

Zoning changes sought for 1100 Atwater

City seeks more information on benefits, signs, landscaping at SCAOPI hearing

BY LAUREEN SWEENEY

Seven residents turned out March 12 at a special public meeting of the city's Planning Advisory Committee (PAC) to hear a presentation from developers for further modifying changes to the seven-storey office building at 1100 Atwater. It is under extensive permitted renovation.

Requested zoning deviations for the building located with vested rights in the residential zone on the west side of Atwa-

ter, between Dorchester and Tupper, include allowing retail use at street and/or first-floor levels as well as commercial signage and formalizing the vested rights.

The developer also asked for a reduced basement parking requirement of 47, down from what Westmount now requires for a commercial building of that size, though the building previously had none.

The request for retail services seemed to be generally accepted.

The four members of the PAC panel and residents, however, asked for more details about the project's benefits to the community, signs, landscaping, parking, light pollution, and the lowering of the building's *continued on p. 12*

STM postpones closure of de Maisonneuve at Atwater, see p. 4

St. Patrick's Day observed at Atwater Library



Festivities for St. Patrick's Day got off to an early start at the Atwater Library, where the Montreal-based Celtic folk music group Dragún Ban performed on March 14. Among the pieces they played was a new one inspired by the "Black Rock" Irish commemorative stone (seen on screen behind them), which sits on a centre median on the roadway leading to the Victoria bridge in Point St. Charles. In keeping with the St. Patrick's Day theme, Fergus Keyes of the Quebec Anglophone Heritage Network gave a talk on Irish immigration. Seen in the photo (from left) are Danielle Le Blond on mandolin, Jennie Ferris on violin, Donna-Marie Sullivan on bodhrán and Claude Bertrand on guitar.

PHOTO: MARTIN C. BARRY

At high school campus just outside Westmount

Plan for St. George's School expansion involves zoning, Mt. Royal

BY LAUREEN SWEENEY

An expansion plan for the high school campus of St. George's School of Montreal is headed to a public consultation meeting in downtown Montreal March 21. It requires zoning changes.

The campus is located at 3100 The Boulevard just east of Westmount and is

attended by a number of local students. The elementary portion is on The Boulevard in Westmount at Aberdeen.

Because the high school's site densities and building coverage ratios currently exist through vested rights, the process needed to change them follows the city of Montreal's procedure similar to Westmount's SCAOPI for *continued on p. 8*

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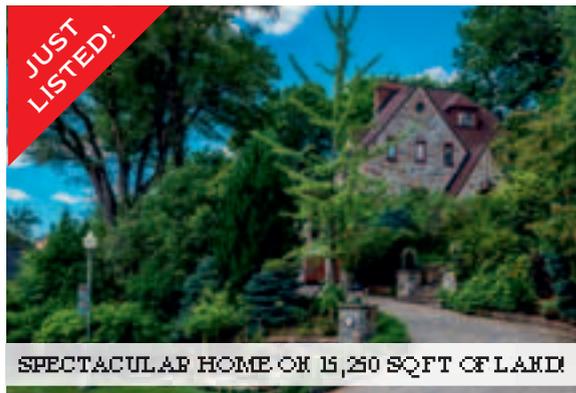
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Syringe found near Victoria Ave.



A Westmount resident found a syringe on March 12 in the alley between Victoria and Prince Albert that runs north from de Maisonneuve. "I wanted to get it off the street, so I brought it home in a shovel and called Public Security," said the man. "They came by in seven minutes with a hazardous waste container and took it away. It was great service from Public Security and Westmount is lucky to have them. Next time, I will call them right away and wait by the syringe." The man has previously found a syringe near de Maisonneuve and Northcliffe in NDG, four blocks east of Westmount.

PHOTO: INDEPENDENT.

Intoxicated man moved off street

Public Security patrollers saw an inebriated man walking along Sherbrooke and began following him as he began swerving out dangerously into the street at 1:27 am March 10, Public Security officials said. As the patrol car approached, the man made his way back to the sidewalk but was intercepted near Mount Stephen.

Described as "very pleasant," he stated he was coming from downtown to get home to NDG.

Officers explained they feared he would be hit by traffic and offered to call a taxi to take him home. The man said he had money to pay for it and officers remained with him until the cab arrived.

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STM closure of de Maisonneuve delayed after meeting with city

BY LAUREEN SWEENEY

A two-year project to install a waterproofing membrane over the Atwater Metro station has been delayed after the contractor hired by the STM met with the city, according to Westmount director general Benoit Hurtubise.

While the closure of the street between Atwater and Wood was initially announced for March 18, it is now expected to be postponed for a couple of weeks, he told the *Independent* last week.

The contractor had been awarded the work the previous week. "When he realized it involved more limitations, he needed more time to move forward," Hurtubise explained.

The contractor met with the city to discuss some of the work and iron out a few of the city's requirements for the closure, he explained. The contractor was told the city insisted that access to the bike path and sidewalk remain open.

While the street is to be closed at Atwater in Montreal, the work will start further west, he said, with 95 percent of it taking place in Westmount.



de Maisonneuve on March 16, looking east towards Atwater Ave. with Alexis Nihon's parking entrance in use on the right.

Hurtubise emphasized that this is not a city project and that as reported March 12, residents with questions should contact

the transit commission by phone at 514.STM.INFO or online at www.stm.info/atwater.

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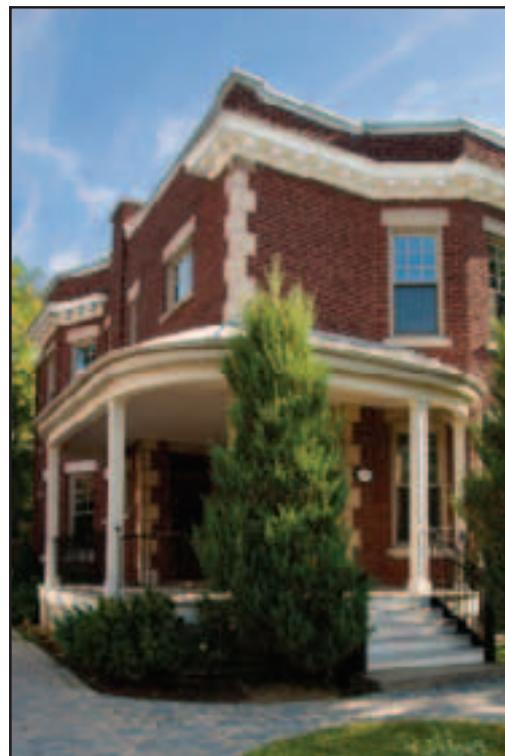
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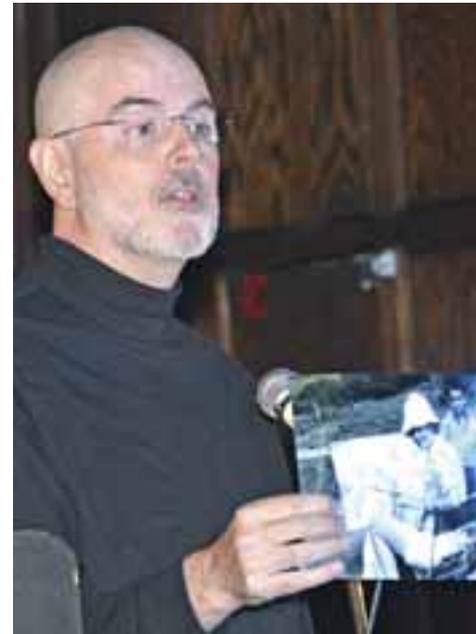
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Theatre Ouest End finds a home at Westmount Park United

