

Taxes up \$355 (2.7%) on average single-family dwelling

BY LAUREEN SWEENEY

When Westmount tax bills for 2019 are mailed out at the end of January, the owner of a single-family dwelling will be facing an average increase of 2.7 percent over last year, or \$355. This is the largest category of property owner.

According to the 2019 budget of \$111.2 million and tax rates presented December 17, the average tax bill will be \$13,510 for single-family dwellings, now averaging a value of \$1,598,430.

Overall, tax rates on \$100 of valuation are:

- \$0.8452 for properties containing five housing units or less;
- 0.8558 for apartment buildings of six units or more (a 2.7-percent average increase); and
- \$3.2402 for non-residential (commercial) property.

This is a 0.68-percent average increase “to give merchants a break,” finance commissioner Kathleen Kez explained.

While the new budget is up 2.8 percent over 2018, the portion allocated to operating local city services will increase 2 percent to \$51.9 million compared to the 3.6-percent hike to \$58.4 million the city is obliged to send to Montreal for island-wide agglomeration services (such as police, fire and transit).

Another \$1 million also has to be sent to the Montreal Metropolitan Community for regional expenses. This brings the total expenses to \$111.2 million, some \$3 million more than last year.

“We have worked hard in Westmount to control our costs,” said Mayor Christina Smith. The challenge now is to work on the aggro, she added, “and keep our voice heard at that table.”

As it is, the budget in- *continued on p. 14*

New year, same challenge: snow



Surrey Gardens and Gordon Crescent on January 11. The temperatures felt close to -30°C. St Joseph's Oratory in the background.

PHOTO: RALPH THOMPSON.

Mayor Christina Smith outlines 2019 priorities, p. 4

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HONESTY INTEGRITY RESULTS

At site of former Hillside medical centre

Demo gets okay to make way for 4 new townhouses

BY LAUREEN SWEENEY

A developer's request to demolish the one-storey building at the northwest corner of Hillside and Metcalfe was approved at a public hearing December 17 in order to make way for a new three-storey residential building comprising four attached town houses with basements.

The 1948 vacant industrial building,

which no longer conforms to the current residential zoning, had been occupied for many years by the Hillside medical centre.

The city council, acting as the city's Demolition Committee, provided the go-ahead at the conclusion of the hearing conditional on a work site management plan, adherence to applicable city regulations, ultimate approval of a building permit and a *continued on p. 8*

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'Thank you,' fellow Westmounters Christmas basket recipient: Westmount's 'real wealth' is community

The Independent received the following email from one of the recipients of the city's holiday food basket program.

A heartfelt thank-you note to the Westmounters who give to the annual Christmas basket campaign. You all have to know just how much it's appreciated.

This last year, I cried when I opened my "basket." And so, as I was thanking the [Westmount Public Security] officers in charge of this operation, I knew I just had to express my warmest thanks to each and every one of you.

Your help, however big or small, goes a long way. It goes to my heart.

When I was down on my luck with a little baby, escaping violence, I chose Westmount. If I was to be in great difficulty, I figured I had to surround myself with beauty and security in order to be inspired and find a way back to my "real" life as a

working professional. I never did... My child was diagnosed with severe autism and I got the auto-immune disease that sealed my fate. So I had to learn to ask for help and accept it.

Here is the thing.

Westmount might be a rich community. But its real wealth resides in the sense of community that we feel here in so many ways. The Christmas basket operation is one of them. You are directly helping your fellow residents, including children, to celebrate the holidays with dignity and a whole lot more happiness!

Everybody has a life story. This is ours and we get by....

How? With a little help from our community.

Thank you so, so much.

– Your fellow Westmounter

BUILDING PERMITS 🏠 What's permitted

Council approves 4 building projects Dec. 17

The following 4 permit requests for demolition, exterior construction, alteration and renovation were approved at the December 17 meeting of the city council. There were no refusals.

Letters to the editor, p. 6

Classifieds, p. 14

Social Notes (Toy Tea), p. 15



Westmount
page, p. 17

Approved

10 Sunnyside: to rebuild retaining walls at the rear provided the walls are clad with stone and that the upper wall is masked by vegetation as per section 6.3.3 of *Guidelines for Building and Renovating in Westmount*;

335 Elm: to modify front steps;
716 Upper Roslyn: landscaping at the rear;

257 Metcalfe: at a Category I house, to replace the front door provided the decorative panel on the bottom is reinstalled in the new door given that the building is part of an ensemble and that the door matches the one of the adjacent neighbour.



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Mayor Smith looks ahead to 'busy year' 2019 focuses on road work, permit process, planning, greenhouse

BY LAUREEN SWEENEY

As 2019 unfolds, Mayor Christina Smith says it will bring "a ton of road work," a start on physical work to restore the greenhouse, updating building by-laws, a project to speed up the permit process, introducing interactive communication and moving forward on planning issues for commercial

districts, the southeast area and revitalization of St. Catherine.

"The biggest thing will be tackling Urban Planning," she said last week. This will include streamlining and changing the permit process right from the time applications are opened, a process that will require an additional architect, more staff and space.

"This is a project that will define our council," she said.

This project is expected to start moving ahead once a timeline is received, as was expected at the general committee meeting January 14, after press time. More details would be ready for release in February, she said.

A "needs assessment" study for an indoor pool is also expected to be received in February, a necessary document for proceeding to the next steps regarding feasibility and grant applications if the project



PHOTO: INDEPENDENT. The back of the greenhouses on January 14.

advances.

While background work has already been under way concerning some of these items, "change takes time," Mayor Smith explained.

Going hand in hand with the work on roads will be a new interactive tool for communicating with citizens on road reconstruction and in using social media to poll residents on their concerns and needs, for which a communications person is to be hired.

PHOTO: INDEPENDENT.

In other areas, the city will be looking for ways to advance sustainability and environmental initiatives, engage more volunteers for community events, and study the need for updating Sports and Recreation programs to meet changing demographics and times.

"Then, from my end, we'll be working to obtain agglomeration reform, all of which will make it another busy year," Smith said.

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IN PRAISE OF SHAKESPEARE- IN-THE-PARK

I understand that Westmount city council is in the process of reviewing the arts and culture initiatives it supports in our community and, as part of this process, is considering whether and on what terms Westmount will continue to host Shakespeare-in-the-Park in Westmount Park this summer.

I'd like to take a moment to explain why Shakespeare-in-the-Park is so important to me, as a Westmount resident and as a member of Repercussion Theatre's board of directors, and to ask *Indie* readers to express their support for continuing these productions.

My family has been attending performances in Westmount Park for years, well before I got involved with Repercussion Theatre. A picnic under the stars, taking in what is always an excellent performance, is one of the highlights of our summer. When our kids were little, my husband and I appreciated that we could leave if necessary, or sit in the back and let the kids run around. Our kids are older now and can (and do) sit through the performances with pleasure, but I always cast a fond eye on the parents who come out with small children, hoping to catch at least part of a show in an environment where they can feel at ease.

Aside from the outstanding performances, the thing I love most about these evenings is the chance to see the people in my community – friends and neighbours, people I recognize from the library, the shops or even the aisles of Metro.

