

Outdoor pool repairs expected this fall

Indoor pool feasibility study delayed by tender process

By LAUREEN SWEENEY

Anyone hoping for news on an indoor pool will have to wait a little longer, the *Independent* learned last week. The promised feasibility study on a possible pool has been delayed and gone back to the tender process, city director general Benoit Hurtubise said.

The feasibility study is required before determining whether or not to build an indoor pool, an issue in the 2017 municipal election. An evaluation grid for assessing candidates had been created and approved by council October 7 with the call for tenders that had been expected to be published the next month (see story October 15, p. 1).

This was delayed, however, "due to tech-

nical issues," Hurtubise explained. "I had to get an outside consultant to help us resolve this."

As a result, "the timeline to allocate the contract will be in early spring and will depend on the final price; if it exceeds a certain threshold beyond my delegation (\$50,000), I will need to go to council."

'Right on line'

The decision to proceed to a feasibility study had been determined by city council in general committee July 2, 2019 after a needs study by consultants indicated a city the size of Westmount was "right on the line for being underserved" by an indoor pool.

A feasibility study is to explore costs, location, site continued on p. 10



Snowboarding comes to Westmount Park

YouTubers The Dust Box were shooting a video between the Westmount recreation centre and the de Maisonneuve bike path on February 26. When asked what they were doing and why, the snowboarder said, "We're making a video. We're professionals. This is what we do for a living." The *Independent* advises all its readers to participate in activities within their abilities.

PHOTO: RALPH THOMPSON.



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Council seeks Quebec approval Boundaries likely to remain unchanged for 2021 election

By LAUREEN SWEENEY

With less than two years remaining until the next municipal election, city council February 3 adopted the existing map of electoral boundaries showing it unchanged since 2012 in the eight districts eligible for council seats.

As a result, a resolution adopted at the meeting requests confirmation from Que-

bec that the city meets the conditions to renew the same eight district divisions based on the number of eligible voters on the current electoral list.

This exercise is required every four years in accordance with the provincial act respecting elections and referendums.

An updated table, which accompanies the request, shows a total number of 14,194 West- continued on p. 19

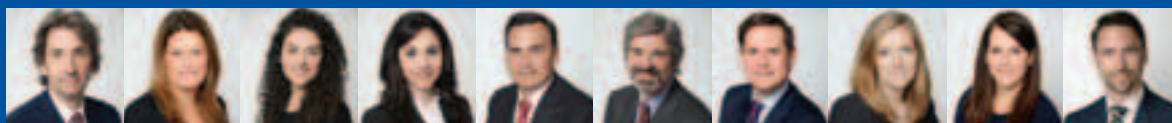


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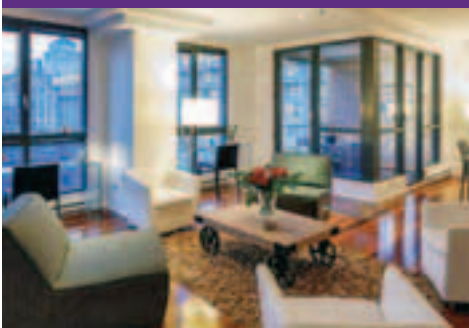
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'Fidgety quilts' for Alzheimer's patients

BY RALPH THOMPSON

Several seniors' groups met at the West-

mount Public Library on February 24 between 4 and 6 pm to continue working on a "fidget quilt." The purpose of the project

is to help Alzheimer's patients living in Westmount residences by providing "fidgety quilts."

"Alzheimer's societies have seen the benefits of giving patients things to fiddle with," said Daniel Míguez de Luca, librarian and program & events coordinator at the library.

"We received a \$5,000 federal government grant from their 'New Horizons for Seniors' program. We started this project last September together with the Westmount Quilters Guild and Busy Bees from

Contactivity. We also started the Knitting Club as part of this undertaking with the help of a professional animator Arlene Lund. They meet on Monday evenings at the library."

The beautifully assembled quilts are embellished with small soft ornaments that fidgety fingers can play with safely including braided wool, velvet animals, knitted pieces, flaps and so on. The finished quilts will be donated to St. Margaret Residential Centre, Place Kensington and other residences.



From left, Angelina Hum, Busy Bee coordinator; Daniel Míguez de Luca and Lily Lam, volunteer with the Westmount Quilters Guild.

City: Too small, costly to pursue

Account balances under \$12 written off

BY LAUREEN SWEENEY

City council February 3 approved a recommendation to write off all outstanding balances owed to the city of \$12 or less on customer accounts it collects from various sources such as municipal taxes and Hydro Westmount.

These represent small balances frequently remaining due to interest charges and penalties caused by late payment, explained Councillor Kathleen Kez, commissioner of finance.

The measure was recommended by the finance department because the administrative procedures for such outstanding amounts were reported as being more costly than the amounts to be recovered.

At the time the resolution was adopted, the total of these represented \$375 on 76 accounts, according to city treasurer Julie Mandeville.

The new practice to write off small amounts would require reconsideration and approval annually, according to Kez.

Pet adoptions, p. 20

Social Notes (Neuro), p. 25

Comin' Up, p. 23

Permits, p. 22 & 23


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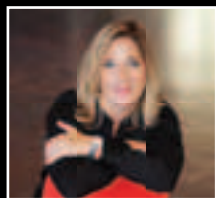
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LETTERS TO THE EDITOR

FAKE GRASS IS GREEN

Yes, it is the year of Greta. As a member of her generation, the one that will need to find innovative ways to reverse and pay for the rapidly disintegrating state of the planet in which we live, allow me to respectfully share some positive aspects about the more evolved artificial grass options available today:

- 1. Reduced water usage: Real grass requires a lot of water to maintain a healthy state, especially during the growth stage and summer seasons. Artificial grass requires less.
- 2. Recycling options: At the end of life, typically 20 years, most of the materials used to create artificial grass can be easily melted down to create new products.
- 3. Reduced carbon emissions: Real grass requires maintenance, and this involves using equipment that uses fuel like petrol and diesel. Fossil fuels emit greenhouse gases. Greenhouse gases are not good for the environment. Artificial grass reduces carbon footprint.
- 4. Zero added toxic chemicals: Artificial grass does not require the use of weed-killers, pesticides, fertilizers or herbicides to protect it from pests and diseases.
- 5. Reduced strain on healthcare system: The associated health benefits of playing sports are numerous: reduced risk of obesity and type 2 diabetes, increased cardiovascular fitness, improved coordination and balance, as well as increased ability to relax.

The social benefits of playing team sports in particular are incredible. The 5 C's? Check! Soccer, like other team sports, provides an opportunity to address all of them: competence, confidence, connections, character and care. My teammates, friends and neighbours are building important life skills to help us become well-rounded and mature contributing members of society.

To my fellow Westmounters who cry foul at the mere notion of an artificial grass field installation, riddle me this: How many of you have actually run or played on the fields in our parks? How many of you have tripped and sprained your ankles while running on the fields in our parks? How many of you have experienced disappointment due to cancelled or delayed games? How many of you have avoided sending your kids out to play on the field because it was simply a field of dirt or mud? We have beautiful flowers and municipal gardens located throughout our lovely neighbourhood, yet our fields are consistently in need of TLC.

To those who continuously oppose anything that appears even remotely related to community activities (such as the arena and previous discussions of an artificial grass field), why does your elitist not-in-my-backyard mindset cloud the potential to embrace the greater community benefit? Parks and fields are not museums where you enjoy the scenery from afar. Parks and fields are meant to be enjoyed by the community. The benefits of having consistently usable fields are numerous and we, as a

community, should work together to make this happen.

CHLOÉ LALONDE, STAYNER ST.

BEWARE THE CONTRACTOR LOOPHOLE

A “We’re sorry” would be nice. Alas, we live in litigious times, when an apology implies guilt, responsibility, incompetence, negligence – and money.

It’s just after 7 am on January 20. The orange signs are up, it’s ridiculously cold and honking horns are warning motorists to move their cars when the first snowplow appears.

