their children in and out.

Neighbours’ supportive reaction to my December 5, 2017 (p. 8) letter tells me that patience has been worn paper thin. This needs to be solved, and not by the homeowners. DAVID H. FISH, METCALFE AVE.

## NO GERRYMANDERING, PLEASE

I was incredulous to see the diagram of the zones eligible to participate in the potential referendum concerning the 500 Claremont project (January 23, p. 10). The bizarre image reminded me of the infamous Gerrymandering districts in the US, owing to the long snakelike zone stretching east along Sherbrooke to Kitchener.

If my understanding of the referendum zones eligibility is correct, only the zone containing the proposed development and contiguous zones are to be considered. This means people living 1.3 km away

near Kitchener can participate simply because there is a thin 20-meter stretch where the 500 Claremont zone, R3-16-01, brushes R9-21-01 above Sherbrooke near Grosvenor. However owing to the R2-15-01 zone north of the project, those living on Claremont itself, a mere 200 meters away near Willow, have no say.

This may adhere to the rules but surely not the spirit of participatory democracy aimed at involving citizens most affected by development. To give perhaps an unrealistic, but shockingly demonstrative example: say it was determined that condo tower development in Murray Hill Park was deemed desirable. Those living almost 1 km away on Lansdowne Ridge could participate in a referendum, but those living below the park, just meters away on Mount Stephen and Strathcona, could not. This owing to the thin R3-15-02 zone along Cote St. Antoine separating those streets from the park.

Another flaw is that some zones and their contiguous areas are so small that many citizens who are greatly affected by development could not participate. For example, consider zone R3-39-02 on the south side of St. Catherine just west of Grosvenor, only the tiny contiguous zones would be eligible to participate in a referendum, but (my estimate) over 95 percent of people living in lower Westmount, west of Westmount Park, could not, even though they would be affected.

Given that we may be approaching something like an open season on SCAOPI development in Westmount, I feel fairer rules should be in place.

I encourage readers to go to the zoning map, <https://westmount.org/en/zoning-map/>, and click on the “CLICK HERE TO VIEW A LARGER VERSION OF THE MAP” area at the bottom. They will spend an instructive, sometimes entertaining, sometimes shocking, half hour becoming familiar with the zones and the implications of referendums in their area.

HUGH RAY, DE MAISONNEUVE BLVD.

## SHINE A LIGHT, PLEASE

I am writing the *Independent* as a last resort concerning a serious pedestrian issue in my neighbourhood.

Since last November, long before the first snows of winter, I’ve been asking Hydro Westmount to switch on the three tall lamps lining the busy walkway between Academy Rd. and the bike path in Westmount Park, next to the tennis courts. These were lit briefly after being installed several years ago, when the tennis courts were rebuilt, but the walkway has been in total darkness since that time.

## WESTMOUNT INDEPENDENT

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## LETTERS TO THE EDITOR

The four smaller lamps surrounding the nearby bike path crosswalk, beside the dog park, have been burnt out for as long. In fact one of these is no more, broken and eventually dismantled and removed at least three years ago, its tangle of frayed wires left protruding from the base as a sad reminder. The site has the look of abandonment and neglect. (Two of the four lamps at the crosswalk near the gazebo are also burnt out.)

I've spoken to the people at Hydro Westmount about the situation many times, most recently on January 10, when I was told that the three tall lamps beside the tennis courts would be switched on later that week. That was a month ago, yet we pedestrians are still slipping and sliding our way along the icy walk in the dark.

JANE BRODERICK, ST. CATHERINE ST.

### 500 CLAREMONT SHOULD HAVE COMMUNITY ASPECT

This building should serve as before to benefit the community. Our children spend life in cavernous "basement kindergartens," instead having places like 500's ground floor with daylight and safe access to the garden. Upper floors could be apart-

ments for older citizens with easy access to the clinics and new hospital. Access of cars to busy Claremont in front of the park is a very bad idea.

Should we expect soon condo development in Murray Hill Park or in upper Westmount?!

DOROTA TARASKA, CÔTE ST. ANTOINE RD.

### PUBLIC NOTICE TO PUBLIC WORKS

My confidence in you has slipped away since the night of the freezing rain. I have begged you to do something about our lane, but you have been giving me the cold shoulder and we remain ice-solated.

Now after a week of practising our turns, my car, my compost bin and I are ready for a holiday on ice. Forget the sand! Send in the Zamboni!

I am hoping for a prompt thawing of our relationship.

SOLEDAD MIRANDA-ROTTMANN,  
KENSINGTON AVE.

*February 1 update on this frosty relationship:* When I returned home the evening of January 31, the lane had gravel on it! Thank you, Public Works. I glove you!

## Photo to the editor: True holiday spirit



"The Auxiliary of the Montreal General Hospital (MGH), which includes many men and women from Westmount, provided holiday cheer and good will to many Montrealers during the holiday season," wrote Murray Hill resident Yvonne Mass to the Independent. "Along with donations of winter clothing collected by the MGH community, members of the auxiliary served dinner to over 200 men at the Welcome Hall Mission prior to Christmas. On December 13, it hosted the LCC children's choir in the hospital atrium, where refreshments were served to patients, staff and visitors. At [my] home, the auxiliary prepared 300 'Santa gift bags,' which were distributed to each patient hospitalized on Christmas day. Each bag contained donated items and holiday greeting cards made by students from Westmount elementary schools. Everyone participating in these events enjoyed the feeling of community, giving and the holiday spirit." From left, back row: Atallah Atallah, Westmounter Yvonne Mass, George Hine, Rita Touma, Gertrud Barwick, Bob Gaudreau; front row: Westmounters Mai Lloyd and Sue Khan.

Photo courtesy of Y. Mass

# Standard framework coming for SCAOPI process



*Councillor's column*

CONRAD PEART  
DISTRICT 4

On January 15, as part of the 500 Claremont specific construction, alteration or occupancy proposal for an immovable (SCAOPI) process, council adopted a resolution to approve two variances to the zoning by-law. The approval, subject to various conditions, grants a variance to allow a multi-family use and a variance for a maximum height of 23.47 meters. The project would still be required to meet additional requirements before a building permit is issued.

The project was subject to extensive review by the Urban Planning department, Planning Advisory Committee (PAC), external consultants, past/current council and the community. The impact on traffic and safety were a high priority and were reviewed by experts. As councillor for District 4 and as commissioner of Urban Planning, Permits and Architecture, I

have reviewed the project in detail. The project is arguably much improved as a result of this review process. I truly believe that the project will benefit the community in that it adaptively repurposes a vacant institutional building for residential use — consistent with its immediate vicinity.