I love seeing elders from Manoir Westmount come with family members or

caregivers, and the theatre kids from local schools such as St. George's and The Study who volunteer with Repercussion Theatre and are a vital part of every performance's success. I may not know everyone's name, but we are connected through our shared love of the arts and Westmount Park, as well as the joy we find in spending a few hours on a summer evening watching live theatre together.

Fostering strong community is one of Shakespeare-in-the-Park's *raison d'être*, and this comes down to accessibility. Repercussion Theatre focuses on accessibility in many ways, such as offering audiences a web app providing French translation of the performances, and partnering with Geordie Theatre School to offer Shakespeare-before-the-show workshops for young people in some of the neighbourhoods we tour to, including Westmount. For this season, Repercussion is exploring ways to make performances more accessible to older members of the community.

The single biggest factor in ensuring that Shakespeare-in-the-Park is accessible to the entire community, however, is that the performances are free. Any donations are purely voluntarily. People who might otherwise not be able to manage a night out at the theatre, such as young families who can't afford a sitter, or older people on fixed incomes, can always afford to attend a professional, engaging and innovative performance of Shakespeare-in-the-Park. It is the financial support of each town, city and borough, as well as crucial support from foundations, arts councils and individual donations – including voluntary

LETTERS TO THE EDITOR

on-site donations – that enable Repercussion to play for free before large crowds every summer. And it is clear that there is a thirst for professional outdoor theatre in Westmount. The Westmount Park shows are consistently among the best attended!

These shows not only enrich and entertain us, but they connect us with our community. Shakespeare-in-the-Park has been part of Westmount's cultural landscape for over 30 years because our city prioritizes community and the arts. To ensure that Westmounters can count on many more summer evenings enjoying quality theatre in Westmount Park, I ask you to please reach out to your city councillor to express your support for Shakespeare-in-the-Park.

JENNIFER DELESKIE, GROSVENOR AVE.

54.8-PERCENT INCREASE IN MAYOR'S SALARY NOT INDICATED

Does the mayor of Westmount deserve a 54.8-percent increase in pay?

This is what Westmount city council is proposing. They want to raise the pay of the mayor from \$43,934 to \$68,000. This is a whopping big increase, if you ask me.

Although the mayor may deserve fair remuneration, one must ask why there have not been adequate increases in the past? Did no one on council ever consider the subject? Were they previously sleeping, or merely frugal?

This is why I humbly believe that a 54.8-percent increase in one broad stroke is NOT indicated. If the matter had not been considered by previous councils, in these times of tight budget allocations, should this council unleash such a massive remuneration increase?

Largesse and abuse of privilege have no place in local governance.

JACK LOCKE, STAYNER ST.

DEMERS APPOINTMENT TO PAC NOT A FRESH START

I do not wish to belabour the issue of the AGIL report on the development of the southeast sector but I find it curious that in the summer the *Westmount Independent* reported that at a meeting with several southeast residents, the mayor assured them the city would be starting "afresh." Yet, it was reported on December 11 that the council named M. Clément Demers, author of the AGIL report, to the city's Planning Advisory Committee, which would be overseeing the development. The main concerns of the residents – the narrowing of Dorchester Blvd., densification, lack of green spaces, to name only a few – are the main features of his report. These were issues that were initially contested by residents of the southeast sector and led to the incumbent councillor's loss of the elec-

tion. So how does appointing M. Demers contribute to a fresh start?

ROSALIND HALVORSEN, WEREDALE PARK

AGIL REPORT: CONTENT VS. REALITY

I was very disappointed to learn of the appointment to Clément Demers to the Planning Advisory Committee based on the content of the report he was paid to write for the city.

For example, on p. 54 of the AGIL report, M. Demers indicates that the option of a cycling path on Dorchester was excluded as it would not be of value without the collaboration of the city of Montreal to add cycling lanes on René Lévesque. Yet he had no such concern on p. 59 with his proposal of cycling lanes on the Westmount portion of St. Catherine, despite no indication of collaboration from Montreal there. Considering that AGIL did several major projects for Montreal, one might have thought that M. Demers would have some contact with whom he could discuss Montreal's plans for cycling lanes. If he had, it is likely that he would have been directed to this report https://ville.montreal.qc.ca/pls/portal/docs/page/transport_fr/media/documents/programmation_2016-2017.pdf, which was Montreal's publicly available plan for cycling paths at the time AGIL was developing their report. The map shows the existing (green) path on René Lévesque from the Jacques Cartier bridge to Berri as well as the projected (orange) path extension from Berri to St. Matthew. Note also the projected path down Clarke to de Maisonneuve. Logically, the path down Clarke would eventually run into Dorchester and along René Lévesque to St. Matthew. Why would M. Demers propose a cycling path along St. Catherine that would dead-end at Atwater when the city of Montreal has clearly chosen René Lévesque and not St. Catherine for development of cycling paths? Perhaps it was more convenient to ignore, or not ask for, any information from Montreal as it might get in the way of M. Demers' recommendation to eliminate the median and narrow Dorchester to maximize land available for development on the north side of Dorchester.

In the interest of brevity, the above is but one of six areas that I found where M. Demers appears to focus on some facts, and misrepresent others to support his recommendations, while ignoring facts that do not. I would be pleased to share the other five with anyone who is interested. Just email me at jrichards@myfairpoint.net.

If M. Demers was not able to come up with any new options for the southeast residential neighbourhood when awarded a contract by Westmount in 2017 to specifically do *continued on p. 13*

WESTMOUNT INDEPENDENT

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RMR's colours 100 years old



Prince Arthur presents the colours.

Westmount's Royal Montreal Regiment received its first set of colours 100 years ago, on January 4, 1919, an event that the unit marked to the day with a press release.

It was the first time that a British or Canadian regiment had been presented with colours on foreign, conquered soil at the end of a victorious campaign. The ceremony in Unter Eschbach, Germany, was presided over by Prince Arthur of Connaught, a grandson of Queen Victoria and first cousin to the then king, George V.

According to the regiment's war diary, at the end of the ceremony, "The prince ended his address, which was soldier's speech to soldiers, by calling for three cheers for His Majesty the King, and re-

ceived a right royal response. The divisional commander [Major-General Sir Archibald Cameron Macdonnell] then called for three cheers for His Royal Highness, which was given with great lustiness."

The press release explained that "Military colours have been in use for many centuries, and from the outset fulfilled two practical needs. First, they were a rallying point in battle and second, a mark of family distinction." It also explained that each regiment has a regimental colour and a sovereign's colour, both of which were presented in this case.

The Royal Montreal Regiment has received four sets of colours over its history.



From left, Brigadier-General G. S. Texford, Honorary Major (Reverend) A. H. Creegan, Lieutenant-Colonel Richard Morrall, Prince Arthur, Lieutenant A. D. C. Parnell (regimental colour), Lieutenant C.H. Sullivan (king's colour) and Major-General Sir A. C. Macdonnell. PHOTOS COURTESY OF RMR MUSEUM



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Avis de réception d'une demande de projet particulier de construction, de modification ou d'occupation d'un immeuble (P.P.C.M.O.I.)