From the living room window, there’s an excellent view of the snow clearing ballet, which I find both fascinating and scary. Once, during overnight snow clearing several years ago, a city crew took out my front stairs. When I called in the morning, Public Works had already documented the problem and promised to build new ones in the spring, which they did.

As the yellow street plow with the giant shovel backed up along the sidewalk, I remember thinking how it seemed to be perilously close to the house. “He must know what he doing,” I thought in that split second before the house shook and I heard the menacing crack of metal slamming into brick.

[Outside,] I shouted and shook my fist at the snow plow driver, who was continuing to reverse. Only then did I realize the plow hadn’t just chipped the brick and cracked the foundation. The driver had slammed into the natural gas valve, breaking the pipe and sending waves of gas spewing into the frigid air.

And he still had no idea.

Frantic hand signals ensued. Soon firefighters were hammering on doors, police were directing traffic, and buses on St. Catherine St. were rerouted. Neighbours gathered at a nearby diner in nightclothes and parkas to await the all-clear as the Energir team rushed in to cap the leak. They were efficient, reassuring and competent. My councillor, Cynthia Lulham, dropped by to offer help and see how I was doing. By the way, she said, it wasn’t “our guys” who hit your house. I didn’t get the hint.

Three days later, I filed a claim with the city, noting that while some of my brick had been in need of repair, the plow had caused new problems and exasperated existing ones. I did not call my insurer because it seemed like such a straightforward case.

At the end of the 15-day period in which a damage claim must be filed, I received a notice from Westmount asking for photos

and an estimate of the damage. I sent off a slew of photos and began looking for a brick worker to calculate the cost for me and the city.

A second letter arrived two days later. Westmount’s legal department had found a catch.

“We have been informed that the operator of the snowblower is not an employee of the city...As a result, we regret to inform you that the city cannot be held liable for this incident.”

The director of legal services cited Section 604.3 of the Cities and Towns Act.

“The municipality is not liable for damage caused through the fault of a builder or contractor to whom building, rebuilding or maintenance work has been entrusted, for the entire duration of such work.”

In other words, we hire these guys but it is your problem if they hit your house.

This is what I call the contractor loophole. It allows cities and towns to weasel out of responsibility and costs for all manner of gaffes and misdeeds committed by their subcontractors. Makes you wonder why they still bother to have any actual employees.

Now it’s up to me to hire a lawyer, wage war with the snow removal firm or file a claim with my insurance company. I’m not sure I have the stomach for the long siege, the deductibles, the wait to patch the damage while lawyers argue and underwriters parse the difference between new and pre-existing conditions.

I do know it is the kind of absurd hitch citizens ought to know about.

I have pretty much given up waiting for an apology. Meanwhile, I quake a little every time it snows.

PEGGY CURRAN, ABBOTT AVE.

Editor’s note: It is interesting that you prefer that the city be responsible. Over the *Independent’s* lifetime, other residents have communicated to us their unhappiness with the 15-day deadline for claims that the city enjoys. In some respects, your legal case might be easier against a private entity than a government. The opinions of relevantly experienced lawyers are welcome in these pages. – DP.

BEWARE OF EVEN MUZZLED DOGS

The week of February 17, I was attacked by a dog on the corner of Park Place and St. Catherine.

There was a lovely couple walking two large dogs at the corner and when I approached, the larger dog lunged at my throat. The man pulled on the leash and brought the dog back onto all fours.

“Down, boy! Bad boy,” he said calmly,

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LETTERS TO THE EDITOR

as if this was rather routine.

I tried to be calm, too saying "It's okay. He didn't try to bite me." Then I noticed why I wasn't bitten: the dog was already wearing a muzzle.

So I got more of a punch under my jaw than a bite on the throat. Just lucky.

For the uninitiated, this muzzle means this dog has attacked at least once before. I am publicizing this not because most of the dogs in our neighbourhood are vicious, but because *most* of the dog owners in this neighbourhood seem insistent on bringing their dogs to our street to do their dirt.

Park Place plays parking lot to all the sports fans coming to Westmount Park from the West Island to Pointe aux Trembles.

If you must park illegally on this street, kindly leave your dogs at home.

Caution suggested.

DAVID MICHEL, PARK PLACE

PRINCE ALBERT'S PERENNIAL CASUALTIES



Please find a photo taken February 24 at Prince Albert square. Sadly, the noted situation seems to be a yearly re-occurrence. The posts are constantly knocked over by snow removal vehicles. Either reposition them or replace them with something more efficient.

NATHALIE ALLARD, PRINCE ALBERT AVE.

WE PAID OUR TAXES ON TIME!

Open letter to Mayor Christina Smith

You are advised that we will go to small claims court to verify the legality of the additional charges that the city added to our tax bill.

We have met many times with you and your staff, and informed you that, twice in the past year, our cheques – duly mailed to you in your pre-addressed envelopes – were getting lost.

We have shown you with supporting documentation that we made our payments on time. You refuse to admit it.

On June 3, you asked us to file our documents with the city clerk, which we did. Nothing resulted from your request. We subsequently met with Mr. Rafolisy and Ms. Mandeville [of the city's Finance department], to no avail. We challenge your decision to make the citizen liable for cost of the delay when he has complied with his obligations and proved it to you.

We are sorry to ask you to justify a decision that is detrimental to Westmount's citizens.

SERGE G. MORIN, DE MAISONNEUVE BLVD.

SHED SOME LIGHT ON LIGHT SECRECY

After months of burned-out lights in the library (62 out of 96 in the main reading room alone), I was told by the library's executive secretary that they have a date for their replacement but could not share it with me.

Really! Why?

NIGEL PENNEY, NDG

SOLUTION TO BLOCKADES IS FINANCIAL

Open letter to Marc Garneau, MP

The solution [to the barricades in support of the Wet'suwet'en hereditary chiefs] is financial.

Issue a statement addressed to all indigenous groups that the blocks must be removed within 48 hours.

Failing that deadline, all financial transfers to the territories would cease and that would include stopping all infrastructure projects under way.

All would be restarted when the blocks have gone. The government should then introduce legislation to make blockades illegal and criminal, and announce that any such action in the future would result in immediate removal of them by whatever means are necessary.

Canada must deal in this way or else the scene will repeat itself.

BOYD WHITTALL, CLARKE AVE.

Overheard

February 21, 11:30 am, the TD bank at Claremont and Sherbrooke:

Customer: "I would like to transfer the amazing amount of \$7."

Teller: "I will probably need a [manager's] approval for that."