BY MARTIN C. BARRY

A launch for one of the Montreal area's newest theatre companies took place on International Women's Day at Westmount Park United Church, where the troupe is setting up its home base.



Keir Cutler.

Supporters of Theatre Ouest End celebrated in the church sanctuary on the evening of March 8 with readings by playwrights and performers.

The date chosen was no coincidence as the company was founded by four women: Laura Mitchell, Ann Lambert, Danielle Szydowski and Alice Abracen. Works performed by the company will be in both English and French.

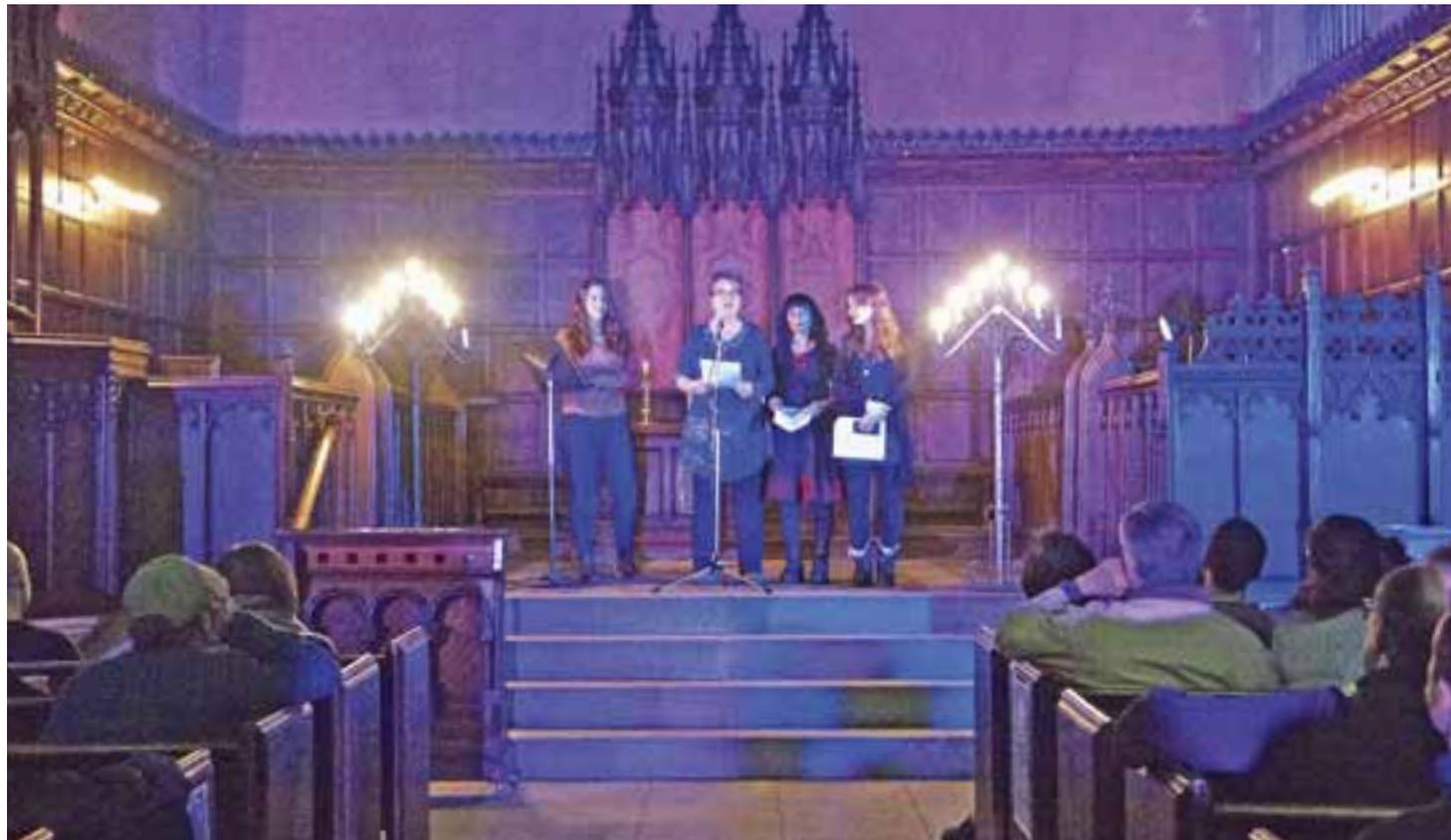
"This has been our dream for a few years and we're finally making it happen," Lambert, who teaches English at Dawson College, said in an interview with the *Independent*.

"We want to make both community and professional theatre more accessible in the West End of the city, because there's no theatre here."

Among the evening's performers was former Westmounter Keir Cutler, whose mother (May Cutler) was Westmount's mayor from 1987 to 1991 and also a publisher and playwright.

Cutler, who now lives in Shawinigan, presented an excerpt from *Magnificence*, a one-man show he's written and plans to stage this summer at the Montreal Fringe Festival.

"It's based on a memoir that my mother wrote from her childhood in the 1930s in Mont Tremblant," he said. "I've adapted that to my experience with her as she told me the story as a child."



Seen at Westmount Park United Church on March 8, from left, Danielle Szydowski, Ann Lambert, Laura Mitchell and Alice Abracen announce the opening of Theatre Ouest End whose home base and main performance venue will be at the church.