La Ville de Westmount désire informer toutes les personnes intéressées du dépôt d'une demande en vertu du Règlement 1489 « Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (P.P.C.M.O.I.) ». La demande porte sur une dérogation à l'article 6.7.2 du règlement 1303, afin de permettre un usage résidentiel dans la construction hors-toit existante, au lieu d'installations de loisir partagées en commun par les occupants dudit bâtiment tel qu'exigé par l'article en question.

Adresse de l'immeuble : **4160, rue Sherbrooke Ouest
Westmount, H3Z 1C2**

Demandeur :
Salim Hejal
4160, rue Sherbrooke Ouest, #602
Westmount, H3Z 1C2

Toute personne peut consulter les documents fournis dans le cadre de la demande en utilisant le lien suivant : westmount.org/ppcmoi, ou au comptoir du Service de l'aménagement urbain à l'hôtel de ville, situé au 4333, rue Sherbrooke Ouest à Westmount pendant les heures d'ouverture, soit du lundi au vendredi de 8 h 30 à 16 h 30.

La demande n'est pas assujéti à une évaluation en vertu du règlement 1305, « Règlement sur les plans d'implantation et d'intégration architecturale », et ne fera donc pas l'objet d'une présentation publique au Comité consultatif d'urbanisme tel que défini dans l'article 2.7 du règlement 1489.

Des commentaires sur le projet peuvent être émis sous forme écrite en utilisant le lien suivant : westmount.org/ppcmoi. La date limite pour soumettre des commentaires écrits est le mardi 5 février 2019. Veuillez noter que la Ville de Westmount ne répondra pas individuellement aux commentaires soumis.

Notice of receipt of an application for a Specific Construction, Alteration or Occupancy Proposal for an Immovable (S.C.A.O.P.I.)

The City of Westmount wishes to inform all interested persons of the reception of an application under By-law 1489 "By-law concerning Specific Construction, Alteration or Occupancy Proposals for an Immovable (S.C.A.O.P.I.)". The application requests a derogation to article 6.7.2 in order to allow a residential use in the existing roof structure in lieu of the required recreational facilities for the common use of the occupants of the building as per said article.

Building Address: **4160 Sherbrooke Street West
Westmount, H3Z 1C2**

Applicant:
Salim Hejal
4160 Sherbrooke Street West, #602
Westmount, H3Z 1C2

Any person may consult the provided application documents on the city website under the following link: westmount.org/scaopi, or at the counter of the Urban Planning Department at City Hall, located at 4333 Sherbrooke Street West, in Westmount, during regular business hours, from Monday to Friday, 8:30 a.m. to 4:30 p.m.

In accordance with Article 2.7 of By-law 1489, the application is not subject to a review under bylaw 1305, "Bylaw On Site Planning and Architectural Integration Programmes", and will not be presented publicly to the Planning Advisory Committee.

Comments on the project can be made in writing on the city website under the following link: westmount.org/scaopi. The deadline for the submission of written comments on the project is Tuesday February 5, 2019. Please note that the City of Westmount does not reply to individual comments.

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Hillside, cont'd. from p. 1

monetary guarantee of \$125,400.

Presenting the plan for the site at 65 Hillside on behalf of Verterra Development, architect Nathan Godlovitch of Evoq Architecture pointed out that the new building will be separated from the Category I heritage house at 130 Metcalfe, "which is now up against" the old building.

No one from the neighbourhood spoke for or against the plan and no letters were received by the city. This was in contrast to concerns expressed five years ago at a somewhat acrimonious demolition hear-

ing for the Vanguard School building across the street at 175 Metcalfe (August 13, 2013, p. 1).

Mayor urges communication

Despite the lack of objections, Mayor Christina Smith told Godlovitch, "I would urge you to continue communicating with the neighbours."

The building at 65 Hillside had been built in 1948 next to the Montreal Water and Power Company as an office and warehouse building for P. McCuaig Ltd., a mechanical/electrical contractor, which in 1957 added increased warehouse and



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Obituary for Ross MacCormack

(September 6, 1941 - January 8, 2019)



Ross MacCormack, who lived most of his life in Westmount, passed away peacefully on January 8, 2019 after a courageous battle with cancer in his 77th year.

Ross, the son of the late Dorothy "Doff" Rosamond MacCormack and Gordon MacCormack, will be greatly missed by his beloved wife of 48 years, Isobel Marks, by his sister, Anne Roxburgh (Barry) and his brother, Bryan MacCormack (Gillian). He was also much loved and mourned by his god-son, Jason Fordyce; god-daughter, Connie Sinclair; mother-in-law, Irene Marks; sister and brother-in-law, Karin Marks and Brian Puddington; by his nieces, Sue Ann and Carmen Puddington, Alexandra Roxburgh (Thomas Reyto) and Julie MacCormack; and by his niece and god-daughter, Christine

McLeod (JP). He was adored by his great-nieces: Nicole and Alexandra McLeod and god-daughter, Kylie Savage, and by a multitude of relatives for whom he was the favourite.

Ross attended Roslyn School and Westmount High School and was a Concordia commerce graduate.

He held various positions in the airline industry and was a significant contributor to Canadian aviation. His 32-year career at Air Canada culminated in his position as Senior Vice President International Affairs. He was a key architect in the formation of the Star Alliance and a member of the Board of Directors of Chorus Aviation. This was all achieved with a remarkable sense of humility. Ross was recognized as an exemplary leader, who derived great pleasure in supporting, promoting, and encouraging the efforts and successes of others. He dealt with everyone he encountered with equal respect and acceptance.

A man of many interests, Ross was always curious, and happily shared his knowledge of history, geography, music, cars and planes. He travelled the world with Isobel and they immersed themselves in local cultures and made new friends. An active man, he skied on many slopes and sailed on many seas.

Following his retirement from Air Canada, Ross and Iso found a welcoming home and many wonderful friends in Vermont's Northeast Kingdom, where he contributed his extensive management skills, ideas and insights to the area's on-going development. He also took on a new challenge as Chairman of the Board and Advisor to Premier Aviation, guiding this Quebec company in its growth and development.

The outpouring of love for Ross during the recent months of his illness was a testament to the love he, himself, gave to family, friends and colleagues throughout his life.

Grateful thanks to the medical staff of the Dartmouth Hitchcock Medical Center, the Norris Cotton Cancer Center, the Byrn Palliative Care Center and North Country Hospital's 3rd floor nurses and doctors for the outstanding care they provided over the past two-and-a-half months.

A celebration of Ross's life will be held in Montreal and in Newport, Vermont in the near future.

Donations in Ross's memory can be made to:

The North Country Hospital Palliative Care Fund (Newport, Vermont) in Memory of Ross MacCormack or the Canadian Melanoma Foundation.



Nathan Godlovitch of Evoq Architecture presents the plan December 17 for a new residential building comprising four attached townhouses at 65 Metcalfe.

drafting space to the north (see story December 4, p. 1).

Godlovitch told the meeting how the new project would provide backyard space between the new townhouses and the Victorian heritage house. This will be possible in part because the basement garage for the new building is to be accessed from Hillside by a short ramp leading to a car elevator.