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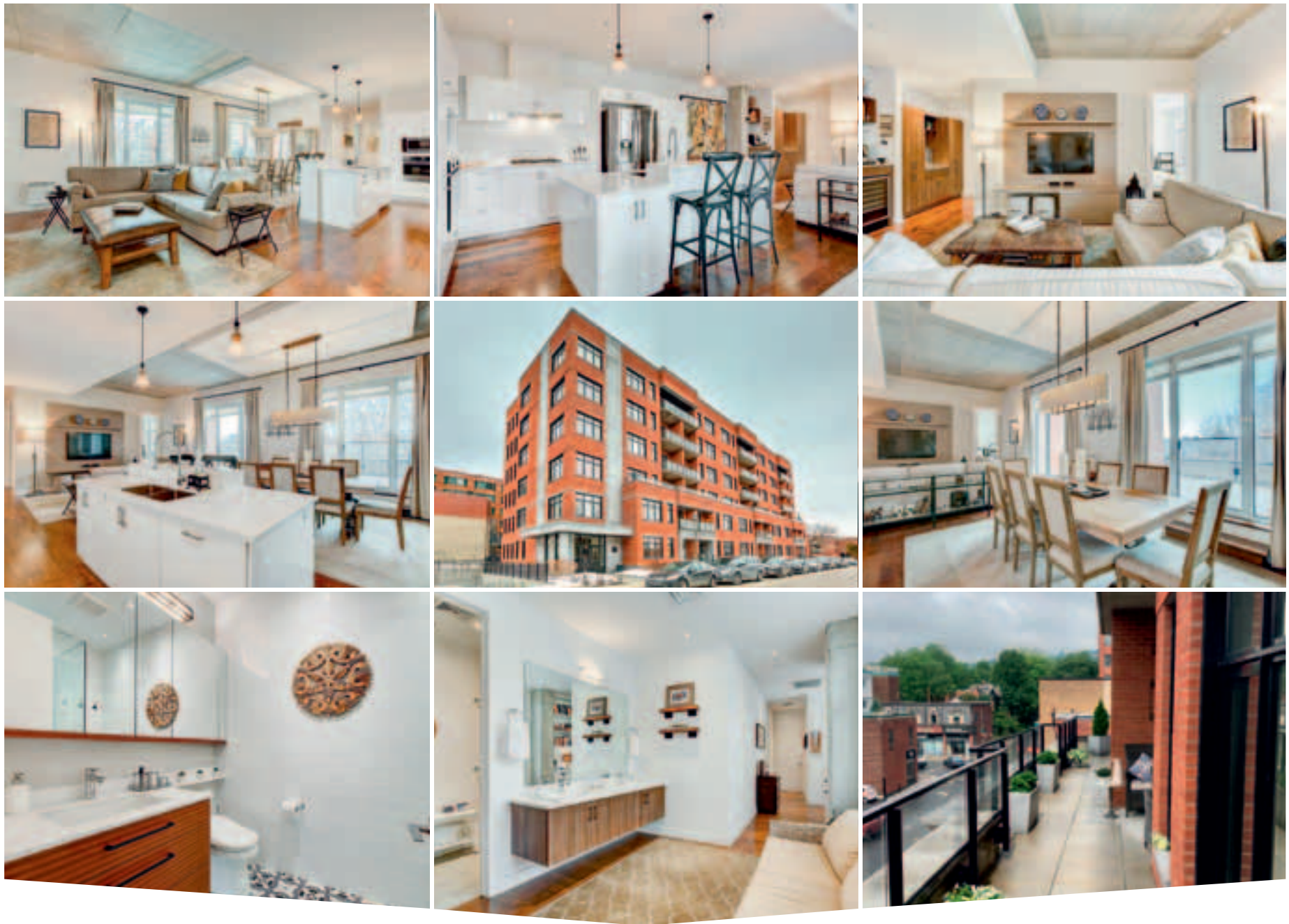
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Movie examines Gelh's approach *The Human Scale* plays to a full house



From left, speakers Raphaël Fischler and David Hanna with moderator Tom Flies.

BY HEATHER BLACK

Many residents turned out for the January 26 screening of the documentary *The Human Scale* at the Westmount Public Library. An “Imagine Westmount 2040” event held in the Westmount Room, the film was introduced by Councillor Cynthia Lulham, city commissioner of urban planning, economic development and parks. The screening was followed by a lively discussion with guest specialists Raphaël Fischler and Lulham’s husband David Hanna, and was moderated by the city’s director of Urban Planning, Tom Flies.

Directed by Andreas Dalsgaard, *The Human Scale* illustrates Danish architect Jan Gelh’s human-centric approach to urban planning. This included community efforts to reclaim public space such as the addition of pedestrian seating in New York’s Times Square or back-alley cafés or shops in Melbourne. It also documented citizen participation – and demand for a seven-storey height limit – in the rebuilding of central Christchurch following the

2010-11 earthquakes.

During the discussion, Fischler and Hanna commented on both the livability and human scale of Westmount and Greater Montreal. Fischler, the dean of the faculty of planning at the University of Montreal, described urban planning as a “multilevel process” from the individual sitting on a porch or group heritage protection to city or provincial transportation links. A commissioner at the Office de consultation publique de Montréal, Hanna said: “Build people places and people will respond.”

Westmount was also acknowledged as one of the first communities to enact heritage protection by-laws, but now requires a revised master plan – and consensus – to move forward.

Citizens spoke on high-rise development and the new demands of a 24-hour economy.

Upcoming talks will include *Building Sustainable Cities* by Vancouver’s former director of urban planning, Larry Beasley, on March 24 at Victoria Hall.

Group purchase with other suburbs City’s insurance premium climbs 55% for 2020

BY LAUREEN SWEENEY

The soaring cost of Westmount’s general insurance has hit hard for this year as the premium balloons to \$237,336 compared to last year’s \$153,295 (both before applicable taxes).

The 55-percent hike is driven in part by an 81-percent increase in the comprehensive general liability portion, raised to \$100,607 from \$55,471.

‘Large variance’

“This is a large variance,” noted Councillor Jeff Shamie, who chairs the city’s Finance and Administration Committee. “General liability is going up everywhere. All municipalities have been hit.”

According to a breakdown of costs related to the other premiums in some of the other types of insurance adopted by city council January 13, property insurance rose 43 percent to \$66,393 but municipal liability dropped by almost half from \$55,471 to \$28,312.

The city’s insurance coverage is part of a group purchase for general insurance with other Montreal reconstituted cities. The contract with the insurance firm of BFL Canada goes from January 1, 2020 to January 1, 2021 and was renewed by the Union of Quebec Municipalities (UMQ) on behalf of the group.

To pay UMQ \$317K

In addition to the insurance premium, the city council agreed to pay the UMQ \$55,817 plus taxes to cover Westmount’s share of a Group Public Liability Deductible Fund. Also part of the city resolution, was this year’s UMQ fees of \$2,584 all for a total payment of \$317,218.

Records show that even the UMQ’s fees rose from \$1,668 a year ago. Comparisons with last year’s insurance and UMQ costs were not provided at the council meeting, however, but formed part of last year’s equivalent resolution.



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Police Report

Police arrest suspects linked to fashion boutique thefts

BY MARTIN C. BARRY

Following an extensive examination of criminal records and mug shots, police at Station 12 have arrested individuals believed to be responsible for a string of break-ins and burglaries that took place in December at several women's fashion boutiques in Westmount.

One of the break-ins took place on December 9 at a Sherbrooke St. boutique specializing in high-end second-hand women's wear sold on consignment. Another was at a women's wear boutique on Greene Ave.

Among the items stolen in the first incident were a vest, a pair of shoes and other items of clothing that were displayed in the business' front window. The suspects simply smashed the window and grabbed the merchandise.

According to Station 12 community relations officer Stéphan Laperrière, three suspects linked to the burglaries were arrested on January 29. Two face charges of breaking and entering, while a third is charged with being in possession of stolen property.

Laperrière said much of the credit for

finding the suspects belongs to Sergeant-Detective Élise Faubert from Station 12.

"She really worked hard," he said, noting that Faubert used video surveillance footage captured during the break-in incidents and saw that they appeared to involve the same suspects.

"She went through a massive amount of mug-shot pictures and she recognized the persons," he said. From that, Faubert and other investigators were able to identify the suspects and then do some physical surveillance.

They even managed to find two stolen vehicles used by the suspects. In the end, he said, they managed to find all the stolen merchandise.

While two male suspects, 41 years and 38 years old respectively, are accused of carrying out the break-ins and burglaries, the third, a 37-year-old woman, is charged with being an accessory to crime as she was found to be in possession of the stolen merchandise.

According to Laperrière, she was renting a room to one of the suspects. None of the suspects is from Westmount. Laperrière said they are residents of east-central downtown.

Equestrian unit makes itself visible

A Station 12 spokesperson has confirmed to the *Independent* that officers from the Montreal police department's equestrian unit conduct horse-mounted operations from time to time in Westmount as part of their regular duties.

The question was raised recently after one of the *Independent's* contributors spotted two horse-mounted officers making their way eastward along Sherbrooke St. headed towards downtown.

Evidence of mounted patrol officers has also recently been spotted in King George Park. "It's part of their normal patrols," said Station 12 community relations officer



Horse footprints in King George (Murray) Park on February 21.

PHOTO: RALPH THOMPSON.

Stéphan Laperrière.