Some residents remain opposed to the project in its current form. Provincial laws offer a mechanism for citizens to challenge a council decision. The first of three phases, the application to participate in a referendum, was completed December 21. On January 15, council announced the opening of a register, the second of three possible steps. Although some may have understood otherwise, this was not a referendum on the project, but was instead the intermediate step required to force a municipal referendum. According to a formula set by provincial laws, the signatures of at least 127 qualified voters from the concerned sectors were required for a referendum to be held. 85 signatures were obtained. Therefore, the resolution will stand as voted by council.

The turnout was notable and indicative that many were opposed to the project and/or the approval process. Many ex-

pressed their frustration and anger that the time between the publication of the public notice (January 23) and the register date (January 29) was compressed and should have been longer. While the city respected the letter of the law, on this point, I agree. As both councillor and commissioner, I missed the opportunity to clearly communicate to the administration that we should do more than offer the minimum timeline allowed by law. For this, I take responsibility and I apologize.

The SCAOPI process is new for our city. To date, no other project has made it this far down the approval pipeline. As with most new processes, we will encounter challenges and opportunities to tweak the system for improvement. A persistent and valid criticism of this process is that the steps and timelines are either unknown or opaque. The review of ambitious projects in a densely-built heritage and engaged community like Westmount is challenging enough as it is — it would serve us well to improve our communication.

Going forward, at the beginning of a SCAOPI application, the city will introduce a standard framework of steps, mile-

stones and timelines. This should make it easier for residents to understand the details of a process that is, quite frankly, a challenge to decipher. Hopefully, it will also reduce the anxiety felt by some that the process is rolling ahead without them. This new timeline initiative is already activated online for the 4898 de Maison-neuve SCAOPI project now under review.

In addition, as permissible within the constraints of provincial law for municipal referendums, the city should establish a standard of pre-established time intervals for each phase of the process. While a special case or calendar may introduce a challenge, a pre-established standard would serve as a baseline. This would boost confidence in the integrity and the impartiality of the process.

The SCAOPI process is a valuable tool to deploy when evaluating challenging sites. The city of Westmount goes further than most in that community feedback is solicited earlier in the process than is required by law. I am confident that we will improve the process over time as we all work together toward a model urban heritage community.



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Recently repaired, right, and unrepaired, below, potholes on eastbound Dorchester Blvd. on January 20 at 11 am. On westbound Dorchester January 20 at 11 am, above, drivers confronted the opposite of a pothole, a fairly large rise in the road surface. Photos: Ralph Thompson.



**Charles Pearo**

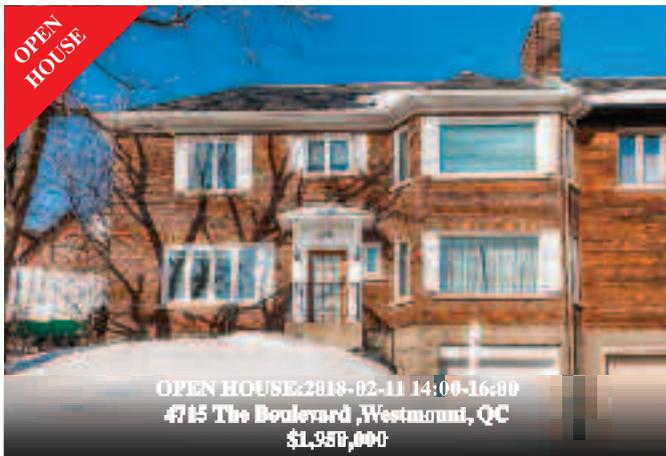
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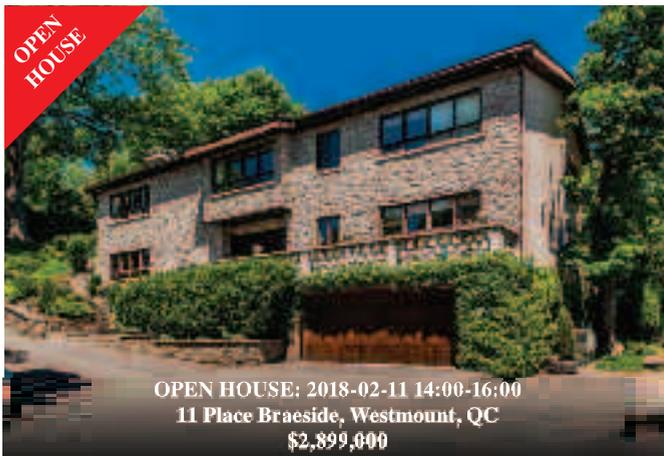
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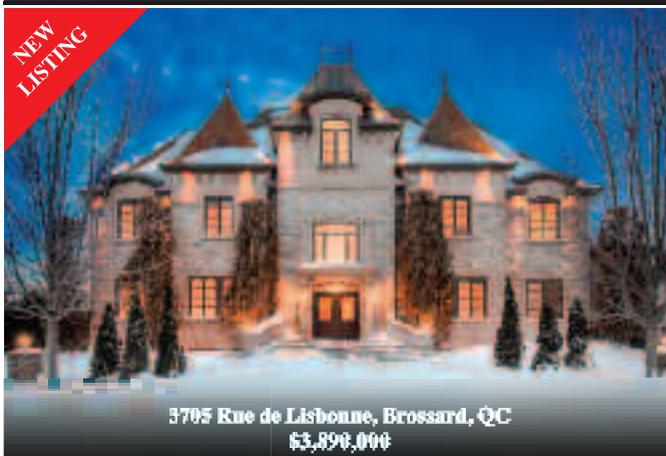
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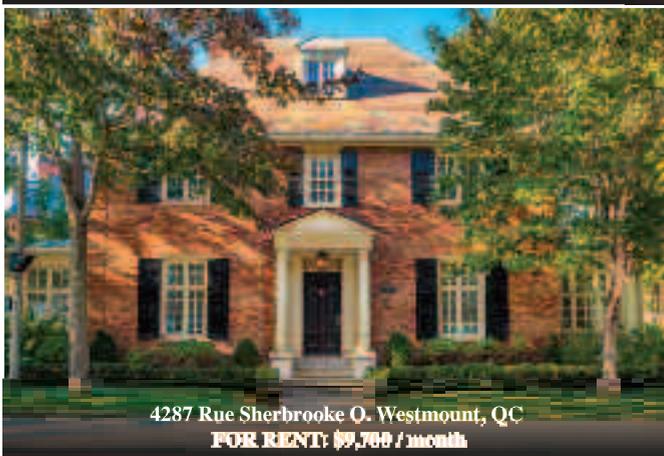
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## Centre Greene elects new board president, says goodbye to Adler



Centre Greene's board of directors. Jane Wightman (far right) takes over the presidency from Deborah Adler (centre).