Nathalie Jodoin presented for the Urban Planning department, of which she is assistant director, saying the city's Planning Advisory Committee (PAC) had reviewed the plan at seven meetings from May through November and recommended it be given favourable consideration.

After retreating from the hearing to deliberate on the proceedings, the council returned to authorize the project in a resolution presented by Councillor Conrad Peart, urban planning commissioner for permits and architecture.

Councillor Cynthia Lulham, urban planning commissioner for zoning, economic development and parks, who represents the implicated District 7, said she

looked forward to the street "getting back to families" as had begun with the condos at 175 Metcalfe and Hillside.

The new Hillside development aims to provide LEED-certified homes of four-plus bedrooms with finished basements, according to developer Darren Reid (see story July 10, p. 1).

Reid did not attend the demolition hearing.

Notice is hereby given to William Marcou Succession to go to the Saint-Jérôme Courthouse, 25 Martigny O., Saint-Jérôme, on Thursday January 31st, 2019, Room B1.04, at 9 a.m., where an application for judicial acquisition of ownership of an immovable by prescription will be submitted to one of the Honourable Justices of the Superior Court of the District of Terrebonne. This notice is published at the request of Marc-Olivier d'Amours, a bailiff, who has unsuccessfully attempted to serve you with the originating application in acquisition and the notice of presentation. It will not be published again, unless required by circumstances. A previous notice was published in the Westmount Independent on December 12th, 2017.

Given in Morin-Heights on January 8th, 2019, by Mtre Barbara A. Thompson, Notary.



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2018



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SOLD catherine & steven happily head out of holton to heavenly hudson **SOLD** kind and charismatic carol calls it quits on trafalgar picking something cozy on sherbrooke **SOLD** the green gang along with bentley bounce into a new abode on belfrage **SOLD** tarik, virginie & their cutie-pie kids noodle out of their northcliffe nest **SOLD** alain decide de 'downsizer' et de quitter ndg **SOLD** merveilleux georges & johanne se retirent de la ville pour la vie de campagne **SOLD** the terrific tritts wander into retirement and wiggle out of wonderful willow **SOLD** the heathcotes sell their happy home on upper-roslyn and head down the hill enjoying their retirement high life **SOLD** sparkling stephen skips out of isabella into something snazzy on sherbrooke to dwell with delightful dora **SOLD** sunshine suzy sells her sublime casita choosing to move closer to her charity work crew **SOLD** yahya, yasmine, anniken & salah say 'salut!' to their sweet st-sauveur ski chalet **SOLD** the daufenbachs, who skidaddled nearly a decade ago, finally decide to divest of their den **SOLD** the rotchin brothers collaborate as a crew to close on their mom's designer dwelling **SOLD** mel means business and successfully manages to move his mom's beloved maison **SOLD** jd & jennifer sell their fabulous cote-st-antoine flat in five seconds **SOLD** niko & gael neatly move out of their nest into something new that meets their needs **SOLD** formidable doctor ferdinand sells her delightful domicile **SOLD** following a most significant sale, francine finds beauty on beaconsfield **SOLD** bernard hops out of holton and heads for higher grounds **SOLD** vincent & cécile choisissent de céder leur chez-soi and stay overseas **SOLD** helena & pierre make a major move to the mystic island **SOLD** delightful domenica decides to divest of the dwelling on decarie **SOLD** pino & tina prepare to pack up their precious posse and head up the hill **SOLD** michèle & larry leave their lovely lair, lightening their load along the way **SOLD** content in casablanca, chafika closes the deal on her cool condo **SOLD** marvellous augusto & flavia manage a major european move with their minions **SOLD** the walpoles wanting to wander, move out of their westmount maison **SOLD** content in california, chris & libby decide to cash out of their canadian casa **SOLD** lovable lilly lists her lovely lair to land in something larger **SOLD** gentle gen & jarrod jointly decide to search for something special in st-lambert **SOLD** with mixed feelings, andré & francine flee the fabulous home that's been in the family for three generations **SOLD** feeling squeezed on springfield, dan & jackie settle on selling, hoping to find something suitable **SOLD** doctor hugh & his darling decide to downsize from his formidable dwelling **SOLD** sarah & jonas reach out to find a fabulous fixer upper **SOLD** charlotte & jean-philippe are amazed with the crazy cachet of their cozy new condo **SOLD** lovely linda remodels a luxurious new lair in the alluring port royal **SOLD** eduardo's parents are pleased as punch with their new pied-à-terre **SOLD** the williamsons willingly board a plane to purchase the perfect property **SOLD** karina & grant capture something cool in tmr for their crew of chiquitas **SOLD** the windalls wind up with a wonderful waterfront on beautiful bark lake **SOLD** the stars get starry-eyed over a sensational ste-anne-des-lacs acquisition **SOLD** david swoops in



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WESTMOUNT HOME SALES

2017 vs 2018

	2017	2018	% CHANGE
AVG. SALE PRICE	\$1.7M	\$1.9M	↑13%
AVG. DAY ON MARKET	99	69	↓30%
# OF LISTINGS SOLD			
OVER \$2M	35	46	↑31%
UNDER \$2M	136	92	↓32%
# OF NEW LISTINGS			
OVER \$2M	58	108	↑86%
UNDER \$2M	125	138	↑10%

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2.8 DAYS

Source: Centris.ca and Christina Miller Group data @ Nov 30th, 2018



Financial fantasy...for kids

BY RALPH THOMPSON

Roslyn Elementary School parent and investment advisor Mark Tilden made his maiden book launch in front of an excited and attentive young audience in a small classroom tucked away in a corner of the school December 14 at 9:30 am.

His unique novel, *The Adventures of Princess Mikaila and Prince Pete*, a financial fantasy fiction story for children under 8 years of age, covers a subject very close to his heart.

Tilden, a single dad, wrote the book four years ago while facing many challenges with his sick daughter Mikaila, who was born with cardiac hypoplasia.

“The Starlight Foundation was there through it all. Their work to support families like ours during the most difficult periods of their lives, helping these pure, beautiful little beings be kids who smile and laugh through life-or-death moments

Police Report

Police puzzled by suspect who called 9-1-1, wore homeowner's clothes

BY MARTIN C. BARRY

Police from Westmount's Station 12 remain somewhat puzzled as to the motive and possible state of mind of a suspect they arrested at the scene of a burglary at a home near the corner of Côte St. Antoine Rd. and Argyle Ave. during the afternoon of January 6.

They were alerted around 2:45 pm that a burglar alarm had been triggered at the home. On arrival, they were greeted outside by a friend of the owners, since the residents were away at the time.

However, within a few minutes the officers were notified by the police dispatcher that someone apparently inside the house had called 9-1-1 to report he had broken a window and was disoriented, although he could not provide his location or address.

Before going in, the constables noticed that the outer screen and glass of a ground-floor window were broken, although all the residence's doors were locked. Inside, there was shattered glass on the floor. On the second floor, they found the suspect hiding under a table. He was immediately placed under arrest.

Upon further investigation, the constables found that the 25-year-old suspect had taken items of clothing belonging to one of the owners and put them on.

“After they went inside, they confirmed that the suspect got rid of his clothes and put on clothes that belonged to one of the owners of the house,” said Station 12 community relations officer Adalbert Pi-

mentel, “that kids shouldn't have to face inspires me,” said Tilden.