Laperrière said officers and horses from the equestrian unit are deployed from their normal base of operations on Remembrance Rd. on Mount Royal to Westmount several times a year.

"It will happen several times throughout the year that they just bring the horses out for a walk," he said. "Sometimes it does happen that the horses do come to Westmount and walk around. Sometimes they'll even go downtown."

He said it is one of the ways the equestrian department maintains its "visibility"

to the public. "The horses are getting plenty of exercise already up on the mountain," he said. "Apart from all the work they do, this is part of their visibility patrol."

..... Pools, cont'd. from p. 1

management and other important considerations associated with moving forward.

Outdoor work postponed

Meanwhile, work to carry out repairs to the outdoor pool is also in the tender process and would not be expected to start until the fall, after the summer season.

This has been outstanding following its opening in 2013 after rust marks were discovered and initially removed but re-occurred. An independent investigator (Solroc) hired by the city attributed the problem to the concrete slab not having been poured thickly enough over the metal rebar reinforcement (see story September 11, 2018).

The city had been negotiating with Pomerleau, the contractor that built the pool, and Genivar (now WSP), the monitoring firm for the project, to resolve the issue though a city resolution September 4, 2018, enabled legal action, should this be required.

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No, it's not hair



These strands of material were photographed at the Westmount Auto garage and body shop on Sherbrooke at Grosvenor on January 21. They are heat-resistant fibres from a vehicle's catalytic converter, explained a spokesman for the company.

PHOTO: INDEPENDENT

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The dogs of winter

By RALPH THOMPSON



With St Patrick’s Day approaching, a touch of the Irish seemed appropriate and the *Independent* found it in Leia, a one-and-a-half-year-old rescue who is an Irish wolfhound-Labrador mix. She bounded around the Westmount Park dog run February 21 until she found a playmate: Nandi, a two-and-a-half-year-old German shepherd-Bernese mountain dog mix. It was all in good fun and they later reversed roles, with the chase becoming the chaser.



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Golden Square Mile - \$6,950,000



32 Rue Heath, Hampstead
\$4,298,000



1565-1569 Av. du Docteur-Penfield,
Golden Square Mile - \$3,700,000



725 Upper-Lansdowne, Westmount
\$3,550,000



4826 Boul. De Maisonneuve O.,
Westmount - \$3,198,000



659 Av. Belmont, Westmount
\$2,248,000



3437 Av. du Musée,
Golden Square Mile - \$2,225,000



678 Av. Victoria, Westmount
\$1,948,000



334 Av. Grosvenor, Westmount
\$1,880,000



Exclusive - 33 Redpath Place,
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Ville-Marie - \$1,195,000



382 Metcalfe Avenue, Westmount
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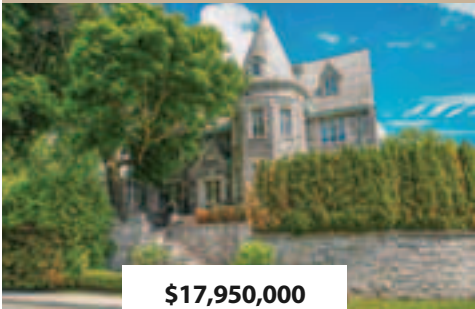
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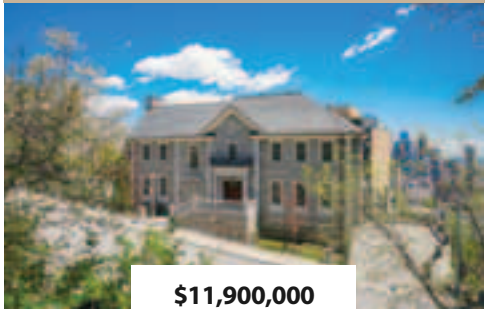
TUCKED AWAY | DISTINGUISHED MANOR



\$17,950,000

AV ROXBOROUGH, WESTMOUNT

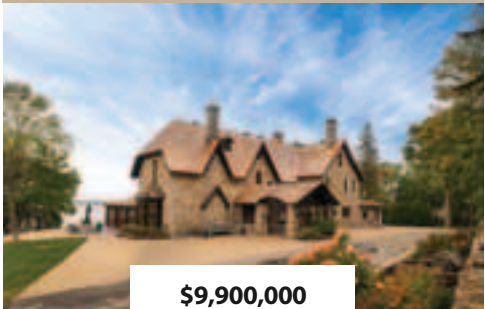
STONE MANSION | BREATHTAKING VIEW



\$11,900,000

RUE REDPATH-CRESCENT, WESTMOUNT ADJ.

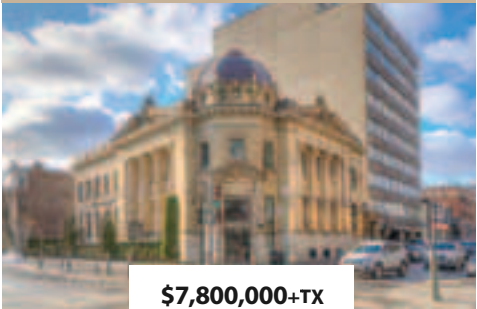
33.9 ACRES LOT | 3 PROPERTIES



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AV CLARKE, WESTMOUNT

IMMENSE WATERFRONT MANSION | GEOTHERMAL HEATING | 62 ACRES LOT



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AV MURRAY, WESTMOUNT

PICTURESQUE MANSION | 4 GARAGES



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AV FORDEN, WESTMOUNT

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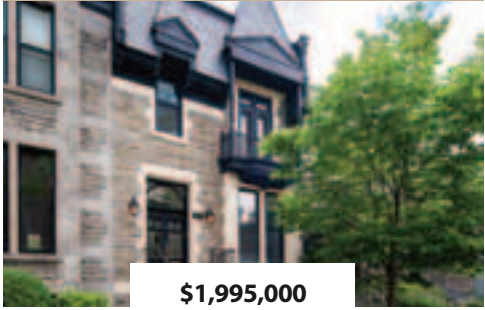
ON THE FLAT | SPREAD ON 3 LEVELS



\$1,995,000

AV WOOD, WESTMOUNT

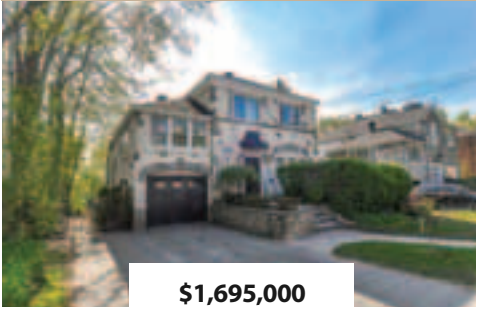
RENOVATED | IDEALLY LOCATED



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AV ELM, WESTMOUNT

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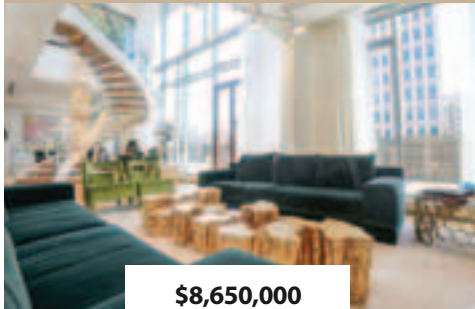


\$1,695,000

AV PONSARD, WESTMOUNT ADJ.