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LETTERS TO THE EDITOR

WHAT A SHAMEFUL WASTE

Is it just possible that if one is no longer interested in having a bicycle that there is a better way to deal with it? Options include donating it to an organization such as the Salvation Army or Renaissance.

SAM BEITEL, ABBOTT AVE.



COUNCIL PAY UP, ATWATER LIBRARY FUNDS DOWN – WHY?

The members of the council of the city of Westmount see nothing amiss in giving themselves an approximately 50-percent increase in salary in one year, but cannot bring themselves to maintain and increase appropriately their financial support for a uniquely dynamic and innovative public library and computer centre sitting within their jurisdiction.

The Atwater Library and Computer Centre has numerous programs directed to seniors, youth at risk and other groups in the community and should be receiving reliable and adequate annual financial support, as well as congratulations, from all of the surrounding municipalities for the extraordinary work that it does.

Not only is the ALCC located in Westmount, but a significant proportion of its members, attendees at activities and workshops, users of the computer centre and other services, and volunteers are Westmount residents.

Thus, the woefully small amount of support from the city of Westmount does not make sense given that, according to the latest statistics, of the total number of members of the Westmount Public Library, 9.54 percent are non-residents.

EDITH KATZ, OLIVIER AVE.

REGULATION IS NOT THE HAMMER-AND-SICKLE, CITIZENS CHOOSE IT TO PROSPER

Oh my.

In his March 12 editorial (p. 8), editor David Price conflates my suggestion of a vacancy tax on empty commercial buildings with a potential slide into Soviet communism. This is disturbing and only something I would have expected from Donald Trump, who labels every policy promoting the common good as a step towards a Venezuelan-style economic collapse. I proposed Vancouver's tax policy simply as one that council should examine in its effort to address a major concern raised by the community. It works well in Vancouver in the residential market and it may be applicable here. I have not yet seen the hammer-and-sickle fly over Vancouver. I take Mr. Price's editorial as a call to shut down all meaningful, open discussion on potential policy.

Mr. Price calls for limited regulation, but seems to have forgotten that his pizza delivery and his year-round fresh fruit are an outcome not only of smart entrepreneurs, but an immense presence by the various governments in regulating the whole process from the fields, through transportation to final delivery. We live in

a highly regulated world in areas of health, safety, environment, manufacturing and building standards, labour protection, consumer protection, business and financial. We have a superb regulatory system safeguarding our society. Canada's financial regulation allowed us to avoid most of the world's major recession of 10 years ago.

As a community, we don't fully understand what is going on with the Vic village vacant buildings. There could be a whole host of reasons, but I have not yet found a book titled "How to get rich with empty buildings." We need all the facts. For one, how much tax revenue is Westmount losing on these empty properties? Council must undertake a thorough, balanced review, examine all options and propose policy changes if any are warranted.

Citizens can then decide.

DENIS BIRO, BURTON AVE.

Editor's reply: I brought up Soviet Union, so I guess I walked into that one. I salute your rhetorical flourish! For clarity, though, I was not putting forth a slippery slope argument. It is interesting to me to look at an extreme example – when millions of intelligent people tried for decades to make a system work, and failed – to try to deduce a lesson. There are also middling examples (like the UK and France in the 1970s) and little ones, at which times we are again tempted into engineering a "better" result with central planning, including the one at hand. I am fine with many kinds of regulation, but, in my view, setting a temperature for the storage of strawberries is qualitatively different from mandating how many should be sold, or at what price. – DP.

IN DEFENCE OF VICTORIA VILLAGE

In last week's editorial (p. 8), David Price extolled the virtues of economic freedom in the context of the large number of vacant stores in Victoria village owned by Cromwell. His premise is simple – the advantages of the free market, compared to a centrally planned control economy are huge and that constraining such economic freedom is a bad idea. In particular, if Cromwell prefers to have its stores remain empty, rather than reducing the asking rent, then that is its business.

It is certainly true that a free market is a very effective instrument for an economic activity associated with a two-party transaction. It is when this economic activity has an impact on a third party that the merits of a free market break down. In economics, we call this a negative externality. A classic example is second-hand smoke from an individual smoking in a public space. The health consequences are in- *continued on p. 7*

WESTMOUNT INDEPENDENT

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Earth Hour activities to focus on shared experiences

BY LAUREEN SWEENEY

While the theme of this year's Earth Hour event at Victoria Hall March 30 is "Single Use – Let's all Reduce," it's also about sharing ways to increase awareness and solutions on how to do this to help lessen the environmental impact on climate change, according to Susan Grundy, organizer of the event for the Westmount

Healthy City Project.

It's an opportunity for residents to come together to "connect" with many others and people working in different areas to achieve the same goal, she said last week.

"We are all at various points in the spectrum of sustainable living," explained Councillor Marina Brzeski, who will open the event as commissioner of the environment and sustainability. "So the term 're-

duce' works with any starting point.

"We hope residents will leave this event with some ideas and inspiration on how to start or hone further their habit of reducing," Brzeski said.

With so many products being developed and solutions that people are using at home to reuse, repurpose and recycle, "we're hoping people will share with others as well as learn from the exhibitors who will bring their solutions to Victoria Hall."

Among some 16 exhibitors are MKR Lab, which will run a workshop on "Learn to repair rather than replace" while Autre Choix on Victoria, Coop La Maison Verte in NDG and Lufa Farms will provide alternatives to single-use packaging.

To encourage connections among people, Grundy said, "we are foregoing the customary keynote speaker and consolidating activities and films in the concert hall and foyer to allow for greater 'connectivity.'"

The event takes place between 5 and 9:30 pm with kiosks, films and discussions. An hour-long arts and crafts workshop is set for 6:30 pm for children using items they bring in from the recycle bin.

At 8:30 pm the traditional "lights-out" hour marked around the world will kick

off when the RCMP's pipe-and-drum band leads visitors into Westmount Park. There, weather permitting, people will have an opportunity to stargaze through telescopes from the Royal Astronomical Society of Canada to view celestial objects in (hopefully) "dark skies."

Residents at home are invited to turn off all non-essential electricity at that time as part of a symbolic gesture during Earth Hour spearheaded by the World Wildlife Federation.

Professional astronomer Tony Moffat, who will emcee the event, said he intends to bring attention to the need to reduce light pollution and the negative effects it has on nature, the signature reason behind Earth Hour.

He said it is hoped that Westmount's MP Marc Garneau will speak briefly at 8 pm along with Jennifer Maccarone, Westmount's provincial legislator.