He doesn't expect children so young to grasp the concept of investment, “but there are many more age-appropriate concepts that children this age can and should learn to effectively prepare them for investment concepts as they get a little older.”

He began his presentation with questions such as “if you build a tree house, do you *need* wood, or do you just *want* wood? Do you *need* lights or do you *want* lights?”

Of course, you *need* wood, but you really just would *like* artificial light. Is it a *need* or a *want*? The inquisitive little faces started to think about it.

Tilden feels, based on a consensus amongst child psychologists, that it's important to learn good habits at an early age. As children get older, good habits will help them understand “about interest rates, credit, the difference between good and bad debt, how to avoid revolving dis-

cretionary debt, etc.” said Tilden.

The book can be purchased in e-book and paperback formats from online retailers, and currently from Babar Books on the West Island. Indigo downtown will likely have copies soon.



Mark Tilden, with a little help from his daughter Mikaila, quizzes the audience on needs and wants.

One dollar from every paperback sold

will be donated to the Starlight Foundation. For books bought through the “Advocate Army” donation program, donations will go to LEARN Quebec.

Representatives of The Starlight Foundation and LEARN Quebec attended the book launch.

cretionary debt, etc.” said Tilden.

On January 8 alone, police at Station 12 were dealing with three such incidents.

In the first, a black Audi parked on Greene Ave. near the corner of de Maisonneuve Blvd. around 1 pm was robbed of a leather briefcase. Although the vehicle's owner went into the nearby 5 Seasons grocery store for only a few minutes, he had failed to lock the doors.

Also on January 8, someone smashed the passenger side window of a gray Audi parked near the corner of Sherbrooke St. and Arlington Ave. in order to steal a purse containing a wallet with identification, sunglasses and women's make-up.

In a third car break-in incident in Westmount on January 8, a 2004 Toyota subcompact parked on Mount Pleasant Ave. near de Lavigne Rd. was broken into and robbed of a laptop computer and a gym

bag between 6 and 8:30 pm while the owner was attending a class nearby.

The police report quoted the vehicle's owner as expressing surprise that someone would bother to break into a 15-year-old vehicle. “New car, old car, you leave a bag and you're making it easier for someone to commit a crime of opportunity,” Pimentel said.

Letters, cont'd. from p. 6

so, how can we now expect that he will have a position on the PAC any different from what he wrote in the AGIL study which, per Table 14 on p. 70 (*Potential de développement immobilier du projet proposé*), is clearly focused on one goal: maximizing the real estate development potential along Dorchester.

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Taxes, cont'd. from p. 1

cludes an infusion of \$9.7 million from accumulated surplus to help defray local costs that without it gross \$61.6 million.

Of the surplus, \$6.1 million is dedicated to paying down the debt as it comes due this year, and \$3.1 million for specific capital works restoration of the greenhouse, city hall and incinerator building) to bolster an allocation of \$14.8 million for “pay-as-you-go” funding of the capital works budget.

Another \$495,000 is allocated to “special” Urban Planning projects that include consulting services in connection to by-law revisions, revamping of the permit process (see story p. 4), economic development of commercial areas and a survey of city limits.

Remuneration rises

Among local expenses are \$22.1 million for remuneration and \$14.3 million to operate (excluding remuneration) the various city departments (of which Public Works accounts for \$9.5 million).

A 2-percent increase in local expenditures is “mainly due to an increase of \$1.3 million in remuneration,” Councillor Kathleen Kez said in delivering the budget speech.

This consists of increases in collective agreements and “an addition of seven new temporary employees in Public Works,” according to the budget speech, though this, in fact, refers to a bank of equivalent hours, explained Councillor Jeff Shamie, commissioner of administration.

The remuneration also takes into account proposed salary hikes for mayor and council, which had been frozen since



Councillor Kathleen Kez (left) delivers the budget. John Fretz (middle) questions city council members. Listening to the presentation are former city councillor David Laidley (right), who waits to chair the ensuing general committee of council, and city finance director Julie Mandeville.

2009, if this rise is adopted by council at its meeting January 14 (see story December 4, p. 1), according to Kez.

Outlining the city’s policy on debt management, the budget speech states the debt as at December 31, 2018 stood at \$15.4 million of which \$8.5 million is to be borne by the city while the balance of \$6.9 million is the responsibility of the Quebec government, which pays its grants (such as for the Westmount recreation centre) over 10 or 20 years.

The city’s accumulated surplus at the end of 2019 is expected to be down to just over \$11 million, Kez told the *Independent*.

Revenues rise

The lion’s share of budget revenues comes from \$91.3 million in general property tax, \$3 million “in lieu of taxes” on federal and provincial government property and \$6.7 million in welcome tax. Other sources include: \$3.7 million from parking (meters and permits), \$2 million in tickets and fines and \$1.3 million from

recreational activities.

Only one attends

As in many previous years, the budget was presented to a near-empty house, with only one non-working member of the general public attending: John Fretz of Lansdowne.

Former city councillor David Laidley might have been mistaken as a second one. However, he was on hand to chair the meeting of the general committee of council, which followed. He had been the council’s finance commissioner in the Peter Trent councils of 1991 and 1995 and had been brought back by Trent a few years ago to chair the closed-door committee sessions.

The city’s finance director Julie Mandeville also sat in the audience at the back of the room. Mayor Smith thanked her for having “worked tirelessly on the (budget) speech.”

During question period, Fretz asked if the city had “the \$9 million in unappropriated surplus to pay down the city’s debt” of \$8.5 million? “Yes,” replied Kez.

Council members – along with Laidley – then adjourned to their committee meeting.

The tax rates were to be officially adopted at the council meeting January 14 after press time.

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Toy Tea was the tops!



Social Notes

VERONICA REDGRAVE

It was a day full of pastries and plaids. Tartan skirts were worn by girls, their school colours topped with smart-looking crested blazers, also worn with a shirt and

tie by lads.

The stylish volunteers were from local private schools. Six girls from The Study – Mylie, Elle, Ella, Audrey, Violette and Goldie – wore fun necklaces of tree lights as they opened the door for keen arrivals. Merry Santas in candy-cane striped socks were part of the holiday décor.

The *coup de théâtre*? A tall palm tree covered in bright lights. (A nod to snowbirds perhaps?) All ages gathered at Westmount's Victoria Hall for the annual Toy Tea. And what a tea it was!

Graciously sponsored by Provision, piles of banana bread, bagels with smoked salmon and croissants were eagerly appreciated by the huge crowd.

The mission of the tea is to distribute toys to less fortunate children during the holiday season. As the "cost of admission" to the bountiful tea, each person brought a non-violent toy. Created

by visionary **Ginger Petty**, working with co-founders local res **Claire Kruyt** and **Maria Birks**, the daylong event celebrated a gift-giving decade.

This year's event was co-chaired for the second year by sisters **Erika Ludwick** and **Paulina Flores-Rutenberg**, ably assisted by hard-working committee members local res **Caroline Fletcher**, **Catherine Turner**, **Vicki Ajmo**, **Eddy Miller**, **Amanda Eaman**, **Heather Monaghan**, **Sophie Palmer**, **Emily Ritchie**, **Tiffany Turner**, **Maria Piscardelis**, **Michelle Morin**, **Annie Bergevin**, **Karen Moore** and **Hillary Caissie**.