PRESTIGIOUS CONDOS

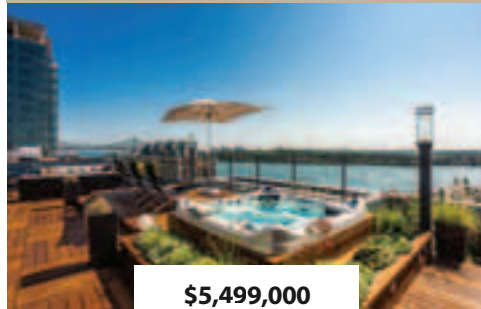
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“RITZ-CARLTON” DOWNTOWN

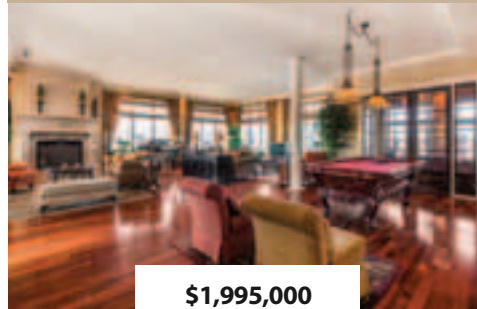
PENTHOUSE | MASSIVE ROOFTOP TERRACE



\$5,499,000

“SOLANO”, OLD PORT

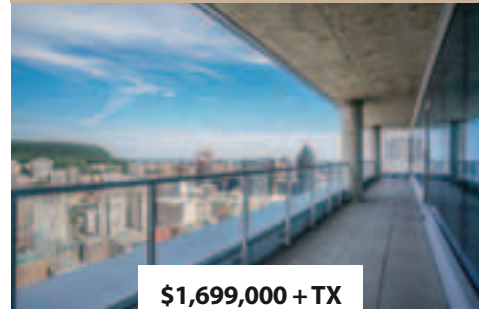
PENTHOUSE | PRIVATE ELEVATOR



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“LE CHÂTEAU DU PARC”, VERDUN

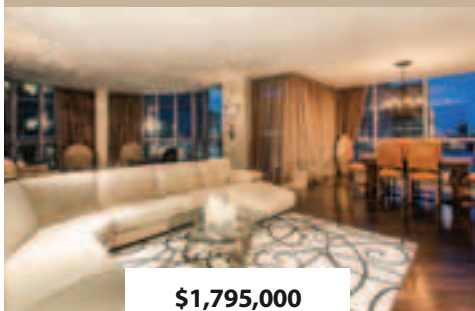
ON CONCRETE | IMPRESSIVE TERRACE



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“ICÔNE”, DOWNTOWN

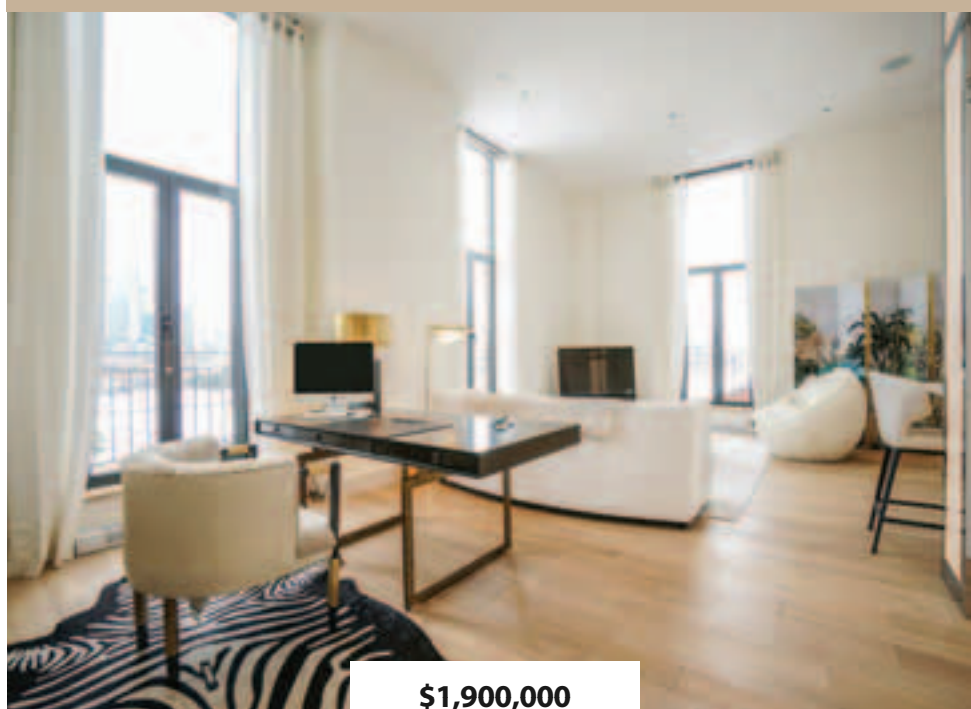
SOUTH-EASTERN VIEWS | DOUBLE GARAGE



\$1,795,000

“LE PHÉNIX”, OLD PORT

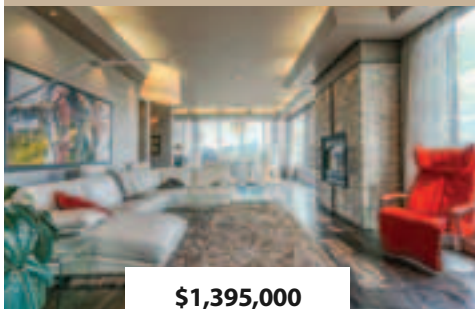
STUNNING FINISHES | VIEW ON THE CANAL | DIRECT ELEVATOR ACCESS



\$1,900,000

“LOFTS REDPATH”, SOUTH-WEST

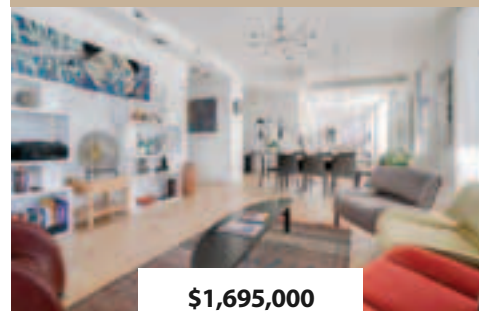
1,200 SQ. FT. WRAP-AROUND TERRACE



\$1,395,000

“LE CHÂTEAU DU PARC”, VERDUN

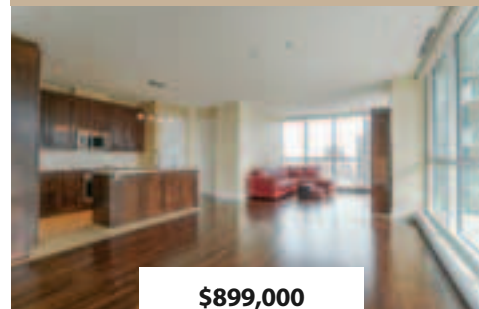
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Real Estate

ANDY DODGE

Note: The following article relates to the registration of deeds of sale for Westmount property in September 2019. A list of sales can be found on p 17.

The second-highest residential sale price in Westmount’s history was signed into a deed of transfer in September, as 9 Braeside Place was sold for \$9,000,000 by shoe magnate Aldo Bensadoun and his



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September transfers: Braeside sale second most expensive ever



9 Braeside.

wife, who had purchased the sprawling mansion at the top of Braeside in June

1999, for \$1,875,000.

In March of 2017, the vast Timmins mansion at 12-14 Sunnyside Ave. sold for \$13,500,000, and in October of the same year 58 Belvedere Place sold for \$8,300,000, the next-highest price in Westmount’s home sale history.

All of those prices pale in comparison to the corporate transfer, actually registered in July, of the huge 1001 Lenoir St. RCA building on Westmount’s southern border for \$80,000,000. All of the building and most of the land are in Montreal, but the back of the lot, which is mainly a parking area for the vast structure, lies in Westmount.

The deed declares that the new owner, which adopted a name very similar to the name of the vendors but has a different

business address, paid \$3,120,000 of the total price for the 2,673.36 square metres of land in Westmount, evaluated in 2019 at only \$592,000.

With only six residential sales registered in Westmount in September, once we get past the Braeside highlight, the others ranged down to \$1,175,000 for 34 Winchester Ave, a small row-house, which also represented the highest mark-up over valuation for September. Mark-ups over the 2019 valuation were particularly strong, with only one – for 741 Upper Roslyn – in the single-digit mark-ups.