The Healthy City Project will also have a kiosk to explain its role to encourage more residents to become members and help the volunteer group advance its efforts to spearhead programs that can bring environmental concerns to local politicians and into action. It is being presented by the city's Community Events division.

Letters to the editor, cont'd. from p. 6

curred by individuals who neither bought nor sold the tobacco. Negative externalities can be addressed through government intervention, either by regulation, as in the case of noise, or with taxes, such as a carbon tax.

Empty stores on what were prosperous streets are referred to as "high-rent blight." Shuttered stores affect the whole neighbourhood, both economically and psychically. Blight has a social cost. It changes an area's character, its sense of community, and even residents' sense of safety.

The editorial ends with the line "No one will be free unless we are all free." I agree. The difference is that my list of freedoms includes not being the victim of another's economic activity, of their negative externality, be it cigarette smoke or high-rent blight. Which is why we need municipal regulation.

JON BRESLAW, EMERITUS PROFESSOR OF ECONOMICS (CONCORDIA UNIVERSITY)

Editor's reply: With this reasoning, Westmount residents should be kept from selling their houses at high valuations (and renovating) because these transactions drive up neighbours' valuations and so their municipal taxes. Second-hand smoke can be distinguished from the case at hand: it gets on one's property and person, which we created government (at least in part) to protect, and so it should likely be regulated. No one, in my view, has a right

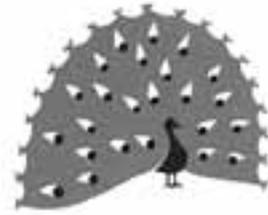
to expect a property owner to do x or y specific "good thing" (like rent it for a nice shop) with its property, even if they are kept from various bad things, like sending pollutants onto neighbouring (public and private) properties. – DP.

DON'T TAKE ECONOMIC FREEDOM FOR GRANTED

People usually write about "grouses." I'm writing to congratulate the *Independent* on a wonderful editorial! ("In defence of Cromwell's economic freedom," March 12, p. 8). Thank you ever so much for reinforcing some very fundamental values that may seem to take for granted.

Please keep up all your efforts and good health.

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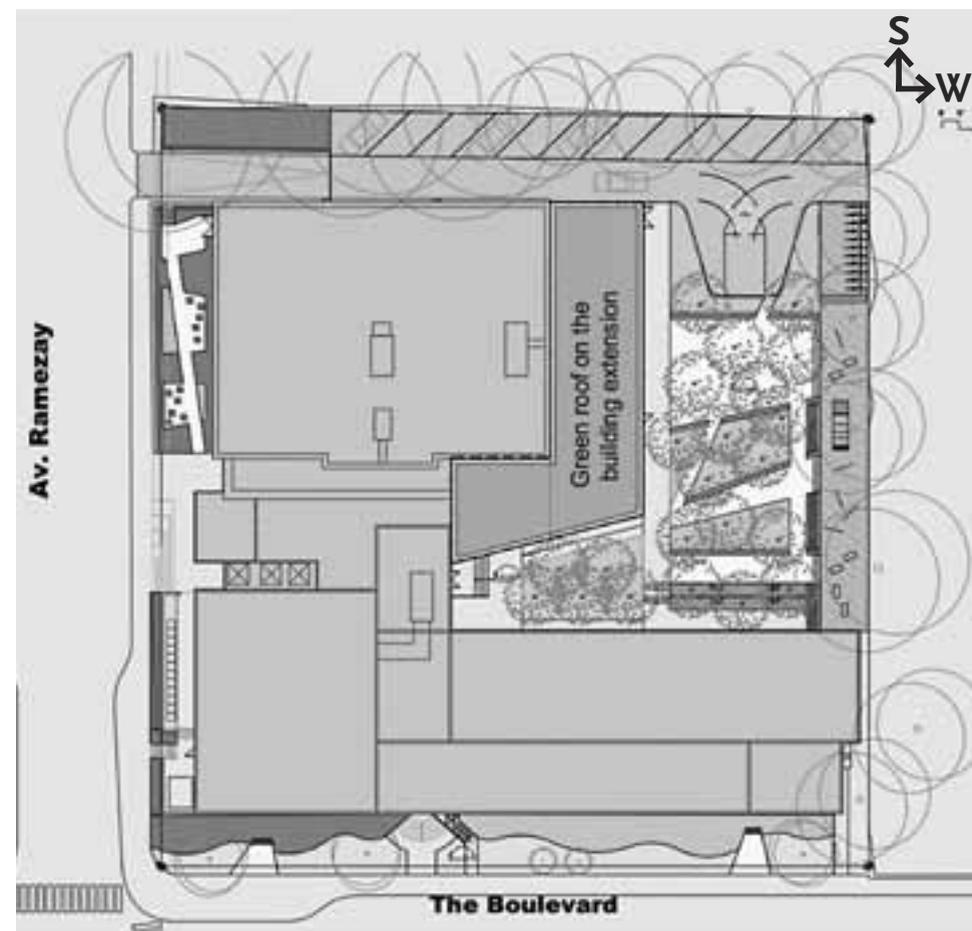
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Signs of spring #1



Spring in Montreal reveals all sorts of mysterious detritus including this metal screen at Sherbrooke and Victoria on March 12.

PHOTO: INDEPENDENT.



The proposal for St. George's School building at 3100 The Boulevard, east of the Westmount border. Arrows added by Independent.

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St. George's, cont'd. from p. 1

a "specific construction, alteration or occupancy proposal for an immovable."

The school's expansion proposal calls for a new three-storey annex at the rear and west side of the property for classrooms and laboratories. It includes greenhouses, green walls and a green roof. The parking lot is also to be reduced.

Available information does not mention whether this is likely to force cars to park on nearby streets or whether any increases in student population are planned that could bring additional traffic to the area.

The school, which was closed for the

March break until March 18, could not be reached for comment.

Information from the website of the Office de consultation publique de Montreal (OCPM) lists the zoning issues as the reason for the plan being subject to a consultation process.

35 to 48.5 percent coverage

"The current building coverage ratio is 35 percent," it states, "but the school buildings already occupy 48.5 percent of the property by acquired rights." This expansion would raise the coverage to 55 percent.

The project, it adds, would also involve changes to the map of the Mount Royal Protection and Enhancement Plan.

The March 21 information session takes place at 7 pm at the offices of the OCPM at 1550 Metcalfe St. (14th floor). This is to be followed by a first "hearing-of-opinions" session April 17 at 7 pm, for which the registration deadline is April 11 at 4 pm at 514.872.8510. Online opinions may be made from March 29 to April 21 at www.ocpm.qc.ca/st-george/opinions.