Tamara Haver (Fenomenom Fashions) and **Laurie Buccì Sandler** volunteered as event photographers. The day was full of joy. From *continued on p. 16*



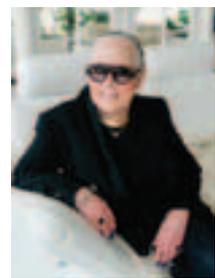
Sisters Paulina Flores-Rutenberg and Erika Ludwick.



Ginger Petty and Tiffany Turner.



Andrea Wechsler, Kate Molson, Erin Oldland and Joanne McClernon.



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Social notes, cont'd. from p. 15

the jaunty *jaune* school buses ferrying in choir singers from 12 Montreal schools to local law enforcement who cheerfully said that no tickets would be given out in the Westmount Library area, where a line-up of cars waited patiently for a parking space.

What a great community effort! Noted amidst the wonderful white winterland were Mayor **Christina Smith**, city councillor **Mary Gallery**, **Jennifer Maccarone**, provincial legislator for Westmount-St. Louis; **Josée Kaine** (volunteering), **Helgi**

Soutar, **Kate Molson**, **Andrea Wechsler**, **Erin Oldland**, **Joanne McClernon**, **Mikaela Ludwick**, **Luca Saputo**, **Jessy Hayem**, **Elliott Soifer**, **Bev Webster**, **Amanda Jelowicki**, **Isabelle Bensadoun**, **Nathalie Andrade**, **Christy Grant**, **Violette Cohen**, **Sandy Rubin**, **Leslie Silver**, **Pino and Tina Di Loia** and **David and Mia Souaid**.

Global TV's **Andrea Howick** was emcee, and **Donna Saker**, celebrating 30 years with The Beat 92.5, added flair. General consensus? The Best Toy Tea – ever!

The Marriage Project at Kate Fellerath Photography

BY HEATHER BLACK

What makes a successful relationship? That question inspired a recent photographic exhibition – *The Marriage Project* – which opened on December 13 at Kate Fellerath Photography.

Posed to twelve couples at Fellerath's photographic sessions by Westmount writer Kate Shingler, their affectionate and joyful response was captured in captioned, black-and-white photographs. A professional portrait and event photographer, Fellerath began photographing weddings in 2003 and recently started to explore couples in successful relationships of over 40 years. Inspired in part by her own parents – Gail and Gerard Fellerath owned and operated the boutique Folklore 1 – she said, "I want to play tribute to those who lived true love stories and impart their wisdom."

Shingler, a childhood friend who works in communications, added, "And why are we not telling their story? This demographic is almost invisible."

Among the couples photographed,



From left, photographer Kate Fellerath and writer Kate Shingler on December 13.

there were familiar Westmount faces, while quotations – excerpts from Shingler's in-depth interviews – describe commonalities from laughter, respect and trust or child rearing.

With plans to extend the project, the two are actively looking to include couples from more diverse groups. The exhibition of photographs – beautifully framed by Campbell Picture Framing – continued the following week at Kate Fellerath Photography, 4877 Sherbrooke St.



Mikaela Ludwick and Luca Saputo.



Jessy Hayem and Elliott Soifer.



Tamara Haver.

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infoWestmount

Abonnez-vous À L'INFOLETTRE DE WESTMOUNT

Visitez le westmount.org/ewestmount pour vous abonner et recevez les dernières nouvelles de votre Ville par courriel!

TRAVAUX PUBLICS

Opérations de déneigement

Dans les jours qui suivent une importante chute de neige, soyez vigilants quant aux feux clignotants et panneaux oranges qui signalent les restrictions de stationnement temporaires pour permettre le chargement de neige. Évitez une contravention et aidez-nous à déneiger rapidement.

Collecte de sapins de Noël

Au cours du mois de janvier. Placez votre sapin de Noël en arrière du trottoir à tout moment pour la cueillette. SVP, faites preuve de patience pendant les périodes d'opérations de déneigement.



Patinoires extérieures ouvertes

Des patinoires extérieures sont entretenus dans les parcs suivants : Devon, King George, jardins Queen Elizabeth, Prince-Albert et Stayner. Toute fermeture temporaire sera affichée à westmount.org/patinoires.

BIBLIOTHÈQUE

Cercle de lecture *Finnegans Wake* de Joyce : *The Boaters and Sifters of ALP*

Le mercredi 16 janvier, 19 h, Bibliothèque. Joignez-vous au groupe de lecture pour une discussion de l'œuvre magistrale de Joyce. Apportez votre exemplaire du livre. 514 989-5299.

Série Récits de voyages

Les vendredis du 18 janvier au 15 février, 13 h., Bibliothèque. Une activité hebdomadaire pour les individus atteints de la maladie d'Alzheimer ou de démence. Inscription requise. 514 989-5530.

Club de lecture en anglais

Le mardi 22 janvier, 19 h, Bibliothèque. *The Philistine* par Leila Marshy. 514 989-5299.

Atelier de poésie avec Ann Lloyd

Le mercredi 23 janvier, 10 h 15, Bibliothèque. Le Groupe de poésie de Westmount compose des poèmes à partir de thèmes proposés par les membres. Bienvenue à tous. 514 989-5299.

Prochaine séance du conseil
le lundi 4 février

Conférences de 14 heures

Le mercredi 23 janvier, 14 h, Bibliothèque. Monique Richard, alpiniste. *Toucher le ciel : comment je suis devenue la première femme à monter au sommet du Mont Logan en solo.* Billets requis. 514 989-5299.

Ciné-club

Le mardi 29 janvier, 14 h, Victoria Hall. *Colette* (2018). Billets requis. 514 989-5299.

ÉVÉNEMENTS COMMUNAUTAIRES



Galerie du Victoria Hall : Exposition

Du 17 janvier au 15 février. La galerie est fière de présenter l'exposition de groupe mettant en vedette les artistes Caroline Benchetrit, Hubert Cachat, et John Reimann. Horaire : lundi au vendredi 10 h à 21 h, samedi 10 h à 17 h. 514 989-5265.

Parlons Opéra!

Le dimanche 20 janvier, 10 h 30, Victoria Hall. *Champion* (Terence Blanchard et Michael Cristofer). L'Opéra de Montréal sort de ses murs pour vous parler opéra, en compagnie du musicologue Pierre Vachon (Ph.D.), d'un pianiste et d'un chanteur. Gratuit. Inscriptions : operademontreal.com.

Cinéma Samedi - NOUVEAU!

Le samedi 26 janvier, 14 h, Victoria Hall. Joignez-vous à nous pour la première projection de notre nouvelle série mensuelle de films. *The Caregivers' Club* (2018, r. Cynthia Banks) est un voyage inspirant dans la vie d'aidants aux personnes atteintes de la maladie d'Alzheimer. Gratuit. 514 989-5226.

36^e Carnaval d'hiver de Westmount

Les 7, 8 et 9 février, à divers endroits. Profitez d'une gamme d'activités pour toute la famille, en plein air et à l'intérieur. Consultez l'horaire des activités du carnaval à westmount.org/carnaval.