BY REBECCA ANNE CLARK

Centre Greene held its annual general meeting on January 11, where outgoing board president Deborah Adler was feted with speeches and gifts for more than 20 years of service.

Jane Wightman was elected as the new president of Centre Greene's board of directors. Jim Richards was elected to replace Celia Lang as vice president. Kate Sutherland and Gerard Fellerath will remain in their roles of secretary and treasurer, respectively.

Adler first joined the board in 1996, and has served as its president since 2012. In her farewell speech, she reflected on the centre's remarkable growth and achievements in offering services to the community over the past 20 years. She also assured those present that she would continue to be a fixture at the centre's events and activities. While Westmount mayor Christina Smith could not attend, she sent her regrets along with a congratulatory letter addressed to Adler.

Looking forward, the treasurer offered what he called "a very favourable report" including over \$436,000 in revenues, up 7 percent from last year. Part of this revenue will go towards renovating the centre's kitchen, including replacing the appliances, in the coming year.

Centre Greene director Beth Symansky gave a glowing report of the previous year's activities, including welcoming new employees and praising administrative staff for their outstanding work. She described the centre's new defibrillator, which staff have been trained to use, as well as its new website (centregreene.org). Symansky looks forward to continuing the expansion of the centre's programming, which serves both Westmount and surrounding communities.

Also new this year is an automatic door opened installed by the city of Westmount in anticipation of a handicap access ramp to be constructed in 2018. The publicity and fundraising committee reported good revenues from the centre's fundraising activities, particularly its November "Treats & Treasures" sale.

The Centre Greene is located on Greene Ave. in eastern Westmount, and hosts a variety of free or low-cost programs for children, adults, seniors, and families, as well as housing a daycare centre, a gym, and seven rooms that can be rented. The new kitchen will particularly benefit the centre as it is essential to its seniors' lunches, Kids' Kitchen and community suppers.

### Falling ice causes lane to be blocked

A resident of Côte St. Antoine called Public Security the morning of January 26 to report ice falling from her house onto Arlington Lane, Public Security officials said. The lane was blocked off to traffic until a contractor could clear the roof.

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## Batshaw Children Needing Homes Mountaineer Mark needs a home

A long-term foster home is being sought for a fearless, adventurous and rambunctious two-year-old who enjoys demonstrating the full range of his exploratory abilities and capacity for investigating. If Mark sees a door, it must be opened; if there is a button, it must be pressed; if there is a counter high up, it must be reached; and when success has been attained, then there is a hush, and the investigation begins. To add to this, he is an avid mountaineer, tumbling, jumping and climbing on furniture because it is so much fun.

### Good daily routine

Mark has a good daily routine, is developing age appropriately, is in good health, eats and sleeps well. He will require the supervision and hands-on care expected for a child of his age.

Mark's parents are unable to take care of him, thus, he is in need of a two-parent family that will be attentive to his needs, providing the stability he needs. Ideally, a two-parent biracial family of black/Caucasian heritage, that will be open to visits from his parents and siblings.

Foster families are very important to

Batshaw Youth and Family Centres; they make children who are scared and unsure when they arrive in their homes end up feeling welcome and safe.

### System under strain

The foster care system is under continuous strain. As Batshaw's bank of foster homes has been greatly depleted due to the extreme demand for foster care placements, there is a shortage of foster families. To meet the varying placement needs of infant and pre-schoolers, and large sibling groups, we urgently need foster parents who would be able to make the commitment to a child for as long as he/she needs. They would also need to understand the importance of keeping the tie between parent and child.

If you feel you have the stamina and patience to parent this two-year-old and many others like Mark who are in our care system, these challenges will be rewarding as you take this journey of rediscovering the wonder and the beauty of life through the eyes of a child.

For more information about Mark, please call Batshaw Youth and Family Centres at 514.932.7161, local 1139.

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## Demo hearing in Westmount Feb. 26

# Former Children's Hospital buildings starts falling



The former Montreal Children's Hospital site's southwest corner on the northeast corner of Dorchester and Atwater, looking east.

Photo: Independent.

BY LAUREEN SWEENEY

While passers-by may have noticed demolition under way at buildings on the former Atwater site of the Montreal Children's Hospital, the proposed removal of a small parking garage on a portion of the territory in Westmount will be subject to a demolition hearing February 26, city officials confirmed last week.

This is listed as 2307 Dorchester and is to take place at Westmount city hall at 5:05 pm.

A Category I heritage-rated building immediately in front of it is protected and is not to be demolished. This three-storey building is angled across the northeast corner at Atwater and Dorchester.

This heritage portion was built as a nurses' pavilion and is characterized by its 20-foot high colonnade and portico. It is reported to be integrated into the site's redevelopment complex of six high-rise buildings of mixed use (see story January 17, 2017, p. 1).

Interestingly, Hydro Westmount historically supplied all electricity to the hospital site because the connection point lay in city territory.

It remains unknown at this point whether the city's electrical utility would provide any power to the new complex, city director general Benoit Hurtubise

said. "We will probably supply the electricity for the building located in Westmount but the promoter has not finalized its plans yet on that building."

On the other hand, the reduced need to supply the entire site would give Hydro Westmount added capacity to help with its current demand and eliminate or delay adding an additional line from Hydro Quebec, which is very costly, Hurtubise added.

"We will also have some capacity for any future developments in the area."

### Loss for Hydro Westmount?

Hydro-Quebec, he said, will be supplying most of the electricity to the new complex because the connection point for the new buildings is located in Montreal, Hydro Quebec territory.

Hydro Westmount's revenues from the former Children's main site were \$975,000 in 2014 but were reduced to \$620,000 in 2015 when the patients were moved to the new Glen complex mid-year.

Interestingly, during the ice storm of 1998, some fortunate residents around Roslyn and Lansdowne were known to have retained electricity. This was by virtue of being connected to the same electrical grid as the hospital – an emergency service – owing to how the network had evolved despite the distances between them.



The 500 Claremont design, looking west and showing the garage ramp at the extreme left. The garage door, perpendicular to the street, is hidden from view.

Image courtesy of Vézina architectes

### 500 Claremont, cont'd. from p. 1

to have a dialogue with them."

Smith said it was important for them to know that this project is about refurbishing an existing building with architectural value that had been discussed at length since December 2016.

She said it should not be compared, as some have done, to other sites that had involved a demolition. "We look at projects street by street."