Westmount is not expected to submit any comments, city director general Benoit Hurtubise said last week.

Recommendations from the consultation are expected to be published in the summer before the project could proceed to further steps.

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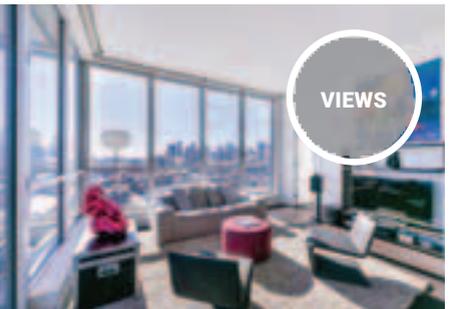
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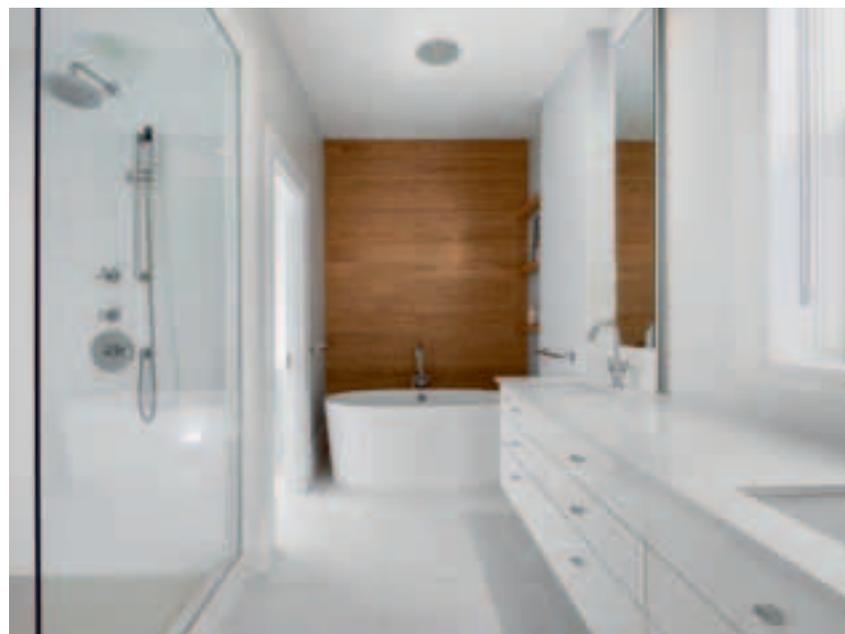
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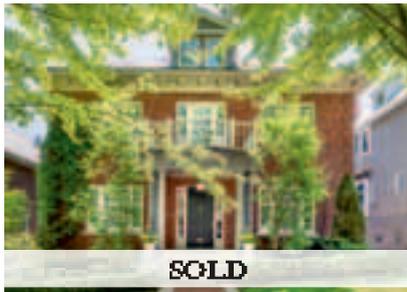
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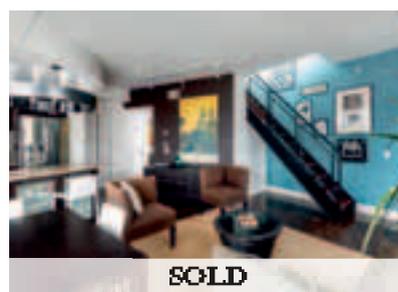
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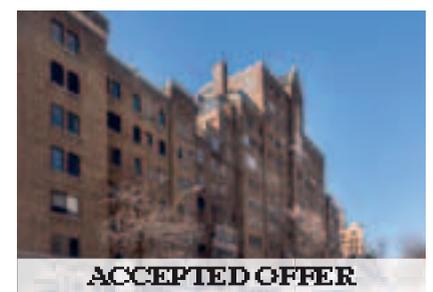
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1100 Atwater, cont'd. from p. 1

ground floor and main entrance to street level.

“This is to make it more interesting and inviting” as well as to improve accessibility, explained Sebastien Hylands, development vice-president for owner/developer Kevric, who noted the area had changed since 1975 when the Category II heritage building was built.

“We’re not in the middle of a residential neighbourhood but at the intersection of mixed residential, commercial and retail,” he said, noting a mixed-use development is slated to rise directly across Atwater as part of the Square Children’s project.

The development proposal shows an outdoor café patio and ground level landscaping moved closer to or onto the public domain rather than being set back against the building and elevated (see story March 5, p. 1). A tree that would be removed would be replaced as per city requirements.

Benefits questioned

“Benefits to the public have to be better described,” stated PAC chair Julia Gersovitz, as did details of signage and a landscaping vision for the green roof being planned to cover a previous garage entrance off Dorchester across from residences. She was concerned this might attract a pack of people.

Hylands explained that heavier plantings were limited by the concrete roof below.

Community benefits are a significant component – a trade-off – for granting particular zoning requests for a “special construction, alteration or occupancy proposal for an immovable” (SCAOPI).

Another advantage to the community



Presenting the project are developer Sebastien Hylands of Kevric, at right, and architect Richard Kaplin of GKC architects.

provided by Hylands, as well as Richard Kaplin of GKC architects, is shifting traffic and deliveries to Tupper St.

A separate commercial parking garage on Tupper is also part of the property and developers said in response to questions that there was no plan to change parking numbers in the future. The garage currently provides 166 spaces on four underground storeys and two above ground. The proposal under discussion would add 47 spaces in the basement of the office building to this total.

Signs need separate review

Answering concerns over commercial signs not being allowed in residential zones, Hylands said they would be “within commercial standards.” One sign is proposed for the top corner of the building at

Tupper and Atwater and two for the lower level facing Atwater.

The meeting was told by city officials, however, that any signs would have to conform to Westmount’s standards of two per commercial building at the lower level and be subject to a separate PAC review.

Light pollution?

Councillor Kathleen Kez, who represents District 8, led off questions from the audience. Are there measures in place to reduce light pollution at night from many new windows on the south façade facing Dorchester residences, she asked.

Hylands said there would be blinds for windows but that lights would not face outward. Gersovitz added that “the permission to add windows is already granted,” as part of the construction permit issued in November 2017. Kez was elected to council that same month.

She also wondered if there was a possibility the café could lead to a restaurant. If so, Hylands said, the building’s ventilation system would filter odours from reaching the street. He thought the space is likely too small for a restaurant though, he added: “Is there a possibility? Yes.”