More condos than houses

In fact, more condominiums than single-family dwellings changed hands in Septem- *continued on p. 19*

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Bought & Sold – real estate transfers in September 2019

ADDRESS	VENDOR	PRICE	2017 VAL	RATIO (%)
9 Braeside	Aldo Bensadoun & Dianne Bibeau	\$9,000,000	\$6,215,900	44.8%
531 Grosvenor	Halina Paprocki	\$2,515,000	\$1,757,500	43.1%
598 Lansdowne	LBQuébec Immo Part Inc.	\$2,500,000	\$1,811,700	38.0%
3641 The Boulevard	Yanghoa Jiang & Zhaoling Hu	\$1,780,000	\$1,262,400	41.0%
741 Upper Roslyn	Christian Vaisman	\$1,300,000	\$1,186,400	9.6%
34 Winchester	Immobilier Cap 21 Inc.	\$1,175,000	\$742,900	58.2%
TOTAL (6 sales)		\$18,270,000	\$12,976,800	40.8%
AVERAGE		\$3,045,000	\$2,162,800	
CONDOMINIUMS				
399 Clarke #4B	Amir Sam Inc.	\$550,000	\$456,100	20.6%
4028 Dorchester	Marc-André Pearson & Yidan Lu	\$1,140,000	\$900,900	26.5%
4175 St. Catherine #1002	estate Philip Cohen	\$2,022,500	\$1,352,300	49.6%
4175 St. Catherine #2202	Fares Mustafa Mikooheji	\$2,185,000	\$1,632,600	33.8%
4700 St. Catherine #702	Arlette Benzacar	\$880,000	\$760,300	15.7%
295 Victoria #102	Roslyn Stroll	\$699,000	\$486,200	43.8% ¹
427 Victoria	Nikola Yukov & Tanya de Toledo	\$930,000	\$486,200	91.3%
TOTAL (7 sales)		\$8,406,500	\$6,074,600	38.4%
AVERAGE		\$1,200,929	\$867,800	
SHARE SALES				
3451-55 St. Antoine, 29%	Monica Benedyczak	\$391,000	\$202,072	93.5% ²
JULY SALES				
4500 Côte des Neiges #608	Jean Desroches & Dominique Jolicoeur	\$615,000	\$658,800	-6.6% ³
Lenoir-Lacasse-St. Antoine	Edifice RCA Inc. & 1001 Lenoir S.E.N.C.	\$80,000,000 ⁴	\$22,692,000	252.5% ⁵
4876 Westmount Ave.	Marina Alivisatos	\$1,730,000	\$980,300	76.5%
47-49 Windsor 50%	Patricia Backman	\$700,000	\$373,000	87.7% ⁶

¹Valuation is a combination of \$453,400 for the apartment, \$32,800 for a garage.

²Valuation is 29% of \$696,800. Exclusive use of 3455 St. Antoine.

³Valuation is \$5,600 in Westmount, \$653,200 in Montreal.

⁴Price includes \$3,120,000 for land (no bldgs) in Westmount.

⁵Valuation is \$592,000 in Westmount, \$22,100,000 in Montreal.

⁶Valuation is 50% of \$746,000.

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Orchestre Classique, Brott play Victoria Hall



Victoria Hall was standing-room only for the sold-out concert Après-Midi à Vienne. The Orchestre Classique de Montréal, formerly the McGill Chamber Orchestra, conducted by maestro Boris Brott, played Strauss excerpts and featured soprano Aline Kutan.

The finale was Mozart's famed Magic

Flute aria, skillfully sung by Kutan. Besides being an acclaimed artist in opera and concert, Kutan teaches at the Conservatory of Montreal and has several recordings of chamber music and opera.

The audience more than appreciative of the concert: their standing ovation elicited a stirring encore. – VR



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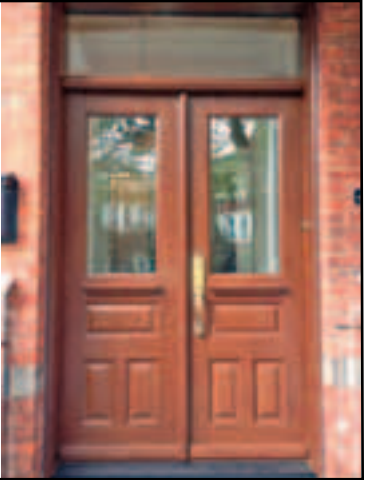
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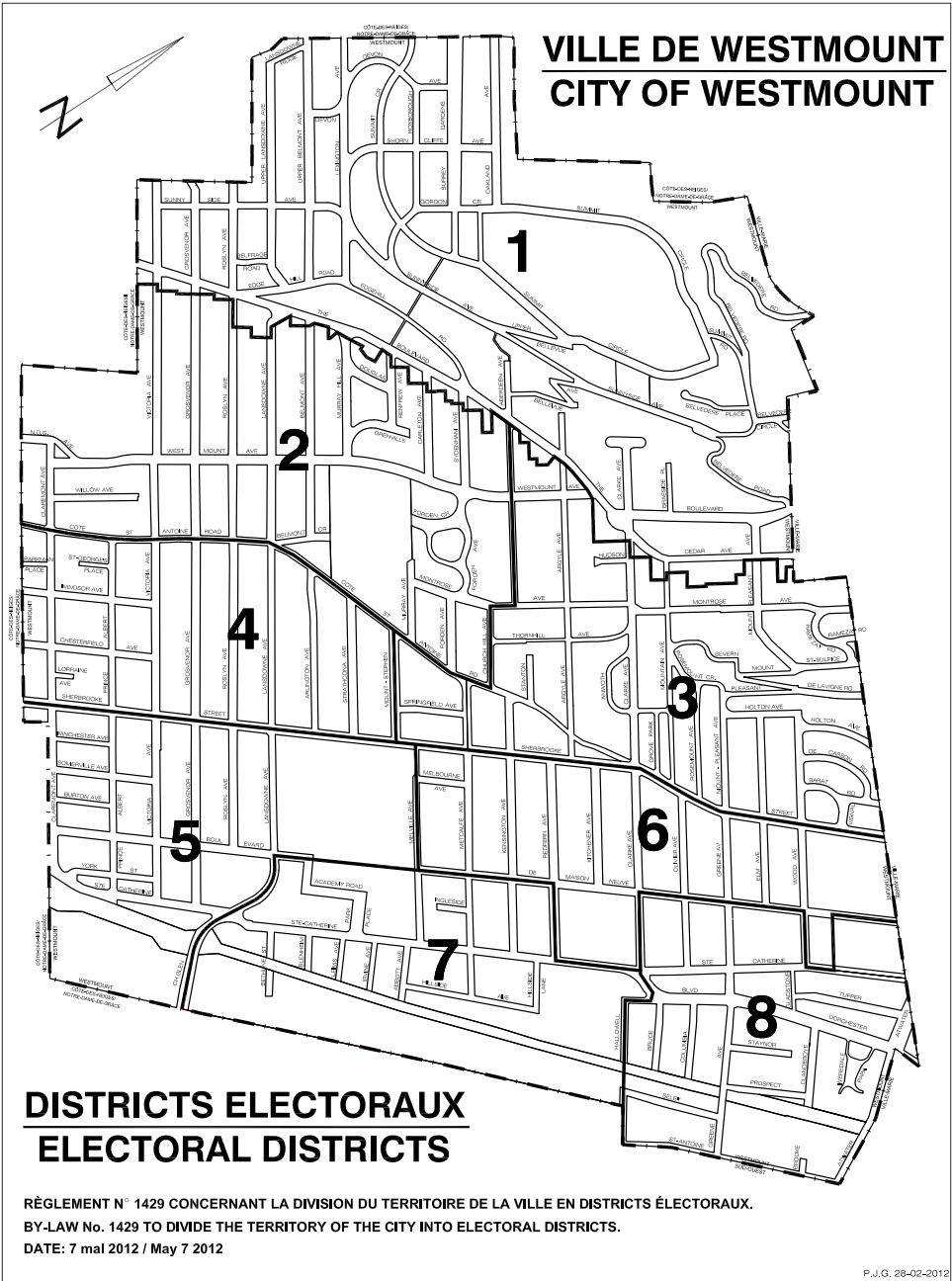


34 Winchester.

Transfers, cont'd. from p.16

ber, ranging from \$550,000 for a fourth-floor apartment at 399 Clarke Ave. to \$2,185,000 for a two-storey penthouse at Château Westmount Square, 4175 St. Catherine St. The average mark-up for the seven condominium sales was 38.4 percent, almost the same as for single-family sales (40.8 percent).