Soirée familiale du carnaval : *Sous la mer*

Le vendredi 8 février, 17 h 30, Victoria Hall. Soirée de danse familiale, souper et jeux. Bar payant. 12 \$ adultes; 6\$ 12 ans et moins. Places limitées. Achetez vos billets à l'avance (argent comptant) au Victoria Hall ou à la Bibliothèque. 514 989-5226.

McGill Classics : *Le Cyclope*

Le samedi 9 février, 14 h, Victoria Hall. *McGill Classics* présente *Le Cyclope* d'Euripide. Contribution volontaire. 514 989-5226.

Sign up TO WESTMOUNT E-NEWSLETTER

Visit westmount.org/ewestmount to subscribe and receive the latest news by email from your City!

PUBLIC WORKS

Snow removal

In the days after a heavy snowfall, watch for the orange signs or flashing lights indicating temporary parking restrictions to allow for snow loading operations. Avoid fines and help us remove the snow quickly.

Christmas tree collection

Throughout January. Place your Christmas tree behind the sidewalk anytime for collection. Please be patient during snow removal operations.

Outdoor skating rinks open

Outdoor skating rinks are maintained in the following parks: Devon, King George, Queen Elizabeth Gardens, Prince Albert and Stayner. Temporary rink closures will be posted on westmount.org/rinks.

LIBRARY

Reading group for Joyce's *Finnegans Wake*: *The Boaters and Sifters of ALP*

Wednesday, January 16, 7 p.m., Library. Join the circle for a discussion of Joyce's masterpiece. Bring a copy of the book. 514 989-5299.

Tales and Travels Series

Fridays, January 18 to February 15, 1 p.m., Library. A weekly activity for individuals with Alzheimer's disease and dementia. Registration required. 514 989-5530.

English Book Club

Tuesday, January 22, 7 p.m., Library. Leila Marshy's *The Philistine*. 514 989-5299.

Poetry Workshop with Ann Lloyd

Wednesday, January 23, 10:15 a.m., Library. The Westmount Poetry Group meets to compose poetry together working with themes proposed by members. Everyone welcome. 514 989-5299.

2 O'clock Lecture Series

Wednesday, January 23, 2 p.m., Library. Climber Monique Richard. *Toucher le ciel : comment je suis devenue la première femme à monter au sommet du Mont Logan en solo.* In French, followed by a bilingual question period. Tickets required. 514 989-5299.

Next Council Meeting
Monday, February 4

Film Club

Tuesday, January 29, 2 p.m., Victoria Hall. *Colette* (2018). Tickets required. 514 989-5299.

COMMUNITY EVENTS

Gallery at Victoria Hall: Exhibition

January 17 to February 15, Victoria Hall. The Gallery is pleased to present a group exhibition featuring artists Caroline Benchetrit, Hubert Cachat, and John Reimann. Gallery hours: Mon-Fri 10 a.m. to 9 p.m., Sat 10 a.m. to 5 p.m. 514 989-5265.



Let's Talk Opera!

Sunday, January 20, 10:30 a.m., Victoria Hall. *Champion* (Terence Blanchard and Michael Cristofer). *L'Opéra de Montréal* offers in-depth discussions with musicologist Pierre Vachon (Ph.D.), a pianist and a singer. Free. Register at operademontreal.com.

Saturday Cinema - NEW!

Saturday, January 26, 2 p.m., Victoria Hall. Join us for the first screening in our new monthly film series! *The Caregivers' Club* (2018, dir. Cynthia Banks) is an inspiring voyage into the lives of relatives caring for individuals with Alzheimer's disease. Free. 514 989-5226.

36th Westmount Winter Carnival

February 7, 8 & 9 février, various locations. Join us for a host of outdoor and indoor activities for the whole family. Consult the full schedule of Carnival activities at westmount.org/carnival.

Carnival family night: *Under the Sea*

Friday, February 8, 5:30 p.m., Victoria Hall. Family dinner, dance and games. Cash bar. Adults \$10; 12 years or under \$6. Places are limited; purchase tickets in advance at Victoria Hall or the Library (cash only). 514 989-5226.

McGill Classics: *Cyclops*

Saturday, February 9, 2 p.m., Victoria Hall. McGill Classics presents Euripides' *Cyclops*. Donations welcome. 514 989-5226.



Real Estate

ANDY DODGE,
CRA (RET.)

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 November 2018. 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 kept up a good pace of

November sales: Volume remains strong

sales in November, as 12 more sales were negotiated during the month, all for prices above \$1,275,000 and with five of the 12 over \$2 million. In fact, the average adjusted price for the “typical” Westmount house has stood above \$2.1 million for the third month in a row. The \$1.25 million lowest price was negotiated for a town-house on Somerville Ave.; top price was \$3,700,000 for a mid-level detached house. A late-October sale was also posted at \$6,400,000, the highest price so far this year, which helped pull up the average price in October to \$2,154,462, higher than the November average of \$2,104,400.

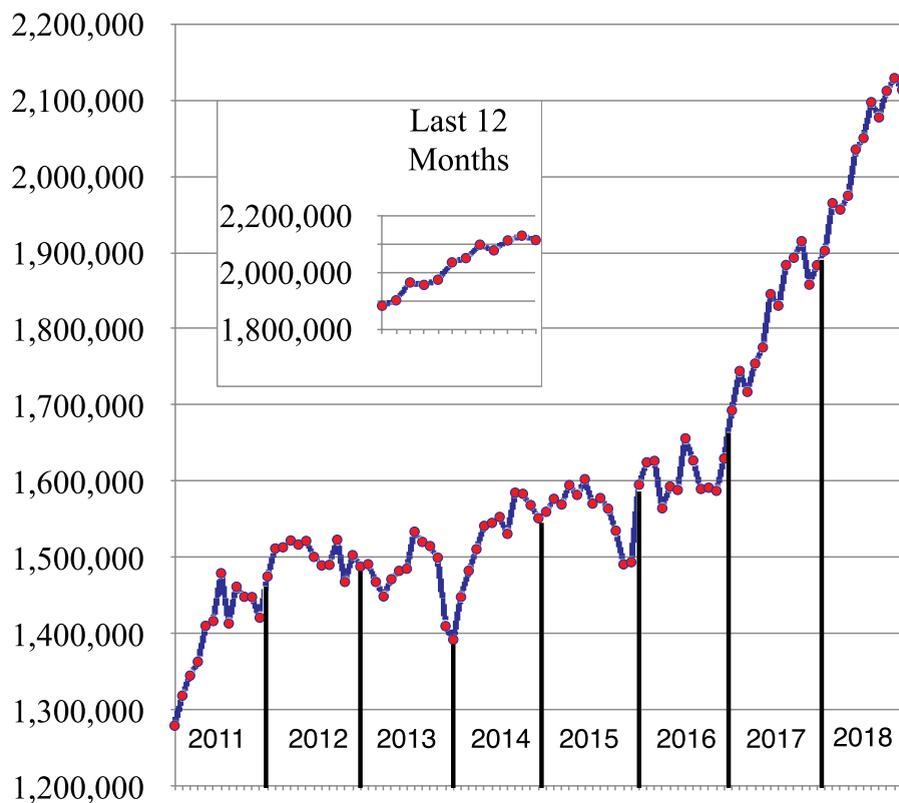
One top-of-the-mountain sale in November went for well over double its municipal evaluation and only two sales were posted for less than 10-percent mark-ups. The average mark-up in November was 30.6 percent, down from 43 percent in October but still above the average for the year, which is 28.5 percent. The dozen sales in November is just about average for that month, but comes in a year that had very slow volume: only 137 sales, compared to an average 161 sales through November. Year-to-date tallies are higher than they were in 2013, but otherwise this is the lowest volume since 1994, just before the second sovereignty referendum.