She also asked if retail would be confined to the ground-floor level to which Hylands answered “yes,” though this later raised confusion among some at the meeting since the project application asks for retail at the ground and first-floor levels.

Urban Planning commissioner and PAC member Councillor Conrad Peart told the *Independent* his understanding was that this would enable ground-level retail services to be extended up to the first floor depending on particular configurations of the building and their interior levels.

Jason Prince of Redfern asked if a concrete area off Tupper could be used for vol-



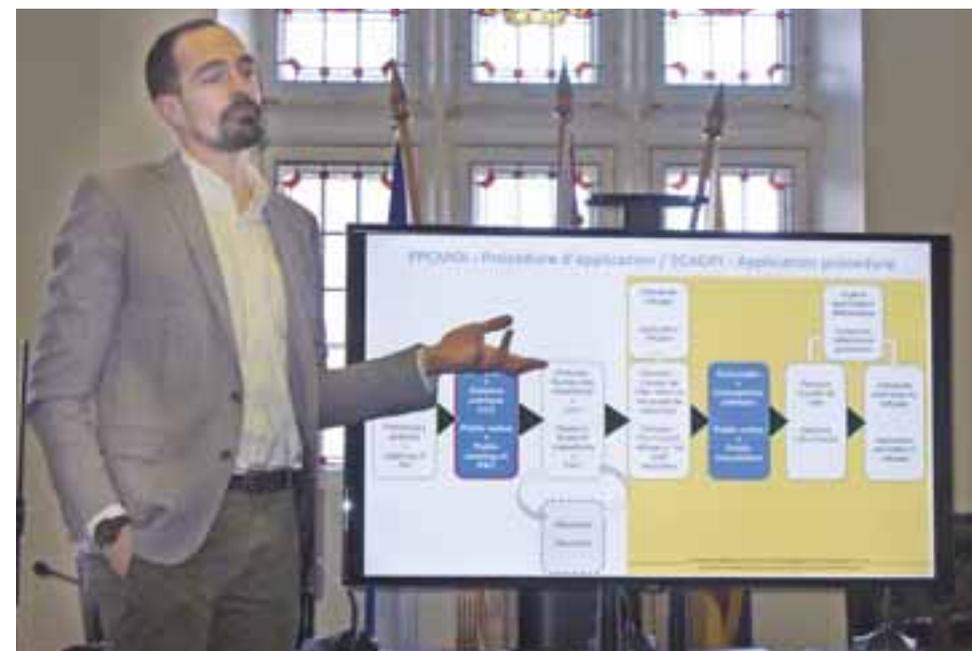
Councillor Kathleen Kez poses questions.



Jason Prince of Redfern.



Ken London of Prince Albert asks about signage.



Urban Planning director Tom Flies explains SCAOPI, which could lead to a referendum.



Three renderings of 1100 Atwater from the owner's SCAOPI application on the city's website: before the renovation, above, and proposed, middle and bottom.



PAC panel from left: Erik Marosi, Julia Gersovitz (chair) and Gerald Soiferman. Councillor Conrad Peart, not shown, sat to the left.

leyball, as briefly alluded to by Hylands but he was told if so there would have to be "agreements made."

Former city councillor Theodora Samiotis, a resident of Dorchester at Bruce, spoke of the project's benefits to the community after disclosing she had been the previous Urban Planning commissioner

(when the current construction permit was being reviewed in 2017).

"Times are changing," she said, "and to make the building more inviting is a plus."

The original structure built to house a bank/cheque processing centre had a bunker-like appearance with a reduced number of windows with landscaping and the Atwater entrance raised almost a storey higher than the current proposal.

Along with Gersovitz and Peart, the PAC panel architects were Erik Marosi and Gerald Soiferman.

The deadline for comments to the city on the project is March 29.

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Tuesday, April 23

11:30 am to 3:30 pm

Livingston Hall

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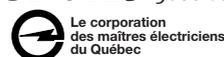
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Signs of spring #2



Spring in Montreal reveals all sorts of debris including this badminton racquet in Murray Park on March 4 and this shoe at Sherbrooke and Grosvenor on March 15.

LEFT-HAND PHOTO: RALPH THOMPSON, RIGHT-HAND PHOTO: INDEPENDENT.



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Above, two views of the Edgehill house on March 13 after the early morning fire and, below, the same area on October 18, 2018, after the vehicle fire.

PHOTOS: RALPH THOMPSON.

Police Report

Arson squad investigating firebombing on Edgehill Rd.

BY MARTIN C. BARRY

Police at Station 12 on Stanton St. say the Montreal police department's arson squad has launched an investigation following a firebombing incident on Edgehill Rd. in upper Westmount during the early hours of March 13 when the ground floor of a house was set ablaze by a Molotov cocktail.

"Someone put a Molotov cocktail through a window, causing several thousand dollars' worth of damage," said Sta-

tion 12 community relations officer Stéphan Laperrière. "But the firemen answered very quickly, so the damage didn't spread a lot and it was contained mostly to one spot."

According to Laperrière, the outcome might have been more serious, except for the fact nobody was home. "Nobody's life was in danger inside the house," he said. "Now, if it had spread to a neighbour's home, you never know."

Laperrière said the police department's central arson squad has taken over the in-

vestigation. There were no witnesses, according to the police report. The home was the scene of a similar incident in October last year when several cars parked in a driveway shared by two residences caught fire.

Regarding the connection to the incident last year, Laperrière added, "They think it might be related to the incident that happened in October." He said the investigators have been checking whether

nearby homeowners have video surveillance cameras that might have captured background images that could help identify suspects.

While two of the vehicles in last October's incident belonged to the owner of the house that was targeted by this arson, a third was the neighbour's property and is thought to have caught fire because of high winds that evening, which spread the flames from the other cars.

En route to Summit lookout

Public Security patrollers spot Edgehill fire around 1:40 am

BY LAUREN SWEENEY

Public Security patrollers spotted flames coming from the main window of a house on Edgehill March 13 around 1:40 am, Public Security officials said. They were on the way to check out Summit lookout at the time.

The flames were very close to the front door, officials said, and the dispatcher was called to advise any residents and 911. No one was home, however, and residents were reported as being out of town. Firefighters arrived around 1:49 am, followed by police.

It was the second time in a few months that the property was subjected to arson, officials said. The previous occasion in-

involved two cars set on fire.

While there were initial concerns regarding gas, Énergir was called and these turned out to be unfounded. Extensive damage was reported.

A perimeter was set up around 30 Edgehill and Public Works was called to salt the street, which was re-opened at 6 am. No witnesses or suspects were reported.