### Heartened but not happy

While result of the registry was not the outcome that Frank Philpott of Claremont had hoped for, "the size of the turnout was heartening," he said "I think this will change the way this council listens to the concerns of citizens when it comes to this type of development that overrides current zoning."

Philpott was one of the first in the neighbourhood to challenge conversion and extension of the century-old institutional building into apartments at the corner of Windsor. They claimed it would be too large, too high and the garage access off Claremont too dangerous (see rendering September 26, p. 11).

He said he was "particularly upset" that the new council had moved so quickly on the project after being elected in November and felt it had "ignored" the concerns of residents. "I'm not happy with how things turned out, but I think we made a point."

Developer Gideon Pollack said he had received so much support for the project from the neighbourhood that "I never expected a referendum."

He said he felt the project had benefited from citizen input and wanted a close liaison with its neighbours. He pointed out that he had held an onsite meeting with them in July and the city had held two. He said people were welcome to call him with any comments.



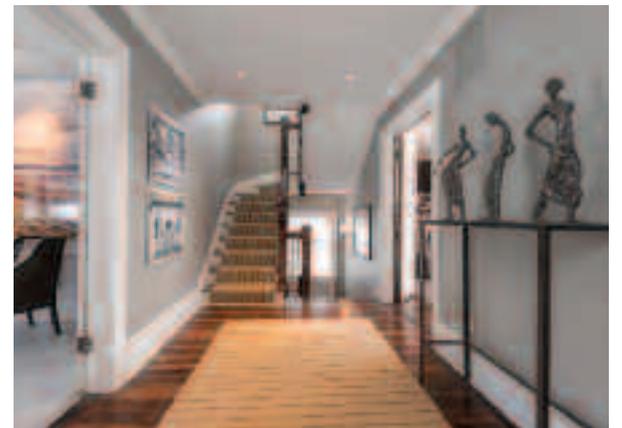
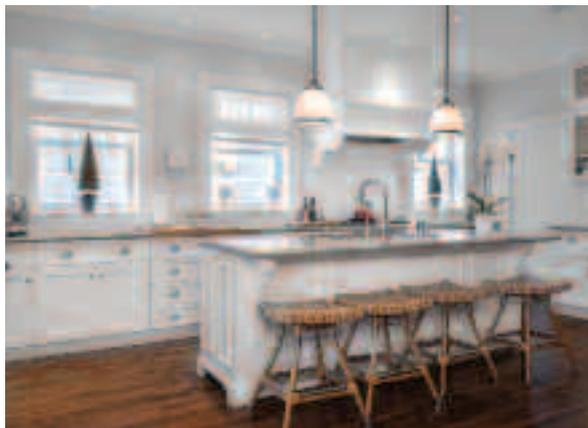
Nadia Di Pardo, assistant to the city clerk, officiated at the day-long signing of the registry on 500 Claremont January 29.

### Welcome tax, cont'd. from p. 1

a 3.09% tax increase this year for the average single-family dwelling as well as an increase in the upper bracket of the transfer duties (welcome tax) from 1.5 percent to 2 percent."

In her letter, Smith's explains various aspects presented in the budget speech of January 18 and reiterates the recent fight of Westmount and other demerged municipalities against the unexpected aggro assessments given to them without consultation.

In Westmount's case, a hike of 6.7 percent boosts its aggro quote part to \$56.4 million (see story January 16, p. 1, and budget story January 23, p. 1).



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# 35th Winter Carnival

BY RALPH THOMPSON

The weekend of Westmount's 35th Winter Carnival started with a family dinner party February 2 at Victoria Hall celebrating the upcoming Chinese New Year, the year of the dog, which begins February 16.

All 200 tickets for the event were sold and Victoria Hall was decorated with Chinese lanterns, banners, projected images of China and explanations of the Chinese zodiac animals. "A year of the dog is for prosperity, health and love, and red is good luck," said Community Events volunteer Lily Lam, who hails from China and made a number of striking red banners with Chinese expressions for the occasion. The dinner was catered by La Legende Patisserie Inc (owned by the parents of part-time library employee Olivia Dec) and Davids Tea provided Chinese tea. Activities included a Chinese photo booth, a climbing structure and a table full of scrapping material. SunnyWaves Entertainment provided a background of Chinese and disco music.

The Winter Carnival continued the next day on a cold morning in King George Park with lots of activities, including hockey, tobogganing down icy slopes on large rubber inner tubes, a romantic horse-drawn sleigh ride, the always popular sugar shack with free maple taffy, hot dogs and roasted marshmallows around a well-tended log fire, an inflatable bouncy castle, highly competitive Kinball and a team obstacle-course competition. The weather cooperated with occasional clear blue skies and very little wind, but cold temperatures around -12°C.



*Kinball soccer was a great excuse for a rough-and-tumble in a seemingly lawless environment, as kids battled to score goals at each end of the tennis court. It was the pinnies versus the non-pinnies.*

*February 2's sold-out event at Victoria Hall (above) celebrated the upcoming Chinese New Year. The bonfire (below) was popular all day, an excuse for kids to munch on marshmallows and for parents to warm cold hands.*



*Two magnificent Belgian draft horse, 10-year-old Baby (left) and 12-year-old Max towed a sleigh around the King George Park soccer pitch on February 3.*



*Five-year-old Chisa Nakamura savours tasty Quebec maple syrup taffy.*



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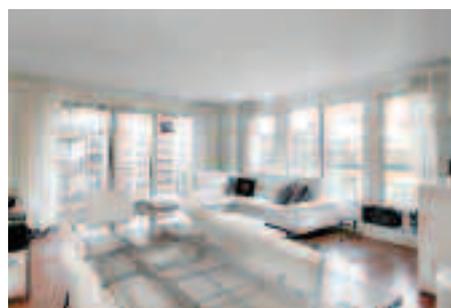
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<b>\$2M TO \$3M</b>	<b>12 TRANSACTIONS</b>
<b>\$1M TO \$2M</b>	<b>34 TRANSACTIONS</b>
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\* Notarized sales in 2017 & yet to be notarized.