The November sales also include four houses listed for less than two weeks, three of which sold at or above the asking price, so we might say Westmount continues to be a seller’s market; one agent told us he was considering ten offers on one property, four days after it was listed! The average days-on-market was 100 days, down from 160 days in October, but the average includes one house that had been listed for 21 months and two others more than 10 months.

Condos less frothy

The fervour in the one- and two-family market did not necessarily transfer to the condominium market, where another

Average adjusted price for ‘typical’ Westmount house, by month, January 2011 to November 2018, based on accepted offer dates



three sales in November brought the number for the fourth quarter of 2018 to six. With December still to come, only 12 condo sales were posted in the second half of 2018, compared to 25 in the second half of 2016 and 20 in 2017. The average mark-up for condos in the fourth quarter was only 18.2 percent, the lowest average for a quarter this year, though the year’s average of 24.9 percent is up 18 percent from the average mark-up in 2017.

Westmount adjacent

Sales of adjacent-Westmount houses also bottomed out, with only two sales in the Côte des Neiges area just north of the

city limits and one more on de Breslay Rd. just east of Westmount. For the various areas of adjacent-Westmount prices are up between 25 and 33 percent, year over year.

The next data are from the holiday season, which means the market will slow down, though there are still 85 houses for sale in Westmount, down from 100 a month ago. Exactly one is asking less than \$1 million – at \$959,000 – while three are seeking more than \$10 million. Another 23 houses in Westmount are up for rent, five of them asking more than \$10,000 per month.

So catch your breath and get ready for a wild seller’s market.

Charles Pearo

Ph.D.
Real Estate Broker

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Happy 2019 To All



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WESTMOUNT ADJ. \$3,450,000
3134 Ch. Trafalgar Heights
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WESTMOUNT \$2,200,000
3 Westmount Square #617 & #618 MLS: 17607466
Very rare on the market!! 2,300 SF unit facing north/east with panoramic views & 2 garages.



TMR \$2,150,000
352 Av. Berwick MLS: 25610111
Fabulous greystone in prime location in TMR with a pool. Fully renovated.



WESTMOUNT ADJ. \$2,049,000
4054 Av. Highland MLS: 17338438
Gorgeous 4-bdr house in ideal location! Close to best schools & downtown.



WESTMOUNT \$1,895,000
7 Av. Thornhill MLS: 16729278
Stunning 3-bedroom semi with beautiful garden & garage on quaint street.



TMR \$1,875,000
169 Av. Chester MLS: 19370571
Prime location! Beautiful greystone property w/ 4 Bdr, garden & garage.



WESTMOUNT \$1,795,000
561 Av. Grosvenor MLS: 11245905
Magnificent little gem in prime location! Completely renovated with 5 Bdr.



TREMBLANT AREA \$1,495,000
257 Crystal Falls, Arundel MLS: 18741787
Splendid domain of 80 acres bordering the Rouge River & offering exceptional views of the Rouge valley.



SUD-OUEST | LACHINE CANAL \$1,375,000
1689 Rue St-Patrick #307 MLS: 27161770
2-bedroom condo with panoramic views of city & mountain.



GOLDEN SQUARE MILE \$695,000
The Port Royal MLS: 25228585
Elegant 2-bedroom condo of 1,400 SF in the heart of downtown.



WESTMOUNT \$675,000
200 Av. Lansdowne #405 MLS: 22026727
Spacious 1,350 SF condo w/ garage & balcony in the heart of Westmount.



WESTMOUNT ADJ. \$5,000/MTH
Haddon Hall MLS: 13272082
Beautiful apartment in prestigious building offering 2 Bdr & garage.



WESTMOUNT \$4,000/MTH
3 Westmount Square #1012
Beautiful apartment completely renovated of 1,365 PC.



LAC XAVIER \$600,000 TO \$700,000
Route des Érables MLS: 14053485 & 20131998
Most exceptional waterfront lots w/turnkey option available. Only 2 lots left!



TREMBLANT AREA \$4,000/MTH
244 Crystal Falls, Arundel MLS: 28927165
Century old farmhouse w/barn & large playground offering 4 Bdr in enchanting natural setting.

PHASE II now available


CHIC SHACK FROM \$319,000
2150 Route Principale MLS: 11902891
Integrated project of micro-houses near Tremblant. 2 to 3 bdr houses. Hiking trails & more.



WESTMOUNT ADJ. \$535,000
Le manoir de Belmont MLS: 14454020
Magnificent ground floor condo w/ townhouse feel. 1,034 SF, 2 Bdr, garage.



GOLDEN SQUARE MILE \$549,000
3460 rue Simpson #803 MLS: 13759530
Mackenzie House | Beautiful 2-bdr condo w/ balcony & gorgeous views of the city.



SUD-OUEST \$575,000
1730 St-Patrick #806 MLS: 26374455
PH opportunity w/ private rooftop terrace & amazing view.



WESTMOUNT ADJ. \$1,535,000
4111 Av. Marlowe MLS: 11026498
Large 5-bdr semi w/ garage.



Marie Sicotte

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SICOTTE
& CO

Tania Kalecheff

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QUE DISENT MES CLIENTS... WHAT MY CLIENTS SAY...

"My experience with Tania Kalecheff was superb! Tania is the consummate professional. She knows her business and the area. She gives generously of her time, knowledge and herself."

E.H., Westmount

"Parmi les nombreux agents que nous avons rencontrés, Tania s'est démarquée par son professionnalisme, son approche personnalisé et sa façon d'être si agréable tout naturellement."

E.M., Ave. Vendôme, Montréal

"Mrs. Tania Kalecheff has acted on my wife and my behalf on two separate occasions... I was singularly impressed by Tania's work ethic and absolute devotion to her clients."

N.F., Belvedere Circle

"Tania was tireless, never pushy or impatient and took all the time necessary to make sure we were satisfied with the sale of the house and purchase of our new home."

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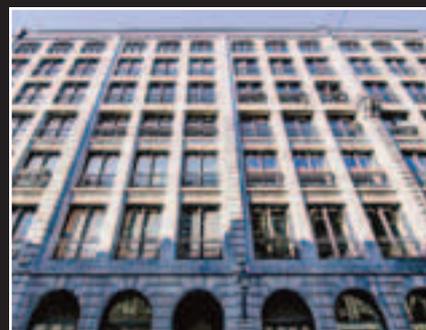
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OLD MONTREAL
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OLD MONTREAL | \$648,000
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