Late arrival of four July sales included, besides the RCA building, one condominium at 4500 Côte des Neiges Rd. which includes a small amount of land (but no building) in Westmount, a 50-percent share of a duplex at 47-49 Windsor Ave., which was repurchased by the original owner, who sold it in 2001, and a house on Westmount Ave.



Boundaries, cont'd. from p.1

mount electors with an average number per district of 1,774 that has an allowable variance, above or below, of 15 percent per district.

The largest number of voters is 1,991 in District 6, currently held by Councillor Mary Gallery. This is located between Sherbrooke and de Maisonneuve (with deviations south to St. Catherine between Red-

fern and Clarke and again at Wood), and stretches from Melville to the east city limits.

On the other hand, the smallest number of voters, at 1,512, is in District 1, the largest in overall territory comprising the entire top of the mountain from west to east city limits and extending down to the south side of The Boulevard and Cedar.

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9 Lives

LYSANNE FOWLER

Having been abandoned in the cold outside in January weather, Prince Charming ran up the stairs to the front door of a house and huddled in the doorway corner. Found shortly after, this stunning black angora with huge gold-tone eyes was still so dignified in his terrible circumstances that he was named Prince Charming for his sweetness.

As soon as he was taken in, he was brought to the Hôpital Vétérinaire Général



Westmount A-dog-tions

LYSANNE FOWLER

This sweet-faced fellow has all the qualities: companionable, affectionate, playful, and outdoorsy in a Chihuahua-guy way. He is ready for adoption from the Montreal SPCA kennel and it would wonderful if he could be taken in to a home environment as soon as possible.

Kinder is seven years old, very healthy, up to date with his inoculations, and neutered.

His identification number is 43632977, and you can contact the Montreal SPCA at 514.735.2711 to find out more about him and arrange a visit. The SPCA shelter is located at 5215 Jean Talon St. West, and their visiting hours are 12 noon to 7 pm from Monday to Friday, and 11 am to 5 pm on Saturdays and Sundays.

Your neighbour,
Lysanne

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Prince Charming

MB for boarding and vetting. As you can see from the shaved spot on his little leg in the photograph, young Prince Charming has been receiving the best of care, recovering from his plight with kind-hearted staff, then having been updated for his inoculations and treatments, and neutered.

Prince Charming is ready to be adopted by a forever family now. If you would like more information on him, please do not hesitate to contact the clinic reception staff at 514.935.1888 or drop by for a visit as they are open seven days a week. They are located at 3400 St. Antoine St. West, corner of Greene Ave.

Your neighbour,
Lysanne

Kinder, ready for a home





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BUILDING PERMITS What's permitted

Council approves 17 building permits Feb. 3

The following 17 requests for demolition, exterior construction, alteration or renovation were approved at the February 3 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were no refusals.

Approved

33 Stayner: at a Category I house, to install a garden structure, a privacy screen and a new fence in the rear yard;

729 Upper Lansdowne: at a Category I house, to add an underground workshop on the property;

171 Edgehill: to revise the scope of work under permit #2019-01598 to include an additional skylight, provided it is not visible from the public way, a dormer on the roof and the introduction of a small balcony on the rear façade with the exception of the proposed lowering of the window sills on the second floor;

635 Carleton: to replace windows with conditions;

642 Roslyn: to modify basement windows, replace a principal door and extend the front railing;

353 Grosvenor: to replace windows and

doors provided the divisions are Simulated Divided Lites;

413 Argyle: at a Category I house, to carry out basement renovations, install a canopy over the front door, replace windows and modify openings at the rear and to landscape front and back yards, build a rear terrace and replace paved surfaces at the front with conditions regarding the lintels;

641 Belmont: to replace windows and a rear door;

335 Roslyn: to install a new garage door and a patio door on the accessory building provided it is metal-clad and has a thicker door frame, and to do landscaping work in the rear yard;

58 Thornhill: to replace basement windows provided they are metal-clad and that windows designated #2 and #4 are case-ment ones with glazing divisions as per the original windows;

604 Belmont: to replace the garage door;

463 Clarke: to install a fence in the rear yard;

619 Belmont: to modify an existing door opening on the rear façade and a window opening on the lateral façade;

572 Roslyn: at a Category I house, to replace a window provided it respects the original proportion of the interior window and that it is made of wood (interior and exterior) without any cladding;

4847 Westmount: at a Category 1 house, to replace windows and doors provided the windows are made of wood (interior and exterior) without any cladding and that the two side windows of item #700 and the two side windows of item #900 are double-hung as per the original windows.

1100 Atwater: to install a free-standing directory sign on the north-east corner of the property (see story February 11, p. 5);

59 Forden: to extend the existing rear deck provided the planter will be independent of the deck structure.

Event at 4030 Dorchester, Montreal fire department mum

A Westmount resident told the *Independent* that fire engines were on scene at 4030 Dorchester February 27. The house, located on the corner at the western outlet of Werendale Park, has been the subject of a “deterioration notice” from the city (see February 19, 2019, p. 1) after bricks fell from its façade (see November 1, 2016, p. 6).

The house was described by the same resident as “unoccupied” and seemed to be so to the *Independent's* reporter, who went by on February 29. At that time, the western outlet was closed to traffic (see photo below) and the mainly north-south alley accessed from Clan-deboye was being used to get to Werendale Park.

The *Independent* emailed the Montreal fire department on February 27, whose representative directed enquiries to two telephone numbers, one of which was capable of recording messages. A voicemail was

left on the morning of February 28 and not returned by press time on March 2.

The *Independent* learned from another source that more stones had fallen from the front wall on February 27, which set off the events described here.



PHOTOS: MARTIN C. BARRY.



619 Belmont Ave. on February 29, Leap Day.
PHOTO: MARTIN C. BARRY.

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BUILDING PERMITS What's permitted

Council approves 12 more building permits Feb. 17

The following 12 requests for demolition, exterior construction, alteration or renovation were approved at the February 17 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC). There were no refusals.

Approved

600 Lansdowne: to replace windows and doors, modify openings in the rear façade, repair the back terrace and replace the front guardrail;

453 Victoria: to augment work to replace windows and a door provided the window mullion designated #6 is preserved;

460 Wood: to install a sculpture in the front yard;

122 Sunnyside: at a Category I house, to landscape, rebuild a retaining wall and repair a staircase;

353 Grosvenor: to do exterior renovations related to the conversion of a duplex into a single-family building, including the replacement of a front door into a window

and modifying the front stairs, porch and rear openings provided that a transom remains above the proposed window and aligned with the transom above the door and that the ornamental application and pilaster surrounding the door are removed;

4380 Montrose: to replace doors and windows, make new openings on the rear façade and create an enlargement of an existing back structure;

639 Belmont: to do landscaping work, including resurfacing the driveway, relocating the front walkway and landscaped stairs, clad the entrance stairs in stone and install new railings;

655 Côte St. Antoine: to replace a window;

368 Kensington: to replace windows and a door;

3216 The Boulevard: to install a new door provided its window is rectangular instead of having an arched form;

634 Sydenham: to replace windows;

29 Bruce: to replace windows.



4380 Montrose Ave. on February 29, Leap Day.

PHOTO: MARTIN C. BARRY.

Comin' Up

THURSDAY, MARCH 5

► Free public one-hour guided tours of MUHC Glen site exploring art, architecture, history of a healing environment. Meet at main security desk, RC level, Comfortable shoes essential. Reserve by email at glentours@friendsmuhc.org.