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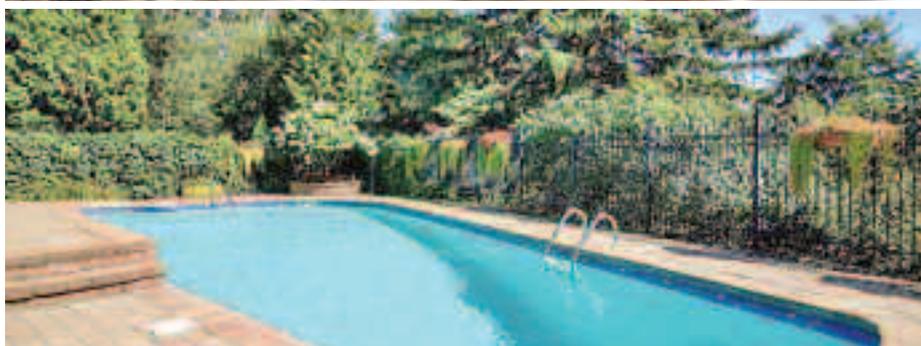
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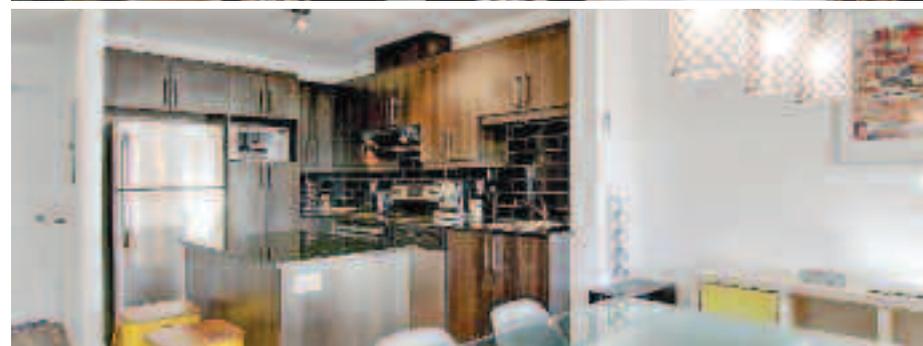


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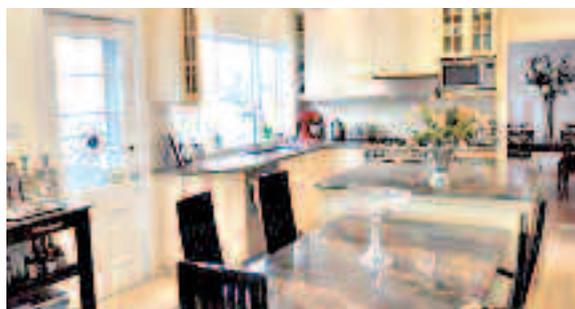
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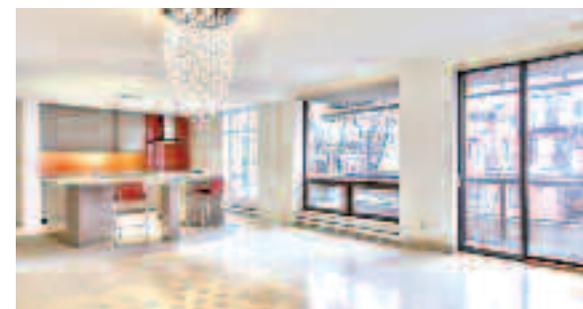
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# Bought & Sold – real estate transfers in October 2017, and others

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Westmount Historical Association

CAROLINE BRESLAW

Westmount Then & Now

# 178 Côte St. Antoine Rd.: 178 years old



J.B. Goode's photo of 178 Metcalfe.



178 Metcalfe photo by Doreen Lindsay.

Two heritage houses are set back on Côte St. Antoine Rd. across from the bottom of Forden Ave. Numbers 168 and 178 are the only remaining homes of four identical stone cottages built in 1840 by Moses Judah Hayes. These are the second

oldest buildings in Westmount, the oldest one being the 1739 Hurtubise House, located on the same road at the corner of Victoria Ave. (Another possible contender, the Décarie house at the corner of Côte St. Antoine Rd. and Argyle Ave., retains no

exterior elements of the original 18th century farmhouse.)

The row was known as Metcalfe Terrace, in honour of the governor-general of the time, whose residence was at Monklands (today's Villa Maria). *En route* from the parliament in Old Montreal to Monklands, the governor-general's residence (today's Villa Maria), the horses were watered and changed at 178, and his aides-de-camp were lodged at 168.

Today the Goode House at 178 retains its original form and Regency-style colonial architecture. Its eastern neighbour underwent major alterations around 1890, adding a storey and changing the roofline. The Goode House has a four-slope roof and a wide overhang with a chimney in the centre. Its neoclassical architectural elements include the wooden corner pilasters, decorative window lintels, and the portico. The green railroad picket fence is the only survivor of the many which once lined both sides of the Côte Road. The stucco or "crepi" covering the fieldstone façade of the Goode residence at 178 was removed in 1967. In 2010, the carriage house and the stable, topped with a ventilation tower, were demolished. Otherwise, the property remains almost as it was 178 years ago.

The property was bought by J. B. Goode in the 1880s after immigrating here from England. He laid out the beds and pathways in the front and back gardens. Many of the early photographs of the area around the Côte were taken by J. B.



Photo of J.B. Goode in his back garden by Larry Goode.

Goode. Three generations of his family have lived in the house for almost 130 years. Grandson Larry Goode is now the owner and guardian of this heritage property.

You can find more heritage information on the Westmount Historical Association website [www.wha.quebec](http://www.wha.quebec).

Caroline Breslaw is the president of the Westmount Historical Association.



Detail of Fortification Survey Map 1866-1872

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## Demolition hearing set for Feb. 19

# Making way for 10-storey development on St. Catherine near Atwater

BY LAUREEN SWEENEY

Plans for a high-rise development of commercial, office and residential uses are to be presented February 19 at a demolition hearing for the building it would replace at 4014-4022 St. Catherine. This is across from Alexis Nihon Plaza.

The new building would consist of two sections, of seven and 10 storeys, with roof-top recreational structures, according to plans at city hall. All would be anchored by a base of stores at street level and offices on the second and third levels.

The residential component of more than 50 units would rise in a stepped-back design. There would also be three levels of underground parking.

“The project is compliant with the zoning,” explained Nathalie Jodoin, the city’s assistant director of Urban Planning.

The existing three-storey building it

would replace is the third one west of Atwater. It is currently occupied by a dépanneur and other commercial establishments including Intella, the leasing agent for the development.

Offices of the Montreal Children’s Hospital occupied the second and third levels starting in 1988 but relocated after the hospital moved in May 2015 from its Atwater site to the new Glen one.

The building abuts one to the west that previously housed a Subaru dealership, the front façade of which is now shrouded in tarps to contain falling masonry.

Redevelopment of the south side of St. Catherine was part of the city’s plan three years ago when criteria were revised for a portion of the zone west of Atwater (C7-24-09) to balance with the 14-storey Alexis Nihon tower and allow for residential occupancies (see story December 9, 2014, p. 1).