Public Security director Greg McBain said the fire was "going pretty well" when the officer saw the flames. "Once again, it shows how important it is for us to be out there patrolling at night," he explained.

The house is in close proximity to others on the hill at the eastern end of the street but the fire was not reported to have spread.





Real Estate

ANDY DODGE,
CRA (RET.)

Catching Up

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in February 2019. 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.

Real estate agents are scurrying to catch up with a market that is still trying to come to terms with a \$2-million-plus average price for the typical Westmount house. Another five sales were added late to the January list – including one sale over \$5 million – and while February so far has tallied eight sales to add to the 12 in January, we might expect a few more might be posted late, considering our list has only one dated in the second half of the month.

One January 31 sale, at \$5,225,000, logged in at 93 percent more than municipal evaluation, which made it the highest price and highest mark-up of the month; in February, the highest price was just over \$3 million and three of the eight were over \$2 million, while the lowest price was \$1,095,000 and two others were \$1,150,000 each, so the raw average price in February was below the \$2-million level. With ad-

justments and averaging included, the monthly price moves up slightly from January but still hovers below the levels achieved last fall. The average mark-up was 23 percent, not far off the averages for other recent months.

Condos

Four condominiums sold in February, the same tally as in January, and none of the eight sales was over \$1 million, nor in any of Westmount's classic high-rise buildings, save for a ground-floor unit at 1 Wood Ave. The average mark-up for the first quarter (with March still to come) is 15 percent, lower than the one- and two-family mark-up.

Co-ops booming

If there is a boom, it is in the co-op real estate market, which so far has seven sales in the first two months this year, all the way from \$622,000 for a share of a duplex on Wood Ave. to \$1,700,000 for an apartment at 2 Westmount Square, one of the original black towers. That unit sold for three times its proportional share of the municipal evaluation, and two others went for well over double their share of the valuation, including an apartment at 439 Grosvenor Ave., which sold for even more than its asking price.

Five sales took place in adjacent-Westmount districts; adding two homes sold in January, we have logged three sales in the Côte des Neiges area of adjacent-Westmount, three more in eastern NDG and one in the Square Mile on Redpath Place.

The “active” market changed little between mid-February and mid-March: there are 91 houses on the market, up from 90 a month ago; asking prices range from \$889,000 to \$27 million and there are five houses asking less than \$1 million; five asking more than \$10 million.

Some 26 houses are for rent in Westmount, up from 24 a month ago, asking anywhere from \$3,500 to \$27,000 a month. So far this year, four houses have been rented, all between \$4,500 and \$7,000 a month.

Tabagie Westmount Square

International news agent

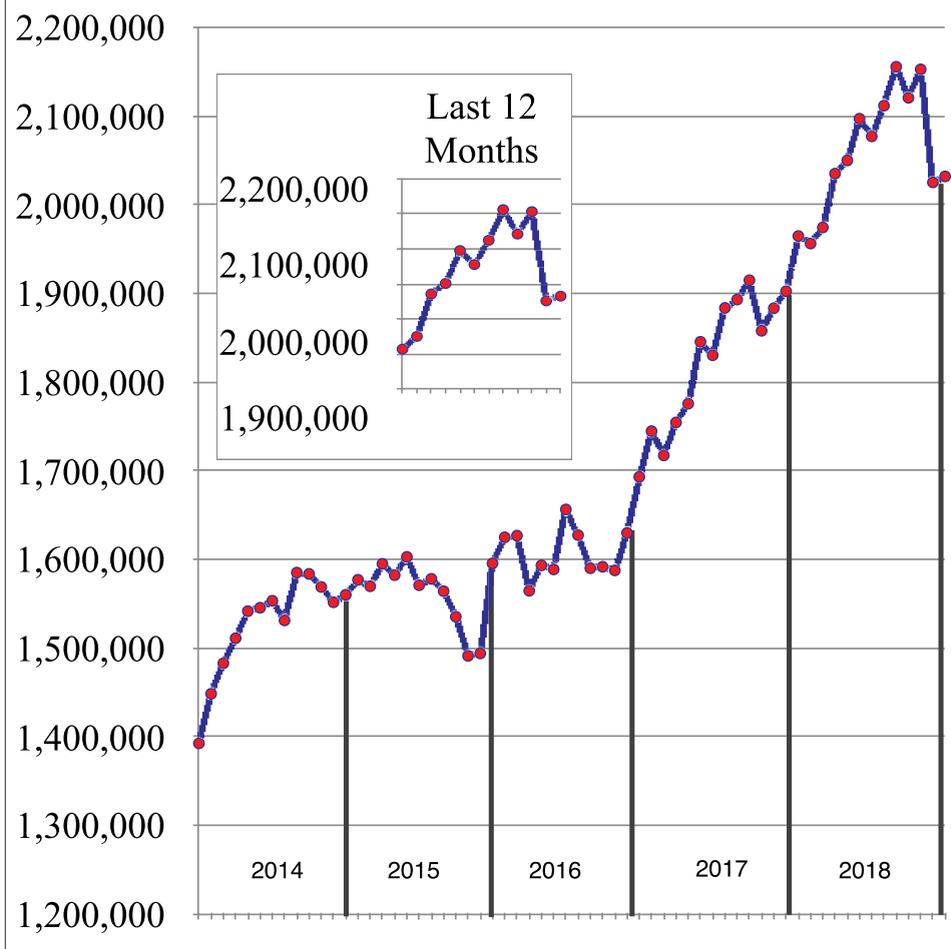
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Average adjusted price for ‘typical’ Westmount house, by month, January 2014 to February 2019, based on accepted offer dates



Signs of spring #3



Spring is a time of renewal, but also of dirtiness, including this filthy snow bank at Prince Albert and York on March 14. It was removed by Westmount city workers the next morning.

PHOTO: INDEPENDENT.

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Social Notes

VERONICA REDGRAVE

Study's soirée 'bold and bright'



Hal Hannaford and Nancy Sweer.



Erica Flores Ludwick, Susan Orr-Mongeau and Paulina Flores Rutenberg.



Anne-Sophie Barette and Bill Molson.



Vivianne Maas, Yael Benguigi and Rachel Gilmore.

Guests running the gamut of Notre Dame evening commuter gridlock were awed on arrival at New City Gas where The Study held "Bold and Bright."

The evening lived up to its theme with fabulous fuchsia and purple hues. The fundraiser featured renowned DJ **Jojo Flores** and internationally-acclaimed live art performer **David Garibaldi**, whose works created on the spot of celebs Gord Downie and Lady Gaga brought in close to \$20,000.