Also March 19; April 2, 16; May 7, 21; June 4, 18. 1:30 p.m.

► Free one-hour guided public tours of the MUHC Glen site explore its art, architecture, history and healing environment. Visits begin at the main security desk, RC level. Comfortable shoes essential. Reserve by emailing glentours@friendsmuhc.org. Also March 19; April 2, 16; May 7, 21; June 4, 18. 1:30 p.m.

SATURDAY, MARCH 7

► The Krishnamurti Information Centre of Montreal presents video "Can Our Minds Being in Disorder, Create Order?" \$7. Atwater Library, 1200 Atwater Ave. 2 pm.

► 28th Westmount Antiquarian Book Fair, including prints and maps. Centre Greene, 1090 Greene Ave. 10 am to 5 pm.

TUESDAY, MARCH 10

► The Westmount Horticultural Society presents "The Garden as History: What's past is prologue" by Nicholas Hoare. \$7. Westmount Room, Westmount Library. Tea,

coffee & cookies 6:30 pm. Lecture: 7 pm. ► For the Atwater Library CONNECT Project, "So You Think You've Been Hacked?" Advance registration is required: Richard Cassidy at 514.935.7344 or richard@atwaterlibrary.ca. Atwater Library, 1200 Atwater. 1 pm.

SUNDAY, MARCH 15

"From Vienna with Debt" – the Montreal Music Collective plays Mozart and Haydn. Westmount Park United Church, 4695 de Maisonneuve Blvd. Tickets on Eventbrite: \$10-\$30; \$35 at door. 7:30 pm (6:45 pm reception).

THURSDAY, MARCH 19

The Westmount Historical Association presents "Looking at Montreal's Contemporary Architecture of the Last Thirty-Five Years" by Nancy Dunton & Helen Malkin. \$5. Westmount Room, Westmount Public Library. 7 to 9 pm.

ONGOING

Parenthood drop-in. Free. Two Doulas is partnering with Temple Emanu-El-Beth Sholom to offer a weekly drop-in for coffee, cookies, and company with your babies (one year and younger). Temple Emanu-El-Beth Sholom. Wednesday mornings from 10 am to 12:30 pm.

To include your event in Comin' Up, write us at editor@westmountindependent.com.



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Social Notes

VERONICA REDGRAVE

A Brilliant Night shines for The Neuro



Ivan Boulva, Carole Claveau Côté, Robert Côté, Marie-Claude Lacroix and Anne-Marie Côté.

Windsor Station was once again the site for the, well, brilliant, eve called A Brilliant Night. The gala's fifth anniversary raised funds for The Neuro to fight stage IV glioblastoma brain tumors, the most common and devastating form of brain cancer.

The night is organized by volunteers and donors, including many who have lost loved ones to brain cancer. It was co-founded by Westmounters **Suzanne Wexler** (attending with her husband oncologist **David Hauerstock**) in memory of her mother Sharon Wexler, and **Heidi Small**, in memory of her father Alan Small; along with **Marie-Claude Lacroix** and her husband **Ivan Boulva**, in memory of their son **Francis Boulva**, and **Wendy Sculnick**, associate director of The Neuro.

Speeches were given by gala honorary chair **Alexandre Le Bouthillier**, co-founder and CCO of Imagia, and MUHC chief of neurosurgery and director brain tumor research, **Dr. Kevin Petrecca**, there with his wife **Myriam Douville**.

The elegant eve's honorary committee members continued on p. 26

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From left, Kevin Petrecca and Myriam Douville; David Hauerstock and Suzanne Wezler; Abraham Wexler, Susan Frank, Howard Schwartz and Alana Wexler; Ellen Wolfe, Andrea Groschler-Shalinsky, Jessica Scalera and Mehrzad Sepas.

Social notes, cont'd. from p. 25

were **Ivan Boulva**, vp development, eastern Canada portfolio Cadillac Fairview Corp.; **Lorena Cook**, co-founder Sarah's Fund, Cedars Cancer Foundation; **Éric La Flèche**, CEO, Metro Inc., attending with his wife **Michèle Plourde**; **Madeleine Paquin**, CEO, Logistec; and **Nathalie Pilon**, CEO, ABB.

Honorary ambassadors were **Olivier Boulva**, director Keira Capital Partners, there with **Jasmine Adhami**; **Peter Lombardi**, chair Construction C.A.L.; **Sébastien Fournier**, vp Fiera Capital; **Mélissa R. Shri-**

qui, PR person; and **Frédéric Gauthier**, president RunSSoft Technologies.

Hard-working committee members were local res **Sheryl Goldstein**, **Katherine Marchand**, brain cancer survivor **Jessica Scalera** and **Alana Wexler** (there with husband **Howard Schwartz**) along with **Daphne Barron** and her mother **Roberta Bennett**, **Megan Flynn**, **Mia Patt**, **Lucy Wenger**, **Robin Westhaver** and **Ellen Wolfe**.

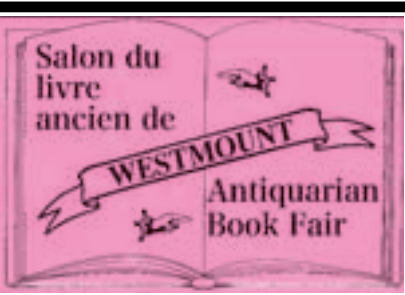
Westmounters noted enjoying the fantastic night included doctors **Daniel Borsuk**, **Zoey Rabinovitz**; **Karl Schwartz** and

Niki Schwartz, **Alexandra Rubin**, and **Vincent Lacroix** (with his wife **Cynthia Carsley**) as well as **Paul Martin Jr.** and **Alysia Yip-Hoi**, **Véronique Garneau** and **François Morin**, **Elsa Santos** and **Patrick Beaumont**, **Susan Frank**, **Abraham Wexler**, **Joyce** and **Alan Schwartz**, **Lea Cristante**, **Amy Jeris** and **Franco San Gregorio**, **Caroline Savoie**, **Gabriel Flores**, **Sharon Mashaal** and **Richard Leon**, **Monica** and **Steven Tsokanos** and **Daphney Bissonette**.

Montreal's top restaurants donated their time and food. (*Chapeau!*)

Adam Reid hosted a fabulous two-screen video by Eclipse productions. Main sponsor was BMO Financial Group. Other corporate patrons were CIBC, National Bank, Desjardins, Miller Thomson and WSP. The night raised \$929,000 for a give-year total of \$4.25 million, net, for cutting-edge brain tumor research.

The Indie will soon publish the annual Spring-Summer Social Calendar. Please send information to redgrave@videotron.ca.

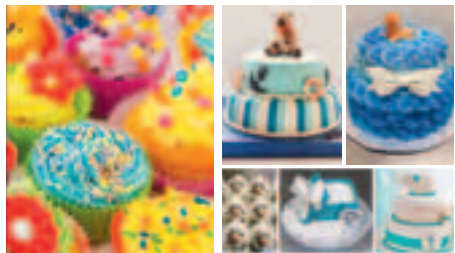


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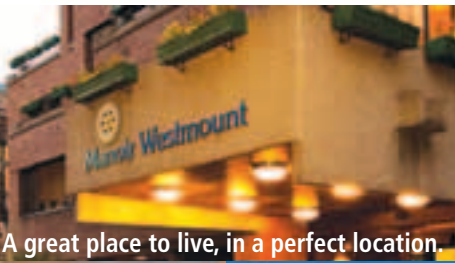
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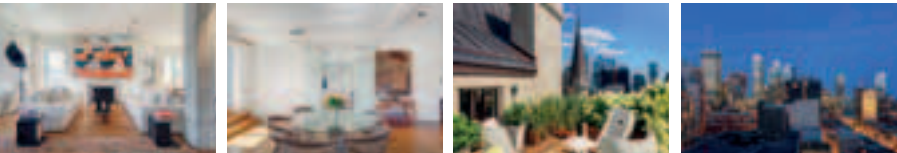


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