This stretch of St. Catherine was also in the news last year as part of a city planning vision for the southeast development that includes the Tupper parking lots.

### Stepped back

According to a demolition file at city hall and plans submitted by real-estate development group BSR, the new building



4014-22 St. Catherine on February 2.

Photo: Independent.

would be stepped back after the third storey and again at the seventh and 10th levels, the maximums allowed in the applicable zone.

The additional rooftop structures – a pool, gym, lockers and terraces – qualify under the zoning by-law, according to Urban Planning director Tom Flies.

This, he explains, “allows roof structures for recreational facilities and mechanical equipment in multi-family buildings in excess of the permissible height,

provided they respect certain setbacks and do not exceed 15 feet in additional height.”

Flies said the building therefore is considered to be a maximum of 10 storeys with an additional roof structure conforming to section 6.7 of the by-law.

The upcoming demolition hearing for the existing building takes place at city hall starting at 5 pm.



Design shows the proposed residential component in two sections – one higher than the other. These are set back from, and rise above, the street-level retail floor and two levels of office use.



The proposed St. Catherine development designed by the architectural firm of Fischer Rasmussen Whitefield is shown in renderings from the file at city hall photographed January 26.



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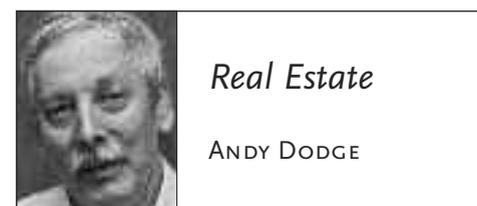
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Most sales in October since 1972

# October transfers: second-highest price ever



Real Estate

ANDY DODGE

The following article relates to the registration of deeds of sale for Westmount property in October 2017, gleaned from non-city sources. A list of sales can be found on p. 17.

The second-highest residential sale price in Westmount's history was registered last October, as 58 Belvedere Place



58 Belvedere on January 31.

changed hands for \$8,300,000, narrowly surpassing the \$8,245,000 paid out for 757 Lexington Ave. last February.

The highest price ever, registered in March 2017, was the \$13.5 million paid for the huge mansion built by Charles A. Smart at 12-14 Sunnyside Ave. Some will argue that was actually a double-sale, since the two connected addresses represent separate lots, one for the coach house and one for the mansion; in this case there is a similar coach house connected to the

Belvedere mansion, but it has not been subdivided. The buyers, Li Li and Jun Tao Shi, own other significant houses in Westmount.

The Belvedere Place home was evaluated at \$9,787,300, so went for 15 percent less than municipal evaluation, one of only two in October. The highest mark-up involved 4400 de Maisonneuve Blvd., near the corner of Metcalfe Ave., 67.2 percent; the next-highest mark-up was close by at 218 Metcalfe, 42 percent.

Three other houses sold for more than \$2 million, and prices went down from there to \$915,000, paid for 228 Prince Albert Ave., one of three which sold for less than \$1 million.

Volume was actually higher in October than it had been in September, with 20 sales averaging \$1,879,794; in fact, the 20 registered one- and two-family dwelling transactions are the most in a Westmount October since 1972.



228 Prince Albert on January 31.

Four condominium sales were closed in October, including a sixth-floor apartment at 1 Wood Ave. which brought \$1,390,000 in an estate sale; the others were all less than \$1 million. Included in the list is a commercial condominium in the same 1 Wood building, with an address at 4055 St. Catherine St., which sold for \$151,500, well over double its municipal evaluation. That deed was signed in June.

## Vic village retail news

La Canadienne's store on Sherbrooke between Claremont and Prince Albert has closed. A message on the storefront glass directs shoppers to its other Sherbrooke St. store (near Bishop) and its original Laurier Ave. West store.

Sunsource on Sherbrooke between Victoria and Grosvenor is empty. A sign on the window says, "inventory jour." Its website advertises other businesses and websites, and its phone number was not answered on February 5.



4400 de Maisonneuve on January 31.



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### IMPORTANCE NOTICE

#### Demolition Application

1. The City of Westmount has received an application for a demolition permit, and for a replacement program for the building located at **2307 Dorchester Boulevard**;
  2. A person wishing to oppose the demolition must do so by writing to the City Clerk, giving the reasons for objecting, within 10 days of publication of the public notice or, failing such notice, within 10 days following the posting of the notice on the immovable concerned;
  3. A public sitting of the Demolition Committee will take place on **February 26, 2018 at 5:05 p.m.** in the Council Chamber of City Hall, located at 4333, Sherbrooke Street West, in Westmount;
- The legal notice relating to the foregoing has been published in Le Devoir's edition of February 6, 2018. It was also posted in the office of the municipality and on the City's website.

Me Martin St-Jean, City Clerk

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## Police Report

## ID theft believed to be motive in MD office break-in

BY MARTIN C. BARRY

The following news column is based on information from police reports provided by a Station 12 constable in an interview with the reporter.

Police at Station 12 on Stanton St. are hypothesizing that identity theft may have been the motive behind a break-in at a medical office on Greene Ave. over a recent weekend when an undetermined number of patient files are believed to have been stolen.

According to Cst. Stéphan Laperrière, the station's community relations officer, the office, which is shared by several doctors, was broken into while closed between 2 pm on Friday, January 26 and 9:30 am on Monday, January 29.

Although the investigators were unable to determine how the burglars got in, "it looks like they were after medical files," said Laperrière. "They're not sure for now if anything was stolen, but they're going to do an inventory to make sure."

There were no signs that anything in the office other than files was stolen or disturbed, he added. However, the investigators found that locks on the file cabinets had either been tampered with or broken, leading them to conclude that the perpetrators were specifically after medical information, he said.

"It could be for a theft of identify," Laperrière noted, suggesting this might have been the principal motive for the break-in.

**Car theft accomplished**

Sometime during the night of January 23-24, a 2009 Infiniti FX35 luxury crossover SUV that was parked by its Melville Ave. owners in their usual driveway parking spot was driven off by thieves without leaving a trace.

"When the owners woke up in the morning, it was no longer there," said

Laperrière, noting the police didn't find any broken glass in the driveway or other indications of a forced entry. However, he pointed out, Infiniti is currently one of the vehicles that's most sought by car thieves.

There was no mention in the investigators' report as to whether the car's doors had been left unlocked. "So how did it get stolen? It's still under investigation," he said.

**Car theft thwarted**

While certain car owners might sometimes be aggravated by the complicated control systems a good number of vehicles have these days, it would appear that a local car theft was recently thwarted because of a door-locking mechanism that kept the thieves out.