Auctioneer was Selwyn House head **Hal Hannaford**, there with his wife **Susan Doherty**. Greeting guests was Study head **Nancy Sweer**. The auction was mobile friendly; bidding was just a click away. Event chair was Study alumna local res **Erika Flores Ludwick** (there with **Louis Ludwick**) aided by co-chairs Study parents **Vicki Ajmo** and **Genevieve Allard-Vincent**.

Organizing committee members were local res **Paulina Flores Rutenberg**, **Josée Kaine**, **Emily Ritchie**, **Virginia Anderson**, **Yael Benguigi**, **Amanda Eaman**, **Pattie Edwards**, **Ghazal Goodarz**, **Jean-Karl Hébert**, **Teresa Holden Ste-Marie**, **Belinda Hummel**, **Amberly Leasure**, **Nicole Lefebvre**, **Helen Li**, **Helen Mayer**, **Magali Querini** and The Study's director of advancement **Katie Kostiuk** and **Susan Orr-Mongeau**, director communications/marketing.

Noted enjoying the night were West-mounters **Lucy Raikes** and **Andrew Sofin**, **Yael** and **Adrian Maas**, Study board members **Wendy Chui**, (with husband **Clifford NooNoo**) and **Christopher Manfredi** (McGill provost), *continued on p. 18*

For the *Westmount Independent's* Spring Social Calendar, please send information (date, place, ticket price and contact etc.) to redgrave@videotron.ca.



Jim MacDonald, Francine Morel, Sarah Ivory and Michael Shannon.



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Karma and John Hallward.



Katie Kostiuk and Geneviève Allard Vincent.

Social notes, cont'd. from p. 17

as well as alumnae Arabella Decker (with husband Gil Michel-Garcia), Samantha Hayes, Sarah Ivory, and Karma Hallward, who attended with husband John Hallward, a Study foundation member. In attendance were Jill de Villa Franca (with her husband David Kostiuk), Anne-Sophie Barrette and Randy Kelly, co-chair The Study Campaign committee, and chair Bill Molson.

Seen enjoying the fun were Vivianne Maas, Heidi Higgins, Rachel Gilmore, Nancy Zitzman, Jim MacDonald, and The Study's board chair Phil Nolan (with Vincenza La Greca), Francine Morel, Michelle Kornbluth, Hillary and René Caissie and

Michael Shannon and Janet Cameron.

Java U outdid its delicious reputation, with a fabulous pasta bar and coffee adobo crusted filet mignon. The evening's entertainment ended on a high note with the performance of a song, "Bold and Bright," composed for the eve and performed by Selwyn House alumnus Jonathan Emile, Study student Kellysa Vincent and singer Ezra Lewis.

The uniquely fun eve raised \$157,000 for The Study's scholarship and bursary program. The Study's campaign goal of \$8.75 million is now within very close reach.

The Auxiliary of the Montreal General Hospital
Fundraising Event
Tuesday, April 23 11:30 am to 3:30 pm
Livingston Hall, 1650 Cedar Ave.



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Comin' Up

WEDNESDAY, MARCH 20

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SATURDAY, MARCH 30

Earth Hour. Westmount Healthy City Project. Exhibits, films, star gazing. 5 to 9:30 pm. Victoria Hall. Lights out, 8:30 to 9:30 pm.

SATURDAY, MARCH 30

Dawson comedy night/50th anniversary, featuring Bowser and Blue, Rodney Ramsey and Amanda McQueen. \$45 at www.dawson.college/DAW50N-comedy. Dawson College Theatre, 2000 Atwater Ave. 7:30 pm.

MONDAY, APRIL 1

- ▶ Navigating Blended Families (new spouses with existing children) with Rabbi Grushcow, Barbara Lis and Bonnie Unger. Free (members)/\$20 (\$5 more at the door). To register: Rosie at 514.937.3575 x 213 or rosie@templemontreal.ca. Temple Emanu-El-Beth Sholom, 395 Elm Ave. 7 pm.
- ▶ City council meeting. City hall. 7:30 pm.

TUESDAY, APRIL 16

Lunch Together/Passover and Easter: An Opportunity to Dialogue? with Father John Walsh and Rabbi Grushcow. \$8 (members)/\$10. Temple Emanu-El-Beth Sholom, 4100 Sherbrooke St. 11:30 am

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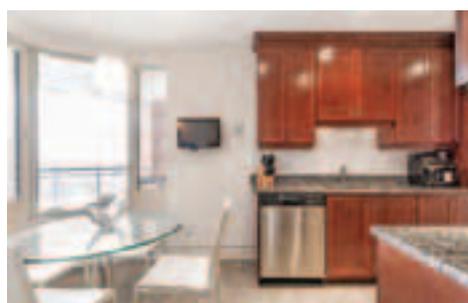


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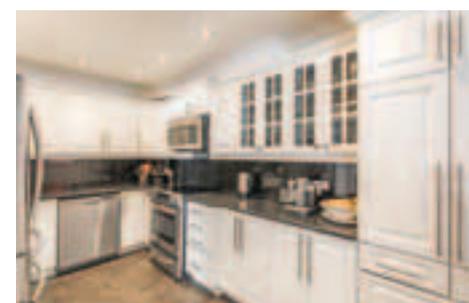
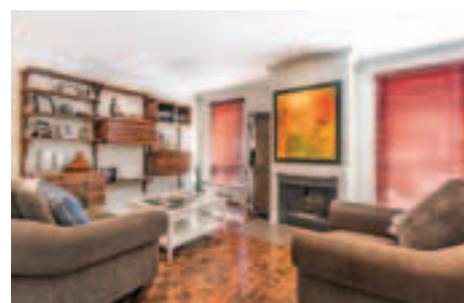


C.S.L. 6803 ABRAHAM DE SOLA #408

This 2 bedroom, 2 bath condo with granite eat-in kitchen, large balcony + 2 garage spaces is move-in ready. Watch the sunset from your unobstructed NW view! 24 hr security, gym + pool + steps to shopping + dining.

\$469,000 MLS 15750617

C.S.L.



6780 LOUIS PASTEUR

LOCATION! Renovated + sun-filled 3+1 bedroom townhouse in prime CSL facing the pool! With 2 garages, central air, new master ensuite, ground floor den, new uni-stone patio ++ this home is perfect for a family or young couple.

\$449,000 MLS 14336819

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JILL PRÉVOST & JENNIFER RADOWITZ

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