According to Station 12 community relations officer Adalbert Pimentel, the perpetrators were targeting an SUV parked on Lansdowne Ave. in front of the owners' home on the night of January 7-8.

However, they were unable to steal it after trying to force the door lock on the passenger side, causing the locking system to keep the other three doors firmly closed.

"When the owners went out the next

day, they noticed that the passenger handle was damaged," said Pimentel, while adding that as a result of the damage the owners couldn't get access to their car through any of the other doors. "When one door is jammed, it jams the other doors, too," he said.

**Car theft videotaped**

Another recent vehicle theft in Westmount illustrates that there are benefits to parking indoors when it comes to foiling car thieves.

On January 15 around 6 pm, a four-door sedan that was parked in the garage of an apartment building at the corner of Redfern Ave. and de Maisonneuve Blvd. was stolen.

While investigators are often left with few clues when vehicles are stolen from outdoor public parking spaces, in this case, a video camera installed inside the garage recorded the entire incident and provided police with an image of the suspect.

"Generally, cars are safer inside than on the street," said Pimentel. "Camera systems are dissuasive to thieves. And they will be helping in the investigation in this particular case."

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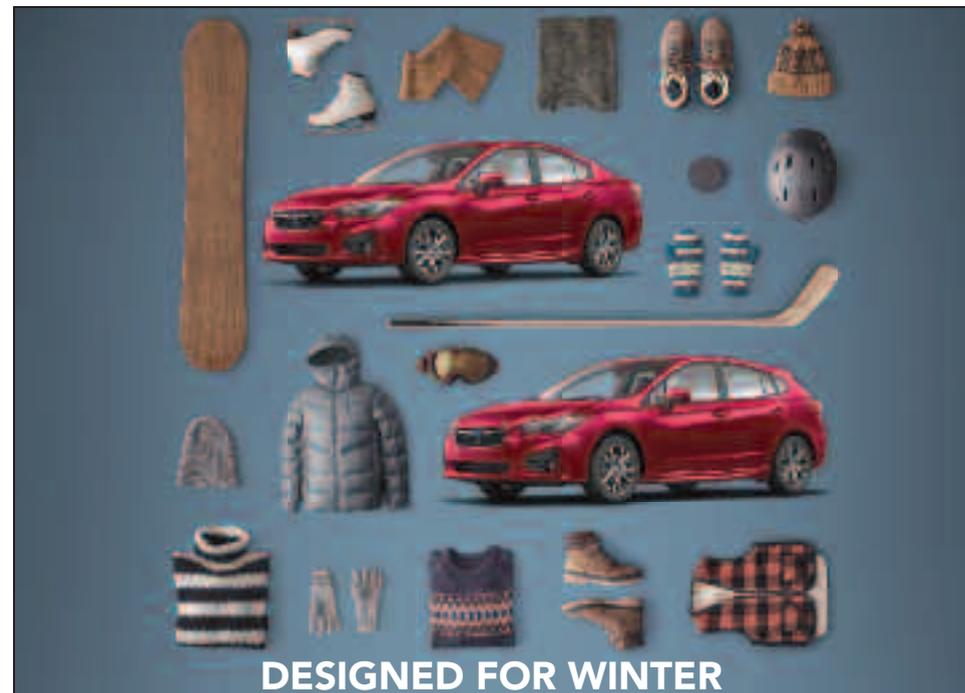
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*See paper edition*

# 'Transportation revolution' looming, Garneau tells Rotarians

BY MARTIN C. BARRY

"There's going to be a revolution in transportation in the next 20 years," NDG-Westmount MP Marc Garneau, told members of the Rotary Club of Westmount as speaker of its January 17 luncheon.

Garneau, federal Transport minister, briefed them on a number of projects that are currently part of his ministry's "Transportation 2030" plan, including the regulation of driverless vehicles, which "are coming along at a fairly quick rate," he said, noting that some audience members seemed apprehensive at the mention of cars and trucks operating without human drivers.

"I can understand," he said.

Garneau said these vehicles are classified according to five levels of automation. Level five is the highest, being reserved

for cars or trucks that have no steering wheel, brake or gas pedal.

"I have to make sure, as the Transport minister, that if these driverless vehicles are going to be on the road – and they will gradually; there are tests being done in Ottawa and in Stratford, Ontario – that they're going to be safe. That's my responsibility. I wouldn't want them not to be safe."

Driverless vehicles, Garneau maintained, hold the potential of being able to make cars and trucks safer than they are now under the control of human drivers.

"This may surprise you, but the good thing about a driverless car is that it doesn't drink, it doesn't take drugs, it doesn't fall asleep at the wheel, and it actually has a huge number of sensors on it," he said.

While acknowledging that driverless vehicles face some challenges in Canada because of the country's winters, Garneau insisted they are coming along.

He said the major car manufacturers have become highly active in the development, as have advanced technology companies like Apple and Google, which are developing operating systems.

Other areas in the federal transportation plan that Garneau touched on included improving service in Canada's airline industry, tightening the country's railway safety regulations, encouraging manufacturers to produce more zero-emission vehicles, creating better quality marine cor-



NDG-Westmount MP Marc Garneau addressed members of the Rotary Club of Westmount on January 17. He spoke about federal transportation plans.

ridors for shipping, and improving the country's transportation system to help the economy.

Regarding his cabinet position, Gar-

neau, a former astronaut who has a PhD in electrical engineering, said, "I love the job. It is fascinating. It's tailor made for someone like me who's an engineer."

## Noisy party toned down at 4:35 am

Public safety officers reported answering a call January 27 for loud voices and music coming from an apartment on Stayner at 4:35 am. The city's noise by-law was explained to the residents who were told a ticket would be issued if a second complaint were to be received. None was.

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Social Notes

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# Atwater Library eve a delicious success

ognized for his many contributions to Montreal – “economic, social and cultural.”

After a stellar career in the financial services industry that included several years heading MacDougall, MacDougall and MacTier (aka the 3 Macs), then the oldest independent brokerage firm in Canada, Harrison wrote a history of that company with the late **James Ferrabee**.

Emcee was local res Global News’ anchor **Amanda Jelowicki**, there with her husband **Adrian Dunn**. Noted arriving were Westmount res co-chairs of the



From left, Geoff Dowd, Kathryn McKnight and Michael Harrison.

Phase II Capital Campaign **Richard Pound** (with his wife **Julie Keith**) and **David Angus**.

Library board members enjoying the night included president **John Aylen**, v-p **Bruce Bolton** (there with wife **Roberta**), **Jodi Lafrenière** (with **Scott Pritchard**),

**Geoffrey Dowd** (with **Kathryn McKnight**), **Caroline Jarvis** and **Karen Macdonald**.

Westmounters seen listening to the cool **Dave Turner Jazz Trio** were Westmount’s mayor **Christina Smith** and Councillor **Mary Gallery** (both elected after the event),



Julie Keith and Richard Pound



David Angus and Marc Trottier.



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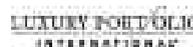


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Amanda Jelowicki, city councillor Mary Gallery.



Ellen Bourke and John Aylen

Judy and Philip Johnston, John Archer, Theodora Samiotis, Barbara and James Brodeur, Nancy and John Gallop, Barbara and Victor Drury, Linda Leith and David Gawley, Susan and Richard Hart, Julia Gersovitz, Robert Johnson, Dora Koop and Steven Phizicky, Joan and Alex Paterson, Patricia Quill, Helen and Fred Wiegand, Micheline Jarry, Elizabeth Côté, Joan Roy, Brian Webb, and Dominique Arvisais and her husband Larry Cannon, CFO Nova Steel, a sponsor of the eve.

Other sponsors were Letko Brosseau and Associates, represented by Peter Letko, there with his wife Deborah Josephson; 3 Macs, a division of Raymond James,

by Tim Price, managing partner; Marchand, Fairchild, Blais Financial Services, by Paul Marchand and Jocelyne Blais; Coerente Capital Management Inc., by Marc Trotter; local hearing aid firm Mark & Lachance, by Céline Lachance and Jean-Marc David; CI Investments, Harrison Family Fund at Foundation of Greater Montréal, Sépaq, Goose Nest Inc., and Heward Investment Management Inc.

Noted in the crowded rooms were library past president Mark Gallop and volunteer Ellen Bourke. Silent auction items were quickly snapped up including the sensational scarves donated by local resident Reuben Abramovsky, and 15 framed

colour cartoon prints donated by cartoonist Terry Mosher (aka Aislin), there with his wife Mary Hughson. Guests admired the lovely little toy train as it choo-chooed around its circular track. The charming toy is an annual treat provided by former

library president Marshall Wainsbrough, who has donated a toy train plus tracks to the silent auction each year. The library's educational and cultural programs will be supported by the \$70,000 proceeds raised from the fun eve.

## Comin' Up

### SATURDAY, FEBRUARY 10

The Krishnamurti Information Centre of Montreal's video "the endless cycle of action and reaction" at the Atwater Library, 2 to 4 pm. Info: 514.937.8869. Cost: \$5.

### MONDAY, FEBRUARY 12

Westmount Public Library children's section offers Valentine's day crafts for ages four and up, 4 to 5 pm.

### TUESDAY, FEBRUARY 13

Westmount Horticultural Society presents "Terrariums" with Sheena Swirlz, coordinator of homesteading and urban

agriculture workshops at Concordia University. Guests \$5. Westmount Public Library.

### THURSDAY, FEBRUARY 15

Repurposing Churches by David Hanna, associate professor of Urban Studies at UQAM and member of Westmount Local Heritage Council. Guests \$5. Westmount Public Library. 7 pm.

### FRIDAY, FEBRUARY 16

Climate Café: "Citizens' Eco-Urban Planning" with Mathieu Madison of College Rosemont. Westmount Park United Church, 4695 de Maisonneuve Blvd. 7 pm.

## To BE LISTED IN *Comin' Up*

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## Officers drive fall victim to hospital

A woman fell on the sidewalk facing 418 Claremont at Sherbrooke at 8:30 am January 23, according to Public Security officials. The incident was spotted by Public Works personnel who called public safety officers. The woman was found experiencing pain in the right ankle. When she refused to wait for an ambulance, the resident of Windsor was assisted into a patrol vehicle by her daughter and a friend and officers drove her to the nearby Royal Victoria Hospital. She was described as wearing rain boots. The sidewalk was reported to be well sanded.

## Teen slips on ice sent to Children's

A 14-year-old boy was taken to hospital January 31 after slipping on ice at Redfern and Sherbrooke, Public Security officials said. He was reported to have been running for a bus just after 8 am and slipped on some ice outside 376 Redfern.

Advised of the accident by a bus driver, officers found the victim attended by a woman.

They provided blankets for both while awaiting the arrival of Urgences Santé. The boy was believed to have dislocated his left knee and was transported to the Montreal Children's Hospital.

## Westmount Lives Donald Duke Patterson: Scientist. Activist. Devoted father



BY ELISABETH PATTERSON  
AND JULIETTE PATTERSON

“Science views the universe as a magic place, imbued with creativity; where the impossible comes true,” Donald Patterson said at the Unitarian Church of Montreal in 1989. Not the kind of talk you'd normally expect from a professor of physical chemistry at McGill University – a man to whom the Journal of Solution Chemistry devoted a special issue in honour of his research and student mentorship. But then Donald Patterson was no typical academic.

Born in Westmount in 1927, he studied at Selwyn House, Westmount High and then at McGill University. Although a scientist at heart, Donald was also interested in politics and social issues: he joined the left-wing Co-operative Commonwealth Federation (CCF) and canvassed door to door in the city's east end. During his PhD studies at Bristol University, he criss-crossed most of Western Europe on a motorbike. Throughout his life, he had a deep commitment to peace and social justice – Palestinian rights in particular – and the environment.

He became a professor of physical chemistry at the University of Montreal in 1956, when very few English-speakers chose to work in French. He fell in love

with Geneviève Delmas, his graduate student from France, and they were married in 1964. Geneviève became a distinguished scientist in her own right, and a professor at UQAM. Friends agree theirs was an extraordinary marriage – a meeting of hearts and minds. The couple welcomed poets, refugees, and students from around the world to stay in their home on Argyle, as well as the occasional baby squirrel or raccoon.

They had three daughters: Juliette, Beatrice and Elisabeth. Beatrice was severely disabled, and Donald's commitment to her was deep. He returned from work at lunchtime to do daily exercises with her. Her death in 1980, at the age of 10, was life shattering: like many scientists, Donald called himself an atheist. He found solace in quantum mechanics' idea of the universal mind, whereby consciousness can continue after death. Donald came to believe that the universe is programmed to produce consciousness – that it is, in truth, a magical universe.

Certainly he had an almost magical effect on the lives of those who knew him. *Elisabeth Patterson and Juliette Patterson, a lawyer and an architect in Westmount and Montreal, are Donald's daughters. To find out more about Donald, who passed away one year ago, go to [www.donaldpatterson.ca](http://www.donaldpatterson.ca).*

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